



Chairman Nicholas Himidian & District Manager William Rivera

Land & Zoning Committee Meeting **Minutes**

May 7, 2018

**Meeting Location:** BRONX CB9 OFFICE

**Meeting Start Time:** 7:00 PM

**Board Members Present:** Mohammed N. Mujumder, Sarwar Jahan, Nicholas Himidian Jr., Cruz Garcia, Angel Garcia, DM William Rivera

**Board Members Not Present:** Benny Cuevas

### **Introduction**

- A. Committee Chair, Board Members & Guest
- B. The Land, Zoning, Planning Committee represents the community's interests with regard to the use of land, zoning, landmark, building, etc. and acts as a liaison between community members and Department of City Planning, Department of Buildings & the New York City Economic Development Corporation.

### **Notices**

#### **A. Construction, Demolition and Excavation Notices**

DOB Notices on meeting agenda were discussed as well as additional notices from Breeze National Inc, United Industries, and Paul Luma. If there are any questions regarding any of these notices please feel free to contact District Manager Rivera for more details.

### **Speakers**

#### **A. Manny Lagares, M1 Hotel Text Amendment**

The New York City Department of City Planning (DCP) is proposing a zoning text amendment to establish a new Special Permit under the jurisdiction of the City Planning Commission for new hotels, motels, tourist cabins, and boatels in light manufacturing (M1) districts citywide. A Special Permit is a discretionary action by the City Planning Commission, subject to the public review process (ULURP), which may modify use regulations if certain conditions specified in the Zoning Resolution are met. The public review process includes Community Board, Borough President, and City

Planning Commission review. The City Council may elect to review a Special Permit application and Mayoral review is also optional.

The Department of City Planning needs to ensure that sufficient opportunities for industrial, commercial, and institutional growth remain, and believes it would be beneficial to revisit the zoning framework for M1 districts.

The increase in hotels is due to a combination of rapid growth in tourism in New York City over the last decade and partly to the current zoning framework, which in M1 districts is particularly well suited to hotel construction. DCP has recognized that the following aspects of the zoning of M1 districts make it especially suitable for hotel development:

- Hotels are commonly developed to the maximum permitted FAR, often at odds with surrounding lower scale industrial uses in many M1 districts.
- The height and setback regulations allow for tower development, and these tall, slender buildings often provide for efficient hotel layouts
- Hotels can be developed on small, narrow lots, which are more widely available than large lots. Lot assemblages are not usually needed.
- The zoning has low parking and loading requirements for hotels.

By establishing a new CPC special permit, DCP proposes a case-by-case, site-specific review process to ensure that hotel development occurs only on appropriate sites, based on reasonable considerations regarding whether a hotel presents the potential for conflicts with the surrounding uses and how well a hotel reflects the general character of the surrounding area. A CPC special permit would allow for the consideration of appropriateness of hotel development in both the actively light industrial areas, where hotels and existing uses are potentially incompatible, and the more mixed-use areas within M1 districts, where the City may want to direct growth towards various other employment sectors. A CPC special permit would also still allow for hotels to serve the needs of the tourism industry when appropriate.

Any hotel existing within M1 districts on the date of adoption of the proposed zoning text amendment would be considered a conforming use, meaning that any enlargement or extension would be permitted so long as it does not exceed 20% of the existing floor area and the zoning lot is not enlarged. Any enlargement or extension that does exceed 20% would require the proposed Special Permit. Additionally, hotel developments with a building permit or partial permit issued by the Department of Buildings before the referral date of the proposed action would be permitted to start or continue construction as long as they complete their construction and obtain a certificate of occupancy within three years of the date of adoption of the proposed zoning text amendment.

**Meeting adjourned at 7:30 P.M.**

Minutes created by CB9 Office Staff

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