

CITY OF NEW YORK MANHATTAN COMMUNITY BOARD 10

215 West 125th Street, 4th Floor—New York, NY 10027 T: 212-749-3105 F: 212-662-4215

Land Use Committee Minutes

Thursday, May 17, 2018 – 6:30 PM

Hon. Stanley Gleaton, Chairperson Hon. Kevin Bitterman, Vice Chairperson

Board Members present (10): Stanley Gleaton, Chair; Kevin Bitterman; Keith Taylor; Karen Dixon; Donna Gill; Michelle Booker; Lisa Downing; Joshua Clennon; Safiya Mann; Raquel Vazquez

Board Members Absent/Excused (5): George Harrell (Absent); Victoria Horsford (Excused); Charles Powell (Absent); Danni Tyson (Absent); LaShanda Myers (Absent)

The meeting was called to order at 6:30 pm.

- I. Welcome/Introductions
- II. Presentations

Joe Huennekens, City Planner, NYC Department of City Planning (DCP) - M1 Hotel Special Permit Text Amendment

• 30% of hotel rooms under construction citywide are in M1 districts, whereas 13% of existing rooms are in M1 zones.

In M1 districts, hotels are uniquely suited to the zoning envelope:

- Ability to use all of the permitted Floor Area Ratio [FAR]
- Height and setback regulations that allow for tower development
- Capability to site on **small lots**
- Low parking and loading requirements

Conflicts posed by Hotel Developments:

Active Industrial Areas

- Land use conflicts with surrounding businesses
 - · Noise, truck traffic, pollution and other nuisance
- Unsafe conditions for pedestrians
- Unpleasant streetscape: design out of context

Mixed-Use Areas

- Concentration of hotel uses
- Tourist-oriented growth

CICELY HARRIS Chairperson

ANDREW LASSALLE District Manager

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• Changes to the neighborhood character

• Unpleasant Streetscape: design out of context

Proposed M1 Hotel Zoning Text Amendment

- Existing hotels will be considered conforming use.
- Hotel developments with a permit before referral would be vested. From the date of adoption, these projects will have 3 years to either complete construction or receive a certificate of occupancy. This provision was adopted as part of the East Midtown Rezoning.
- Rules for transient hotels developed for a public purpose will not change.

Proposed Special Permit Findings

New transient hotels will be permitted by Special Permit when the City Planning Commission finds the following:

- The proposed site plan includes elements that are necessary to address potential conflicts between the hotel and adjacent uses (ex. access, orientation or landscaping).
- The new hotel development will not cause undue vehicular or pedestrian congestion on local streets.
- The proposed new hotel development will not impair the essential character or future use of the surrounding area.

CPC Special Permit Application Process

- A Special Permit is a discretionary action subject to full ULURP review.
- Pre-Application Process
 - Land Use and Environmental Applications
- ULURP Process
 - Community Board review
 - Borough President review
 - City Planning Commission review
 - (City Council review)
 - (Mayoral review)
- Receipt of Special Permit

Proposal Timeline

Nov 2015- First public announcement: 10-Point Industrial Action Plan

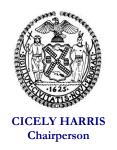
2016- Study of hotel restrictions for IBZs

Early 2017- Decision to expand proposal to all M1 districts

Spring/ summer 2017- Study of hotel and tourism industries

October 2017- Issuance of DSOW & Public Scoping meeting

April 2018- Completion of DEIS & Certification



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ANDREW LASSALLE District Manager

60 Days- Review period for Community Boards, Borough Boards, and BPs **TBD**-Public Hearing by the City Planning Commission **TBD**- Vote by the City Planning Commission **Within 50 Days** - Vote by the City Council

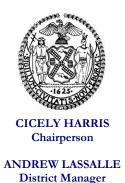
Committee Discussion: As much as it only affects a small area parcel of land in CB10 district located near the 143rd Street Armory, The committee voted not in favor of the text amendment because it does not affect CB10 district or residents as a whole. Because of the CB10 moratorium on special interest housing, the committee was not in favor of "grandfathering" in of the construction of transient hotels.

Jed Candreva, UPDATE Mt. Sinai Hospital proposal Board of Standard of Appeals (BSA) Variance to add 3 Stories to existing structure at 154-160 West 124th Street

- Mr. Candreva presented an update on some concerns brought up at April Land Use meeting
- The parking lot currently there brings around 300 car trips which equal to 600 people daily.
- The Clinic replacing the parking lot will bring around 80 HIV patients, 120 Behavioral patients, and 50-60 High School education patients.
- The facilities hours are 9am 5pm (building will close no later than 7pm daily)
- There will be security guards and cameras on site. (Mt. Sinai is committed to security)
- When the clinic is operational, they will provide CB10 & the community with a direct number to security desk for and complaints
- Community Outreach:
 - Held a meeting with residents of 124th street to discuss safety concerns
 - Sent certified letters to residents within a 400 foot radius about proposed clinic
 - Mt. Sinai will establish an ongoing community advisory board where CB10 will have a permanent seat
 - Mt. Sinai will continue to outreach to ensure that businesses and residents on 124th street between Adam Clayton Powell Jr. Blvd and Malcolm X Blvd are notified on pending construction.

Evan Richardson, Studio Museum Update / Resolution

- Project seeks Resolution from CB10 for the general scope of the project
- Project would involve a two-year construction process, beginning in 2018.
- Operations would continue through the community in off-site spaces.
- New building will be ADA compliant will have 2 elevators going from lowest to highest floor
- Mr. Richardson has ensured to the committee that they will continue ongoing conversation with the displacement of NAACP office.



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Voting Items:

• M1 Hotel Special Permit Text Amendment:

In favor: 4 Not in favor: 5 Abstain: 1

• Letter of Support for Mt. Sinai Hospital proposal at 154-160 West 124th Street

In favor: 8 Not in favor: 0 Abstain: 2

• Studio Museum Resolution

In favor: 10 Not in favor: 0 Abstain: 0

III. **Adjournment** -Meeting adjourned 9:00 PM.