



**THE CITY OF NEW YORK  
BRONX COMMUNITY BOARD 6**

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*Honorable Ruben Diaz Jr., Bronx Borough President*

**MS. EVONNE CAPERS**  
Board Chairperson

**MR. JOHN SANCHEZ**  
District Manager

**Housing and Land-Use Committee Meeting Minutes**

Thursday, May 20, 2021

Mr. Frank Franz, Committee Chairperson

The Housing and Land-Use Committee Meeting met on Thursday, May 20, 2021 via Zoom Audio and Video Conferencing. The following members were present: Clarita Bailon, Sadija Cekovic, Frank Franz, Maria Latimer, Matthew Martinez, Rosa Peraza, Reggie Powell, and Lisa Sanchez.

The following item was discussed:

- Hotel Special Permit Zoning Text Amendment

The Department of City Planning is proposing the a Hotel Special Permit Zoning Text Amendment. The proposed text amendment would create a new special permit for hotel development citywide. It is intended to create a consistent framework for hotel development and ensure that hotels do not negatively affect the surrounding area. By 2019, New York City experienced record growth in the tourism industry and its hotel pipeline. The rapid growth of new hotels throughout the city has led to a variety of special permits in various locations in recent years. In addition, a special permit was adopted for hotels in M1 districts in 2018. There is also different criteria for varying locations and zoning districts has resulted in an inconsistent review of hotels. The proposed zoning text amendment will ensure that there is a consistent zoning framework for new hotels that will support more predictable development and the new special permit findings are proposed to be that the hotel use will not impair the future use and development of the surrounding area. The proposed text amendment will require all new hotels will have to go through the full ULURP process for approval. The Housing and Land-Use Committee recommended that an unfavorable recommendation to the New York City Department of City Planning on the Citywide Hotels Text Amendment.