

# Queens Borough President Recommendation

APPLICATION: ULURP #190458 ZSQ

COMMUNITY BOARD: Q10

## DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by Stroock & Stroock & Lavan on behalf of South Conduit Property Owner, LLC pursuant to Sections 197-c and 201 of the NYC Charter for the grant of a Special Permit pursuant to Section 74-932 of the NYC Zoning Resolution to allow, within a designated area in a Manufacturing District in Subarea 2, as shown on the maps in Appendix J (Designated Areas Within Manufacturing Districts), the development of a self-storage facility (Use Group 16D) not permitted pursuant to the provisions of Section 42-121 (Use Group 16D self-service storage facilities), on portions of the cellar, ground floor and second floor, and on the third, fourth and fifth floors of a proposed 5-story building, in an M1-2 District on property located at 130-02 to 130-24 South Conduit Avenue, Block 11884, Lot 150), Zoning Map No. 18d, South Ozone Park, Borough of Queens

## 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.

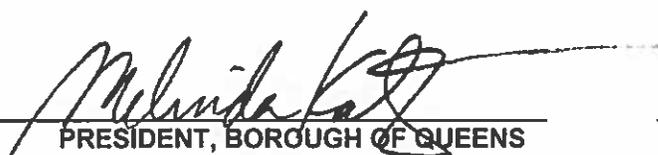
## CONSIDERATION

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 to allow a portion of a new industrial building to be used as a self-storage facility in the JFK Industrial Business Zone located in an M1-2 District;
- The proposed self-storage facility would occupy 5-stories, 186,624 gsf of an 422,234 gsf building. There would be six parking spaces on the ground floor separated from the other parking spaces provided on the site. The six parking spaces would be exclusively available to users of the self-storage facility;
- The site has a history of use for open storage of vehicles. The applicant is proposing to build the as-of-right 422,234 gsf industrial building for use as an air cargo/logistics warehouse and a self-storage facility. There would be a total of 100 parking spaces including 6 spaces for the self-storage facility provided in the building. There would be 31 loading berths in the building including 3 on the ground floor;
- The site is located on South Conduit Avenue between 130<sup>th</sup> & 131<sup>st</sup> Streets and 150<sup>th</sup> Avenue. The site is located on the northern part of the block. The NYC Department of Sanitation Q12 Garage is located on the southern portion of the block. Public School 124Q is located directly east of the site across from 130<sup>th</sup> Street. Other uses immediately in the area are industrial. JFK International Airport is located to the east of the site. There are residential areas to the west and south of the site;
- Community Board 10 approved by a vote of thirty-seven (37) in favor with none (0) against or abstaining at a public hearing held on June 6, 2019;
- The applicant testified at the Queens Borough President's Public Hearing that they have been in communication with the NYC Department of Transportation about making 131<sup>st</sup> Street a two-way street instead of the current one-way northbound direction to South Conduit Avenue. The proposed direction change would reduce truck trips passing P.S. 124Q and allow more direct access to the site from South Conduit Avenue.

## RECOMMENDATION

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

  
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PRESIDENT, BOROUGH OF QUEENS

7/17/19  
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DATE