163-01 CROSS BAY BOULEVARD REZONING
Special Permit Pursuant to ZR Section 74-802

Applicant's Statement of Findings

74-802

Transient hotels within Commercial Districts

In C1 Districts, except C1-1, C1-2, C1-3 and C1-4 Districts; in C2 Districts, except C2-1, C2-2, C2-3 and C2-4 Districts where #transient hotels# are not permitted pursuant to Section 32-14 (Use Group 5); in C4, C5, C6 and C8 Districts; in M1 Districts paired with a #Residence District#; and in M1-6D Districts, #transient hotels#, as listed in Section 32-14 (Use Group 5), and #motels#, #tourist cabins# or #boatels#, as listed in Section 32-16 (Use Group 7A), shall be permitted only by special permit of the City Planning Commission. In order to grant such special permit, the Commission shall find that:

(a) the site plan incorporates elements that address any potential conflicts between the proposed #use# and adjacent #uses#, such as the location of the proposed access to the #building# and to service areas for refuse and laundry, and the #building's# orientation and landscaping;

The proposed hotel development will be located along an established commercial corridor adjacent to an Applicant-owned catering and event space to the north (Block 14195, Lot 13) and an animal clinic to the south (Block 14201, Lot 68). The proposed hotel is intended to complement and serve users of the adjacent catering and event space. The operations of the proposed hotel, including guest check-in/check-out and supply deliveries, typically occur during early morning and evening hours, and are not anticipated to interfere with the animal clinic or other retail uses primary hours of business during the midday period. The potential for conflicts with adjacent and nearby uses would be further minimized by the small size of the proposed hotel, which includes a total of 33 guest rooms, resulting in a low volume of guests even during peak check-in/check-out periods as well as a low number of deliveries.

The site plan included with this submission illustrates the location of all entrances and building service areas. As shown on the plans, the hotel's proposed access locations, orientation, and landscaping would not conflict with any particular use or uses in the surrounding area. The proposed hotel's main entrance will be located along the building's Cross Bay Boulevard frontage adjacent to the intersection of 163rd Avenue. Hotel guests arriving or departing by automobile will utilize a hotel loading zone located along Cross Bay Boulevard for temporary parking while receiving/discharging personal baggage. Attended valet parking will be provided on-site on the cellar level and will be accessible via a new curb cut at the southern end of the building along Cross Bay Boulevard.

Hotel service areas for refuse and laundry will be located on the cellar level and will be directly accessible from Cross Bay Boulevard via the service entrance stairwell adjacent to the parking entrance at the southern end of the building. Refuse and laundry pick-up/drop-off is expected to occur during early morning and late evening hours in order to minimize disturbance to guests, neighbors, and surrounding businesses.

The proposed hotel's orientation would not result in a disproportionate concentration of any uses adjacent to neighboring properties that could potentially result in conflicts. Additionally, the proposed hotel would not provide any landscaping other than required street trees along Cross Bay Boulevard and required waterfront public open space along the hotel's northern and eastern frontages.

(b) such #use# will not cause undue vehicular or pedestrian congestion on local #streets# or unduly inhibit vehicular or pedestrian movement or loading operations; and

The proposed hotel development will be located along an established commercial corridor with moderate vehicular traffic volumes and low pedestrian volumes. As mentioned previously, the operations of the proposed hotel, including guest check-in/check-out and supply deliveries, typically occur during early morning and evening hours outside the peak hours for vehicular and pedestrian traffic. The potential for vehicular and pedestrian congestion or vehicular/pedestrian conflicts with loading operations would be further minimized by the small size of the proposed

hotel, which includes a total of 33 guest rooms, resulting in a low volume of guests even during peak check-in/check-out periods as well as a low number of deliveries.

In order to minimize the potential for vehicular and pedestrian congestion, hotel guests arriving or departing by automobile will utilize a hotel loading zone located along Cross Bay Boulevard for temporary parking while receiving/ discharging personal baggage. Attended valet parking will also be provided on-site for the efficient management and parking of vehicles.

Additional information will be provided in the Environmental Assessment Statement ("EAS"), which will include an assessment of the hotel's effect on transportation conditions within the surrounding area.

(c) such #use# will not impair the future use or development of the surrounding area.

The proposed hotel development will be located along an established commercial corridor. The proposed hotel use will complement the adjacent catering and event space, creating a new destination in Southern Queens and strengthening the existing commercial character of the area. The proposed hotel would be consistent with existing uses and any future commercial or residential uses within the surrounding area.

The Commission may prescribe additional conditions and safeguards to minimize adverse effects on the character of the surrounding area.

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