63-02 Fresh Pond Road, Queens

5/7/2025

Land Use, Conformance and Compliance Table

Zoning Map Amendment

Existing Conditions								Proposed Conditions				
Block	Lot	Zoning District	Existing Land Use	Conformance	Permitted FAR	Built FAR	Compliance	Zoning District	Proposed Land Use	Conformance	Permitted FAR****	Compliance
Applicant's Properties												
3522	19 (p/o)	R5B	Vacant	Yes	1.5*** or 2.0	0.0	Yes	R5B	Residential	Yes	1.5*** or 2.0	Yes
3522	20	R5B	Vacant	Yes	1.5*** or 2.0	0.0	Yes	R6A/C2-4	Mixed Use (Res./Comm.)	Yes	3.9 (res.)/2.0 (comm.)	Yes
3522	23	R5B/C1-4	Vacant	Yes	1.5*** or 2.0	0.0	Yes	R6A/C2-4	Mixed Use (Res./Comm.)	Yes	3.9 (res.)/2.0 (comm.)	Yes
3522	26	R5B/C1-4	Parking	Yes	1.5*** or 2.0 (res.)/2.0 (comm.)	0.0	Yes	R6A/C2-4	Mixed Use (Res./Comm.)	Yes	3.9 (res.)/2.0 (comm.)	Yes
3522	27	R5B/C1-4	Parking	Yes	1.5*** or 2.0 (res.)/2.0 (comm.)	0.0	Yes	R6A/C2-4	Mixed Use (Res./Comm.)	Yes	3.9 (res.)/2.0 (comm.)	Yes
Other Properties												
3521	37 (p/o)	R5B/C1-4	Commercial	Yes	1.5*** or 2.0 (res.)/2.0 (comm.)	0.21	Yes	R6A/C2-4	Commercial	Yes	3.9 (res.)/2.0 (comm.)	Yes
3521	45	R5B/C1-4	Commercial	Yes	1.5*** or 2.0 (res.)/2.0 (comm.)	0.0	Yes	R6A/C2-4	Commercial	Yes	3.9 (res.)/2.0 (comm.)	Yes
3521	46	R5B/C1-4	Mixed Use (Res./Comm.)	Yes	1.5*** or 2.0 (res.)/2.0 (comm.)	0.89	Yes	R6A/C2-4	Mixed Use (Res./Comm.)	Yes	3.9 (res.)/2.0 (comm.)	Yes
3521	47	R5B/C1-4	Residential	Yes	1.5*** or 2.0 (res.)/2.0 (comm.)	0.58	Yes	R6A/C2-4	Residential	Yes	3.9 (res.)/2.0 (comm.)	Yes
3521	49	R5B/C1-4	Mixed Use (Res./Comm.)	Yes	1.5*** or 2.0 (res.)/2.0 (comm.)	1.84	Yes	R6A/C2-4	Mixed Use (Res./Comm.)	Yes	3.9 (res.)/2.0 (comm.)	Yes
3522	28	R5B/C1-4	Residential	Yes	1.5*** or 2.0 (res.)/2.0 (comm.)	1.11	Yes	R6A/C2-4	Residential	Yes	3.9 (res.)/2.0 (comm.)	Yes
3522	29	R5B/C1-4	Residential	Yes	1.5*** or 2.0 (res.)/2.0 (comm.)	1.11	Yes	R6A/C2-4	Residential	Yes	3.9 (res.)/2.0 (comm.)	Yes
3522	30	R5B/C1-4	Residential	Yes	1.5*** or 2.0 (res.)/2.0 (comm.)	1.11	Yes	R6A/C2-4	Residential	Yes	3.9 (res.)/2.0 (comm.)	Yes
3522	31	R5B/C1-4	Mixed Use (Res./Comm.)	Yes	1.5*** or 2.0 (res.)/2.0 (comm.)	1.17	Yes	R6A/C2-4	Mixed Use (Res./Comm.)	Yes	3.9 (res.)/2.0 (comm.)	Yes
Total # of Lots*	**14**		**% of Conformance****	**100%**		**% Compliant**	**100%**		**% of Conformance****	**100%**	**% Compliant**	**100%**

**All Properties including development sites*

***Calculate vacant lots as in conformance and compliance*

****If a qualifying residential site*

*****When providing qualifying affordable housing or qualifying senior housing*