



DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, Director
Department of City Planning

September 25, 2017

**PUBLIC NOTICE OF A SCOPING MEETING
DRAFT ENVIRONMENTAL IMPACT STATEMENT
(CEQR No. 18DCP042Y)**

Notice is hereby given that pursuant to Section 5-07 of the Rules of Procedure for Environmental Review (CEQR) and 6 NYCRR 617.8 (State Environmental Quality Review) that the New York City Department of City Planning (DCP), acting on behalf of the City Planning Commission (CPC) as CEQR lead agency, has determined that a Draft Environmental Impact Statement (DEIS) is to be prepared for the M1 Hotel Text Amendment proposal (CEQR No. 18DCP042Y).

The CEQR lead agency hereby requests that the applicant prepare or have prepared, at their option, a Draft Environmental Impact Statement (DEIS) in accordance with 6 NYCRR 617.9(b) and Sections 6-08 and 6-12 of Executive Order No. 91 of 1977 as amended (City Environmental Quality Review).

A public scoping meeting has been scheduled for Thursday, October 26th, 2017, at 2:00pm and will be held in Spector Hall, at the Department of City Planning located at 22 Reade Street, New York, New York 10007. Written comments will be accepted by the lead agency until the close of business on Monday, November 6th, 2017.

The New York City Department of City Planning (DCP) is proposing a zoning text amendment to Article V11, Chapter 4 of the City's Zoning Resolution to establish a new special permit under the jurisdiction of the CPC for new hotels, motels, tourist cabins and boatels in light manufacturing (M1) districts citywide. These uses are currently permitted as-of-right in these districts. Under the proposed action, such uses in M1 districts would require a special permit with the exception of special mixed-used districts (MX), paired light manufacturing-residential (M1/R) districts, or M1 districts that include airport property and areas adjacent to airports.

Although the proposed zoning text amendment would apply only to M1 districts, it would potentially affect every community district within the City since all community districts contain zoning districts that permit as-of-right hotel development, either in the form of light manufacturing districts, commercial districts or mixed-use districts.

DCP has identified the need to reevaluate the existing zoning framework for M1 districts to ensure that sufficient opportunities remain to support industrial, commercial, residential and institutional growth in the City. However, such an effort is a significant and long-term undertaking. In the interim, DCP is proposing a zoning text amendment intended to address the proliferation of hotels in M1 districts. Since 2010, there has been rapid increase in hotels in M1

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districts, particularly in areas near transit. Citywide, 13 percent of existing hotel rooms are in M1 districts, whereas 30 percent of hotel rooms in the pipeline are slated to be developed in M1 districts. This is due to a combination of rapid growth in tourism in New York City over the last decade and the current zoning framework, which in M1 districts offers hotels a competitive advantage over most other permitted uses. Hotels may directly or indirectly detract from opportunities for other kinds of development, by occupying vacant or underdeveloped sites that could have been available to other uses better equipped to fulfill neighborhood development objectives and needs, or by accelerating neighborhood change with the expansion of tourism-oriented uses.

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 the achievement of a balanced mix of uses and jobs in the area and other opportunities for the future siting of a permitted use on the site. 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 or additional housing. A CPC special permit would also still allow for hotels to serve the needs of the tourism industry when appropriate.

The principal effect of the proposed action is to affect the location, but not the amount or type, of future hotel development. Because the proposed zoning text amendment introduces a discretionary approval process via a CPC special permit for new hotels within M1 districts, DCP expects fewer hotels in M1 districts in the foreseeable future. The proposed zoning text amendment would result in a reduction of 45 percent of the lot area, where as-of-right hotel development is permitted (from 493 million square feet to 273 million square feet), and a reduction of 25 percent in terms of the permitted floor area (from 1.43 billion square feet to 1.08 billion square feet). Generally, it is projected that the proposed action would restrain the development of some of the hotel rooms slated for M1 district that are currently in the pre-construction process, and would result in a shift of hotel development to areas where hotel development could still occur as-of-right, specifically commercial and mixed-use districts within the same geographic submarket.

It is expected that the full effects of the proposed action would occur within a ten year timeframe, resulting in an analysis year of 2028.

Copies of the Draft Scope of Work and the Environmental Assessment Statement may be obtained from the Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, New York 10271, Robert Dobruskin, AICP, Director (212) 720-3423; or from the Mayor's Office of Sustainability, 253 Broadway, 14th Floor, New York, New York 10007, Hilary Semel Director (212) 676-3293. The Draft Scope of Work and scoping protocol will also be made available for download at www.nyc.gov/planning. Public comments are requested with respect to issues to be addressed in the draft environmental impact statement.