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BOROUGH OF STATEN ISLAND

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Land Use Meeting
June 1, 2021 – 7:00 P.M.
Virtual Video Conference

Agenda

Health and Fitness Text Amendment

Based on outmoded zoning regulations that date to the 1970s, exercise gyms, licensed massage therapy, martial arts studios, and spas, among other health-related businesses, are required to obtain special permission from the City's Board of Standards and Appeals (BSA) to open. The process for obtaining a permit is extremely costly, often adding six months and at least \$50,000 in additional startup costs to open a gym. This creates a high barrier for small and independent businesses and is likely to slow the economic recovery of a sector that has been significantly impacted by the pandemic.

Because health and fitness facilities offer valued and beneficial amenities to communities, the City is working to allow these businesses to open "as of right," or without first seeking special permission. This text amendment acknowledges the need for health and fitness facilities by removing unnecessary barriers for these small businesses.

Hotels Text Amendment

Land Use Application Number: N 210406 ZRY (Citywide Hotels Text Amendment)

A Zoning Text Amendment to analyze and understand the potential impact of a citywide City Planning Commission (CPC) Hotel Special Permit in NYC.

The proposed zoning change would require City Planning Commission approval for new and enlarged hotels and motels, tourist cabins and boatels in commercial, mixed-use and paired M1/R districts.

The review process would allow the Commission to ensure that new hotels do not create significant conflicts with surrounding development. The new Special Permit requirement would override existing Hotel special permit requirements. However, the existing special permit provision that apply in M1 Districts, which require Commission to make findings specific to industry zoned areas, will remain in place.