

63-02 Fresh Pond Road

Rezoning From R5B & R5B/C1-4 to R6A/C2-4

C 260155 ZMQ
N 260156 ZRQ

Subcommittee on Zoning and Franchises
Wednesday, July 1st at 11:00am

*If you are a member of the public who wishes to testify, please register on the City Council Website at council.nyc.gov.
Please visit the City Council Website to watch livestreams of all City Council Meetings and find recordings of previously held meetings.*

Existing Conditions

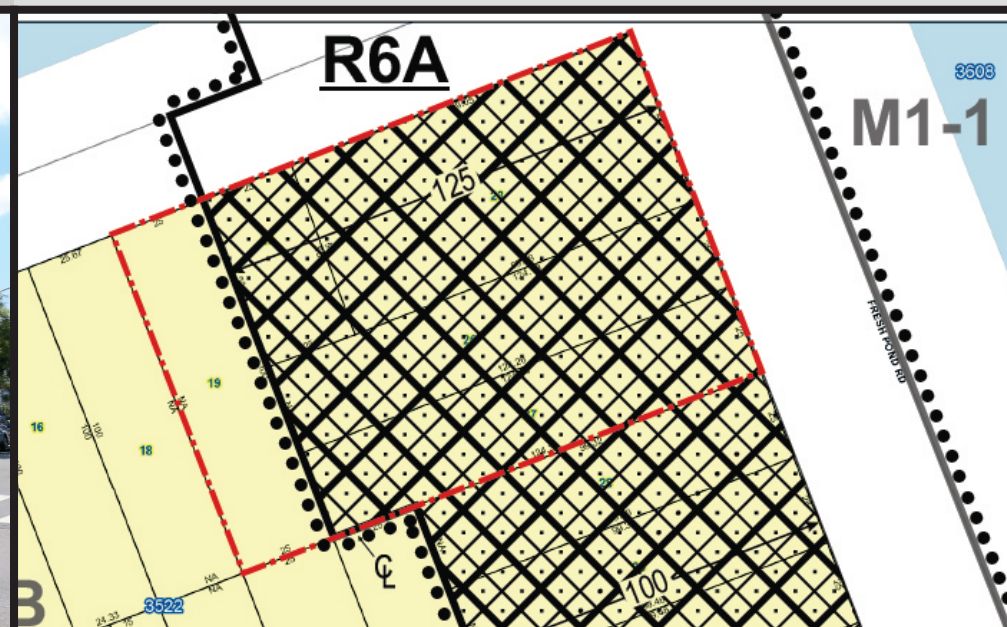
- **Development Site:** Block 3522, Lots 19, 20, 23, 26 & 27
- **Total Lot Area:** 14,919 sf
- **Existing Uses:** Vacant
- **Existing Zoning:** R5B/C1-4, R5B
- **Maximum Permitted FAR:** 2.0 (res. / comm.)
- **Neighborhood:** Ridgewood
- **Community District:** QN 5
- **City Council District:** 30 - Phil Wong

Proposed Actions

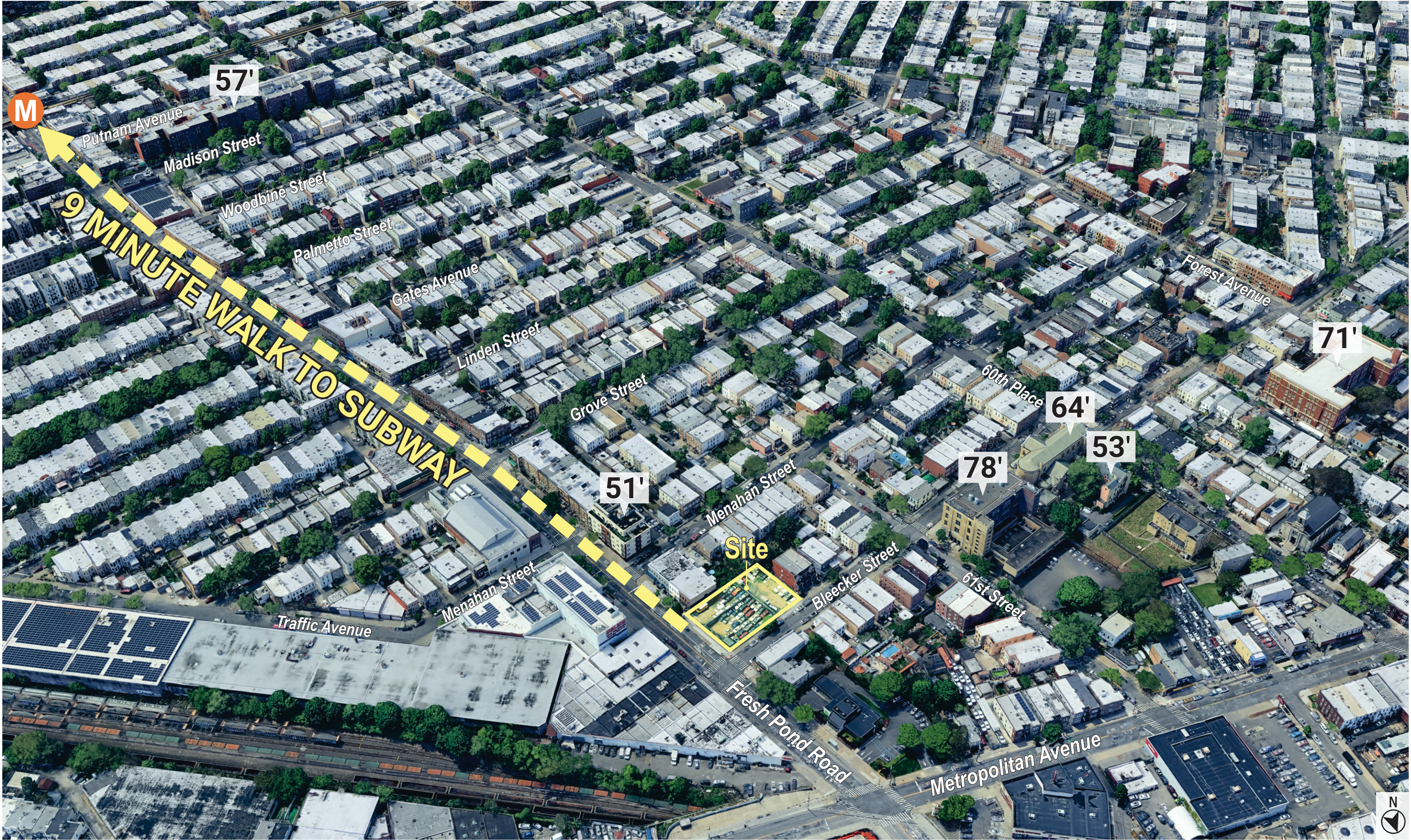
- **Zoning Map Amendment** to rezone the Project Area from **R5B & R5B/C1-4** districts to an **R6A/C2-4** district.
- **Zoning Text Amendment** to Appendix F to map a **Mandatory Inclusionary Housing area** coterminous with the Project Area.

Proposed Development

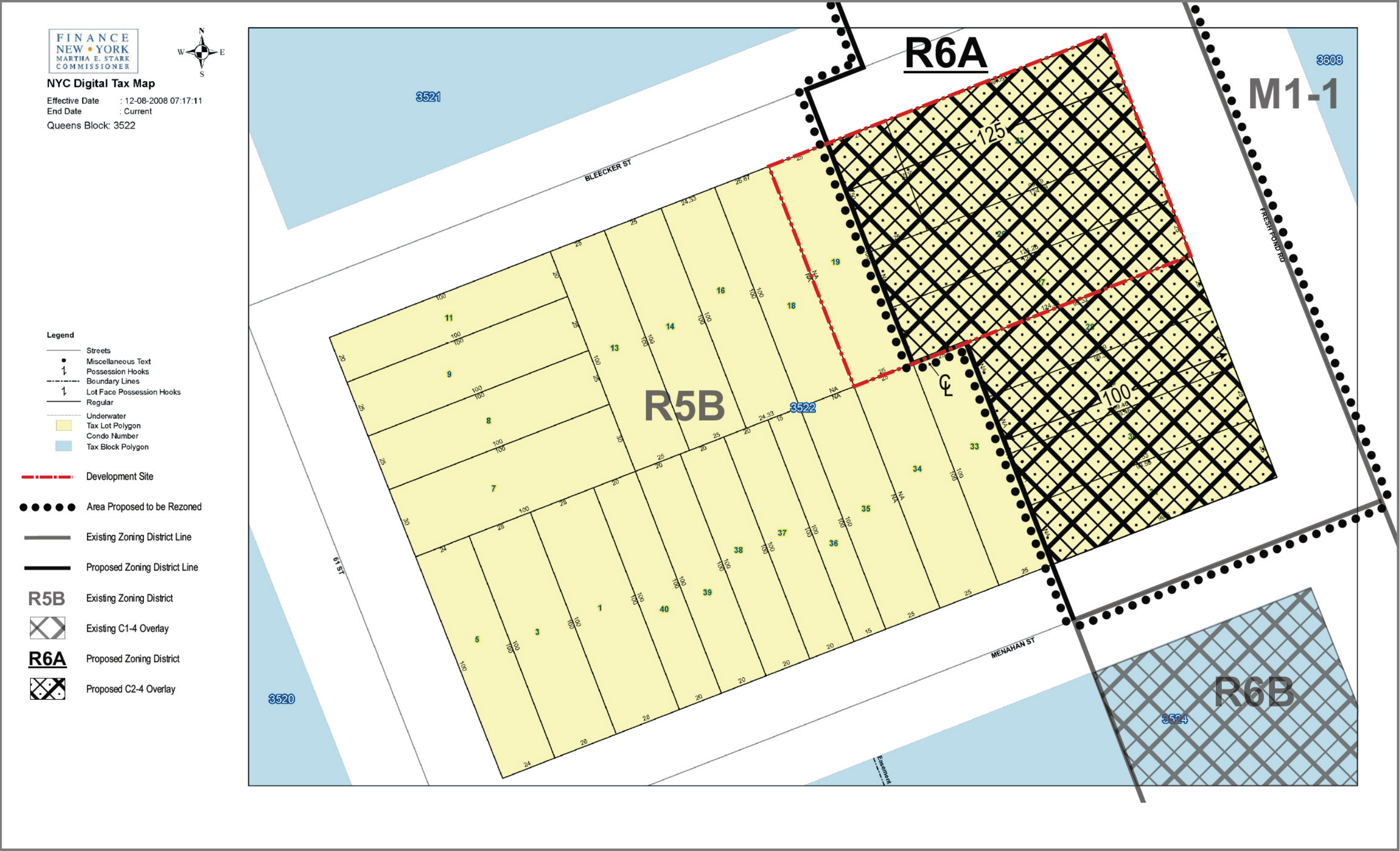
- **7-Story/73' Mixed-Use Building with Commercial and Residential Uses**
- **53,100 square feet of total floor area (3.56 FAR)**
 - 7,000 square feet of commercial use
 - 46,100 square feet of residential use
- **54 Dwelling Units, 13 to 16** of which would be **permanently affordable** pursuant to MIH Option 1 or 2
 - 19 one-bedrooms, 27 two-bedrooms, eight three-bedrooms
- **19 Parking Spaces**



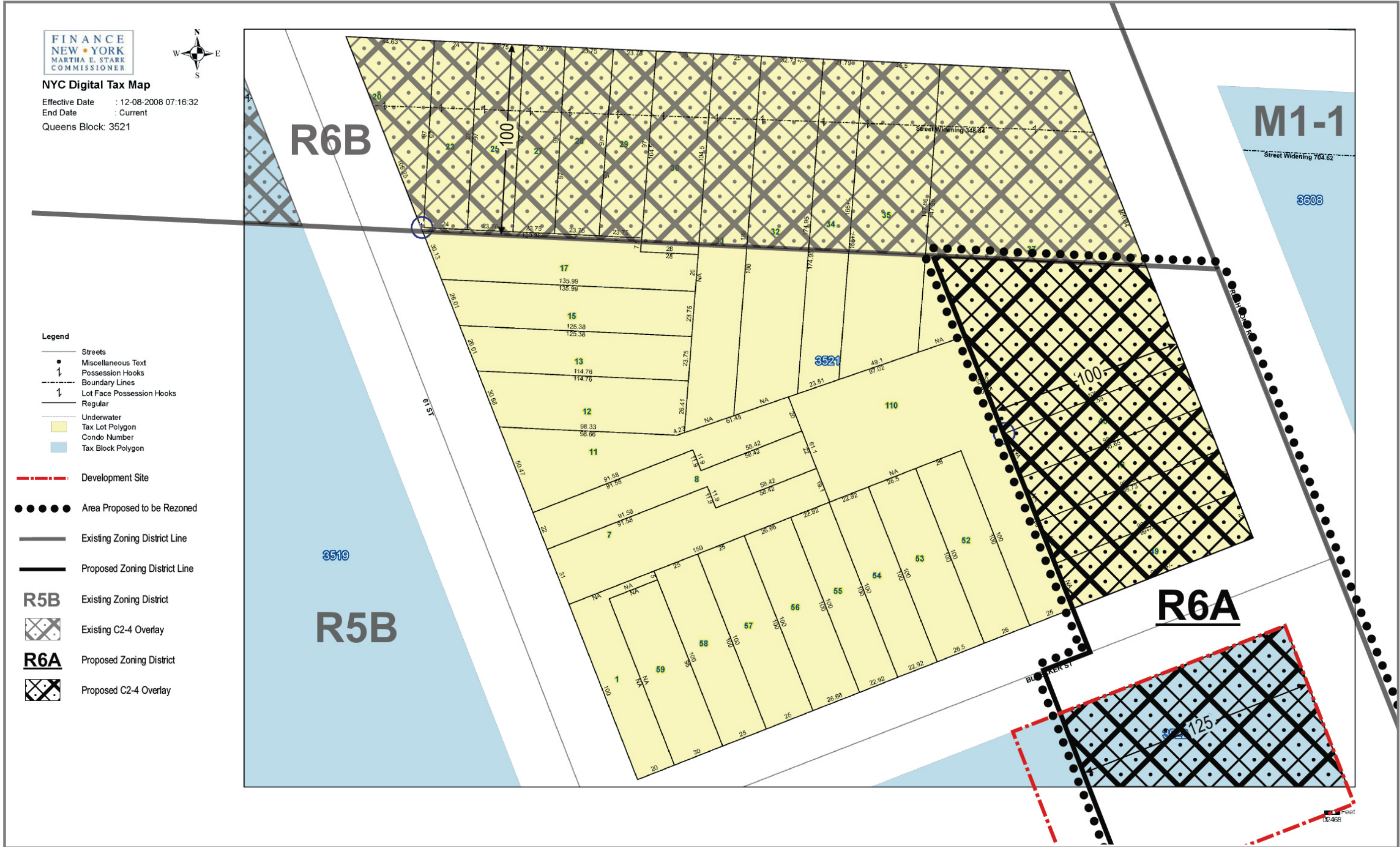
63-02 Fresh Pond Road, Queens
Neighborhood Context



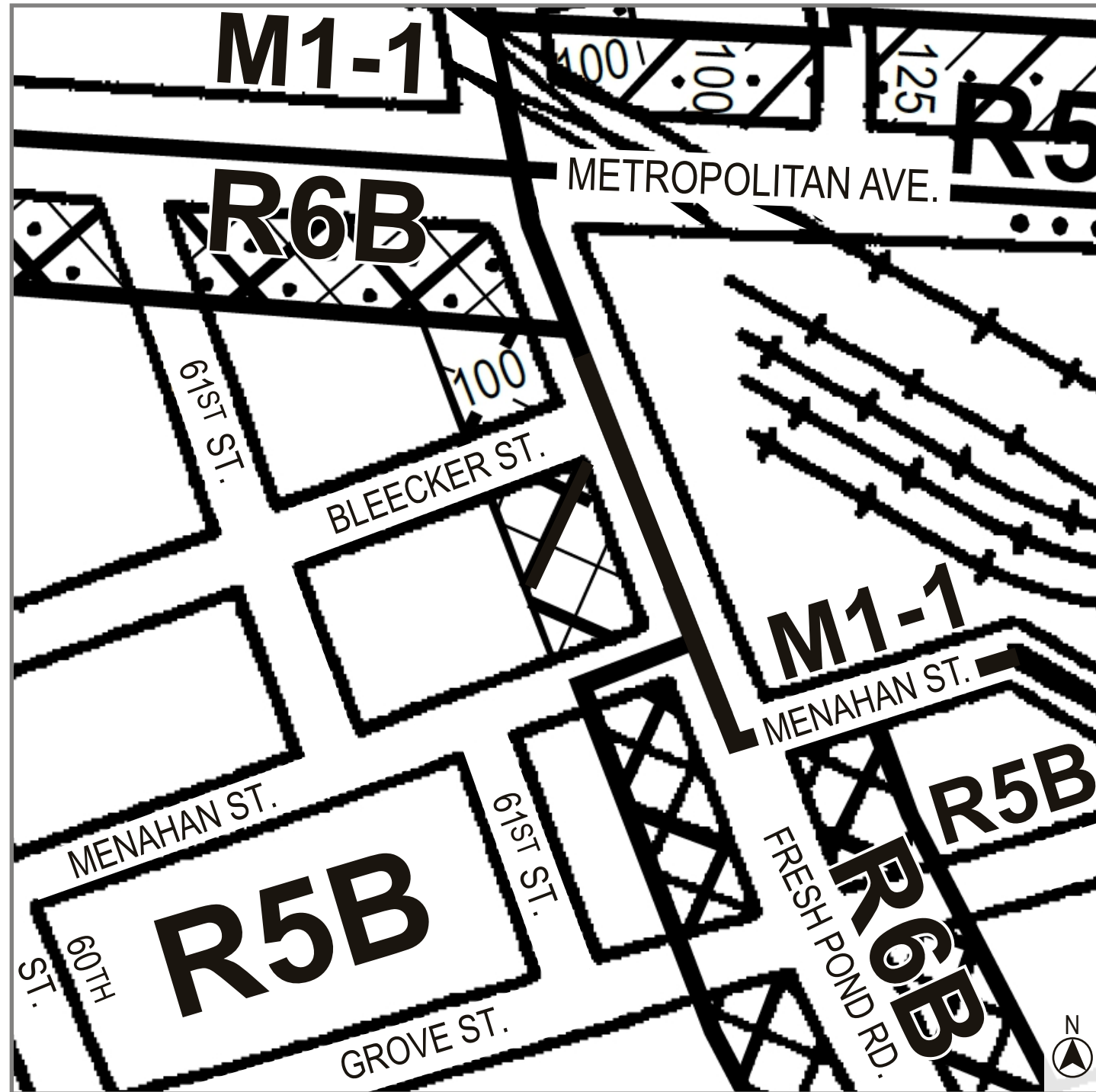
63-02 Fresh Pond Road, Queens
Tax Map



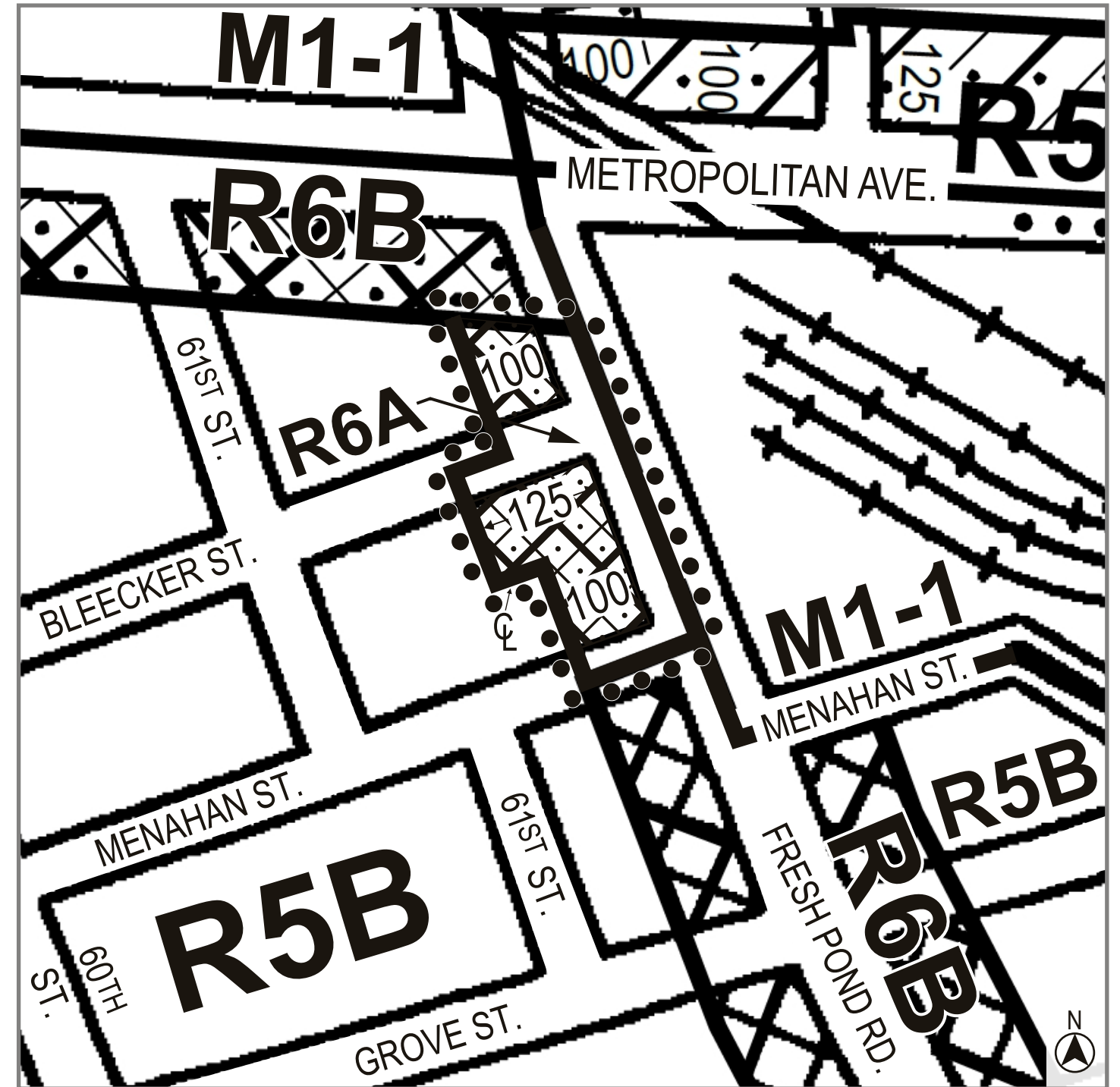
Tax Map



Zoning Change Map



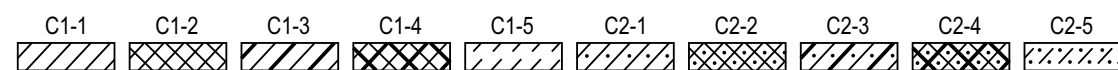
Current Zoning Map (13d)



Proposed Zoning Map (13d) - Area being rezoned is outlined with dotted lines

Rezoning from R5B/C1-4 to R6A/C2-4

Rezoning from R5B to R6A/C2-4



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.

54

Total
Proposed
Units

x

25%

Res.
FA MIH
Option 1

=

14

Permanently
Affordable Units

6 Units at 40% AMI (~11% of total units)	
Income Limits at 40% AMI 1 Person Household = \$45,360/year 2 People Household = \$51,840/year 3 People Household = \$58,320/year	Rents at 40% AMI* Studio = \$1,134/month 1 Bedroom = \$1,215/month 2 Bedroom = \$1,458/month
2 Units at 60% AMI (~3% of total units)	
Income Limits at 60% AMI 1 Person Household = \$68,040/year 2 People Household = \$77,760/year 3 People Household = \$87,480/year	Rents at 60% AMI* Studio = \$1,701/month 1 Bedroom = \$1,822/month 2 Bedroom = \$2,187/month
6 Units at 80% AMI (~11% of total units)	
Income Limits at 80% AMI 1 Person Household = \$90,720/year 2 People Household = \$103,680/year 3 People Household = \$116,640/year	Rents at 80% AMI* Studio = \$2,268/month 1 Bedroom = \$2,430/month 2 Bedroom = \$2,916/month

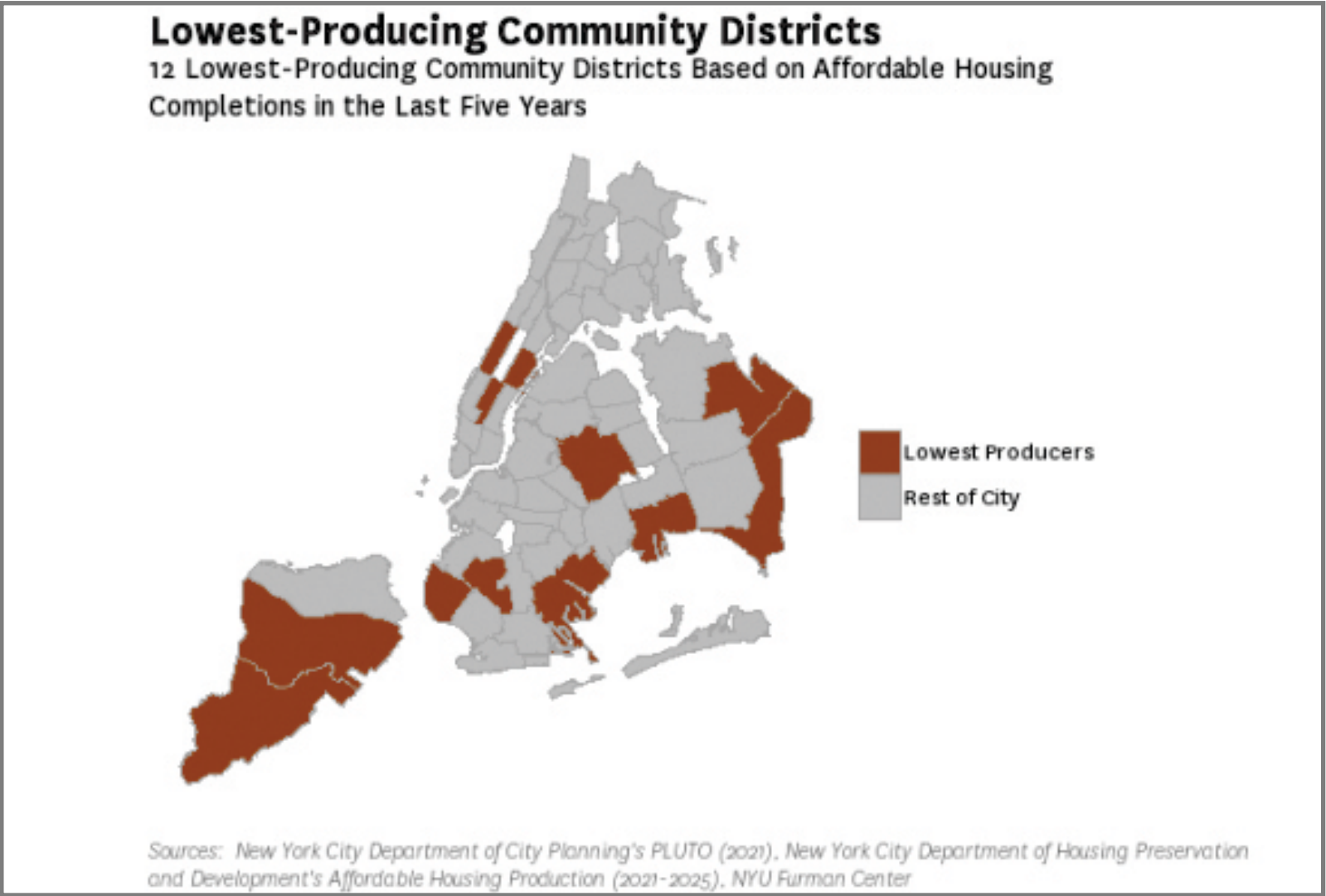
**Rent not to exceed 30% of household income, tenants pay electricity only*

The Project Area is located in Queens Community District 5, which is one of the preliminary lowest 12 Community Districts in terms of affordable housing creation in the last five years.

In November 2025, voters approved Proposal Two to reform the New York City Charter. This initiative aims to create an "Affordable Housing Fast Track" for certain land use projects in NYC.

Of the two land use application types that would qualify for this expedited review, one includes rezonings that trigger the MIH program in any of the lowest 12 community districts for affordable housing creation over the preceding five years.

The expedited process, which is outlined in the bottom right figure, would consolidate the Community Board and Borough President reviews into a single 60-day period, followed by a 30-day review period by the City Planning Commission. If approved by CPC, the land use action would be adopted into law.





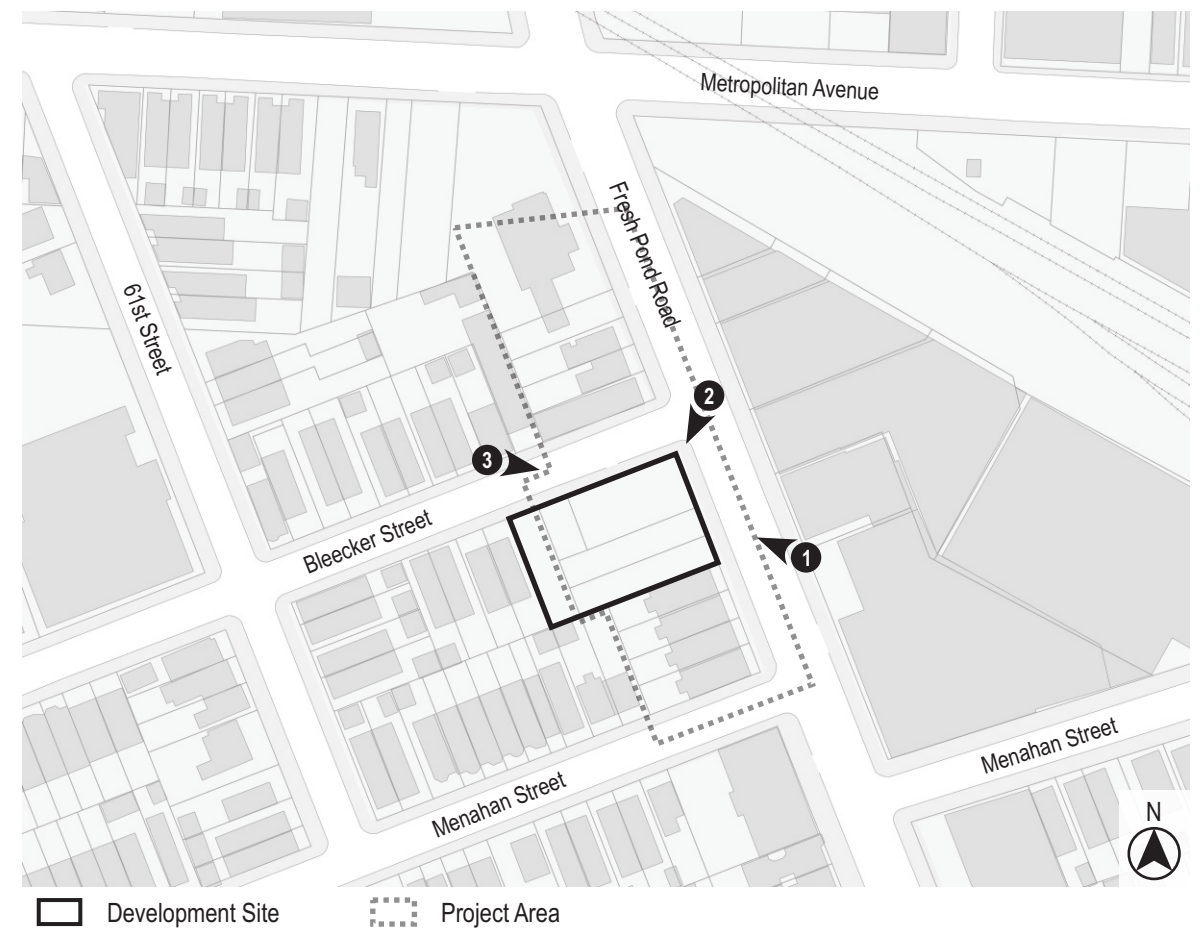
1. View of the Development Site facing northwest from Fresh Pond Road.



2. View of the Development Site facing southwest from the intersection of Bleecker Street and Fresh Pond Road.



3. View of the Development Site facing east from Bleecker Street.





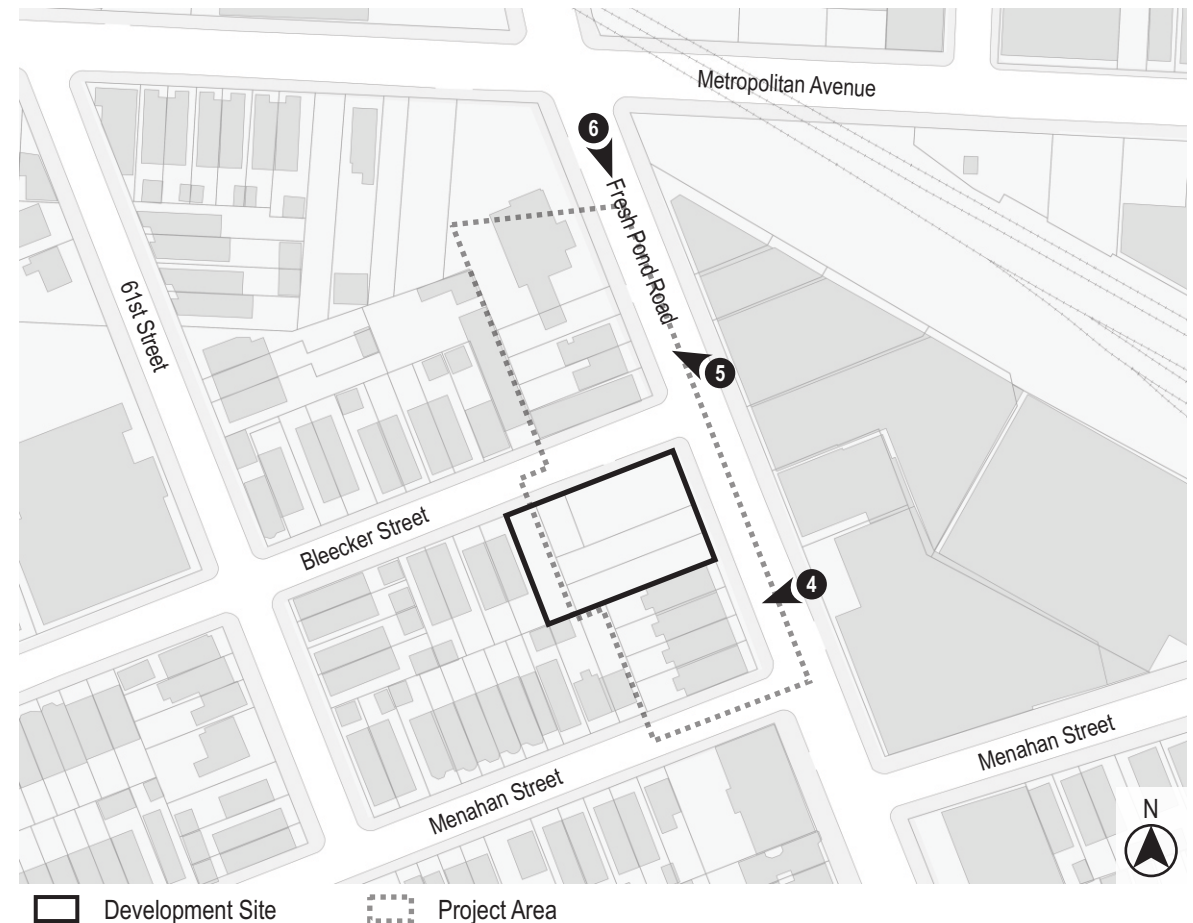
4. View of the Project Area facing southwest from Fresh Pond Road.



5. View of the Project Area facing northwest from Fresh Pond Road.



6. View of Fresh Pond Road facing southeast (Project Area at right).



63-02 FRESH POND ROAD (PROPOSED)

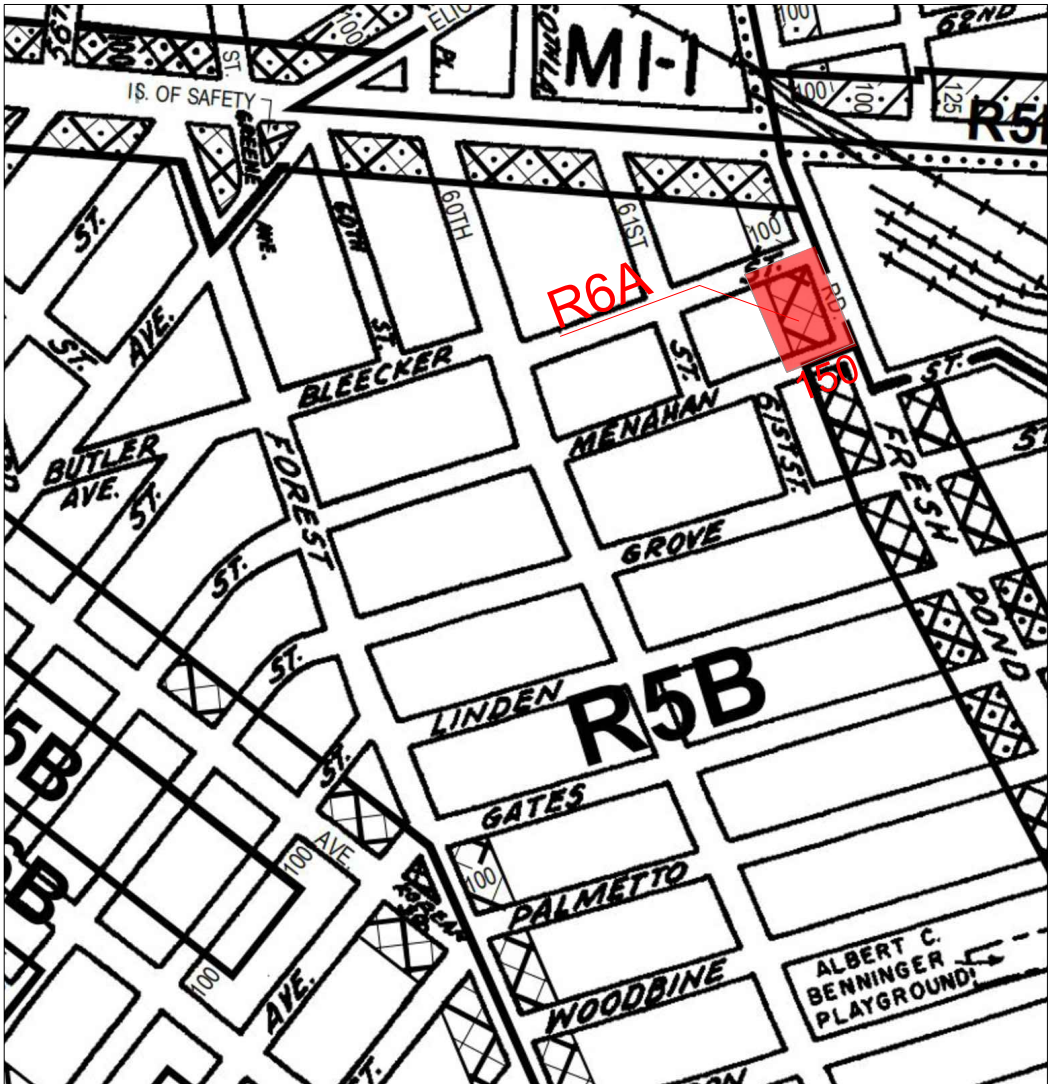
BLOCK:	3522	LOT:	19, 20, 23, 26, 27
ZONING:	C2-4 / R6A & R5B	MAP:	13d
LOT DIMENSIONS:	149.05' X 100'	AREA:	14,919 SF

PROPOSED USE:	RESIDENTIAL/AFFORDABLE HOUSING COMMERCIAL RETAIL
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		REQ'D / PERMITTED	PROPOSED	ZR SECTION
BULK				
LOT AREA- R6A		12,500 SF		
LOT AREA- R5B		2,419 SF		
FLOOR AREA RATIO (FAR)				
RESIDENTIAL				23-21 / 23-22
R5B (QUALIFYING RESIDENTIAL SITES) - 2.00		(2,419 x 2.00) = 4,838 SF	0 ZSF	
R6A (QUALIFYING AFFORDABLE HOUSING) - 3.90		(12,500 x 3.90) = 48,750 SF	46,100 ZSF	
COMMERCIAL	2.00	(12,500 x 2.0) = 25,000 SF	7,000 ZSF	33-121
MAX. ALLOWABLE TOTAL ZONING AREA		4,838 SF + 48,750 SF = 53,588 SF	53,100 ZSF	
CORNER LOT	100%	12,500 SF	8,258.75 ZSF	23-362
INTERIOR LOT PORTION	80%	1,924 SF	0 ZSF	
YARDS & HEIGHT				
MINIMUM FRONT YARD (R5B / R6A)		5' / NONE REQ'D	APPLIED	23-321 / 23-322
MINIMUM SIDE YARD (R5B / R6A)		5' / NONE REQ'D. IF PROVIDE, 5'		23-332 / 23-334
MINIMUM BASE HEIGHT (R5B / R6A)		- / 40'	0 / 63'	23-424 / 23-432
MAXIMUM BASE HEIGHT (R5B / R6A)		45' / 65'	PROPOSED BASE HT.	
MAXIMUM BUILDING HEIGHT (R5B / R6A)		55' / 95'	0 / 73'	
			PROPOSED BLDG HT.	
MINIMUM SETBACK		10' ON WIDE ST	10' ON BOTH STREET	23-423
DENSITY				
NO. OF DWELLING UNITS (FACTOR)	680	53,588 SF / 680 = 78.80 = 79 MAX. DU	54 DU	32-52
PARKING				
RESIDENTIAL		NOT REQ'D	19 SPACES	25-222
COMMERCIAL (TRANSIT ZONE)		WAIVED / NOT REQ'D	0 SPACES	36-232
LOADING/UNLOADING		WAIVED / NOT REQ'D	0 SPACES	36-62

FLOOR AREA SUMMARY

FLOORS	USE	ZONING FLOOR AREA	NO. OF UNITS	DISTRIBUTION		
CELLAR	Utility, Storage	(6,800 SF) NOT ZONING FA		1-Bed	2-Bed	3-Bed
1ST FL.	Residential lobby, Driveway	1,000 SF				
	Commercial	7,000 SF				
2ND FL.	Residential Dwelling Units	8,000 SF	10	4	5	1
3RD FL.	Residential Dwelling Units	8,000 SF	10	4	5	1
4TH FL.	Residential Dwelling Units	8,000 SF	10	4	5	1
5TH FL.	Residential Dwelling Units	8,000 SF	10	4	5	1
6TH FL.	Residential Dwelling Units	6,800 SF	7	1	4	2
7TH FL.	Residential Dwelling Units	5,800 SF	7	2	3	2
ROOF	Roof	500 SF				
TOTAL AREA RESIDENTIAL		53,100 SF	54	19	27	8



PROPOSED REZONING MAP - 13d

53,100 ZSF PROPOSED < 53,588 ZSF ALLOWED
THEREFORE OK

[illegible]

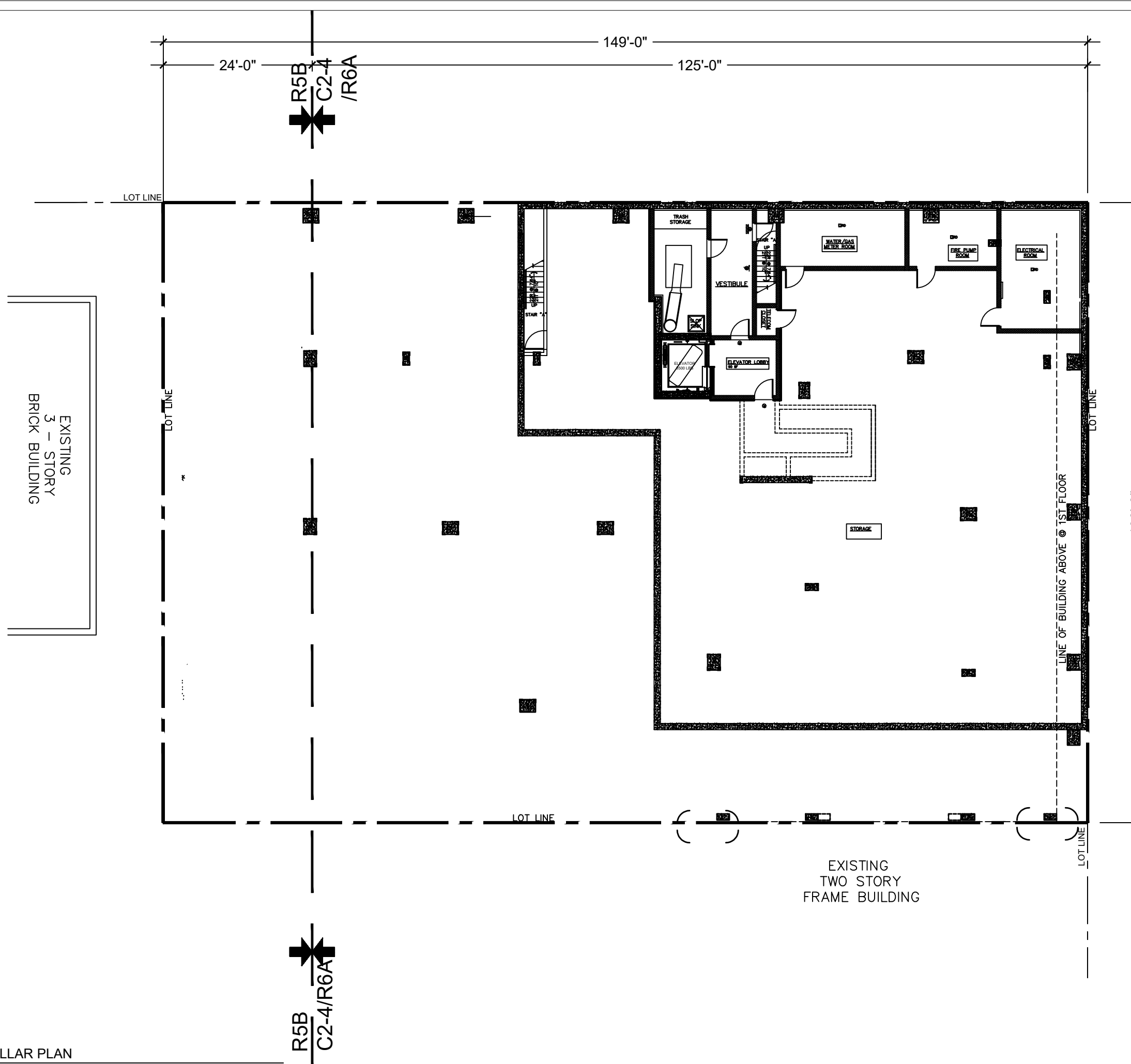
PROJECT

63-02 FRESH
POND ROAD

**ZONING ANALYSIS-
PROPOSED
REZONING**

SCALE : NTS

Project Number	Date
Drawn By	03.04.25
Checked By	
SEAL: 	Z-1
PAGE # 01 OF 09	



SCHEMATIC CELLAR PLAN
SCALE: 1/16" = 1'-0"

[illegible]

PROJECT

63-02 FRESH
POND ROAD

SCHEMATIC
CELLAR PLAN

SCALE : AS NOTED

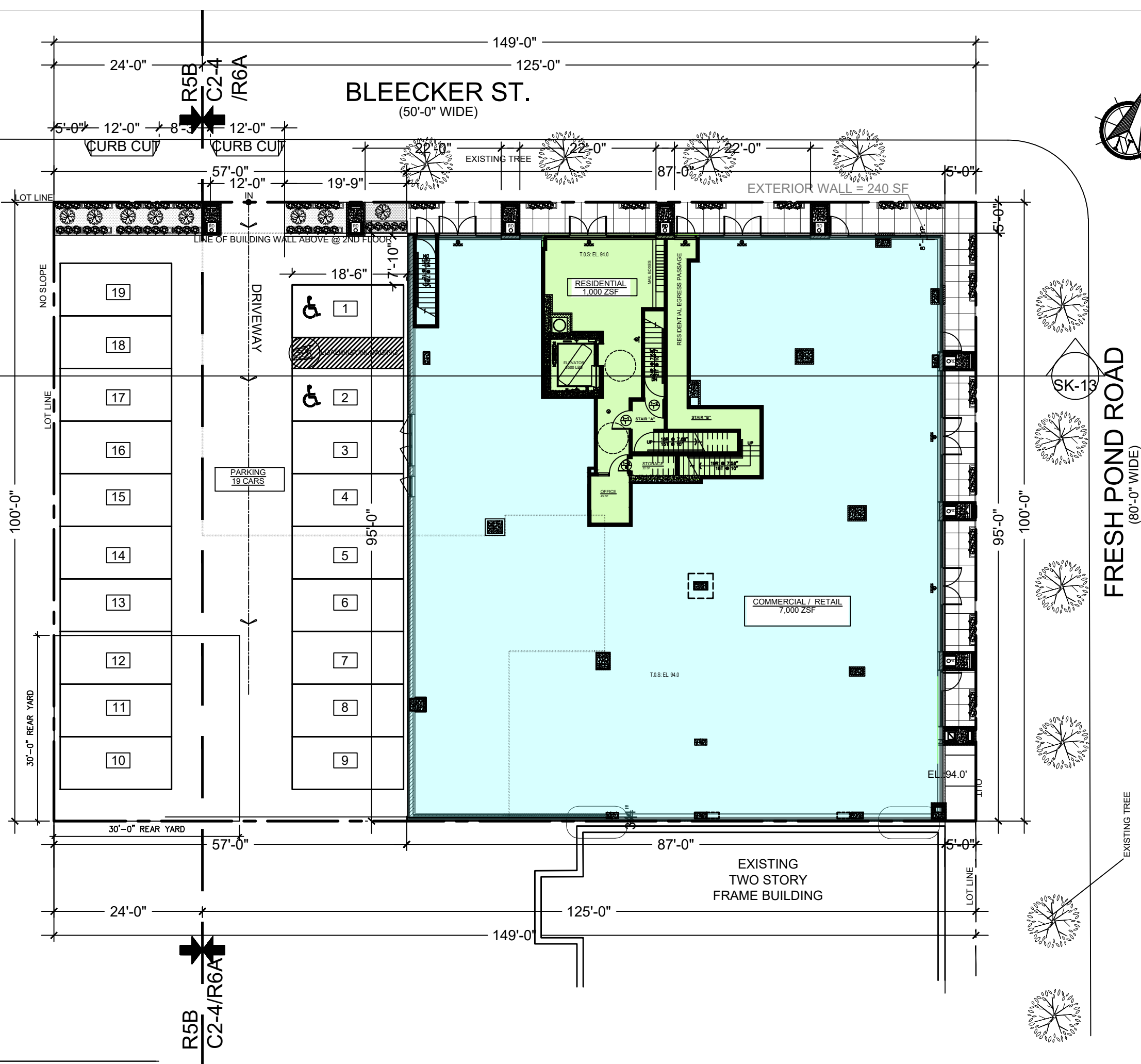
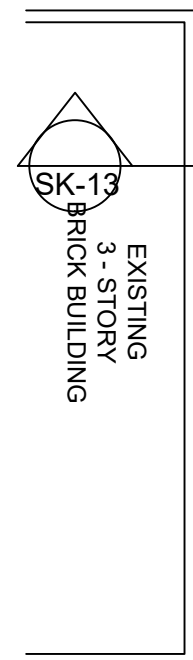
	Date
Project Number	03.04.25
Drawn By	
Checked By	

SEAL



SK-1

PAGE # 02 OF 09

RESIDENTIAL
COMMERCIAL
CORRIDOR_____

SCHEMATIC FIRST FLOOR
SCALE: 1/16" = 1'-0"

[illegible]

PROJECT

63-02 FRESH
POND ROAD

SCHEMATIC 1ST
FLOOR

SCALE : AS NOTED

	Date
Project Number	03.04.25
Drawn By	
Checked By	

SEAL



SK-2

PAGE # 03 OF 09



- UNITS
- (4) 1 BEDROOM
 - (5) 2 BEDROOM
 - (1) 3 BEDROOM
 - (10) TOTAL

No.	Description	Date
	REMOVED 7TH FLOOR EXTEND R-6A DISTRICT TO 125'	10.06.22

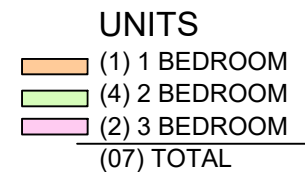
PROJECT
63-02 FRESH
POND ROAD

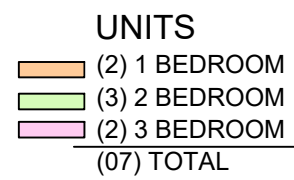
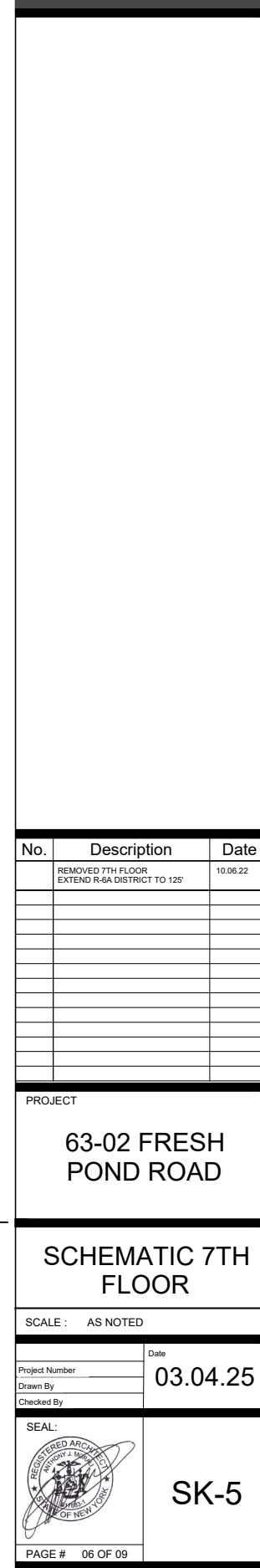
SCHEMATIC
2ND-5TH FLOOR

SCALE : AS NOTED

Project Number	Date
Drawn By	03.04.25
Checked By	

SEAL:
REGISTERED ARCHITECT
NEW YORK STATE
SK-3
PAGE # 04 OF 09





SCHEMATIC 7TH FLOOR
SCALE: 1/16" = 1'-0"



[illegible]

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PROJECT

63-02 FRESH
POND ROAD

SCALE : AS NOTED	
	Date
Project Number	03.04.25
Drawn By	
Checked By	

