



July 11, 2018 / Calendar No. 23

C 180280 PCQ

IN THE MATTER OF an application submitted by the Department of Health and Mental Hygiene and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for a site selection and acquisition of property located at 66-78 69th Street (Block 2790, Lot 34 and part of Lot 32) for a pet admissions center, Borough of Queens, Community District 5.

This application for site selection and acquisition of property was filed on February 28, 2018 by the New York City Department of Health and Mental Hygiene (DOHMH) and the Department of Citywide Administrative Services (DCAS). The proposed action would facilitate the relocation of an existing Queens pet admissions facility to Middle Village, Queens, Community District 5.

BACKGROUND

DPR and DCAS are seeking the site selection and acquisition of privately-owned property located at 66-78 69th Street (Block 2790, Lot 34) in Middle Village, Queens. DCAS intends to acquire the site to facilitate the relocation of an existing Queens pet admissions facility from Rego Park to the proposed Middle Village location.

New York City's current animal care system consists of three, full-service, animal admissions centers in Manhattan, Brooklyn and Staten Island, and two pet admissions centers in the Bronx and Queens. These facilities are managed by a not-for-profit contractor, Animal Care Centers of NYC (ACC). ACC was created in 1994 to assume the responsibilities of the American Society for the Prevention of Cruelty to Animals (ASPCA) after the ASPCA decided not to renew its contract to run New York City's animal shelter system. ACC entered into its own contract with DOHMH on January 1, 1995 and followed the ASPCA as the City's provider of animal care and control services.

Pet admissions centers are used as temporary holding locations for all animals surrendered to the location throughout the day. All animals that have been taken into a pet admissions center are

transferred to the nearest full-service animal shelter each evening. The existing Queens pet admissions center, located at 92-29 Queens Boulevard in Rego Park, is approximately 750 square feet and operating over-capacity; it can no longer accommodate the animals surrendered in the borough of Queens. The proposed site selection and acquisition would facilitate the relocation of the facility to a larger, approximately 1,400 square-foot space.

The project site is within an R5/C2-2 zoning district. The upper two floors are currently used as residential units, and the ground floor is a vacant storefront. According to a Department of Building protocols, pet receiving facilities are classified under Use Group 6B, similar to veterinarian medicine for small animals. Use Group 6B uses are allowable in local service C2 commercial overlay zones.

The surrounding area contains a mixture of lower-rise apartment buildings and attached two- and three-story homes. There are several light industrial and manufacturing land uses also on 69th Street, including an automotive shop, a metal welding and stamping business, a plumbing and heating business, and a construction company. There are also several commercial land uses in the surrounding area, including a delicatessen adjacent to the site, and retail and food establishments across Metropolitan Avenue. A volunteer ambulance corps facility is located one block east on 70th Street. The All Faiths Lutheran Cemetery occupies a major portion of the land located west of the site.

The proposed site is an approximately 1,400 square-foot space located at 66-78 69th Street in Middle Village. The site has frontage along 69th Street and Metropolitan Avenue. The new space will be renovated to provide soundproofing, improvements to air conditioning and HVAC systems, installation of a backflow preventer and other plumbing upgrades, and improvements to the street façade and inside walls. The entrance that will be the main access point for the staff, clients and animals will be moved and made ADA compliant. An ADA compliant bathroom will also be installed. Other improvements will include a small waiting area with a reception desk, separate rooms for cats and dogs, a small staff break room and an examination room where a veterinarian or veterinary technician will examine the animals and provide necessary vaccines.

The pet admissions center will be operational from 8 AM to 8 PM, seven days per week. There will be approximately five staff persons, including three staff to run the front-end operations and provide animal care, a veterinarian or veterinary technician to examine the animals, and an admissions counselor. Two parking spaces will be available on-site. ACC, the not-for-profit contractor, will utilize these parking spaces for overnight parking of its vehicles. When available the spaces may accommodate staff or clients as needed.

The project site is accessible both by car and public transportation. Metropolitan Avenue is a major thoroughfare in the borough, running from Jamaica, Queens to the borough's western boundary with the Williamsburg neighborhood in Brooklyn. One block west of the project site is the terminal stop for the M train at the Middle Village-Metropolitan Avenue station. The Q38 and Q67 buses stop directly in front of the property on 69th Street at the corner of Metropolitan Ave. The Q54 stops half a block away on Metropolitan Avenue.

ENVIRONMENTAL REVIEW

This application (C 180280 PCQ) was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA) and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et seq. and the City Environmental Quality Review Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 18DOH003Q. The lead agency is DOHMH.

After a study of the potential impacts of the proposed action, a Negative Declaration was issued on February 27, 2018.

UNIFORM LAND USE REVIEW

This application (C 180280 PCQ) was certified as complete by the Department of City Planning on March 12, 2018, and was duly referred to Queens Community Board 5 and the Queens Borough President in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

Queens Community Board 5 held a public hearing on this application (C 180280 PCQ) on April 11, 2018, and on May 16, by a vote of 41 in favor, none opposed, and with no abstentions, adopted a resolution recommending approval of the application.

Borough President Recommendation

The Queens Borough President held a public hearing on this application (C 180280 PCQ) on June 21, 2018 and issued a recommendation approving the application on June 14, 2018.

City Planning Commission Public Hearing

On June 13, 2018 (Calendar No. 11), the City Planning Commission scheduled June 27, 2018 for a public hearing on this application (C 180280 PCQ). The hearing was duly held on June 27, 2018 (Calendar No. 22). There were two speakers in favor of the application, and none opposed.

The first speaker was a representative of DOHMH who briefly described the proposed action, the proposed facility and the siting criteria for selecting the proposed site. He explained the site was zoned appropriately and that since the site was vacant, it had potential for renovation. He stated the proposed site met the size requirements needed to accommodate the animal transfer facility, noting that the facility at the current location is only 750 square feet and the proposed location is an approximately 1,400 square foot space.

The second speaker was the Manager of Admissions for ACC who described ACC's operations and its mission to end animal homelessness in New York City. She explained that ACC is a nonprofit organization contracted to DOHMH to provide animal control services. The organization, she explained, is funded through DOHMH, donations, fundraising and grants.

There were no other speakers, and the hearing was closed.

CONSIDERATION

The City Planning Commission believes that this application (C 180280 PCQ) for the site selection and acquisition of property is appropriate.

The Commission believes that the development of a new, larger pet receiving facility is vital to the continued success of the City's animal care system to serve the residents of Queens. The current Queens pet receiving center at 92-29 Queens Boulevard in Rego Park measures only 750 square feet and no longer has adequate capacity. The proposed new facility will have about 1,400 square feet of ground floor space, nearly doubling its space. The Commission further notes that space improvements will be made to ensure optimal operation of the facility, including soundproofing, improvements to air conditioning and HVAC systems, plumbing upgrades and improvements to the street façade. Other improvements will include a small waiting area, separate rooms for cats and dogs, a small staff break room and an examination room.

The proposed facility is allowed as an as-of-right use within the existing R5/C2-2 zoning. The Commission does not believe it will pose conflicts with uses in the surrounding area that already contains a mix of residential, retail, light industrial, and automotive uses, as well as a large cemetery located directly west of the site. The Commission also believes that this is a good location for the facility since it is accessible by several bus lines, a transit line and automobile.

RESOLUTION

RESOLVED, that the City Planning Commission finds that the action described herein will have no significant impact on the environment; and be it further

RESOLVED, by the City Planning Commission, pursuant to Sections 197-c and 200 of the New York City Charter, that based on the environmental determination and consideration described in this report, the application submitted by DPR and DCAS for the site selection and acquisition of property located at 66-78 69th Street (Block 2790, Lot 34 and part of Lot 32) for a pet admissions center, is approved.

The above resolution (C 180280 PCQ), duly adopted by the City Planning Commission on July 11, 2018 (Calendar No.23), is filed with the Office of the Speaker, City Council, and the

Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

MARISA LAGO, *Chair*

**ALFRED C. CERULLO, III, JOSEPH I. DOUEK, RICHARD W. EADDY,
CHERYL COHEN EFFRON, HOPE KNIGHT, ANNA HAYES LEVIN,
ORLANDO MARÍN, LARISA ORTIZ**, *Commissioners*

Queens Borough President Recommendation

APPLICATION: ULURP # 180280 PCQ

COMMUNITY BOARD: Q05

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by the Department of Health and Mental Hygiene and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for site selection and acquisition of property located at **66-78 69th Street**, Block 2790, Lot 34 and p/o Lot 32 for use as a pet admission center, Zoning Map 13d, Middle Village, Borough of Queens.

PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on May 31, 2018 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 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 site selection and acquisition of a property, located within a R5/C2-2 District, for the purpose of relocating an existing Pet Admission Center (UG 6B) into a larger facility to provide adequate space to better accommodate programmatic needs;
- The facility would be located on the first floor of an existing three-story residential and commercial mixed-use building after minor alterations. The upper two floors are occupied by residential tenants. A total of 1,400 sf floor area will be used for the pet admission center. The facility will be operated by the Animal Care Center of NYC (ACC). There would be five on-site staff. The hours of operation would be from 8 AM to 8 PM, seven days each week. There would be two (2) on-site parking spaces where ACC vans would be parked overnight. The facility would also house separate storage space, an exam room, pantry space and holding spaces for animals;
- The existing Queens Pet Admission Center is located at 92-29 Queens Boulevard in Rego Park. The facility is approximately 750 sf and is overburdened in terms of its ability to handle the increasing volume of animals in need. The new facility will have adequate space to provide programmatic needs for surrender prevention and animal care activities;
- Animals surrendered each day at the facility would be quartered temporarily at the site and transferred to the nearest full-service animal shelter every evening. ACC is an open-admissions animal welfare non-profit organization contracted by the City of New York;
- The site is located near the intersection of Metropolitan Avenue and 69th Street. The surrounding area is a mixture of low-rise apartment buildings and attached two- and three-story homes. There are several industrial and manufacturing uses along 69th Street. There are also commercial and public facilities nearby. The All Faiths Lutheran Cemetery covers a major portion of the area to the west and south of the site;
- Community Board 5 (CB 5) approved this application unanimously by a vote of forty-one (41) in favor with none (0) against or abstaining at the monthly community board meeting held on May 16, 2018. The CB 5 public hearing was held on April 11, 2018, six speakers spoke in support of the proposal and also testified that the City should provide a full service animal shelter in Queens as soon as possible. One area resident spoke against the proposed site citing the lack of parking availability in the area.

RECOMMENDATION

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



PRESIDENT, BOROUGH OF QUEENS



DATE