NOTICE OF CERTIFICATION

Pursuant to the Uniform Land Use Procedure

Application #: C 260155 ZMQ	**Project Name**: 63-02 Fresh Pond Road Rezoning
CEQR Number: 26DCP074Q	**Borough(s)**: Queens **Community District Number(s)**: 05

Please use the above application number on all correspondence concerning this application

***Docket Description**:*

see attached

Related Applications:	N 260156 ZRQ				

Applicant(s): 63-02 Fresh Pond Road Realty LLC, Steve Troia 76 Dorchester Drive Manhasset, NY 11030		**Applicant Contact**: Rothkrug Rothkrug & Specter, LLP Adam Rothkrug 55 Watermill Lane Great Neck, NY 11021

Contact: *Address questions about this application to the following DCP Office:*

DEPARTMENT OF CITY PLANNING

Queens Office

Address: 120-55 Queens Blvd., Room 201, Kew Gardens NY 11424

Phone: 718-520-2100

Email: QN_DL@planning.nyc.gov

Public Review Timeline:

On **01/21/2026** the above listed application was certified as complete by the Department of City Planning.

The period for community board review begins on **01/30/2026** and must be completed by **03/30/2026**

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63-02 Fresh Pond Road Rezoning

CD 5 **C 260155 ZMQ**

IN THE MATTER OF an application submitted by 63-02 Fresh Pond Road Realty LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13d:

1. eliminating from within an existing R5B District a C1-4 District bounded by a line 100 feet southerly of Metropolitan Avenue, Fresh Pond Road, Menahan Street, and a line 100 feet southwesterly of Fresh Pond Road;

2. changing from an R5B District to an R6A District property bounded by a line 100 feet southerly of Metropolitan Avenue, Fresh Pond Road, Menahan Street, a line 100 feet southwesterly of Fresh Pond Road, a line midway between Bleecker Street and Menahan Street, a line 125 feet southwesterly of Fresh Pond Road, Bleecker Street, and a line 100 feet southwesterly of Fresh Pond Road; and

3. establishing within the proposed R6A District a C2-4 District bounded by a line 100 feet southerly of Metropolitan Avenue, Fresh Pond Road, Menahan Street, a line 100 feet southwesterly of Fresh Pond Road, a line midway between Bleecker Street and Menahan Street, a line 125 feet southwesterly of Fresh Pond Road, Bleecker Street, and a line 100 feet southwesterly of Fresh Pond Road;

as shown on a diagram (for illustrative purposes only) dated January 21, 2026, and subject to the conditions of CEQR Declaration E-859.