77-39 VLEIGH PLACE REZONING

(210128 ZMQ, N 210129 ZRQ)

City Planning Commission

Pre-Hearing Review

May 9, 2021

NYC PLANNING

Project Overview - 77-39 Vleigh Place Rezoning

Applicant
VP Capital Holdings LLC

Location
77-39 Vleigh Place
Kew Gardens Hills, CD 8, Queens

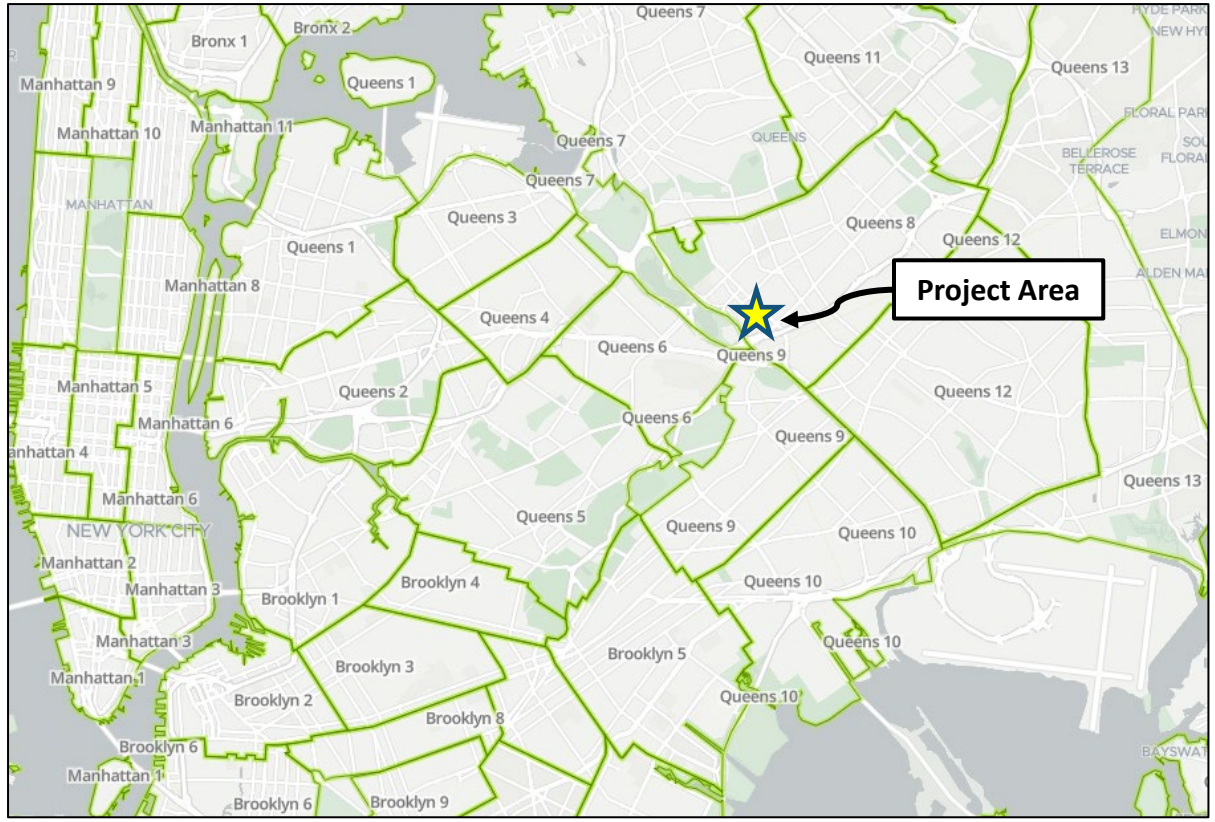
Actions Requested

- Zoning map amendment
  - **R3-2/C1-2 to R6A/C2-3**
- Zoning text amendment
  - **MIH designation**

Certified on January 18, 2022



Kew Gardens Hills - Queens Community District 8





Surrounding Area

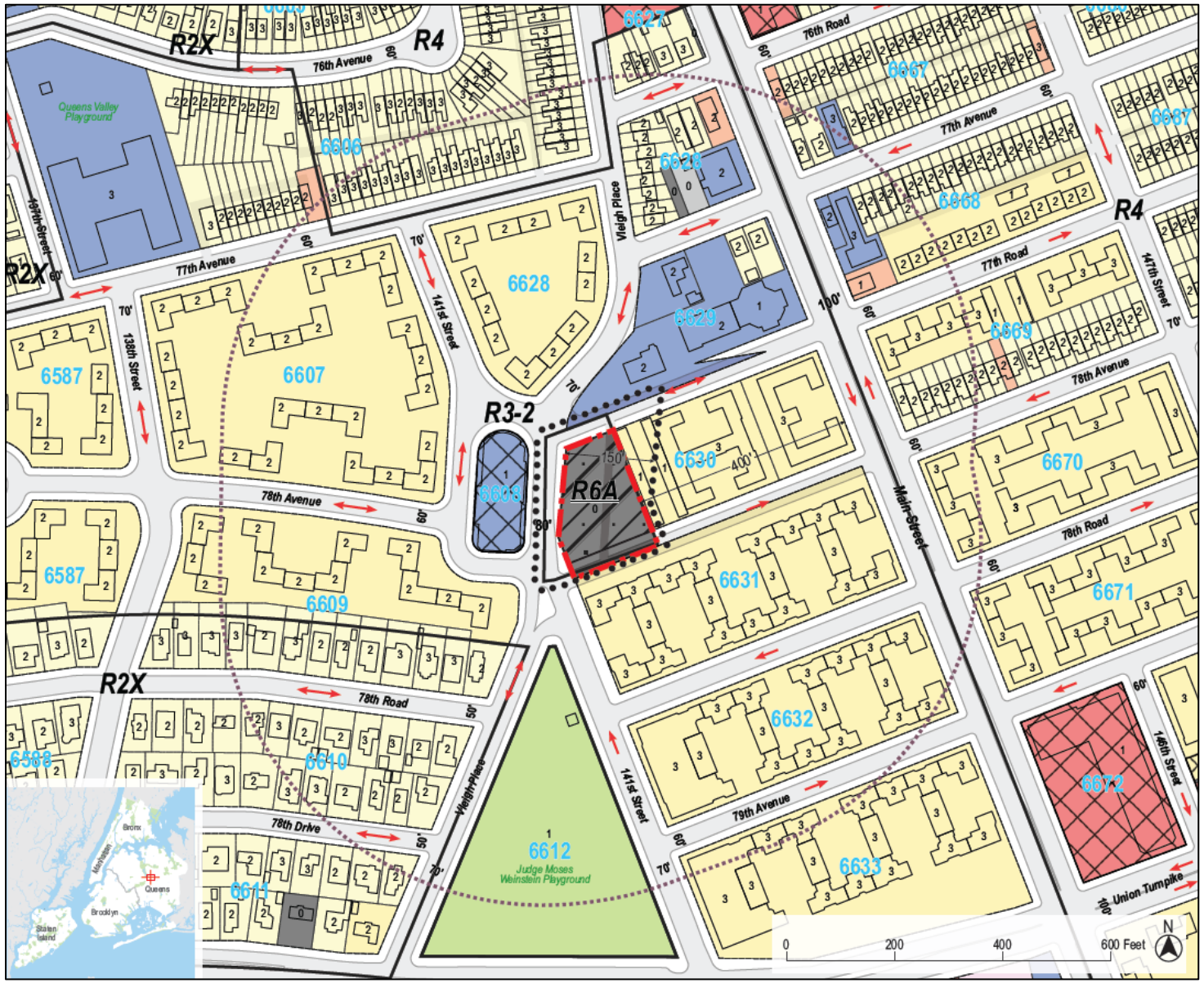
Project Information
- 600' Radius
- Development Site
- Area Proposed to be Rezoned

Existing Commercial Overlays & Zoning Districts

C1-1	C2-1	Zoning Districts	
C1-2	C2-2	Special Districts	
C1-3	C2-3		
C1-4	C2-4		
C1-5	C2-5		

5037 Block Numbers
Property Lines
5 Number of Floors

Land Uses
- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- No Data/Other



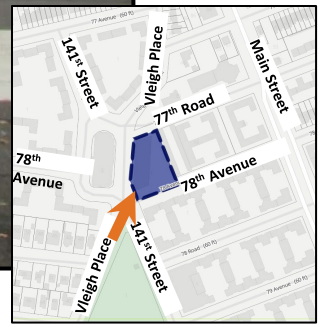
Project Area



Existing Conditions

View of the development site facing northeast from the intersection of 78th Avenue and Vleigh Place.





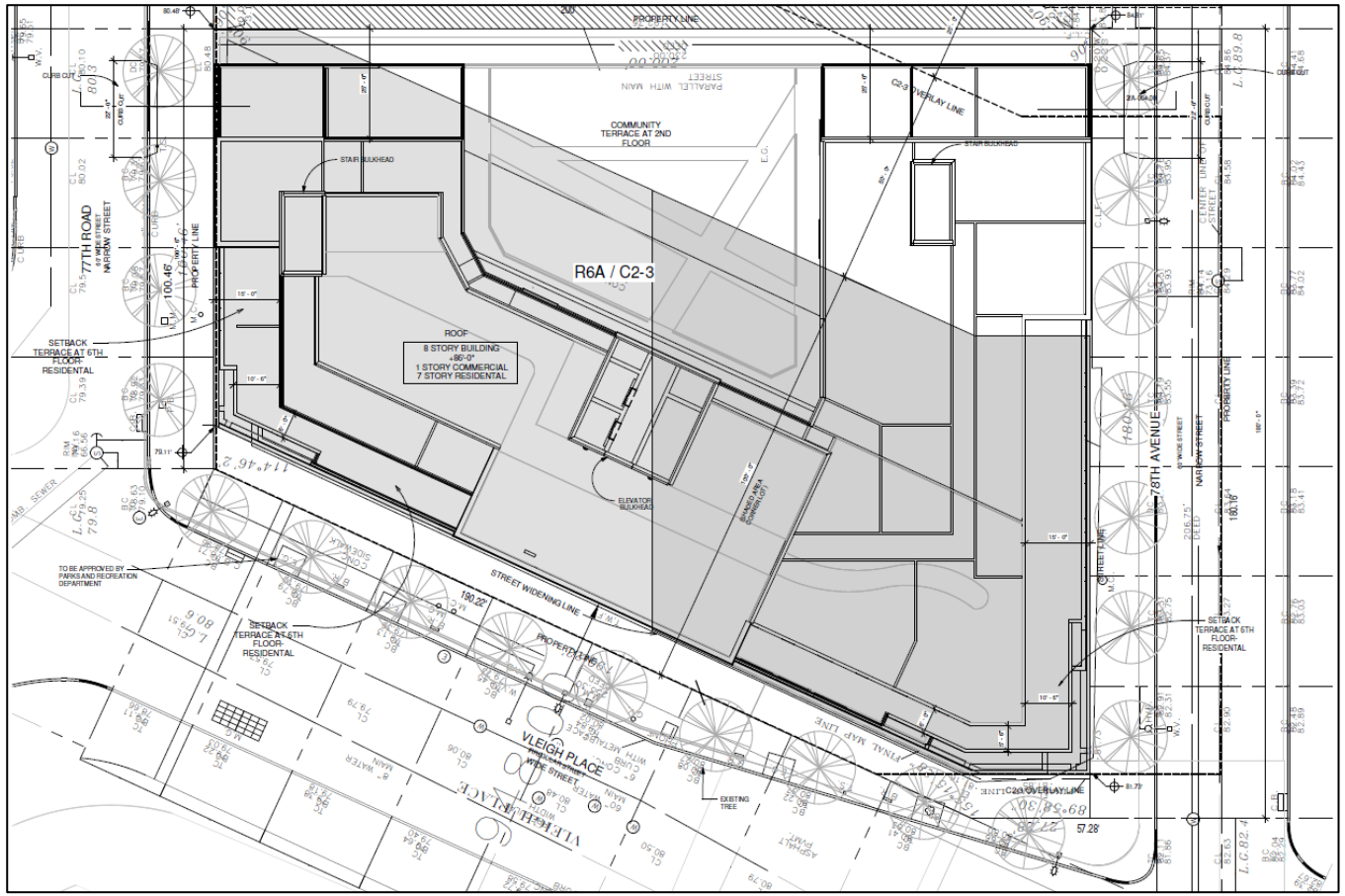
Existing Conditions

View of Vleigh Place facing north from 78th Avenue (development site at right).



Proposed Development

- Eight-story mixed-use building (R/CF/C)
- 189,418 gsf, 124,380 zsf (3.6 FAR)
  - 118,599 gsf residential
  - 10,557 gsf community facility
    - **2,035 gsf (ground floor)**
  - 24,922 gsf commercial
    - **16,283 gsf (ground floor)**
- 119 total dwelling units
  - 30-36 permanently affordable units
- 126 required parking spaces (attended)
- 63 bicycle parking spaces
- Outdoor space located on floors 2 & 8, and roof-top

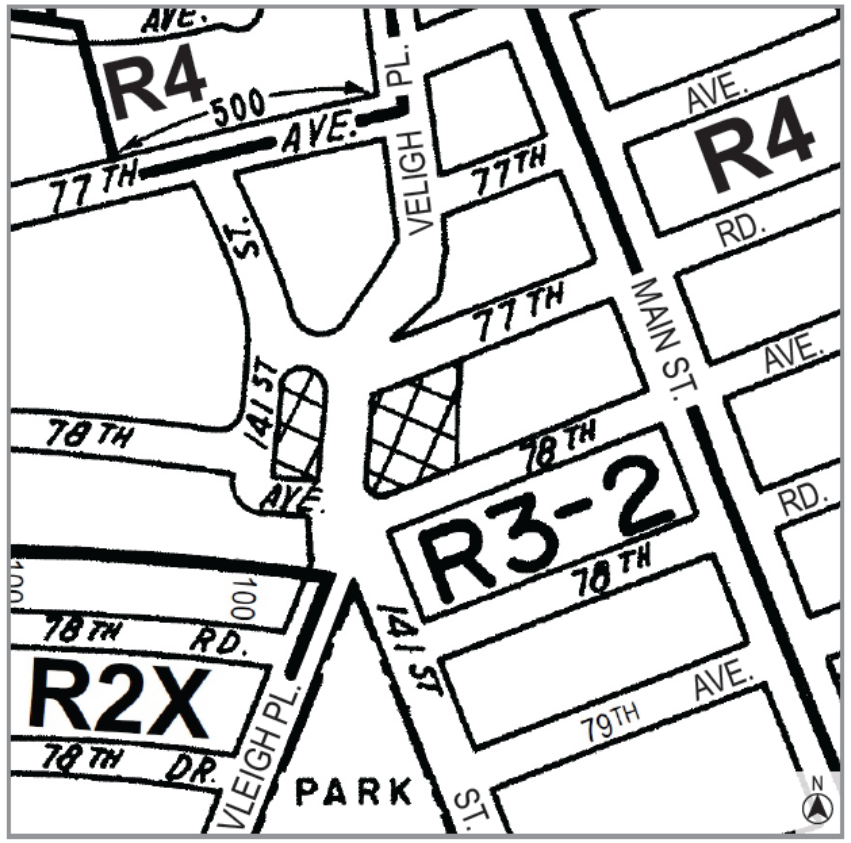


Proposed Development

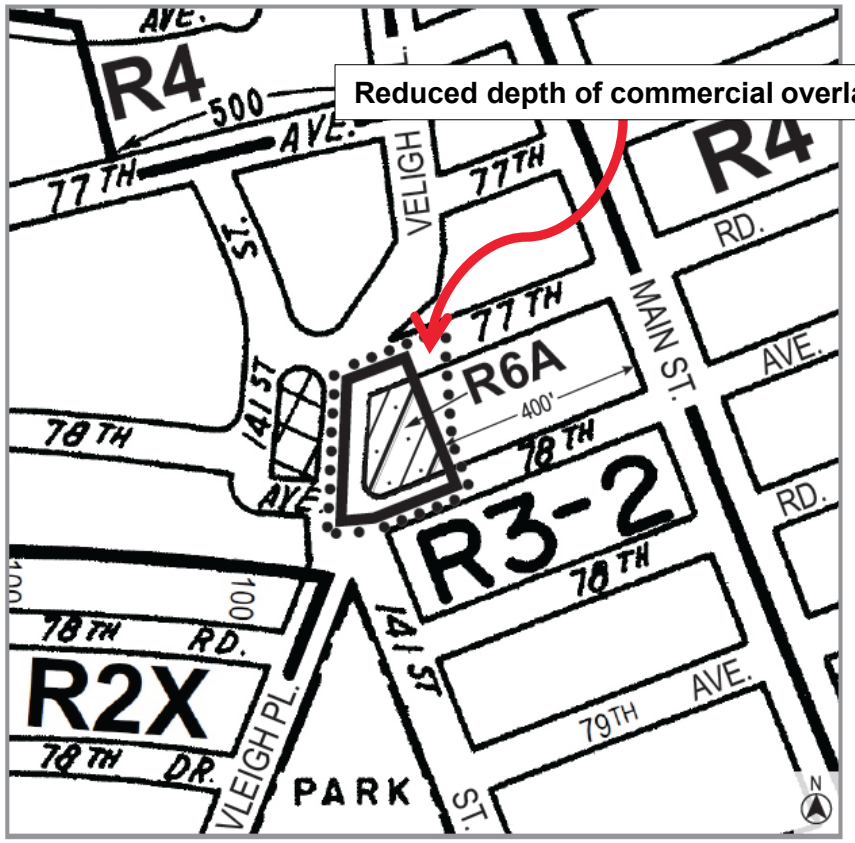


Actions Requested – Zoning Map Amendment

- R3-2/C1-2 to R6A/C2-3 and
- R3-2/C1-2 to R3-2

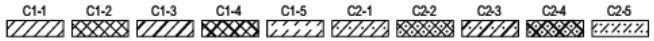


Current Zoning Map (14c)



Proposed Zoning Map (14c) - Area being rezoned is outlined with dotted lines

Rezoning from R3-2/C1-2 to R6A/C2-3
Rezoning from R3-2/C1-2 to R3-2



NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

Actions Requested

Zoning text amendment to establish the Project Area as a MIH Designated Area (Options 1 and 2)



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

Public Review – Community Board Q08

Queens Community Board 8 held a public hearing on both applications on March 23, 2022, and, on the same date, by a vote of 12 in favor, 18 against, and none abstaining, adopted a resolution recommending a **disapproval** of the applications with the condition that union labor be used for the construction of the proposed building.

Public Review – Borough President

The Queens Borough President held a public hearing on both applications on April 7, 2022, and on April 25, 2022, issued a recommendation to **disapprove** the applications with the following conditions:

> "The Applicant Team should revise their rezoning proposal from R6A to R6B. Doing so would simultaneously trigger Mandatory Inclusionary Housing (MIH) requirements and limit the Development's maximum height to 55 feet as per the NYC Zoning Resolution;
>
> The Applicant Team should also revise their proposal from MIH Option 2 (30% of residential floor area at average 80% AMI) to Option 1 (25% of residential floor area at averaged 60% AMI) to include deeper levels of affordability for Queens constituents
>
> The Applicant Team should also explore expanding the total number of affordable units within the Development;
>
> To the best of their ability, the Applicant Team should act on the proposed commitments in their letter to Community Board 8, dated March 25, 2022; and
>
> There should be a goal of 30% for local hiring and use of M/WBE businesses in the construction and development of this project. There should also be quarterly reporting on the numbers of people hired and if the 30% hiring goal has been reached."

Eight-story mixed-use building (R/CF/C) with 119 total dwelling units (30-36 permanently affordable)



1. View of the development site facing southeast from Vleigh Place and 78th Avenue.





2. View of the development site facing southeast from Vleigh Place and 77th Road.