



June 3, 2026 / Calendar No. 24

N 260156 ZRQ

IN THE MATTER OF an application submitted by 63-02 Fresh Pond Road Realty LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, amending APPENDIX F (Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas) for the purpose of establishing a Mandatory Inclusionary Housing area in the neighborhood of Ridgewood, Community District 5, Queens.

This application for a zoning text amendment (N 260156 ZRQ) was filed by 63-02 Fresh Pond Road Realty on October 22, 2025. The proposed action, in conjunction with the action for a related zoning map amendment (C 260155 ZMQ), would facilitate the development of a new seven-story mixed-use building with approximately 51,300 square feet of total floor area, including 46,100 square feet of residential floor area containing 54 dwelling units, 13 of which would be permanently income-restricted and 7,000 square feet of commercial space in the neighborhood of Ridgewood, Community District 5, Queens.

RELATED ACTION

In addition to the zoning text amendment (N 260156 ZRQ) that is the subject of this report, implementation of the proposed development also requires action by the City Planning Commission (CPC) on the following application, which is being considered concurrently with this application:

C 260155 ZMQ Zoning map amendment to change R5B and R5B/C1-4 zoning districts to R6A and R6A/C2-4 zoning districts.

BACKGROUND

A full background discussion and description of this application appear in the report for the related zoning map amendment action (C 260155 ZMQ).

ENVIRONMENTAL REVIEW

This application (N 260156 ZRQ), in conjunction with the application for a zoning map amendment (C 260155 ZMQ), was reviewed pursuant to the New York State Environmental Quality Review

Act (SEQRA) and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 *et seq.* and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The lead is the CPC. The designated CEQR number is: 26DCP074Q.

A summary of the environmental review appears in the report for the related zoning map amendment (C 260155 ZMQ).

PUBLIC REVIEW

This application (N 260156 ZRQ) was referred for information and review in accordance with the procedures for non-ULURP matters, in conjunction with the related application for a zoning map amendment (C 260155 ZMQ), which was certified as complete by the Department of City Planning on January 21, 2026 and were duly referred to Queens Community Board 5 and the Queens Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

Queens Community Board 5 held a public hearing on this application (N 260155 ZRQ) and the related action on February 11, 2026, and on March 11, 2026, by a vote of 34 in favor, zero opposed, and zero abstaining, adopted a resolution recommending approval of this application. A summary of the recommendation of Queens Community Board 5 appears in the report for the related zoning map amendment (C 260155 ZMQ).

Borough President Recommendation

The Queens Borough President held a public hearing on this application (N 260156 ZRQ) and the related action on March 26, 2026, and issued a recommendation approving the application on April 8, 2026. A summary of the recommendation of the Queens Borough President appears in the report for the related zoning map amendment (C 260155 ZMQ).

City Planning Commission Public Hearing

On April 15, 2026 (Calendar No. 6), the CPC scheduled April 29, 2026 for a public hearing on this application (C 260156 ZRQ) and related application for a zoning text amendment (N 260155 ZMQ). The hearing was duly held on April 29, 2026 (Calendar No. 13). Two speakers testified in favor of the application and zero in opposition, as described in the report for the related zoning map amendment (C 260155 ZMQ), and the hearing was closed.

CONSIDERATION

The Commission believes that the proposed zoning text amendment (N 260156 ZRQ), in conjunction with the related zoning map amendment (C 260155 ZMQ), is appropriate. A full consideration and analysis of the issues and the reasons for approving this application appear in the report for the related zoning map amendment (C 260155 ZMQ).

RESOLUTION

RESOLVED, that having considered the environmental designation with respect to this application (CEQR No. 26DCP074Q), the City Planning Commission finds that the action described herein will have no significant impact on the environment; and be it further

RESOLVED, by the City Planning Commission, pursuant to Section 200 of the New York City Charter, that based on the environmental determination and consideration described in the related report (C 260155 ZMQ), the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended as follows:

Matter underlined is new, to be added;

Matter ~~struck-out~~ is to be deleted;

Matter within # # is defined in Section 12-10;

* * * indicates where unchanged text appears in the Zoning Resolution.

* * *

APPENDIX F

Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas

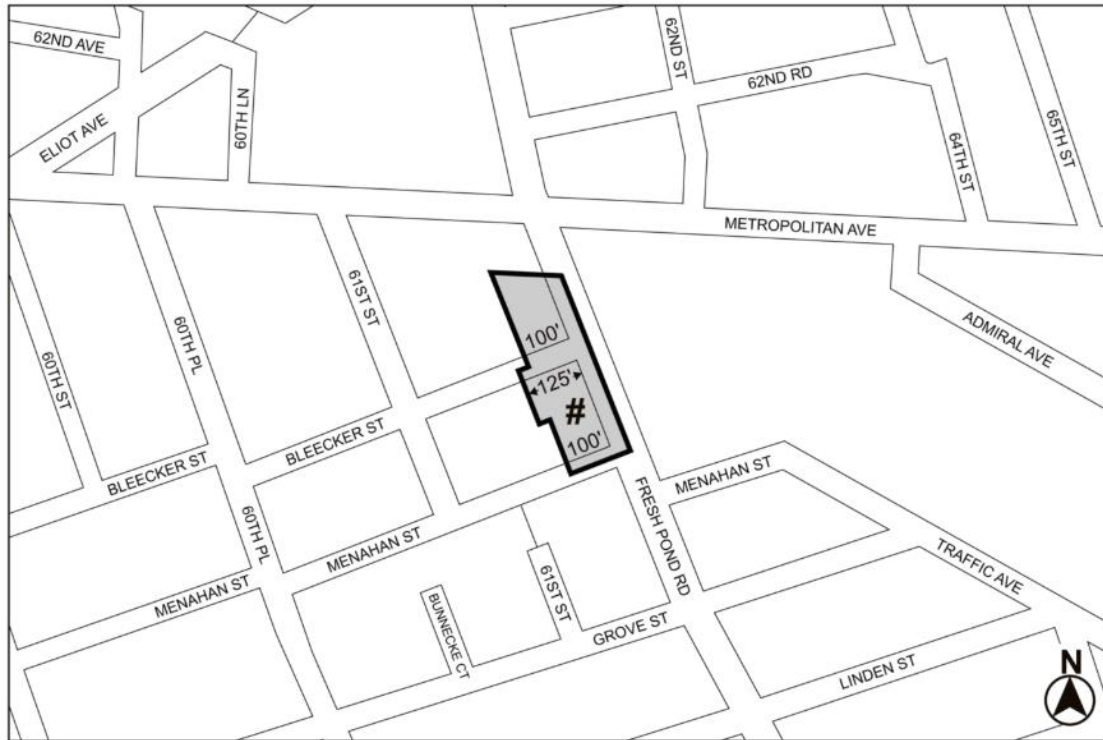
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Queens Community District 5

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Map 1 – [date of adoption]

[PROPOSED MAP]



■ Mandatory Inclusionary Housing area
Area # — [date of adoption] MIH Option 1 and Option 2

Portion of Community District 5, Queens

* * *

The above resolution (N 260156 ZRQ), duly adopted by the City Planning Commission on June 3, 2026 (Calendar No. 24), is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

SIDEYA SHERMAN, *Chair*

KENNETH J. KNUCKLES, Esq., *Vice Chairman*

GAIL BENJAMIN, ALFRED C. CERULLO III, Esq., ANTHONY W. CROWELL, Esq.,

JOSEPH I. DOUEK, RASMIA KIRMANI-FRYE, DAVID GOLD, Esq.,

ORLANDO MARÍN, JUAN CAMILO OSORIO, Ph.D., RAJ RAMPERSHAD *Commissioners*