

# Queens Borough President Recommendation

**APPLICATION: ULURP #220133 ZMQ**

**COMMUNITY BOARD: Q05**

## DOCKET DESCRIPTION

**ULURP #220133 ZMQ** – IN THE MATTER OF an application submitted by Robert Thomas pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13d:

1. changing from an R5 District to an R5D District property bounded by Metropolitan Avenue, 79th Street, a line midway between Metropolitan Avenue and 67th Road, and a line 50 feet westerly of 79th Street; and
2. establishing within the proposed R5D District a C2-3 District bounded by Metropolitan Avenue, 79th Street, a line midway between Metropolitan Avenue and 67th Road, and a line 50 feet westerly of 79th Street;

Borough of Queens, Community District 5, as shown on a diagram (for illustrative purposes only) dated April 25, 2022, and subject to the conditions of CEQR Declaration E-664.

## PUBLIC HEARING

A Public Hearing was held by the Queens Borough President via Zoom webinar and livestreamed on [www.queensbp.org](http://www.queensbp.org) on Thursday, June 30, 2022 at 9:30 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 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 is proposing to rezone an existing R5 District to an R5D District with a C2-3 Overlay. The area to be rezoned (Block 3776, Lot 30 and 31) is bounded by Metropolitan Avenue, 79<sup>th</sup> Street, a line midway between Metropolitan and 67<sup>th</sup> Road and a line 50 feet west of 79<sup>th</sup> St. The proposed rezoning would allow for the enlargement of a one-story building, and bring the existing ground-floor veterinary clinic into conformance;
- The applicant is proposing to add two additional stories to this building, bringing the total square footage (SF) from 2,553 (1.0 FAR) to 4,985 (1.94 FAR). The proposed enlargement would add 2,550 SF of residential space (or roughly two dwelling units) to the building for a total of three stories. The existing and proposed zonings have a 2.0 FAR limit, but an R5D District includes uses for veterinary medicinal offices. No parking spaces are required under this zoning. The Applicant intends for veterinary staff to occupy the new dwelling units;
- The Development Site (Block 3776, Lot 31) has frontage along Metropolitan Avenue and 79<sup>th</sup> Street. As discussed, the current use on the Development Site is a two-story veterinary medical office. In 1993, the Clinic was listed as an “Animal Hospital” (UG16), which is considered a legal nonconforming use, on its Certificate of Occupancy (C of O). However, the applicant feels that the clinic should be listed as a “Vet Medical Office” (UG6), and the designation is not legally conforming under the current zoning.
- The surrounding blocks are primarily zoned R4-1 and R4A with C1-1 and C2-1 overlays. The surrounding uses are mid-block residential, mixed-use residential and commercial along Metropolitan Avenue. The Development Site is within 600 feet of P.S. 87 and St. John’s Cemetery. This area is mainly serviced by the Q54 bus line, which runs east to west along Metropolitan Avenue from Williamsburg to Jamaica, and makes connections to the M train in Middle Village;
- On June 8, 2022, Community Board 5 (CB5) unanimously approved the application with one condition, based on the Land Use Committee’s approval: the 2-story residential addition should not alter the essential character of the neighborhood. At the meeting, the Board also asked the Applicant to notify the adjacent property owner of Lot 30 (residential building with a ground-floor doctor office) that his property is included in the rezoning, to which the Applicant Representative replied the Applicant had already contacted the adjacent property owner, who expressed support for the rezoning;
- At the Borough President’s Public Hearing on June 30, 2022, the Applicant gave a presentation on this application. At the Hearing, the Borough President asked the Applicant to consider using union and/or M/WBE labor for construction. He also asked the Applicant to consider using sustainable building materials and energy systems. There were no speakers and the office has not received any written testimony for or against this application.

**RECOMMENDATION**

Based on the above consideration, I hereby recommend approval of this application with the following conditions:

- There should be a goal of 30% local hiring, M/WBE and/or union labor with regard to the proposed enlargement construction, which should be reported quarterly to my office;
- The Applicant should use sustainable building materials and energy system(s) within the proposed enlargement where applicable; and
- The Applicant should meet CB5's condition.



**PRESIDENT, BOROUGH OF QUEENS**

07/19/2022

**DATE**