

Queens Borough President Recommendation

APPLICATION: ULURP #190443 ZSQ

COMMUNITY BOARD: Q01

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by Vincent Petraro, PLLC on behalf of 3500 48th Street and 3500 Property LLC pursuant to Sections 197-c and 201 of the NYC Charter for the grant of a Special Permit pursuant to Section 74-922 of the NYC Zoning Resolution to allow certain large retail establishments (Use Group 6 and/or 10A uses) with no limitation on floor area per establishment within two existing buildings, one proposed to be enlarged, on property located at **34-50 48th Street** (Block 143, Lots 10 & 21), in an M1-1 District, Borough of Queens, Community District 1.

PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on Thursday, July 11, 2019 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. The hearing was closed.

CONSIDERATION

Subsequent to a 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 retail uses (Use Groups 6 and 10A) over 10,000 sf to occupy vacant space in the applicant's shopping center. The requested Special Permit would cover the entirety of Buildings 1 and 2 in the shopping center;
- The Special Permit is required because the tenants who are interested to lease the available space would need over 10,000 sf of space for their stores. In 1999 and 2013, Special Permits had been granted for previous tenants over 10,000 sf on this site. The tenants for those special permits have since vacated the shopping center. This latest application would supersede the previously granted special permits;
- The applicant's shopping center is located on a 315,274 sf lot in a M1-1 District. The lot is developed with three buildings with a total of 128,480 sf floor area. The larger retail spaces are currently unoccupied. Vehicular access onto the site is from three curb cuts on 48th Street that lead to 386 parking spaces. The number of accessory parking spaces will be increased to 457 spaces as required and will be provided with landscaping and in accordance with the revised requirements for open parking lots. There is a fourth curb cut that leads to two loading spaces;
- The site is located on 48th Street between Northern Boulevard and Barnett Avenue in an M1-1 District. Northern Boulevard is a major east-west thoroughfare that spans Queens from county line to county line. This section of Northern Boulevard is developed with industrial and auto-related uses, and big box retail and other commercial uses. The areas to the north and south are zoned for and developed with low to medium density housing;
- Community Board 1 approved this application with conditions by a vote of twenty-nine (29) in favor with two (2) against and one (1) abstaining for cause at a public hearing held on June 18, 2019. CB 1's conditions of approval were: a DOT study of traffic and pedestrian movements along the Northern Boulevard corridor and intersecting streets between 47th Street and Broadway should be conducted; and, Plaza 48 should provide personnel to help direct traffic to and from the site during peak hours and peak shopping seasons;
- The applicant testified at the Queens Borough President's public hearing that Plaza 48 would assign personnel to direct and assist traffic flow in and out of the site during peak hours and peak shopping seasons. Subsequent to the public hearing, the applicant has forwarded a letter (see attached) they had sent to the NYC Department of Transportation requesting an update on the department's findings and progress related to a study of Northern Boulevard, including this portion of Northern Boulevard, and information about potential improvements to be implemented along that corridor.

RECOMMENDATION

The applicant has agreed to the CB 1 conditions of approval and has committed to follow through.

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


PRESIDENT, BOROUGH OF QUEENS

7/22/19
DATE