DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

M E M O R A N D U M

TO: Sara Avila, Lin Zeng

FROM: Evren Ulker-Kacar

DATE: January 15, 2026

RE: **TYPE II**

CEQR No.	26DCP074Q
Land Use Application No.	2605155ZMQ; N260156ZRQ
Project Name	63-02 Fresh Pond Road Rezoning

We have reviewed the above referenced application and determined that, pursuant to 6 NYCRR 617.5, it is a Type II action and not subject to SEQRA/CEQR:

- ☐ **617.5(9)** Construction or expansion of a primary or accessory/appurtenant, non-residential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or use variance, and consistent with local land use controls, but not radio communication or microwave transmission facilities.

- ☐ **617.5(11)** construction or expansion of a single-family, a two-family or a three-family residence on an approved lot.

- ☐ **617.5(12)** Construction, expansion or placement of minor accessory/appurtenant residential structures, including garages, carports, patios, decks, swimming pools, tennis courts, satellite dishes, fences, barns, storage sheds or other buildings not changing land use or density.

- **617.5(25)** Official acts of a ministerial nature involving no exercise of discretion:

  ☐ Special Permits pursuant to Zoning Resolution Section 74-78 (Conversions of Non-Residential Floor Area), for modifications to the requirements relating to the location of loft dwellings or joint living-work quarters for artists and use restrictions.

  ☐ Authorizations pursuant to Zoning Resolution Sections 105-421 (Modification of topographic features on Tier I sites), 105-422 (Authorization of a development, enlargement or site alteration on a Tier II zoning lot or portion of a zoning lot having a steep slope or steep slope buffer), 105-423 (Relocation of erratic boulders), 105-424 (Alteration of rock outcrops), 105-425 (Modification of botanic environment and tree preservation and planting requirements), 105-426 (Alteration of aquatic features), 105-91 (Special District Designation on Public Parks), 107-64 (Future Subdivision of Certain Plan Review Site), 107-65 (Authorization for Modifications of Natural Features), 119-311 (Authorization of a development, enlargement or site alteration on a steep slope or steep slope buffer), 119-313 (Modification of landscaping, tree preservation and tree planting requirements), and 119-319 (Authorization to allow site alterations, the construction of new park-related facilities and improvements to existing park-related facilities within public parks).

☐ Other Authorizations*

☐ City Planning Commission and Chair Certifications.

☐ Actions pursuant to Zoning Resolution Sections 93-65, 95-04 and 95-05 relating to transit easements.

- **617.5(32)** License, lease and permit renewals, or transfers of ownership thereof, where there will be no material change in permit conditions or the scope of permitted activities:

  ☐ Renewal of Special Permit or Authorization.

- **617.5(b)** Residential Development Type II Actions (Green Fast Track) adopted as Section 5-05(e) and (f) of Chapter 5 of Title 62 of the Rules of the City of New York:

  ☑ Green Fast Track for Housing eligible.

- ☐ **Other*** _____

*As determined by DCP's Environmental Assessment and Review Division and Counsel's Office

cc:

City Planning Commision

City Environmental Quality Review

GREEN FAST TRACK FOR HOUSING TYPE II: ELIGIBILITY CHECKLIST

FOR GREEN FAST TRACK TYPE II ACTIONS ONLY

Part I: Project Summary

Project Summary	Fresh Pond Realty LLC (the "Applicant") seeks a Zoning Map Amendment to rezone the project area from R5B and R5B/C1-4 to R6A/C2-4, and a Zoning Text Amendment to designate a Mandatory Inclusionary Housing (MIH) area for Block 3522, Lots 20, 23, 26, 27, 28, 29, 30, 31, and p/o Lot 19, and Block 3521, Lots 45, 46, 47, 49, and p/o Lot 37 (the "Affected Area"), located in the Ridgewood neighborhood of Queens Community District 5. The Proposed Actions would facilitate the redevelopment of Development Site 1 (Applicant-owned Block 3522, Lots 19, 20, 23, 26, and 27) with 64,500 gsf, seven-story mixed-use building with 50,700 gsf of residential floor area, 7,000 gsf of ground-floor commercial space, and 6,800 gsf of cellar mechanical and storage space. There would be 54 dwelling units (11-16 affordable under MIH Option 1, 2, or 3) and 19 accessory parking spaces. Under the with-action scenario, Development Site 1 would be a 64,500 gsf, nine-story mixed-use with 50,700 gsf of residential floor area, 7,000 gsf of ground-floor commercial space, and 6,800 gsf of cellar mechanical and storage space. There would be 60 dwelling units (12-18 affordable under MIH Option 1, 2, or 3) and 19 accessory parking spaces. Development Site 2 (non-Applicant-owned Block 3521, Lots 37 and 45) would be a 75,587 gsf, nine-story mixed-use building containing 59,407 gsf of residential floor area, 9,180 gsf of ground-floor commercial space, and 7,000 gsf of cellar mechanical and storage space. The development would be 70 dwelling units (14-21 affordable under MIH Option 1, 2, or 3).
Development Site Blocks and Lots *"Development site" means the zoning lot all or part of which the applicant proposes to develop through the action.*	Block 3522, Lots 19, 20, 23, 26, 27
Developable Site Blocks and Lots *"Developable site" means a zoning lot, including the development site, within the area that is the subject of the action that the lead agency determines is likely to be developed as a result of the action.*	Block 3521, Lots 37 and 45

Part II: Package Requirements

II.1 Agency Sign-offs	Required Agency Sign-offs and their determinations ***attached.*** List of required agencies include: Landmarks Preservation Comission; Department of Environmental Protection	☑
II.2 Restrictive Declarations & E-Designations	Required Restrictive Declarations & E-Designations ***attached.***	☑
II.3 Development Increment Table	Development Increment Table ***attached.***	☑
II.4 Project Area Map	Project Area Map (with development sites) ***attached.***	☑

Part III: Eligibility Checklist

§ 3. Section 5-05 of Chapter 5 of Title 62 of the Rules of the City of New York: Subdivisions (e) and (f)

		Eligible?
(e)	**Residential Development Type II Actions. The following actions are not subject to review under City Environmental Quality Review, the State Environmental Quality Review Act (Environmental Conservation Law, Article 8) or the SEQRA Regulations, subject to subdivision (f) of this section:**	
(e) (1)	Actions that enable incremental development of at least 1 and no more than 250 new dwelling units or new income-restricted dwelling units, and no more than 35,000 gross square feet of space for non-residential uses, which includes no more than 25,000 gross square feet of space for commercial uses and no more than 25,000 gross square feet of community facility space, and which at the time of the environmental determination are:	☐
(i)	Located wholly within an existing R5 through R10 Residence zoning district, provided that such action does not include the creation or enlargement of a Special Mixed Use zoning district or a stand-alone Commercial zoning district; or	☑
(ii)	Located in an existing stand-alone Commercial zoning or Manufacturing zoning district and are being developed pursuant to a regulatory agreement or lease with a government agency to develop housing or a decision by the Board of Standards and Appeals authorizing residential development; or	☐
(e) (2)	Actions that enable incremental development of at least 1 and no more than 175 new dwelling units or new income restricted dwelling units, and no more than 20,000 gross square feet of space for non-residential uses, which includes no more than 10,000 gross square feet of space for commercial uses, and no more than 10,000 gross square feet of community facility space, and which at the time of the environmental determination, are located at least partially within an existing R1 through R4 Residence zoning district, provided that such action shall not include actions that include the creation or enlargement of a Special Mixed Use zoning district or a stand-alone Commercial zoning district.	☐
(f)	**Type II Residential Development Prerequisites. An action listed in subdivision (e) of this section must also comply with all of the following to be a Type II action, at or before the time environmental review is required to be completed:**	**Eligible?**
(f) (1)	Any new building or any enlargement of an existing building on the development site shall not burn fossil fuels to supply heat or hot water;	☑
(f) (2)	The applicant or development site owner shall have complied with the following site-specific requirements:	☑
(i)	For developable sites that include one or more tax lots that do not have an (E) designation for hazardous materials pursuant to section 11-15 of the New York City Zoning Resolution at the time of the environmental determination, completed a Phase I Environmental Site Assessment for the development site and either:	☑
(A)	Obtained a written signoff from the lead agency that no further environmental investigation is required or that a plan to address any hazardous materials is acceptable; or	☐
(B)	Consented to the establishment of an (E) designation for hazardous materials pursuant to section 11-15 of the New York City Zoning Resolution and 15 RCNY Chapter 24 on the developable sites, provided that where an (E) designation is not available and the development site will be developed pursuant to a regulatory agreement with a government agency, such government agency shall include protections and development oversight requirements equivalent to an (E) designation found in 15 RCNY Chapter 24 in such regulatory agreement; and	☑
(ii)	Obtained a determination from the New York City Landmarks Preservation Commission (LPC) stating whether any developable site is within an archaeologically sensitive area, is designated, calendared for consideration or eligible for designation as a New York City Landmark or Historic District, is listed on, or formally determined to be eligible for inclusion on, the National Register of Historic Places or the New York State Register of Historic Places, or is substantially contiguous to a sunlight sensitive architectural resource, and	☑
(A)	If LPC determines a developable site is within an archaeologically sensitive area, completed an archaeological document study for the development site and obtained a writing from LPC that the development of such development site does not raise archaeological concerns; and	☑
(B)	If LPC determines a developable site is designated, calendared for consideration or eligible for designation as a New York City Landmark or Historic District or is listed on, or formally determined to be eligible for inclusion on, the National Register of Historic Places or the New York State Register of Historic Places, obtained a writing from LPC that the development of such development site does not raise historic preservation concerns;	☐
(iii)	Agreed to prepare and implement a Construction Protection Plan consistent with the requirements of the New York City Department of Buildings Technical Policy and Procedure #10/88 for a development site located at least partially within 90 feet of a building or site formally determined to be eligible for listing on the National Register of Historic Places or the New York State Register of Historic Places or of a building or site that is eligible for designation as a New York City Landmark or Historic District;	☐
(iv)	For developable sites within 1000 feet of an air emissions source that operates under a permit issued pursuant to subpart 201-5 of title 6 of the New York Codes, Rules and Regulations (New York State facility permits) or subpart 201-6 of such title (Clean Air Act Title V permits) or either within 400 feet of any existing air emission source with an active or expired industrial permit issued by the New York City Department of Environmental Protection or within 400 feet of any unpermitted industrial source, confirmed to the lead agency based on the emission limits in the permit(s) or, for any unpermitted source, the estimated emission limits from similar source permit(s) provided by the lead agency, that concentrations of any pollutant regulated by the permit(s) or identified by the lead agency for any unpermitted source will not exceed the corresponding National Ambient Air Quality Standards (including background concentrations) and Annual Guideline Concentration (AGC) and Short-term Guideline Concentration (SGC) in the New York State Department of Environmental Conservation Division of Air Resources Guidelines for Evaluation and Control of Ambient Air Contaminants (DAR-1) at such developable site, as determined in accordance with the industrial source screen in Appendix B of Chapter 5 of Title 62 of the rules of the city of New York (Industrial Air Quality Checklist).	☑
(v)	With respect to calculation of noise levels, either:	☑
(A)	Provided to the lead agency representative peak hour outdoor noise sampling showing less than 70 A-weighted decibels (dBA) L10 ambient noise levels at all developable sites, and provided outdoor noise sampling for all developable site buildings within the line of sight of any railway or elevated subway showing less than 65 dBA Ldn ambient noise levels and confirmed that all developable sites are outside the 65 Day Night Average Sound Level contours established in the Noise Exposure Map (NEM) Report for John F. Kennedy Airport and LaGuardia Airport, or	☐
(B)	Agreed to establishment of an (E) designation for noise pursuant to section 11-15 of the NYC Zoning Resolution on any developable sites that cannot meet the requirements of item (A) above, provided that where the development site will be developed pursuant to a regulatory agreement with a government agency, such government agency shall include protections equivalent to those imposed by an (E) designation for noise attenuation in such regulatory agreement.	☑
(f) (3)	The projected duration of construction at each development site shall not be greater than 24 months and no consecutive projected construction period for all substantially contiguous developable sites shall be greater than 24 months.	☑
(f) (4)	No portion of any developable site shall:	☑
(i)	Be located adjacent to an arterial highway listed in Appendix H to the New York City Zoning Resolution or a vent structure for a tunnel	☑
(ii)	Be located within in a Special Coastal Risk District mapped pursuant to Article XIII, Chapter 7 of the New York City Zoning Resolution; or	☑
(iii)	Contain a natural resource. *("Natural Resource" means surface water bodies; wetland resources; upland resources, such as beaches, shrublands, meadows, and forests; or other significant or sensitive resources.)*	☑
(f) (5)	The action shall not enable construction of a new building or other structure or enlargement of an existing building or structure with a maximum allowable height greater than 250 feet, including all rooftop bulkheads, mechanical equipment, parapets, and any other parts of the building, or with a maximum possible height greater than 50 feet if substantially contiguous to a public open space other than a street or sidewalk, natural resource or an architectural sunlight sensitive resource identified by LPC under subparagraph (ii) of paragraph (2) of this subdivision above, unless such open space, natural resource or sunlight sensitive resource is entirely within the area between -108° degrees from true north and +108 degrees from true north of the building or other structure or is an architectural resource that is located on a facade that faces directly away from a developable site.	☑

63-02 Fresh Pond Road Rezoning

Green Fast Track Eligibility Memo

Location and Density

Proposed Actions

The Proposed Actions are –

1. A Zoning Map Amendment to rezone from R5B and R5B/C1-4 to R6A/C2-4 an approximately 50,000 sf area (Queens Block 3522, Lots 20, 23, 26, 27, 28, 29, 30, 31, and p/o 19,and Block 3521, Lots 45, 46, 47, 49, and p/o 37) in the Ridgewood area of Queens Community District 5; and
2. A Zoning Text Amendment to map a Mandatory Inclusionary Housing (MIH) area coterminous with the Rezoning Area.

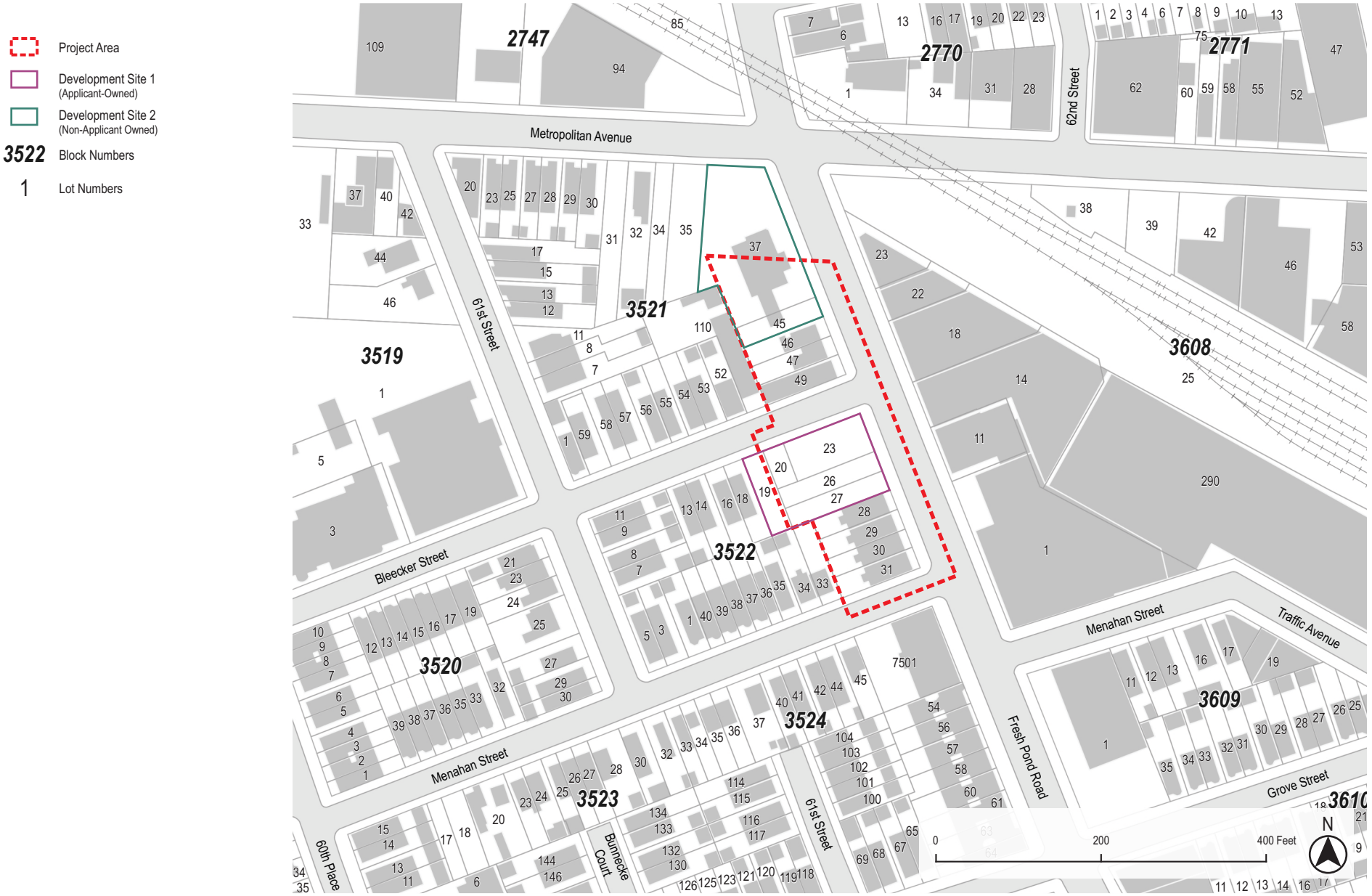
Affected Area

The Affected Area includes Block 3521, portions of Lot 37 and Lots 45, 46, 47, and 49; and Block 3522, part of Lot 19 and Lots 20, 23, 26, 27, 28, 29, 30, and 31, located in the Ridgewood area of Queens Community District 5. Block 3521 is bounded by Fresh Pond Road to the west, Metropolitan Avenue to the north, 61st Street to the east, and Bleecker Street to the south. Block 3522 is bounded by Fresh Pond Road to the west, Bleecker Street to the north, 61st Street to the east, and Menahan Street to the south. The Affected Area extends generally to a depth of 100 feet from the Fresh Pond Road frontage, but to a depth of 125 feet along the south side of Bleecker Street.

The Affected Area and the two development sites are shown in Figure 1 below.

63-02 Fresh Pond Road, Queens

Figure 1: Project Area Map



Data Source: MapPLUTO 2024v3.1

Urban Cartographics

Proposed Development

Development Site 1, 63-02 Fresh Pond Road, consists of Applicant-owned Block 3522, Lots 19, 20, 23, 26, and 27, which would be merged to form a single 14,919 sf lot with 100 feet of frontage along Fresh Pond Road and 144 feet of frontage along Bleecker Street. The site is now vacant.

The Proposed Actions would facilitate the redevelopment of Development Site 1 with a 64,500 gsf (53,100 zsf), 7-story, 73-foot-tall mixed use building with 50,700 gsf (46,100 zsf) of residential floor area, 7,000 gsf (7,000 zsf) of ground floor commercial space, and 6,800 gsf (0 zsf) of cellar mechanical and storage space. The FAR would be 3.56 (3.09 residential and 0.47 commercial). There would be 54 dwelling units, of which 11 to 16 would be affordable per the Mandatory Inclusionary Housing (MIH) requirements, depending on whether Option 1, 2, or 3 is used to satisfy the program requirements. The cellar would contain 19 accessory surface parking spaces for building residents, with a curb cut onto Bleecker Street.

Future No-Action Scenario

Absent the Proposed Actions, on Development Site 1, the Applicant would construct a building that complies with the zoning regulations applicable to the existing R5B/C1-4 district. The development would be a 30,716 gsf (22,378 zsf), 3-story, 32-foot-tall mixed use building with 16,916 gsf (15,378 zsf) of residential floor area, 7,000 gsf (7,000 zsf) of ground floor commercial space, and 6,800 gsf (0 zsf) of cellar mechanical and storage space. The FAR would be 1.50 (1.03 residential and 0.47 commercial). There would be 20 dwelling units, all of which would be market rate. There would be 19 accessory surface parking spaces for building residents, with a curb cut onto Bleecker Street.

Development Site 2 (non-Applicant-owned Block 3521, Lots 37 and 45) would also be redeveloped. The two small commercial buildings on the site would be replaced by a 38,310 gsf (29,298 zsf), 3-story, 32-foot-tall mixed use building with 22,130 gsf (20,118 zsf) of residential floor area, 9,180 gsf (9,180 zsf) of ground floor commercial space, and 7,000 gsf (0 zsf) of cellar mechanical and storage space. The FAR would be 1.50 (1.03 residential and 0.47 commercial). There would be 26 dwelling units, all of which would be market rate. No accessory off-street parking would be provided.

The other lots (Block 3521, Lots 46, 47, and 49), and Block 3522, Lots 28, 29, 30, and 31 would not be redeveloped.

Future With-Action Scenario

The proposed development would not achieve the building height permitted under the proposed zoning, but the with-action scenario assumes a development with the same uses and square footages as the proposed project that would maximize the maximum permitted building height under the proposed R6A/C2-4 zoning. The scenario also projects a greater number of dwelling units than is currently estimated for the Proposed Project, based on a factor of 850 residential gsf per unit.

The with-action development on Development Site 1 would be a 64,500 gsf (53,100 zsf), 9-story mixed use building with 50,700 residential gsf (46,100 zsf), 7,000 gsf (7,000 zsf) of ground floor

commercial space, and 6,800 gsf (0 zsf) of cellar mechanical and storage space. The FAR would be 3.56 (3.09 residential and 0.47 commercial). The building would have a roof height of 95 feet, with rooftop bulkheads rising to a maximum permitted height of 120 feet. There would be 60 dwelling units, of which 12 to 18 would be affordable per MIH requirements, depending on whether Option 1, 2, or 3 is used to satisfy the program requirements. There would be 19 accessory surface parking spaces for building residents, with a curb cut onto Bleeker Street.

On Development Site 2 the two small commercial buildings on the site would be replaced by a 75,587 gsf (63,186 zsf), 9-story mixed use building with 59,407 residential gsf (54,006 zsf), 9,180 gsf (9,180 zsf) of ground floor commercial space, and 7,000 gsf (0 zsf) of cellar mechanical and storage space. The FAR would be 3.23 (2.77 residential and 0.47 commercial), which would be the maximum permitted considering the portions of the site in the R6A and R5B districts. The building would have a roof height of 95 feet, with rooftop bulkheads rising to a maximum permitted height of 120 feet. There would be 70 dwelling units, of which 14 to 21 would be affordable per MIH requirements, depending on whether Option 1, 2, or 3 is used to satisfy the program requirements. No accessory off-street parking would be provided.

It is expected that the two developments would occur consecutively, with construction periods of about 18 months apiece.

No development is expected to occur on the other non-Applicant-owned lots (Block 3522, Lots 28, 29, 30, 31, and Block 3521, Lots 46, 47, 49). Even though Block 3522, Lots 30 and 31, have the same owner, they are not together considered a soft site for this rezoning because the residential units on these lots were built before 1974, which means they could include rent-stabilized units. The other lots are all small parcels in separate ownership.

Development Increment

Under the with-action scenario, the Proposed Actions would result in an increase of 84 housing units. This is shown in **Table 1** below.

Table 1: Development Increment

Site	Use	No-Action Condition	With-Action Condition	Increment
Development Site 1	Residential (gsf)	16,916	50,700	33,784
	Units	20	60	40
	Non-Residential (gsf)	7,000	7,000	0
	Commercial (gsf)	7,000	7,000	0
	Community Facility (gsf)	0	0	0
	Other (gsf)	6,800	6,800	0
	Total (gsf)	30,716	64,500	33,784
Development Site 2	Residential (gsf)	22,130	59,407	37,277
	Units	26	70	44
	Non-Residential (gsf)	9,180	9,180	0
	Commercial (gsf)	9,180	9,180	0
	Community Facility (gsf)	0	0	0
	Other (gsf)	7,000	7,000	0
	Total (gsf)	38,310	75,587	37,277
Total for Development Sites	**Residential (gsf)**	**39,046**	**110,107**	**71,061**
	Units	**46**	**130**	**84**
	Non-Residential (gsf)	**16,180**	**16,180**	**0**
	Commercial (gsf)	**16,180**	**16,180**	**0**
	Community Facility (gsf)	**0**	**0**	**0**
	Other (gsf)	**13,800**	**13,800**	**0**
	Total (gsf)	**69,026**	**140,087**	**71,061**

Air Quality

Fuel Source

The development would not burn fossil fuels for heating, cooling, or hot water. To ensure that this is the case, an (E) designation (E-859) for air quality would be placed on the development sites. The text of the (E) designation would be as follows:

Queens Block 3522, Lots 19, 20, 23, 26, and 27 (Development Site 1)

Any new residential, commercial, and/or community facility development on the above-referenced properties must exclusively use electric grid power for heating, ventilating, and air conditioning (HVAC) system and hot water equipment with no venting or stacks to avoid any potential significant adverse air quality impacts.

Queens Block 3521, Lots 37 and 45 (Development Site 2)

Any new residential, commercial, and/or community facility development on the above-referenced properties must exclusively use electric grid power for heating, ventilating, and air

conditioning (HVAC) system and hot water equipment with no venting or stacks to avoid any potential significant adverse air quality impacts.

Industrial Source Screening

Per the Green Fast Track criteria, projects are not eligible for the *City Environmental Quality Review* (CEQR) Type II if they have the potential to be affected by a nearby air emissions source (industrial, large/major source). Existing manufacturing uses with exhaust stacks, vents, or other emission sources that may have the potential to adversely affect the uses introduced by the project were identified by reviewing the New York City Department of Environmental Protection (DEP) online Clean Air Tracking System (CATS) database (accessible through New York City Open Data), the New York State Department of Environmental Conservation (NYSDEC) map application (DECinfo Locator), the New York City Department of City Planning (DCP) online Land Use Map (ZOLA) application, and through a field survey performed on November 13th, 2024.

The study area encompasses all or part of Blocks 2747, 2768, 2770, 2771, 3519, 3520, 3521, 3522, 3523, 3608, and 3609, and includes properties along Fresh Pond Road, Metropolitan Avenue, 61st Street, 62nd Street, 62nd Road, Bleecker Street, Menahan Street, and Traffic Avenue. Land uses in the study area are a mix of residential uses, commercial/retail, a church and school, auto-related uses (i.e., repair garages, parking lots, used car dealerships, and car washes), and warehouses.

Three expired permits were identified at the former Karl Ehmer, Inc. facility at 63-35 Fresh Pond Road (Block 3608, Lot 1). Permits PA019776, PA050874, and PA051074 were issued for Registration-Industrial. All three permits expired on 8/3/2012. Karl Ehmer, Inc. no longer operates at this location. During the site visit, 63-35 Fresh Pond Road was occupied by a self-storage facility (Stop & Stor). The facility's Certificate of Occupancy (CO No. 420320833F, Effective Date: 01/26/2016), issued by the New York City Department of Building (DOB), indicates that the building was altered and is currently used as a public self-storage. The facility use was not considered a potential industrial emission source.

Active DEP permit PR023723 (expiration date 12/15/2026) was identified at 63-57 Fresh Pond Road (Block 3609, Lot 1). This permit was issued for a Registration-Industrial for a generator (Generac Model SD100). At the time of the site visit, the building at 63-57 Fresh Pond Road was occupied by the New York City Department of Education Early Childhood Education Center. DEP permit registration PR023723 for an engine/generator was not an industrial source for consideration based on the Green Fast Track criteria.

An active auto body repair facility, WTB Auto Services, Inc., is located at 62-01 Metropolitan Avenue (Block 2771, Lot 62). The facility has an active NYSDEC Air Facility Registration Certificate (Certificate Number 2-6305-00021/00003) for an auto top and body repair, including one emission point. During the site visit, 62-01 Metropolitan Avenue was occupied by Metro Alignment and Steering Corp. (general auto repair garage) and Auto Body by Wayne, an active auto body repair shop. The WTB Auto Services, Inc. facility was considered a potential industrial air emission source.

An active stone fabrication facility, Bullstone at 61-63 Metropolitan Avenue (Block 2770, Lot 31 and p/o 34), was identified in the fieldwork observation study. No DEP processing permit or NYSDEC air registration certificate was found on file for this facility. The facility's manufacturing processing (stone fabrication) was considered a potential industrial emission source.

An active auto body repair facility, John's Auto Body, at 61-61 Metropolitan Avenue (Block 2770, Lot p/o 34), was identified in the fieldwork observation study. No DEP processing permit or NYSDEC air registration certificate was found on file for this facility, and no indications of auto body repair or painting operations, stacks, odors, or emissions were observed at this location during the site visit. The facility was contacted on 12/6/2024, and according to a person associated with the facility, only small painting operations are done on-site; more extensive spray-painting needs are done at a larger facility. John's Auto Body facility was considered a potential industrial air emission source.

No other potential air emission source was identified in the study area during the field survey. A business, likely a motorcycle customization shop, is located at 61-65 Metropolitan Avenue (Block 2770, Lot 28). During the field survey, no business name was observed on the front of the building. No stacks, odors, or emissions were observed at this location. There are also general auto repair garages at 63-07 Fresh Pond Road, Block 3608, Lot 11 (A1 Auto Repair and Transmission/Ridgewood Auto Spring), 61-50 62nd Road, Block 2770, Lot 17 (Fresh Pond Auto Repair), 62-05 60th Lane, Block 2747, Lot 1 (Pep Boys), and 62-17 Fresh Pond Road, Block 2768, Lot 1 (Queens Instrument Co.). These are all general auto repair garages that do not perform auto body repair or painting operations. During the field survey, no stacks, odors, or emissions were observed at these locations. Finally, an industrial warehouse building is located at 63-15 through 63-49 Traffic Avenue (Block 3608, Lot 290). At the time of the site visit, this building was occupied by the following businesses: Piece of Cake (warehousing and distribution), the NYC Safety Training Center (office), Tully-Nuco AJV (contractor), the Godinger Group (housewares) and Arneson Prop Center Warehouse (props). During the field survey, no indications of manufacturing operations, stacks, odors, or emissions were observed at this location.

Pollutants of Concern

Emissions from the auto body facilities WTB Auto Services, Inc., at 62-01 Metropolitan Avenue (Block 2771, Lot 62) and John's Auto Body at 61-61 Metropolitan Avenue (Block 2770, Lot 34) are from spray-painting processing operations. Pollutants associated with spray-painting processing comprise particulates and solvents. Particulates include particulate matter with varying aerodynamic diameters, including sizes less than or equal to 2.5 microns ("$PM_{2.5}$") and 10 microns ("PM_{10}"), which are criteria pollutants. Solvents are volatile organic compounds (VOCs), a subgroup of noncriteria pollutants ranging in toxicity levels. Emissions associated with stone fabrication include dust (particulate) from cutting, grinding, and polishing processing. Criteria pollutant concentrations are evaluated with the National Ambient Air Quality Standards. Noncriteria pollutant concentrations are evaluated with the NYSDEC DAR-1 (current publication February 12, 2021) Annual and Short-term Guideline Concentration (AGC/SGC Table).

Significant adverse air quality impact related to the criteria pollutants (PM_{10} and $PM_{2.5}$) accounts for existing pollutant concentrations in the ambient air (background concentrations). Background

concentrations from the nearest NYSDEC federally-mandated monitoring station(s) were applied in the analysis. The particulates (PM_{10} and $PM_{2.5}$) background concentrations and the NAAQS are shown in **Table 2**.

Table 2: NAAQS and background concentrations for the relevant pollutants

Pollutant	Averaging Period	NAAQS	Background Concentration ($\mu g/m^3$)	Monitoring Station [1]
PM_{10}	24 Hour [2]	150 $\mu g/m^3$	23 $\mu g/m^3$	Queens College Site No. 36-081-0124
$PM_{2.5}$	24 Hour [3]	35 $\mu g/m^3$	17.8 $\mu g/m^3$	JHS 126 Site No. 36-047-0122
	Annual [4]	9.0 $\mu g/m^3$	7.6 $\mu g/m^3$	

Notes:
1. Background concentration: NYSDEC. 2019. "New York State Ambient Air Quality Report for 2019." File version: 11/12/2020. extapps.dec.ny.gov/docs/air_pdf/2019airqualreport.pdf.
2. Not to be exceeded more than once per year on average over 3 years.
3. Average of last 3 years' annual means.
4. Average of 98th percentile for last 3 years.
5. $\mu g/m^3$ = micrograms per cubic meter

WTB Auto Services, Inc.

The WTB Auto Services, Inc. auto body repair activity emissions are from auto body spray-painting. The facility has a NYSDEC Air Facility Registration Certificate (Registration ID: 2-6305-00021/00003). Emissions from spray-painting processing comprise particulate and VOCs. The solids (particulate) bind to the sprayed article, giving it the desired look and color. However, some sprayed solids are over-sprayed and could be emitted to the outside air if not captured. The VOCs evaporate during the spraying activity and while the coating substance dries. Emissions, including the VOC chemical composition, associated with the WTB Auto Services, Inc. processing were based on the DEP permit PW001217, registered to Alex's Auto Body, and DEP permit PW003321, registered to the New Honeywell Auto facility. Pollutant emissions and coating compound (paint, clear coats, reducer, and thinner) consumption rates are specified in DEP permits PW001217 and PW003321. The facility is located approximately 385 feet from Development Site 2.

The chemicals that make up the VOC group were derived from the chemical composition listed in the DEP permits PW001217 and DEP permit PW003321. As many of the chemicals are specified in both DEP permits, each chemical's maximum percent weight was used to derive one chemical composition database (rather than treat each DEP permit as a database). This approach yields a conservative VOC chemical composition.

Particulate emissions include $PM_{2.5}$, PM_{10}, and larger particles combined. Particle size distribution (46.7 percent PM_{10} and 28.6 percent $PM_{2.5}$) associated with the spray-painting processing emission

specified in the EPA *AP-42 Manual Appendix B.1-12, Automobile and Light-Duty Truck Surface Coating Operations: Automobile Spray Booths (Water-Base Enamel)*, was used to derive the facility's PM_{10} and $PM_{2.5}$ emissions. **Table 3** shows the WTB Auto Services, Inc. facility's short-term and annual PM_{10} and $PM_{2.5}$ emissions.

John's Auto Body

John's Auto Body facility has no NYSDEC or DEP processing permit. John's Auto Body emission was assumed to be the same as WTB Auto Services, Inc. emissions. The building on the property is approximately 225 feet from Development Site 2. John's Auto Body's particulate emission rates in **Table 3**.

Bullstone

Processing operations at the Bullstone facility potentially include cutting, grinding, and polishing of stone, resulting in particulate emissions. The building on the property is located approximately 240 feet from Development Site 2. The Bullstone emission was based on the DEP permit PB042707 registered to the Marble and Stone Creations, Inc. at 125 Kent Avenue in Brooklyn. However, no emission control measure was assumed to be used in the operation.

Particulate emissions specified in the DEP Permit PB042707 (stone dust, NY075-00-0) include PM, $PM_{10,}$ and $PM_{2.5}$ combined. The particulate size distribution of 85.0 percent and 30.0 percent for PM_{10} and $PM_{2.5}$, respectively, published in the EPA *AP-42 Appendix B.2, Table 2.2* for mechanically generated emissions (category 4), was used to derive the $PM_{2.5}$ and PM_{10} emissions. The daily activity rate was used to derive the average 24-hour emissions. The Bullstone facility's emission is shown in **Table 3**.

Dispersion Screening

Appendix B to 62 RCNY Chapter 5's "Industrial Air Quality Checklist" methodology was used to predict pollutant concentrations. The methodology can be used to predict a pollutant concentration emitted from a single source at various distances (30 to 400 feet). The nearest development site to each industrial air emissions source is Development Site 2. The criteria pollutant dispersion screening results are presented in **Table 3**. As shown in **Table 3**, $PM_{2.5}$ and PM_{10} concentrations are within the NAAQS.

Table 3: Criteria Pollutants Dispersion Analysis Results

Criteria Pollutant	Facility [1]	Emission (g/s) [2]	Concentration (µg/m3)			
			Increment (Modeled) [3]	Background	Ambient With-Action	NAAQS
$PM_{2.5}$ 24-Hour	WTB AS	1.36E-03	0.59	17.8	20.9	35
	John's AB	1.36E-03	1.45			
	Bullstone	1.26E-03	1.06			
$PM_{2.5}$ Annual	WTB AS	5.19E-04	0.03	7.6	7.78	9.0
	John's AB	5.19E-04	0.07			
	Bullstone	6.91E-04	0.08			
PM_{10} 24-Hour	WTB AS	2.52E-03	1.09	23	29.8	150
	John's AB	2.52E-03	2.68			
	Bullstone	3.57E-03	3.02			

Notes:

1. WBT Auto Services, Inc. ("WTB AS"); John's Auto Body (John's AB").
2. WTB AS and John's AB: 24-hour average emissions based on 0.91 lb/day, and $PM_{2.5}$ and PM_{10} particle size distribution of 28.6% and 46.7%, respectively.
2. WTB AS and John's AB: annual average emissions based on 126 lb/day, and $PM_{2.5}$ and PM_{10} particle size distribution of 28.6% and 46.7%, respectively.
2. Bullstone: average emissions based on 0.80 lb/day and 160 lb/yr, and $PM_{2.5}$ and PM_{10} particle size distribution of 30.0% and 85.0%, respectively.
3. WTB AS: Concentration was predicted by multiplying the emission by Appendix B to 62 RCNY Chapter 5's "Industrial Air Quality Checklist" value at a distance of 360 feet from the source.
3. John's AB: Concentration was predicted by multiplying the emission by Appendix B to 62 RCNY Chapter 5's "Industrial Air Quality Checklist" value at a distance of 210 feet from the source.
3. Bullstone: Concentration was predicted by multiplying the emission by Appendix B to 62 RCNY Chapter 5's "Industrial Air Quality Checklist" value at a distance of 240 feet from the source.

As shown in Table 3, the predicted contaminant (criteria and noncriteria pollutants) concentrations at Development Site 1 or 2 would not exceed the NAAQS or the SGC/AGC standard. In addition, the inhalation risk of carcinogen pollutants is 0.06 (less than 1), and the Hazardous Index is 0.005 (less than 1) for the non-carcinogenic pollutants. Therefore, the Proposed Actions meet the Green Fast Track industrial source screen air quality criteria.

Noise

Because the predominant noise source in the area of the proposed project is vehicular and rail traffic, noise monitoring was conducted during peak weekday vehicular and train travel periods (AM, Midday, PM) on a typical midweek day for 20-minute periods as well as one elevated 24-hour period. Monitoring was conducted during typical midweek conditions, on Wednesday,

October 8, 2024, through Thursday, October 9, 2024. The weather was dry and wind speeds were moderate during all monitoring periods. Noise Monitoring Location 1 was located on the rooftop of a nearby building across Fresh Pond Road from Development Site 1. Noise Monitoring Location 2 was located at the Development Site 1 frontage along Fresh Pond Road, and Noise Monitoring Location 3 was located at the site's frontage along Bleeker Street.

Monitoring results are presented in **Tables 4 through 6**.

Table 4: Noise Levels in dBA at Location 1

Start Date & Time	LAeq	LAS 10%	LAS 50%	LAS 90%	LASmin	LASmax
10/8/2024 10:03	66.6 dB	59.2 dB	69.5 dB	65.5 dB	60.5 dB	83.7 dB
10/8/2024 11:03	65.6 dB	59.1 dB	68.0 dB	65.0 dB	60.0 dB	76.0 dB
10/8/2024 12:03	67.1 dB	59.6 dB	69.5 dB	66.5 dB	62.0 dB	71.8 dB
10/8/2024 13:03	66.7 dB	59.4 dB	69.5 dB	66.0 dB	60.5 dB	76.4 dB
10/8/2024 14:03	67.3 dB	60.5 dB	70.0 dB	66.5 dB	62.0 dB	71.2 dB
10/8/2024 15:03	68.3 dB	60.6 dB	70.5 dB	69.0 dB	61.5 dB	76.2 dB
10/8/2024 16:03	68.9 dB	62.2 dB	70.5 dB	69.0 dB	65.5 dB	74.2 dB
10/8/2024 17:03	68.4 dB	61.7 dB	70.0 dB	68.5 dB	66.0 dB	79.0 dB
10/8/2024 18:03	68.3 dB	60.8 dB	70.5 dB	68.5 dB	63.0 dB	75.3 dB
10/8/2024 19:03	67.9 dB	60.6 dB	70.0 dB	68.0 dB	62.0 dB	72.2 dB
10/8/2024 20:03	68.6 dB	62.0 dB	70.0 dB	68.5 dB	67.5 dB	71.8 dB
10/8/2024 21:03	66.7 dB	59.4 dB	69.5 dB	64.5 dB	60.5 dB	73.0 dB
10/8/2024 22:03	66.1 dB	59.5 dB	69.0 dB	65.0 dB	60.5 dB	71.9 dB
10/8/2024 23:03	66.1 dB	59.2 dB	69.0 dB	65.5 dB	61.0 dB	71.8 dB
10/9/2024 0:03	65.8 dB	58.2 dB	68.5 dB	65.0 dB	61.5 dB	69.9 dB
10/9/2024 1:03	64.9 dB	47.8 dB	68.5 dB	63.5 dB	49.0 dB	72.8 dB
10/9/2024 2:03	62.4 dB	47.2 dB	66.0 dB	63.0 dB	48.5 dB	67.9 dB
10/9/2024 3:03	60.9 dB	45.2 dB	66.5 dB	51.0 dB	48.5 dB	73.1 dB
10/9/2024 4:03	64.5 dB	47.8 dB	68.0 dB	63.5 dB	50.5 dB	73.6 dB
10/9/2024 5:03	62.2 dB	48.0 dB	66.0 dB	62.5 dB	50.5 dB	69.8 dB
10/9/2024 6:03	62.6 dB	48.1 dB	66.5 dB	62.5 dB	51.0 dB	71.0 dB
10/9/2024 7:03	62.1 dB	49.8 dB	66.5 dB	58.5 dB	54.0 dB	68.6 dB
10/9/2024 8:03	64.5 dB	54.7 dB	67.5 dB	64.0 dB	57.0 dB	72.4 dB
10/9/2024 9:03	64.5 dB	53.9 dB	68.5 dB	63.0 dB	56.0 dB	73.1 dB
LDN	71.3					

Table 5: Noise Levels in dBA at Location 2

	Thursday, October 9, 2024	*Wednesday, October 8, 2024*	
Time	**7:50 am – 8:10 am**	**12:00 pm – 12:20 pm**	**4:30 pm – 4:50 pm**
L_{max}	95.3	92.5	95.2
L_{10}	74.0	72.5	71.5
L_{eq}	72.9	69.9	70.6
L_{50}	67.5	66.0	64.5
L_{90}	62.0	60.0	58.0
L_{min}	56.2	54.1	54.8

Table 6: Noise Levels in dBA at Location 3

	Thursday, October 9, 2024	*Wednesday, October 8, 2024*	
Time	**8:11 am – 8:31 am**	**12:21 pm – 12:41 pm**	**4:51 pm – 5:11 pm**
L_{max}	96.4	81.3	89.7
L_{10}	65.5	64.0	68.0
L_{eq}	66.1	62.4	68.4
L_{50}	58.5	60.5	60.5
L_{90}	51.0	56.0	55.0
L_{min}	47.9	50.7	51.0

The LDN at Location 1 was 71.3 dB(A). The highest recorded L_{10} at Location 2 was 74.0 dB(A) during the morning period. Field notes document that excessive honking occurred during this monitoring period at 8:00 which would attribute to the elevated L_{10} reading. Therefore, the next highest reading collected from Location 2 of 72.9 dB(A) was used as representative of noise levels at this location. The highest recorded L_{10} at Location 3 was 68.4 dB(A) during the evening period.

Based on the noise readings, a window wall attenuation of 33 dB(A) would be required on all facades above the first floor; 28 dB(A) would be required on the eastern façade (Fresh Pond Road), on the northern façade (Bleeker Street) for 50 feet from the eastern façade, and on the southern facade (Menahan Street) for 50 feet from the eastern facade. No other façades would require attenuation.

To ensure that the appropriate level of noise attenuation is provided, an (E) designation (E-859) for noise would be placed on Development Site 1. The text of the (E) designation would be as follows:

Queens Block 3522, Lots 19, 20, 23, 26, and 27 (Development Site 1)

To ensure an acceptable interior noise environment, future residential/commercial office/community facility uses must provide a closed-window condition with a minimum of 33 d(BA) noise attenuation above the first floor on all façades, a minimum of 28 d(BA) noise attenuation on the first floor eastern facade facing Fresh Pond Road, on the first floor northern facade facing Bleecker Street within 50 feet of Fresh Pond Road and on the first floor southern

facade facing Menahan Street within 50 feet of Fresh Pond Road to ensure an interior noise level not greater than 45 dB(A) for residential and community facility uses or not greater than 50 dB(A) for commercial office uses. To maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation include, but are not limited to, air conditioning.

Queens Block 3521, Lots 37 and 45 (Development Site 2)

To ensure an acceptable interior noise environment, future residential/commercial office/community facility uses must provide a closed-window condition with a minimum of 33 d(BA) noise attenuation above the first floor on all façades, , a minimum of 28 d(BA) noise attenuation on the first floor eastern facade facing Fresh Pond Road, on the first floor northern facade facing Metropolitan Avenue within 50 feet of Fresh Pond Road and on the first floor southern facade facing Bleecker Street within 50 feet of Fresh Pond Road to ensure an interior noise level not greater than 45 dB(A) for residential and community facility uses or not greater than 50 dB(A) for commercial office uses. To maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation include, but are not limited to, air conditioning.

Hazardous Materials

Environmental Studies Corp. performed a Phase I Environmental Site Assessment (ESA) of Development Site 1 and issued a report dated November 2024. The report is presented as Attachment A. The ESA did not identify any Recognized Environmental Conditions.

After reviewing the Phase I report, the New York City Department of Environmental Protection (DEP) responded in correspondence dated June 6, 2025 (included in the Appendix) as follows:

"Based on prior on-site and/or surrounding area land uses which could result in environmental contamination, an (E) Designation for hazardous materials should be placed on the subject properties pursuant to Section 11-15 of the New York City Zoning Resolution. The (E) Designation will ensure that testing and mitigation will be provided as necessary before any future development and/or soil disturbance occurs, as well as to ensure the maintenance and oversight of any required engineering controls through oversight by the Mayor's Office of Environmental Remediation (OER). Further hazardous materials assessments should be coordinated through OER."

Consequently, an (E) designation for hazardous materials (E-859) will be placed on Development Sites 1 and 2. The text of the (E) designation would be as follows:

Development Site 1: Block 3522, Lots 19, 20, 23, 26, and 27 (Site under the control or ownership of the Applicant) and Development Site 2: Block 3521, Lots 37 and 45 (Site not under the control or ownership of the Applicant)

Task 1-Sampling Protocol

The applicant submits to OER, for review and approval, a Phase I of the site along with a soil, groundwater and soil vapor testing protocol, including a description of methods and a site map with all sampling locations clearly and precisely represented. If site sampling

is necessary, no sampling should begin until written approval of a protocol is received from OER. The number and location of samples should be selected to adequately characterize the site, specific sources of suspected contamination (i.e., petroleum-based contamination and non-petroleum based contamination), and the remainder of the site's condition. The characterization should be complete enough to determine what remediation strategy (if any) is necessary after review of sampling data. Guidelines and criteria for selecting sampling locations and collecting samples are provided by OER upon request.

Task 2-Remediation Determination and Protocol

A written report with findings and a summary of the data must be submitted to OER after completion of the testing phase and laboratory analysis for review and approval. After receiving such results, a determination is made by OER if the results indicate that remediation is necessary. If OER determines that no remediation is necessary, written notice shall be given by OER. If remediation is indicated from test results, a proposed remediation plan must be submitted to OER for review and approval. The applicant must complete such remediation as determined necessary by OER. The applicant should then provide proper documentation that the work has been satisfactorily completed. A construction-related health and safety plan should be submitted to OER and would be implemented during excavation and construction activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil, groundwater and/or soil vapor. This plan would be submitted to OER prior to implementation.

Natural Resources

Neither Development Site 1 nor Development Site 2 contains a wetland, priority waterbody, significant natural community, forever wild area, recognized ecological complex, special natural waterfront area, or beach and is not located within a wetland check zone. No unmapped natural resource has been identified on or near the sites.

Historic Resources

In correspondence dated December 9, 2024, LPC confirmed that the Development Sites do not contain any architecturally or archaeologically significant resources and that no significant architectural resources are located within 90 feet of the sites.

Shadows

Neither Development Site 1 nor Development Site 2 is substantially contiguous to any open space, natural resource, or historic resource.

APPENDIX: AGENCY CORRESPONDENCE

Environmental Protection

Rohit T. Aggarwala
Commissioner

Angela Licata
Deputy Commissioner
Sustainability

59-17 Junction Blvd.
Flushing, NY 11373

Tel. (718) 595-4398
alicata@dep.nyc.gov

June 6, 2025

Claudia Kohn
Project Manager
Environmental Assessment and Review Division
New York City Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

Re: 63-02 Fresh Pond Road Rezoning
Block 3522, Lots 19, 20, 23, 26, 27, 28, 29, 30, and 31
Block 3521, Lots 45, 46, 47, 49, and 37
CEQR # 77DCP988Q

Dear Ms. Kohn:

The New York City Department of Environmental Protection, Bureau of Sustainability (DEP) has reviewed the May 2025 Green Fast Track Eligibility Memo and the November 2024 Phase I Environmental Site Assessment (Phase I), prepared by Environmental Studies Corporation on behalf of 63-02 Fresh Pond Realty, LLC (applicant) for the above referenced project. It is our understanding that the applicant is seeking a zoning map amendment to rezone from R5B and R5B/C1-4 to R6A/C2-4 and R5B an approximately 52,000 square feet (sf) area (Block 3522, Lots 19, 20, 23, 26, 27, 28, 29, 30, and 31, and Block 3521, Lots 45, 46, 47, 49, and p/o 37) in the Ridgewood area of Queens Community District 5; and 2. A zoning text amendment to map a Mandatory Inclusionary Housing area coterminous with the Rezoning Area from the New York City Department of City Planning (DCP). The Rezoning Area consists of the western portions of Blocks 3521 (bounded by Fresh Pond Road on the west, Metropolitan Avenue on the north, 61st Street on the west, and Bleecker Street on the south) and 3522 (bounded by Fresh Pond Road on the west, Bleecker Street on the north, 61st Street on the west, and Menahan Street on the south). It includes five adjacent applicant-owned lots (Block 3522, Lots 19, 20, 23, 26, and 27, which comprise Development Site 1) and nine non-applicant-owned lots (Block 3521, Lots p/o 37, 45, 46, 47, and 49, and Block 3522, Lots 28, 29, 30, and 31). Block 3521, Lots 37 and 45, are adjacent lots under common ownership that comprise Development Site 2. The Rezoning Area extends generally to a depth of 100 feet from the Fresh Pond Road frontage, but to a depth of 125 feet along the south side of Bleecker Street. Development Site 1 would be merged to form a single 14,919 sf lot with 100 feet of frontage along Fresh Pond Road and 125 feet of frontage along Bleecker Street. The with-action development on Development Site 1 would be a 70,089 gross square feet (gsf), 9-story mixed use building with 56,289 residential gsf, 7,000 gsf of ground floor commercial space, and 6,800 gsf of cellar mechanical and storage space. On Development Site 2 the two small commercial buildings on the site would be replaced by a 75,587 gsf, 9-story mixed use building with

59,407 residential gsf, 9,180 gsf of ground floor commercial space, and 7,000 gsf of cellar mechanical and storage space. No development is expected to occur on the other non-applicant-owned lots (Block 3522, Lots 28, 29, 30, and 31, and Block 3521, Lots 46, 47, and 49).

The November 2024 Phase I report revealed that historical on-site and surrounding area land uses consisted of a variety of residential, commercial, and industrial uses including dwellings, garages, retail stores, stable, wagon house, and storage shed, a used car dealership, auto repair garages, a church, a school, warehouses, a coal yard, a lumber yard, unspecified manufacturing uses, commercial uses, gasoline filling stations, printing, a theater, etc. Regulatory databases identified 12 spills and 3 historical auto sites within 1/8 mile; 21 underground storage tank sites, 10 aboveground storage tank sites, and 2 dry cleaners within 1/4 mile; and 18 leaking storage tank sites within 1/2 mile of the subject property.

Based upon our review of the submitted documentation, we have the following comments and recommendations to DCP:

Development Site 1: Block 3522, Lots 19, 20, 23, 26, and 27 (Site under the control or ownership of the applicant) and Development Site 2: Block 3521, Lots 37 and 45 (Site not under the control or ownership of the applicant)

- Based on prior on-site and/or surrounding area land uses which could result in environmental contamination, an (E) Designation for hazardous materials should be placed on the subject properties pursuant to Section 11-15 of the New York City Zoning Resolution. The (E) Designation will ensure that testing and mitigation will be provided as necessary before any future development and/or soil disturbance occurs, as well as to ensure the maintenance and oversight of any required engineering controls through oversight by the Mayor's Office of Environmental Remediation (OER). Further hazardous materials assessments should be coordinated through OER.

Future correspondence and submittals related to this project should include the following CEQR # **77DCP988Q**. If DCP has any questions, you may contact Mohammad Khaja-Moinuddin at mohammadm@dep.nyc.gov.

Sincerely,

Wei Yu
Deputy Director, Hazardous Materials

c: R. Weissbard; M. Khaja-Moinuddin; T. Estesen; M. Wimbish; J. Mitchell – DCP; S. Shellooe – DCP; E. Ulker-Kacar – DCP; M. Bertini – OER

Landmarks Preservation Commission

1 Centre Street
9th Floor North
New York, NY 10007

Voice (212)-669-7700
Fax (212)-669-7960
http://nyc.gov/landmarks

ENVIRONMENTAL REVIEW

Project number: DEPARTMENT OF CITY PLANNING / LA-CEQR-Q
Project: FRESH POND ROAD REZONING
Date Received: 8/1/2024

Properties with no Architectural or Archaeological significance:

1) 62-66 FRESH POND ROAD, BBL: 4035210037
2) FRESH POND ROAD, BBL: 4035210045
3) 6120 BLEECKER STREET, BBL: 4035220019
4) 6122 BLEECKER STREET, BBL: 4035220020
5) 63-02 FRESH POND ROAD, BBL: 4035220023
6) 63-08 FRESH POND ROAD, BBL: 4035220026
7) 63-10 FRESH POND ROAD, BBL: 4035220027

Comments: S/NR LISTED RIDGEWOOD FRESH POND ROAD-MYRTLE AVENUE HISTORIC DISTRICT AND S/NR ELIGIBLE RIDGEWOOD EAST HISTORIC DISTRICT WITHIN RADIUS

Gina Santucci

8/1/2024

SIGNATURE DATE

Gina Santucci, Environmental Review Coordinator

File Name: 37416_FSO_MSP_08012024.docx