ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Anita Laremont, *Director*
Department of City Planning

January 18, 2022

VP Capital Holdings LLC
c/o Jay Goldstein
136b Cedarhurst Avenue, Suite 17
Cedarhurst, NY 11516

Re:	**77-39 Vleigh Place Rezoning**
CEQR No.	21DCP063Q
ULURP No(s).	210128ZMQ, N210129ZRQ
SEQRA Classification:	Unlisted
Queens Community District:	QN08

Dear Jay Goldstein,

Under City Environmental Quality Review, the lead agency is required to determine whether a proposed action may have a significant adverse impact on the environment. In accordance with this regulation, the City Planning Commission has determined that the proposed action would not have a significant adverse impact on the environment.

Enclosed is the Negative Declaration for CEQR No. 21DCP063Q, 77-39 Vleigh Place Rezoning, including supporting statements for the finding that the proposed actions would not have a significant adverse impact on the environment. The Negative Declaration was issued on January 18, 2022.

Sincerely,

Stephanie Shellooe, AICP, *Director* — January 18, 2022 Date

cc: Project File
Anita Laremont, Chair
City Planning Commissioners
Raju Mann, Director, City Council Land Use Division
Donovan Richards Jr., Queens Borough President
Queens Community Board QN08

NEGATIVE DECLARATION

Statement of No Significant Effect

Pursuant to Executive Order 91 of 1977, as amended, and the Rules of Procedure for City Environmental Quality Review, found at Title 62, Chapter 5 of the Rules of the City of New York and 6 NYCRR, Part 617, State Environmental Quality Review, the Department of City Planning acting on behalf of the City Planning Commission assumed the role of lead agency for the environmental review of the proposed actions. Based on a review of information about the project contained in this environmental assessment statement (EAS) and any attachments hereto, which are incorporated by reference herein, the lead agency has determined that the proposed actions would not have a significant adverse impact on the environment.

Reasons Supporting this Determination

The above determination is based on information contained in this EAS, which finds the proposed actions sought before the City Planning Commission would not have a significant adverse impact on the environment. Reasons supporting this determination are noted below.

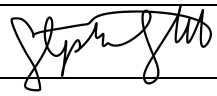
Land Use, Zoning, and Public Policy

A detailed analysis of land use, zoning, and public policy is included in the EAS. The proposed actions are a Zoning Map Amendment to rezone the project area (Brooklyn Block 6630, Lot 1 and part of Lot 15) from an R3-2/C1-2 district to R6A/C2-3, and a Zoning Text Amendment to establish a Mandatory Inclusionary Housing area coterminous with the rezoning area in the Kew Gardens Hills neighborhood of Queens Community District 8. Land uses in the surrounding area are predominantly low- and mid-rise community facilities, and low-rise multi-family and one- and two-family residential buildings. Directly east of the project area along Main Street is a wider range of mixed residential, commercial, and community facility uses. The proposed actions would facilitate the development of a new 8-story mixed use building with 119 dwelling units, approximately 25,000 gsf of commercial retail, 10,560 gsf of community facility space, and 126 parking spaces on Lot 1. Zoning controls would also be modified on a small portion of Lot 15, but this is not expected to induce development as a result of the proposed actions. The proposed actions would increase residential and commercial density on Lot 1, however, the density and uses permitted by the proposed actions would be compatible with existing uses in the surrounding area, and in line with recent development trends according to Department of Buildings active construction permit records. As such, the proposed actions would not constitute a significant adverse impact to land use, zoning and public policy.

Air Quality and Noise

An (E) designation (E-657) related to air quality and noise would be established as part of the approval of the proposed actions. Refer to "Determination of Significance Appendix: (E) designation" for the applicable (E) designation requirements. The air quality and noise analyses conclude that with the (E) designation in place, the proposed actions would not result in a significant adverse impact related to air quality or noise.

No other significant effects upon the environment that would require the preparation of a Draft Environmental Impact Statement are foreseeable. This Negative Declaration has been prepared in accordance with Article 8 of the New York State Environmental Conservation Law (SEQRA). Should you have any questions pertaining to this Negative Declaration, you may contact Rachel Antelmi at rantelmi@planning.nyc.gov.

TITLE	LEAD AGENCY
Director, Environmental Assessment and Review Division	Department of City Planning on behalf of the City Planning Commission 120 Broadway, 31st Fl. New York, NY 10271 | 212.720.3328
NAME Stephanie Shellooe	DATE January 14, 2022
SIGNATURE 	

TITLE	
Chair, City Planning Commission	
NAME Anita Laremont	DATE January 18, 2022
SIGNATURE 	

Project Name: 77-39 Vleigh Place Rezoning
CEQR # 21DCP063Q
SEQRA Classification: Unlisted

Determination of Significance Appendix

The Proposed Action(s) were determined to have the potential to result in changes to development on the following site(s):

Development Site	Borough	Block and Lot
Projected Development Site 1	Queens	Block 6630, Lot 1

(E) Designation Requirements

To ensure that the proposed actions would not result in significant adverse impacts related to air quality and noise an (E) designation (**E-657**) would be established as part of approval of the proposed actions on **Projected Development Site 1** as described below:

Development Site	Hazardous Materials	Air Quality	Noise
Projected Development Site 1		X	X

Air Quality

The (E) designation requirements for air quality would apply as follows:

> ***Projected Development Site 1:*** *Any new residential, commercial, and/or community facility development on the above-referenced property must ensure that the heating, ventilating, air conditioning (HVAC) and hot water system(s) stack is located at the highest tier or at least 88 feet above grade to avoid any potential significant adverse air quality impacts.*

Noise

The (E) designation requirements for noise would apply as follows:

> ***Projected Development Site 1:*** *In order to ensure an acceptable interior noise environment, future residential/community facility/ commercial office uses must provide a closed-window condition with a minimum of 28 dB(A) window/wall attenuation on all facades in order to maintain an interior L10 noise level not greater than 45 dBA for residential and community facility uses or not greater than 50 dBA for commercial office uses. In order to maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, central air conditioning or air conditioning sleeves containing air conditioners.*