63-02 Fresh Pond Road Rezoning

City Planning Commission Review Session

January 21, 2026

Project Overview

Applicant

- 63-02 Fresh Pond Realty LLC

Location

- 63-02 Fresh Pond Road
- Block 3522, Lots 10, 20, 23, 26, 27, 28, 29, 30, 31
- Block 3521, Lots 45, 46, 47, 49, p/o 37
- Ridgewood, Queens
- Community District 5

Actions

- Zoning Map Amendment (ZM) from R5B/C1-4 to R6A/C2-4
- Zoning Text Amendment (ZR) to map MIH Options 1 & 2



Proposed Development

- 7-stories (73’)
- 51,300 sq. ft. (3.55 FAR)
- 54 DU (14 income-restricted)
- Commercial: 7,000 sf.
- 19 parking spaces



For illustrative purposes only

Project Area Overview



Area Map

63-02 Fresh Pond Road, Queens

Area Map

Block: 3521, Lots: 37 (p/o), 45, 46, 47 & 49
Block: 3522, Lots: 19, 20, 23 & 26-31

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		

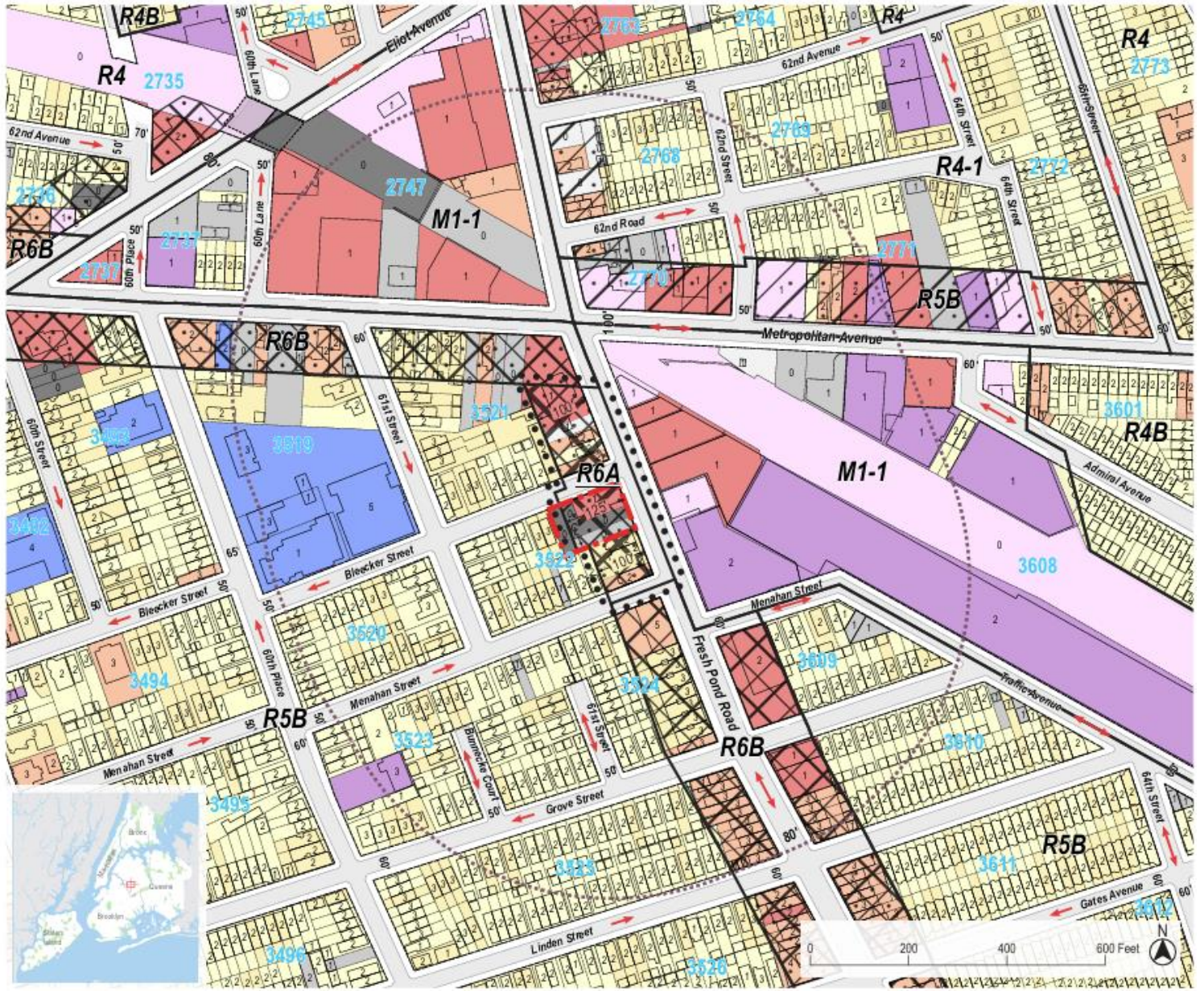
- Elevated Rail Structure / Roadway Overpass
- 5037 Block Numbers
- Property Lines
- 5 Number of Floors

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

July 2024

Urban Cartographics



Project Area Overview



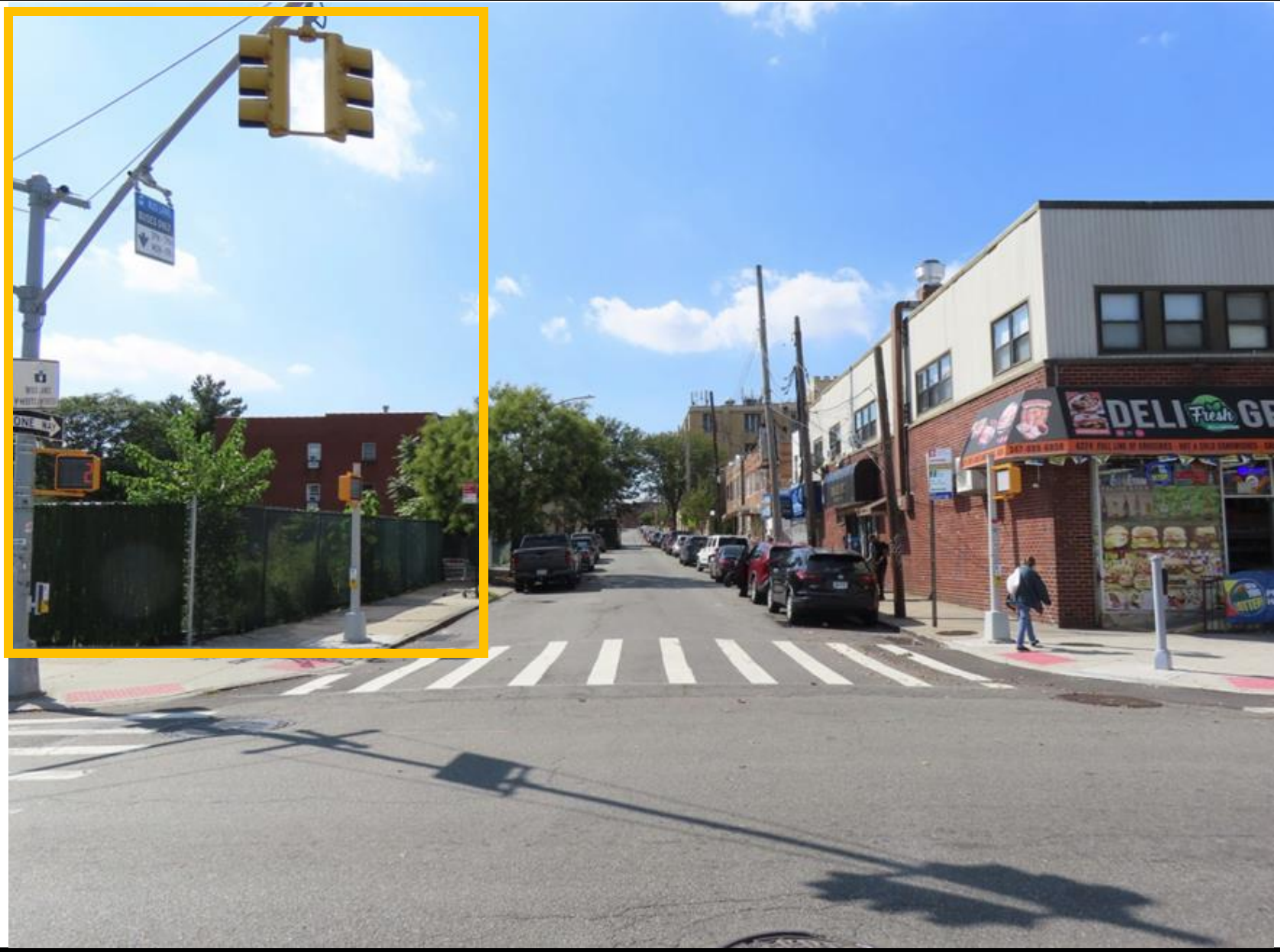
Site Photos



View facing south from intersection of Fresh Pond Road and Bleecker Street



Site Photos



View facing west from intersection of Fresh Pond Road and Bleecker Street



Site Photo – Building 2



View of development site facing southwest from Fresh Pond Road and Bleecker Street



Proposed Development

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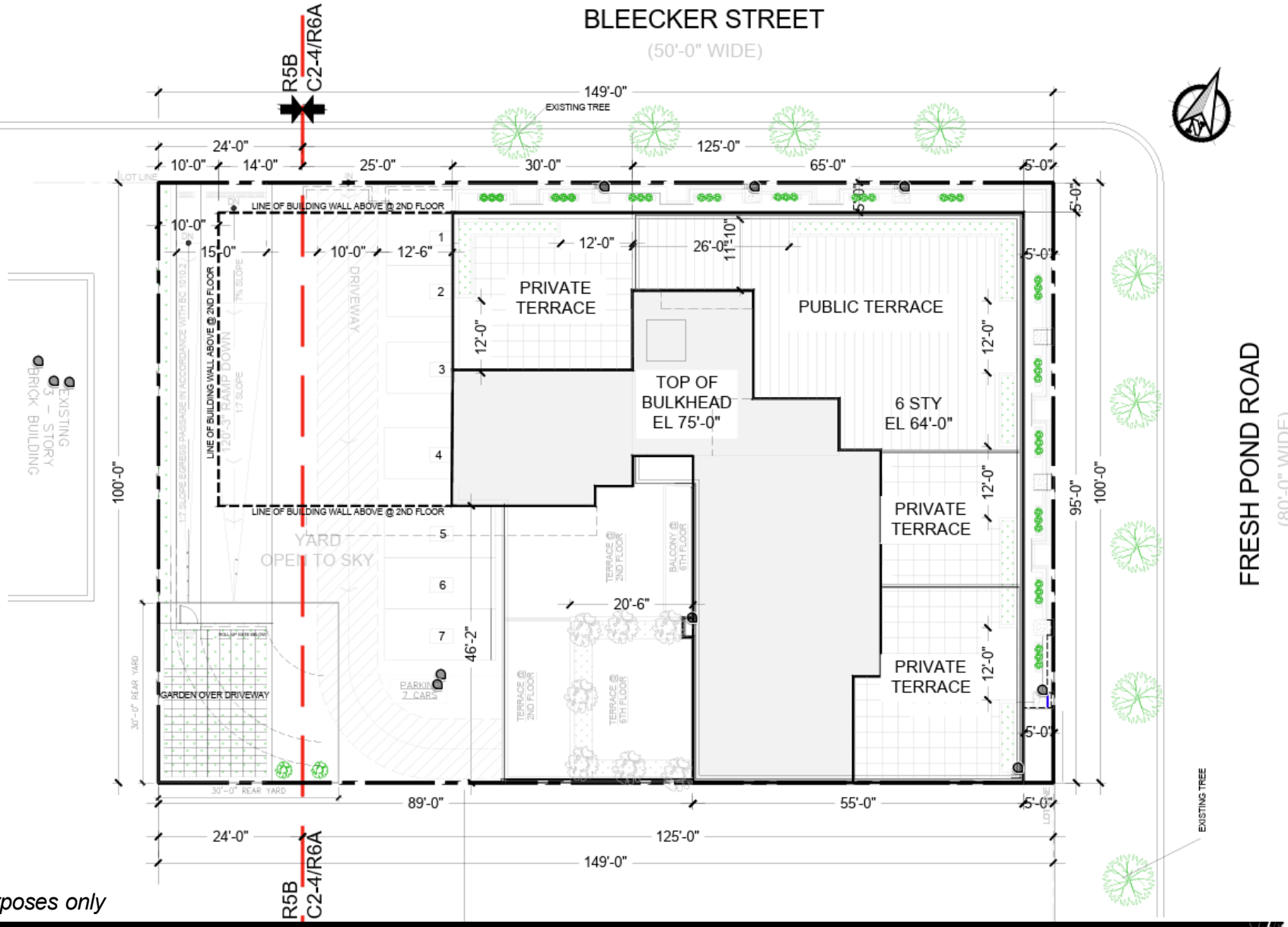
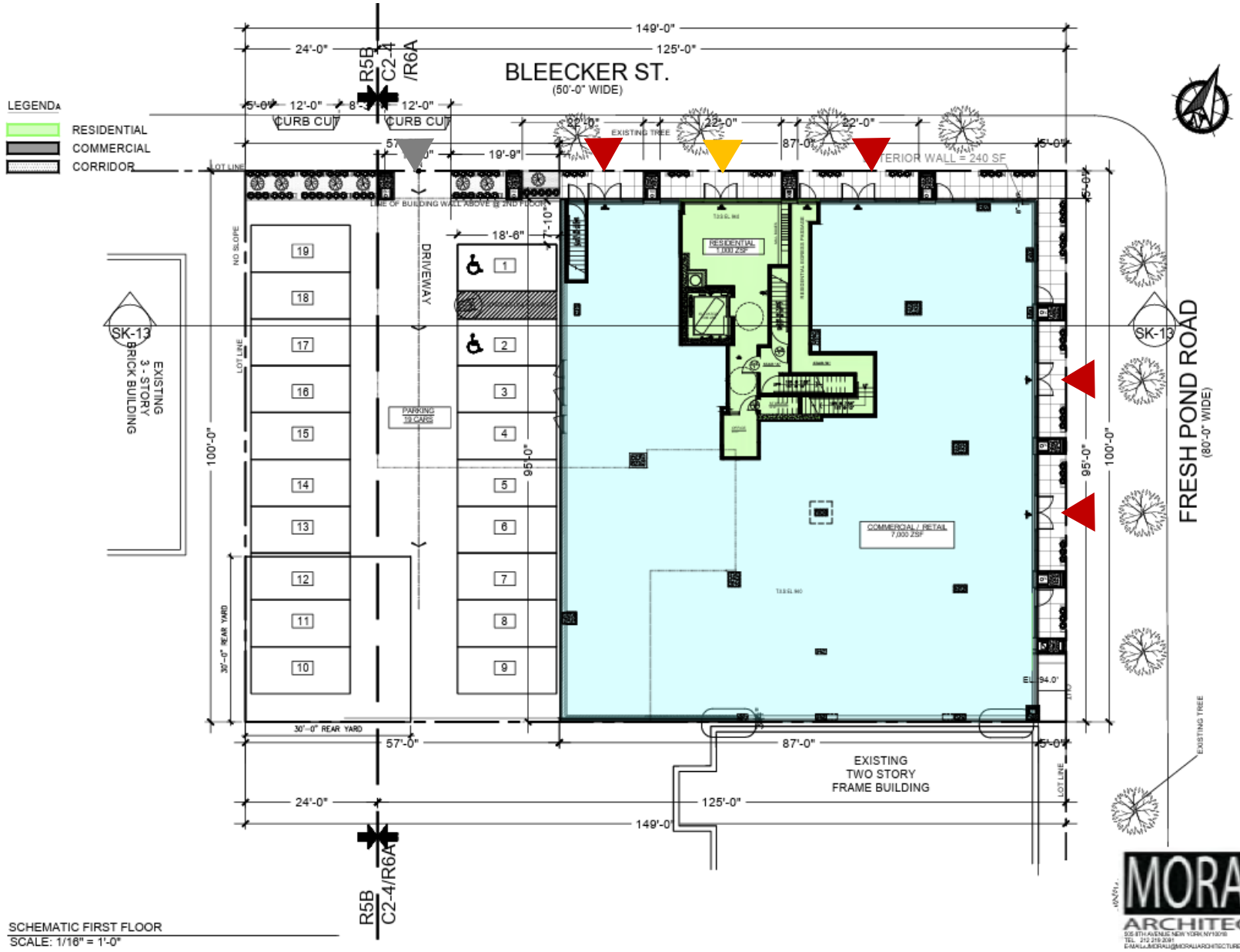
- 19 parking spaces



For illustrative purposes only

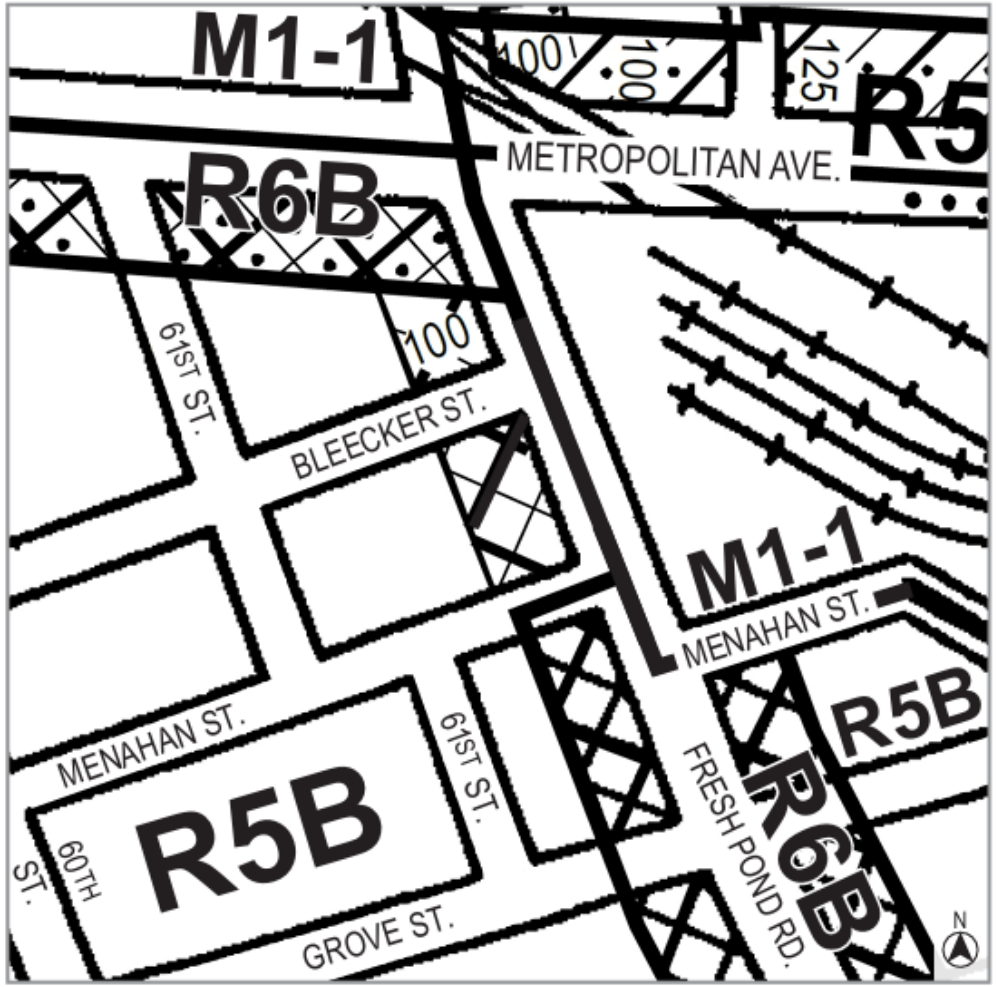
Proposed Development Ground Floor Plan



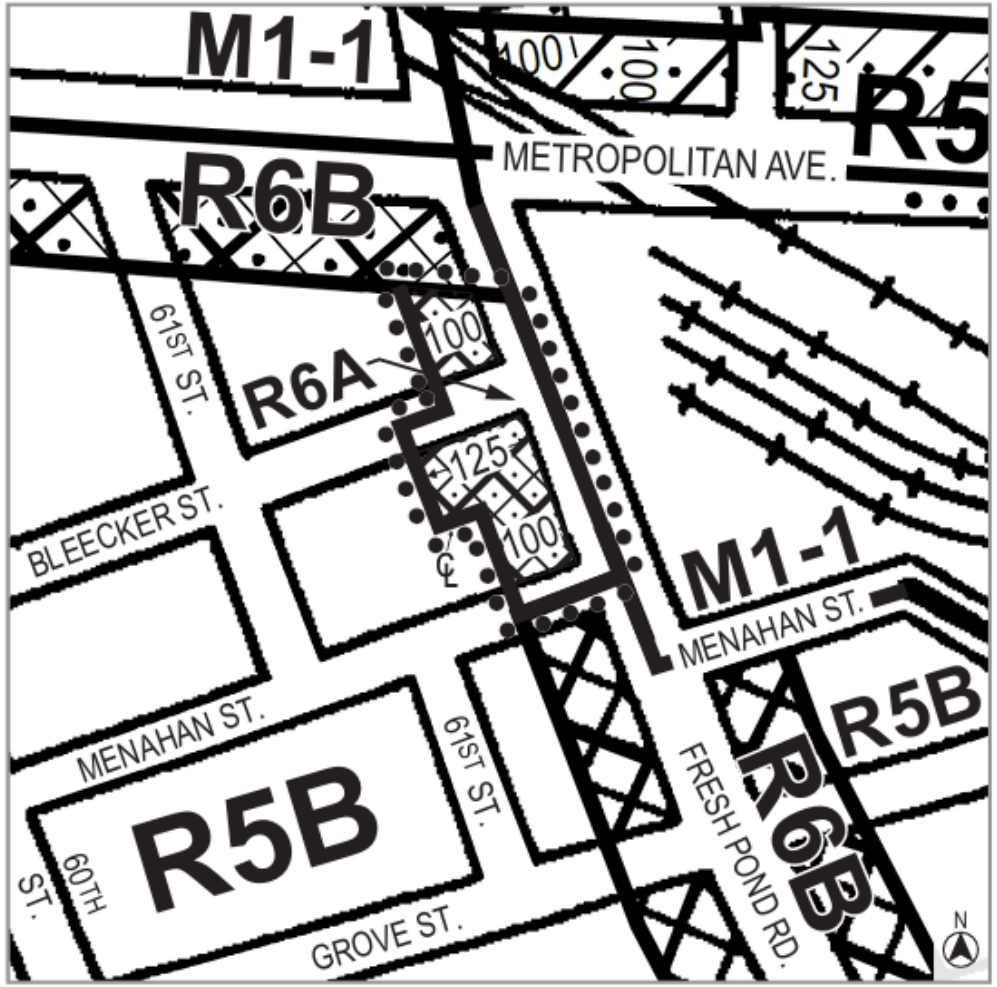
- Residential Entrance
- Commercial Entrance
- Parking Entrance

For illustrative purposes only

Actions Requested

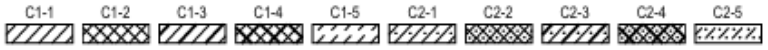


Current Zoning Map (13d)



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

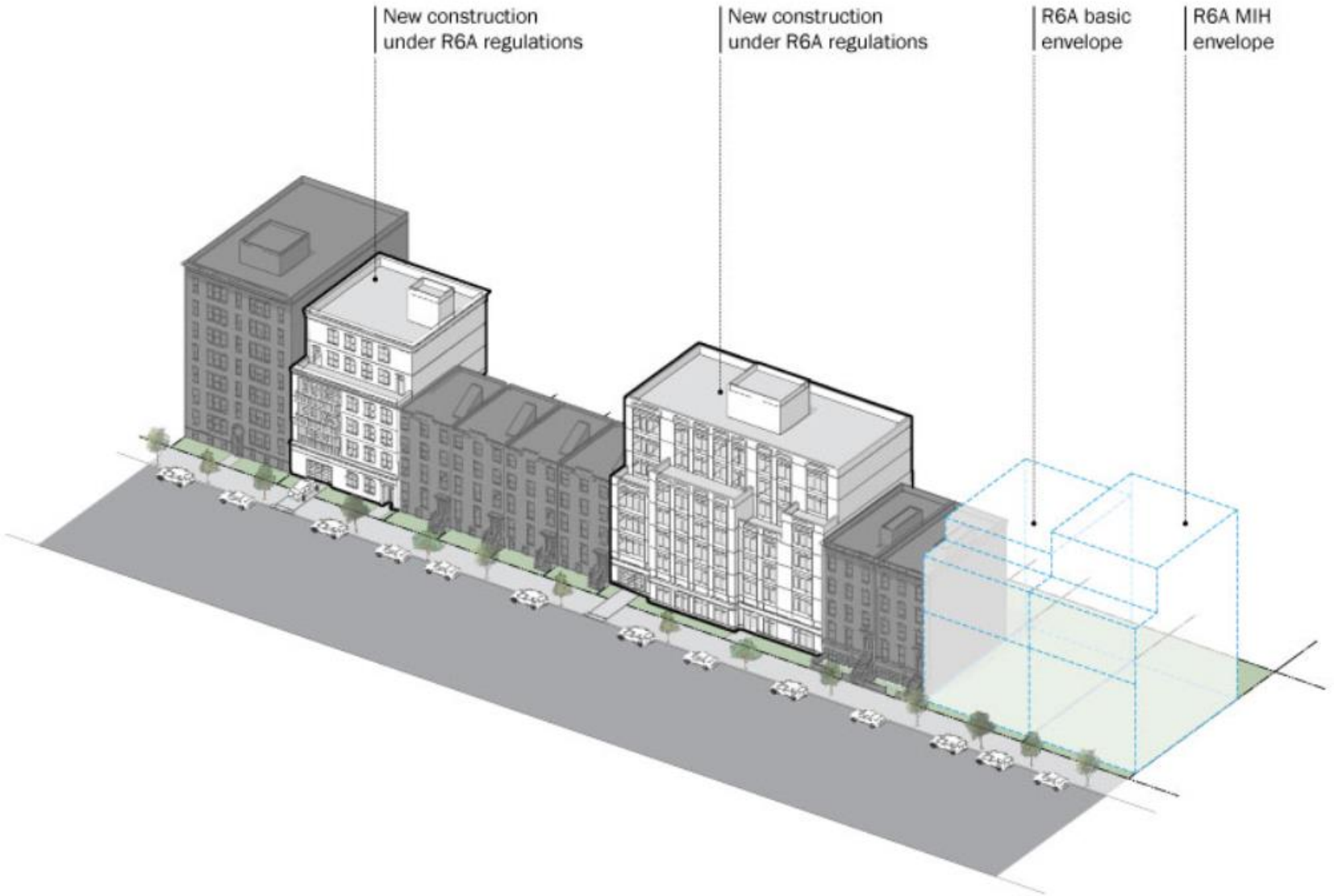
Rezoning from R5B/C1-4 to R6A/C2-4
Rezoning from R5B to R6A/C2-4



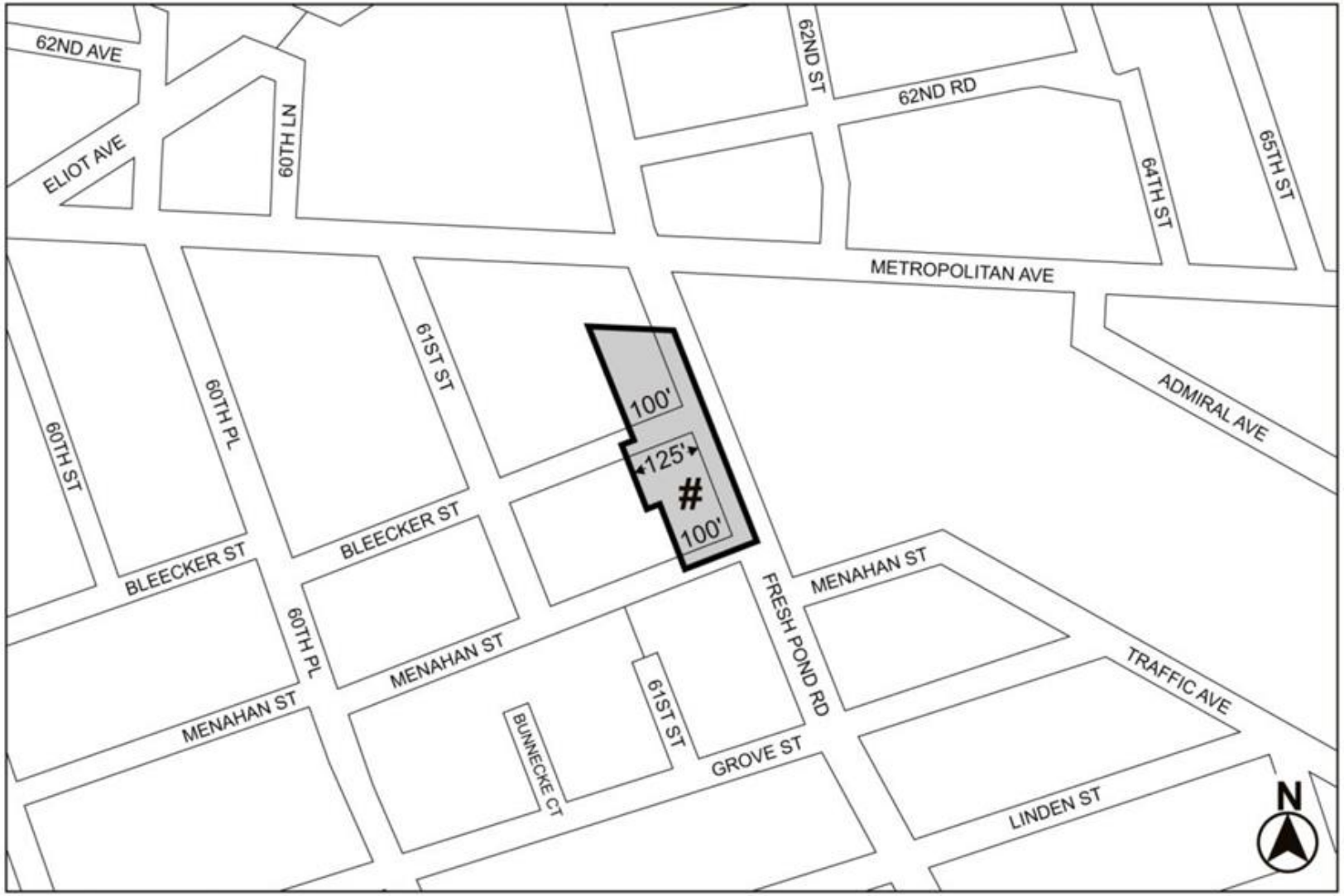
NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

Proposed Zoning Districts

	R5B/C1-4	R6A/C2-4
Max Base Height:	25 ft.	55 ft.
Max Building Height:	45 ft.	95 ft.
Max Residential FAR:	2.0	3.9
Max Community Facility FAR:	2.0	3.0
Max Commercial FAR:	1.0	2.0
Required Parking:	35%	25%



Mandatory Inclusionary Housing

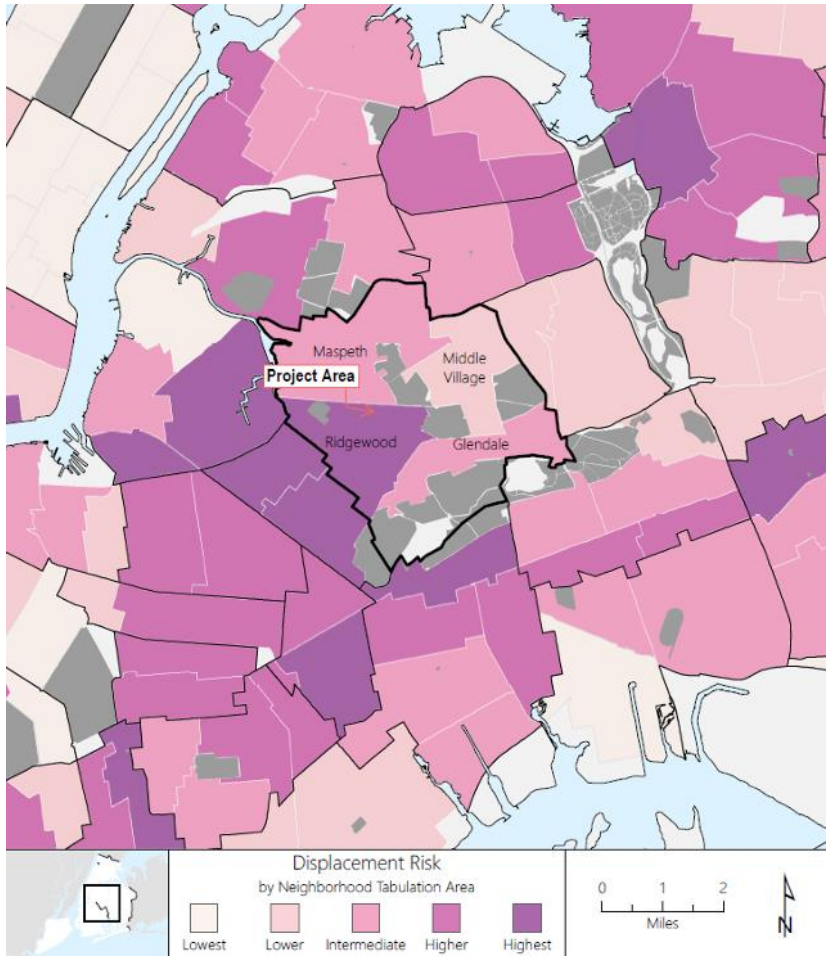


Mandatory Inclusionary Housing area

Area # — [date of adoption] MIH Option 1 and Option 2

	Option 1	Option 2
Required % of Residential Floor Area:	25%	30%
Weighted Average of AMI bands:	60%	80%

Racial Equity Report



Annual Median Household Income:

$88,200

Ridgewood, Maspeth, Middle Village, and Glendale: Public Use Microdata Area (PUMA) 4405

Greater than Queens and NYC

Income Restriction	Units		Anticipated Affordability				
			AMI Band	Rent (2024)		Eligible Income (2024)	
				Studio	3-Bedroom	1-person House-hold	5-person House-hold
Very Low Income	6	11%	**40%**	$1,220	$1,690	$45,400	$70,000
Low Income	2	4%	**60%**	$1,820	$2,530	$68,000	$105,000
Low Income	6	11%	**80%**	$2,430	$3,370	$90,700	$140,000
Not income-restricted	40	74%	**N/A**	$3,000	$4,260	$119,800	$170,400
Total	**196**	100%					

Estimated monthly rent of income-restricted units for households earning 40% -80% AMI*:

$1,220 - $4,260

Estimated average income of a household earning 40%-80% AMI *:

$45,400 - $170,400

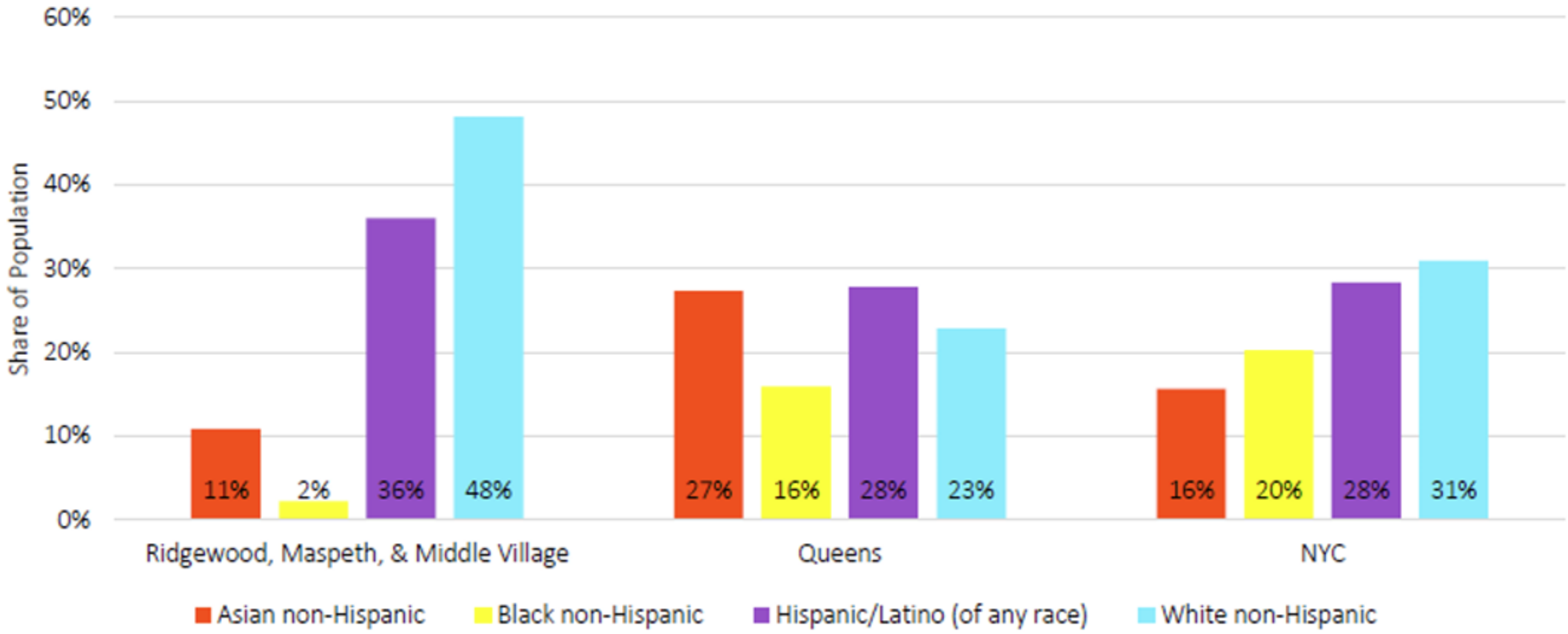
Rents are based on unit size.* ***Rents shown are illustrative* *(based on 2024 AMI, rounded to the nearest $10)* ***and will change****. Final rents will be determined based on the HUD Income Limits in place at time of project*

Racial Equity Report

Figure 1: Race & Ethnicity, 2020

Shows the share of area population by mutually exclusive race and Hispanic ethnicity. Compares the local area to the borough and city.

"In 2020, [percent] of the population in [area] identified as [race/ethnicity]."

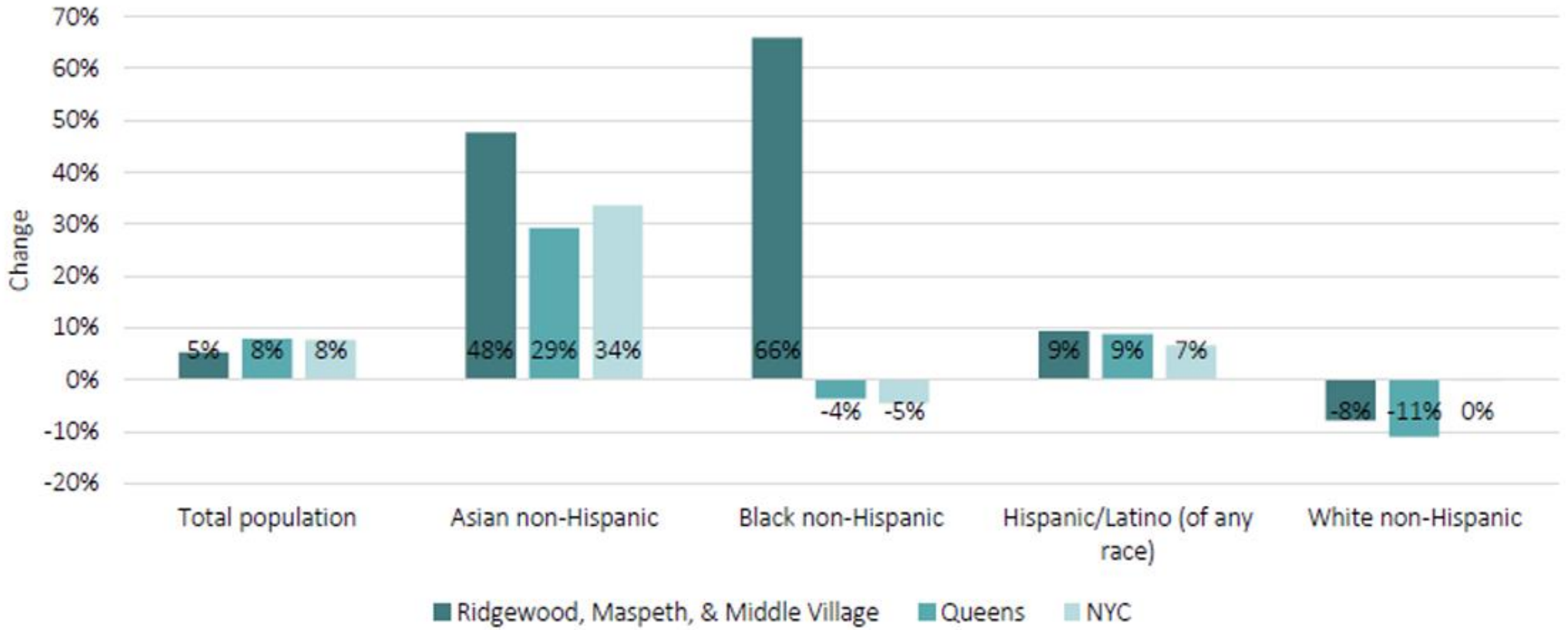


Racial Equity Report

Figure 2: Percent Change in Race & Ethnicity, 2010 to 2020

Shows the percent change of the area population by mutually exclusive race and Hispanic ethnicity. Compares the local area to the borough and city.

"From 2010 to 2020, the [race/ethnicity] population in [area] increased/decreased by [percent]."



Source: Census 2010, 2020; Community Profile Table 1.01

Summary

Actions:

- Zoning Map Amendment (ZM)
  - from an R5B/C1-4 to a R6A/C2-4 zoning district

- Zoning Text Amendment (ZR)
  - To modify Appendix F and establish a Mandatory Inclusionary Housing area with Options 1 and 2

Proposed Development:

- Development of a 7-story mixed-use building containing approximately 51,300 total SF of floor area
  - 54 total dwelling units
    - 14 income-restricted units
  - 7,000 square feet of commercial retail
  - 19 accessory parking spaces



For illustrative purposes only