

Queens Borough President Recommendation

APPLICATION: ULURP #190320 ZSQ

COMMUNITY BOARD: Q07

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by Eric Palatnik, P.C. on behalf of 18-17 130th Street LLC & 18-19 130th Street LLC pursuant to Section 126-46 of the NYC Zoning Resolution, to modify the front yard requirements of Z.R. Section 126-331 (Minimum required front yards), and the side yard requirements of ZR Section 126-232 (Minimum required side yards) in connection with a proposed 2-story enlargement of an existing 1-story warehouse building in an M1-1 District within the Special College Point District on property located at **18-17 130th Street**, Block 4136, Lots 11 & 12, Zoning Map nos. 10a & 7b, College Point, 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 Thursday, October 31, 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.

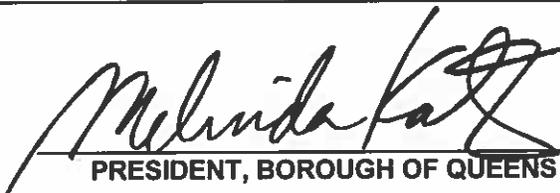
CONSIDERATION

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

- This application was submitted for a Special Permit in the Special College Point District that would allow a waiver of front and side yard requirements to facilitate enlargement of an existing one-story industrial building into a two-story building for use by a sprinkler supply company.;
- The proposed enlargement of an existing 2401 sf one-story building would result in a two-story 5965 sf building across two lots without the required front and side yards. The building would be used by the applicant's sprinkler supply business for warehouse space, 7 parking spaces and a truck loading berth on the ground floor. The second floor would be occupied by accessory office space.;
- The development site is two parcels Block 4136, Lots 11 & 12 located in an M1-1 District in the Special College Point District. Lot 11 is 20' X 100' and currently vacant. Lot 12 is a 40' X 100' property developed with the one-story 2401 sf industrial building to be enlarged. The building was formerly used by an automotive repair and service business. The areas to the east, north and south of the site are mostly developed with industrial/commercial uses. There are several residential buildings located among industrial buildings to the west of the site.;
- Community Board 7 approved this application by a vote of thirty-three (33) in favor none (0) against and two (2) abstaining at a public hearing held on September 23, 2019.

RECOMMENDATION

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


PRESIDENT, BOROUGH OF QUEENS

11/12/19
DATE