



Legislation Details (With Text)

**File #:** Res 0278-2022      **Version:** \*      **Name:** LU 80 - Zoning, 77 – 39 Vleigh Place Rezoning, Queens (N 210129 ZRQ)  
**Type:** Resolution      **Status:** Adopted  
**In control:** Committee on Land Use

**On agenda:** 7/14/2022

**Enactment date:**      **Enactment #:**

**Title:** Resolution approving the decision of the City Planning Commission on Application No. N 210129 ZRQ, for an amendment of the text of the Zoning Resolution (Preconsidered L.U. No. 80).

**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. 278, 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. 278**

**Resolution approving the decision of the City Planning Commission on Application No. N 210129 ZRQ, for an amendment of the text of the Zoning Resolution (Preconsidered L.U. No. 80).**

**By Council Members Salamanca and Riley**

WHEREAS, VP Capital Holdings, LLC, filed an application pursuant to Section 201 of the New York City Charter, for an amendment of the text of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, 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. N 210129 ZRQ) (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 C 210128 ZMQ (Pre. L.U. No. 79), a zoning map amendment to change an R3-2/C1-2 zoning district to an R6A/C2-3 zoning district;

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 implications 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 18, 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, N 210129 ZRQ, incorporated by reference herein, and the record before the Council, the Council approves the Decision of the City Planning Commission.

Matter underlined is new, to be added;

Matter ~~struck out~~ is to be deleted;

Matter within # # is defined in Section 12-10;

\* \* \* indicates where unchanged text appears in the Zoning Resolution

\* \* \*

## APPENDIX F

### Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

\* \* \*

#### QUEENS

\* \* \*


#### Queens Community District 8

\* \* \*

Map 1 - [date of adoption]

[PROPOSED MAP]



 Mandatory Inclusionary Housing Area *see Section 23-154(d)(3)*  
Area 1 — [date of adoption] — MIH Program Option 1 and Option 2

Portion of Community District 8, Queens

\* \* \*

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