



Legislation Details (With Text)

File #: Res 0277-2022 **Version:** * **Name:** LU 79 - Zoning, 77 – 39 Vleigh Place Rezoning, Queens (C 210128 ZMQ)

Type: Resolution **Status:** Adopted

In control: Committee on Land Use

On agenda: 7/14/2022

Enactment date: **Enactment #:**

Title: Resolution approving with modifications the decision of the City Planning Commission on ULURP No. C 210128 ZMQ, a Zoning Map amendment (Preconsidered L.U. No. 79).

Sponsors:

Indexes:

Attachments: 1. Calendar of the Subcommittee Meetings and Land Use Meeting - June 14, 2022, 2. Hearing Testimony - Zoning 6-14-22, 3. June 16, 2022 - Stated Meeting Agenda, 4. Calendar of the Subcommittee Meetings and Land Use Meeting - June 29, 2022, 5. Speaker Adams Letter - Open Meetings Law, 6. UPDATED - Calendar of the Subcommittee Meetings and Land Use Meeting - June 29, 2022, 7. July 14, 2022 - Stated Meeting Agenda, 8. Hearing Transcript - Stated Meeting 7-14-22, 9. Minutes of the Stated Meeting - July 14, 2022, 10. City Planning Commission Approval Letter, 11. Res. No. 277, 12. Committee Report

| Date | Ver. | Action By | Action | Result |
|-----------|------|-----------------------|--|--------|
| 6/29/2022 | * | Committee on Land Use | Approved by Committee with Modifications and Referred to CPC | |
| 7/14/2022 | * | City Council | Approved, by Council | Pass |

**THE COUNCIL OF THE CITY OF NEW YORK
RESOLUTION NO. 277**

Resolution approving with modifications the decision of the City Planning Commission on ULURP No. C 210128 ZMQ, a Zoning Map amendment (Preconsidered L.U. No. 79).

By Council Members Salamanca and Riley

WHEREAS, VP Capital Holdings, LLC, filed an application pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 14c, by eliminating from within an existing R3-2 District a C1-2 District, changing from an R3-2 District to an R6A District, and establishing within the proposed R6A District a C2-3 District, which in conjunction with the related action would facilitate the development of an eight-story mixed-use building with 119 residential units, 36 of which would be permanently affordable, as well as community facility and commercial uses located at 77-39 Vleigh Place in the Kew Gardens Hills neighborhood of Queens, Community District 8 (ULURP No. C 210128 ZMQ) (the "Application");

WHEREAS, the City Planning Commission filed with the Council on June 13, 2022 its decision dated June 8, 2022 (the "Decision") on the Application;

WHEREAS, the Application is related to application N 210129 ZRQ (Pre. L.U. No. 80), a zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area;

WHEREAS, the Decision is subject to review and action by the Council pursuant to Section 197-d of the City Charter;

WHEREAS, upon due notice, the Council held a public hearing on the Decision and Application on June 14, 2022;

WHEREAS, the Council has considered the land use and other policy issues relating to the Decision and Application; and

WHEREAS, the Council has considered the relevant environmental issues, including the Negative Declaration issued January 18th, 2022 (CEQR No. 21DCP063Q), which includes an (E) designation to avoid the potential for significant adverse impacts related to air quality and noise (E-657) (the “Negative Declaration”).

RESOLVED:

The Council finds that the action described herein will have no significant impact on the environment as set forth in the (E) Designation (E-657) and Negative Declaration.

Pursuant to Sections 197-d and 200 of the City Charter and on the basis of the Decision and Application, and based on the environmental determination and consideration described in the report, C 210128 ZMQ incorporated by reference herein, and the record before the Council, the Council approves the Decision of the City Planning Commission with the following modifications:

Matter double struck out is old, deleted by the City Council;
Matter double-underlined is new, added by the City Council

The Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended by changing the Zoning Map, Section No. 14c:

1. eliminating from within an existing R3-2 District a C1-2 District bounded by 77th Road, a line 150 feet easterly of Vleigh Place, 78th Avenue, and Vleigh Place;
2. changing from an R3-2 District to an R6AB District property bounded by 77th Road, a line 400 feet southwesterly of Main Street, 78th Avenue, and Vleigh Place; and
3. establishing within the proposed R6AB District a C2-3 District bounded by 77th Road, a line 400 feet southwesterly of Main Street, 78th Avenue, and Vleigh Place;

as shown on a diagram (for illustrative purposes only) dated January 18, 2022, and subject to the conditions of CEQR Declaration E-657, Borough of Queens, Community District 8.

Adopted.

Office of the City Clerk, }
The City of New York, } ss.:

I hereby certify that the foregoing is a true copy of a Resolution passed by The Council of The City of New York on _____, 2022, on file in this office.

City Clerk, Clerk of The Council