Queens Borough President Recommendation

APPLICATION: ULURP #C 190095 ZSQ

COMMUNITY BOARD: Q07

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by Troutman Sanders LLP., on behalf of CPEOA Limited Partnership and Mattone Group Retail, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-922 of the NYC Zoning Resolution to allow large retail establishments (Use Group 6 and/or 10a uses) with no limitation on floor area per establishment within an existing 2-story building and proposed enlargement, on property located at 534-01 20th Avenue (Block 4138, Lots 1 and 50), in an M1-1 District, within the Special College Point District, Borough Of Queens, Community District 7.

PUBLIC HEARING

A Public Hearing was held in the Borough President’s Conference Room at 120-55 Queens Boulevard on December 6, 2018 at 10:30 A.M. pursuant to Section 82(5) of the New York City Charter and was duly advertised in the manner specified in Section 197-c (i) of the New York City Charter. The applicant made a presentation. There were no other speakers on this application. The hearing was closed.

CONSIDERATION

Subsequent to review of the application and consideration of testimony received at the public hearing, the following issues and impacts have been identified:

• The applicant is requesting a special permit that would allow certain Use Group 10 establishments without limitation on floor area per establishment on Block 4138, Lot 50. The applicant is considering re-tenanting an approximately 20,000 sf vacant retail space with a home furniture store on the ground floor of an existing partial two-story commercial building located on Lot 50. The applicant is also proposing to amend the shopping center site plan to include a potential 10,000 sf extension of the second floor over of the ground floor of the existing building;

• The subject property (Lot 50) is part of a larger commercial shopping center that includes another parcel (Lot 1). The shopping center is located at the northeast corner of 132nd Street and 20th Avenue. Lot 1 is operated and managed by College Point Management Inc. and contains a 79,000 sf partial two-story retail building. Lot 50 is owned and under the control of Mattone Group Retail, LLC, (co-applicant) and contains a 30,600 sf partial two-story commercial building. It is subject to the terms and conditions of a long-term commercial ground lease with CPEOA Limited Partnership (the applicant). The ground floor that was formerly occupied by an office supply store is currently vacant. The second floor of the building is currently used for office space. The accessory parking lot for the entire shopping center currently contains 403 parking spaces. A new 9,205 1-story retail building is under construction on another portion of Lot 1 pursuant to a City Planning Commission (CPC) approved modification. The approved modification would increase the number of parking spaces to 435 spaces;

• The applicant would like to lease the vacant approximately 20,000 sf ground floor of the building to a furniture store (UG10). Also, the applicant is proposing to amend the site plan to show the potential 10,000 sf extension of the second floor of the existing building. With that proposed enlargement of the building, the site plan would include required accessory parking spaces for 469 cars;

• The development site is subject to an existing special permit that was granted by the City Planning Commission (CPC) in 1989. There have been five amendments or modifications of the site plan since 1989. Most recently, in May 2018 CPC approved a minor modification to facilitate the development of a new 1-story (UG6) commercial building at the southwestern portion of the shopping center, reconfiguration of the parking lot to provide 403 accessory parking spaces, and allowance of a food store over 10,000 sf;

• C8 7 approved this application by a vote of thirty-five (35) in favor, one (1) against and none (0) abstaining at a community board meeting held on October 22, 2018.

RECOMMENDATION

Based on the above considerations, I hereby recommend approval of this application.

[Signature]
DATE

12/17/18

PRESIDENT, BOROUGH OF QUEENS