

Brooklyn Community Board #4 Regular Monthly Meeting  
 Wednesday, June 20, 2018  
 RiseBoro Youth Center  
 1474 Gates Avenue  
 Brooklyn, New York 11237  
 6:00PM

The Brooklyn Community Board #4 June 20, 2018 Meeting. The Chairperson, Ms. Julie Dent opened the monthly Community Board #4 meeting at 6:13PM.

This is not the regular meeting location for the Community Board Monthly meeting. We want to thank RiseBoro for letting us have our meeting here. At this time 195 Linden Street is still under construction.

- Agenda Items -

1) Sam Levy - City Planner, Housing, Economic and Infrastructure Planning Division, NYC Department of City Planning: Presentation on the M1 Hotel Text Amendment.

Proposed M1 Hotel Zoning Text Amendment:

DCP (Dept. of City Planning) is proposing a zoning text amendment to establish a CPC Special Permit for new hotels, motels, tourist cabins, and boatels in M1 districts.

- A case-by-case, site –specific review process to ensure that hotels are built only on appropriate sites, minimizing conflicts in industrial area and achieving a balance mix of uses in missed –use areas.

<u>Current Zoning</u>		<u>Proposed Zoning</u>
Hotels allowed in:		Hotels allowed in:
Commercial:	NO CHANGE	Commercial:
C2*, C4, C5*, C6* & C8		C2*, C4, C5*, C6* & C8
Industrial:		Industrial:
M1 Districts	CHANGE	M1 Districts
		By special permit

None in Brooklyn District 4

Hotels in M1 Districts:

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

Active Industrial Area

- 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
- Changes to the neighborhood character
- Unpleasant Streetscape: design out of context

### 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 element 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.

### 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.

### 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

- First public announcement: 10-Point Industrial Action Plan
- Study of hotel restrictions for IBZs
- Decision to expand proposal to all districts
- Study of hotels and tourism industries
- Issuance of DSOW & Public Scoping meeting
- Completion of DEIS & Certification
- Review period for Community Boards, Borough Boards, and Borough Presidents
- Public Hearing by the City Planning Commission
- Vote by the City Planning Commission
- Vote by the City Council

For more information: DCP website – Plans/Studies – Citywide – M1 Hotel Text Amendment

[M1hotels\\_DL@planning.nyc.gov](mailto:M1hotels_DL@planning.nyc.gov)

#### Questions were entertained:

Question: Ms. Annette Spellman: How does the changes effect Bushwick?

Answer: Residential area (yellow) hotels are not allowed to be built, that will not change. In the Commercial areas (red) hotels today are allowed, that will not change. In the light purple areas hotels are allowed now however in the future they will be allowed only if they have a special permit.

This permit will come through the Community Board, the Borough President and the City Council offices. This will allow it to be very difficult to build hotels in these areas.

Councilmember Reynoso:

Hotels will be built only in industrial and manufacturing locations. If you hear of a hotel planning to be built in your area (light purple area) you can come to the community board and challenge that. Before you could not do that. In the past if a hotel was going to be built in your area there was nothing that you could do. The process has now changed.

Whatever the community board decides Councilman Reynoso said, he will support the Community Board's decision.

Due to time the Chairperson chose to conduct the 2018-2019 Executive Officers Elections.

Chairperson Ms. Julie asked the District Manager, Celestina Leon to call the first roll call.

**First Roll Call: 6:32PM** – 28 members present this does constitute a quorum.

**Chairperson's Report: 6:34PM**

Ms. Julie Dent welcomed all to the Community Board #4 Wednesday, June 20, 2018 monthly meeting.

Chairperson Julie Dent request the members of the Nomination Committee come to the forefront of the room:

Nomination Committee: Ms. Barbara Jackson and Ms. Annette Spellen.

**2018-2019 Executive Officers Elections:**

Chairperson: Robert Camacho – 19  
Julie Dent – 2  
Odolph Wright – 9

1<sup>st</sup> Vice Chair: Cirilo Nunez – 14  
Joshua Brown – 17

2<sup>nd</sup> Vice Chair: Victoria Fernandez – 14  
Anne Guiney – 7  
Odolph Wright – 10

Recording Secretary: Cirilo Nunez – 25  
Eliseo Ruiz - 7

Financial Secretary: Eliseo Ruiz – 1 nominations & accept, All members present were in favor

Treasurer: Raul Rubio - 31  
Desmonde Monroe – 3

Correspondence Secretary: Elvena Davis – 1 nomination & accept, All member present in favor

Parliamentarian: Odolph Wright – 21  
Earnest Estime' - 15

**Results of the Executive Election of Officers:**

Chairperson: Mr. Robert Camacho  
1<sup>st</sup> Vice Chairperson: Mr. Joshua Brown  
2<sup>nd</sup> Vice Chairperson: Ms. Victoria Fernandez  
Recording Secretary: Mr. Cirilo Nunez  
Financial Secretary: Mr. Eliseo Ruiz  
Treasury: Mr. Raul Rubio  
Correspondence Secretary: Ms. Elvena Davis  
Parliamentarian: Mr. Odolph Wright

Chairperson Ms. Julie Dent stated that this will be her last time presiding over the Community Board #4 meeting and she wished the New Chairperson, Mr. Robert Camacho the best. She also congratulated the newly elected officers.

**7:17PM**

Ms. Dent asked the District Manager to announce the second public hearing item. Bushwick Community Plan process and objectives from each subcommittee, including Housing, land Use, Economic Development, Open Space, Transportation & Infrastructure, and Community Health & Resources.

NOTE: The meeting was interrupted by protesters, protesting for affordable housing. They feel that they are not able to continue to live in Bushwick and raise their families in Bushwick because of high cost of rent and housing.

Various Signs were held up and they read:

Affordable Housing for All  
Don't Sell Out Bushwick  
Affordable Housing is a Scam  
No rezoning

The Elected Officials and / or their representatives that was present at the meeting.

- 1) Councilmember Antonio Reynoso, 34<sup>th</sup> Council District, 244 Union Avenue, Brooklyn, NY 11211, 718-963-3141
- 2) Fredrick Mitchell Representing Senator Martin Malave Dilan, 3215 Fulton Street, Brooklyn, NY 11208, 718-573-1726
- 3) Darryl White, Office of the Public Advocate, Representing Letitia James Public Advocate for the City of New York, 212-669-7250, [Dwhite@publicadvocate.nyc.gov](mailto:Dwhite@publicadvocate.nyc.gov)
- 4) Jonathan Pomboza Representing District Attorney Eric Gonzalez, 350 Jay Street, Brooklyn, NY 11201, 718-250-2349
- 5) Julio Salazar, Representing Congresswoman Nydia Velazquez, 266 Broadway, NY, NY 718-669-5149
- 6) Armando Fuentes Representing Councilman Rafael Espinal, 1945 Broadway, Brooklyn, NY 11207, 718-642-8664
- 7) Boris Santos Representing Councilmember Antonio Reynoso, 244 Union Avenue, Brooklyn, NY 11221, 718-963-3141 & 212-788-7095: He represents the section West of Hart Street and South of Central Avenue up to Cornelia Street

Federal, State or City Agencies

- 1) Police Officer Oscar Lopez and Police Officer E. Gomez, 83<sup>rd</sup> Pct., 480 Knickerbocker Avenue, Community Affairs Unit, 718-514-1697
- 2) Captain Hugo Dominguez, NYPD, 480 Knickerbocker Avenue, Brooklyn, NY 11237

The meeting was adjourned due to the protestors.  
Meeting Adjourned: 37 Members Present.