



Zoning Referral Form

Local Case #: 20134		
NCPC CASE #: 523116/217116		
NCPC Hearing Date: 5/26/16		
Municipality: TNH Manhasset		
Location: 1542 Northern Blvd.		
Applicant: C & B Realty #1, LLC		
Section: 3	Block: 145	Lot(s): 434A &B
Present Zoning: Bus. A		

Type of Referral: Parking & Loading Variances/Site Plan Review

Tentative Local Hearing Date:

<p>Comments: Conversion of 30,483 sf retail building (Barnes & Noble) to multi-tenanted building with 9,471 sf of retail and 21,011 sf for medical offices. Tenancy is not specified at this point. The rear of the property lies within the Village of North Hills.</p> <p>To the north, across Northern Blvd., are the rear yards of homes; to the east is NSLIJ medical facility; to the south is wooded land that slopes down (located in Village of North Hills); to the west is strip of retail shops.</p> <p>Access to the parking lot is shared with the strip of stores to the west.</p> <p>Northern Blvd. is 4-lanes plus a westbound left-turn lane providing access to the site. No parking is permitted along Northern Blvd. There is a traffic signal at the medical facility to the east.</p> <p>While the existing parking lot will be expanded to the rear, the conversion to medical offices will result in a parking shortfall with 165 parking spaces required/89 spaces provided. The parking layout utilizes valet parking that increases the parking capacity to 115 parking spaces.</p> <p>An initial Parking Analysis was prepared that estimated peak parking demand by applying parking rates developed in ITE's Parking Generation Manual. The peak parking demand for the two combined uses was calculated at 95. With the utilization of valet parking, the property would have a surplus of 20 spaces.</p> <p>Conversations with the Parking Consultant indicated that the landlord will not lease space to a restaurant on the ground floor, but rather a retail tenant(s) that have a lower parking demand as well as reduced traffic impact.</p> <p>This case was initially before the Planning Commission on 3/17/16. The Commission deemed the application as incomplete and request an enhanced Parking Analysis as well as a Traffic Analysis given the site's location on heavily travelled Northern Blvd. The enhanced Parking Analysis looked at two nearby medical office buildings. Parking observations at these two</p>



buildings resulted in parking demand ratios of 3.81 vehicles and 3.58 vehicles per 1,000 sf. By comparison, the subject building, with a mix of medical and retail will provide a parking ratio of 3.77 vehicles per 1,000 sf. Thus, a maximum parking demand was calculated at 115 spaces with 115 spaces provided, including the valet parking. A Traffic Analysis was also prepared to determine the expected change in the number of exiting left-turns. It concluded that there would only be an increase of one exiting left-turn when compared to an all retail use of the site during the morning peak hour and four additional left-turns during the afternoon peak hour. A gap analysis was also prepared that indicates there is clearly an adequate number of traffic flow gaps to accommodate the number of left-turns exiting the site during the peak hours. In addition, there is adequate site distance in both directions.

Tentative Recommendation: