



CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIR

July 27, 2026

New York City Council
City Hall
New York, NY 10007

Re: 63-02 Fresh Pond Road Rezoning
Application No. N 260156 ZRQ
Related Application No.: C 260155 ZMQ
Borough of Queens

Honorable Members of the Council:

The City Planning Commission (the "Commission") has received the attached correspondence, dated July 21, 2026, from the City Council regarding the proposed modification to the above-referenced application submitted by 63-02 Fresh Pond Realty LLC for a zoning text amendment to Appendix F of the Zoning Resolution for the purpose of establishing a Mandatory Inclusionary Housing area.

In accordance with Section 197-d(d) of the New York City Charter, the Commission, on July 27, 2026, determined that the City Council's proposed modification does not require additional review of environmental issues or pursuant to Section 197-c of the Charter.

Very truly yours,

Sideya Sherman

A handwritten signature in blue ink, appearing to read 'Sideya Sherman'.

c: L. Zeng
A. Schierenbeck

D. DeCerbo
S. Whitham

D. Jasmin
A. Too

Sideya Sherman, Chair
City Planning Commission
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