

New York City Council
Subcommittee on Zoning &
Franchises

July 1, 2026

1160 Pugsley Avenue Rezoning

**Zoning Map Amendment
C250245ZMX**

**Zoning Text Amendment
N250246ZRX**



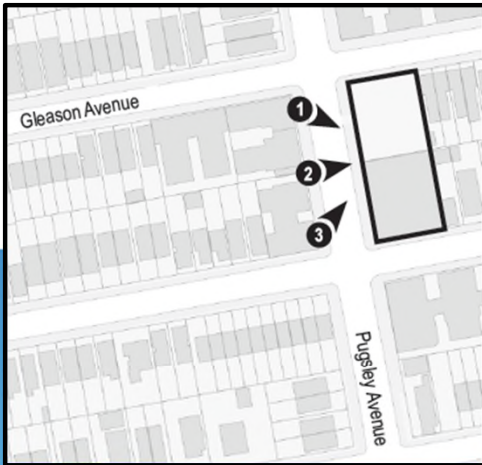
If you are a member of the public who wishes to testify, please register on the City Council Website at council.nyc.gov. Please visit the City Council Website to watch livestreams of all City Council Meetings and find recordings of previously held meetings.

Aerial View &
Area Map



Development Site – Block 2780, Lots 1 & 6

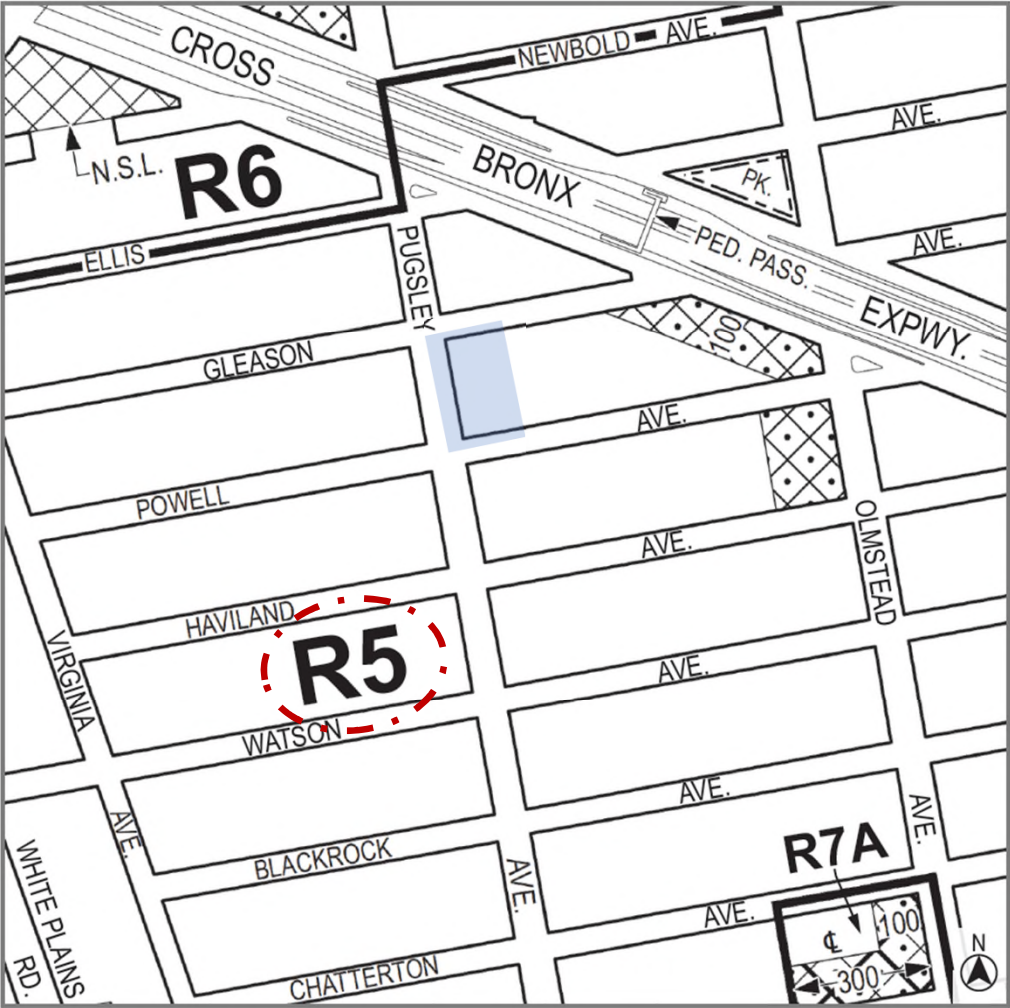
- Existing 1-story retail building (two restaurants and vacant storefronts) and open lot
- Development lot area comprises 18,894 sf
- Pugsley Avenue is 80 feet wide



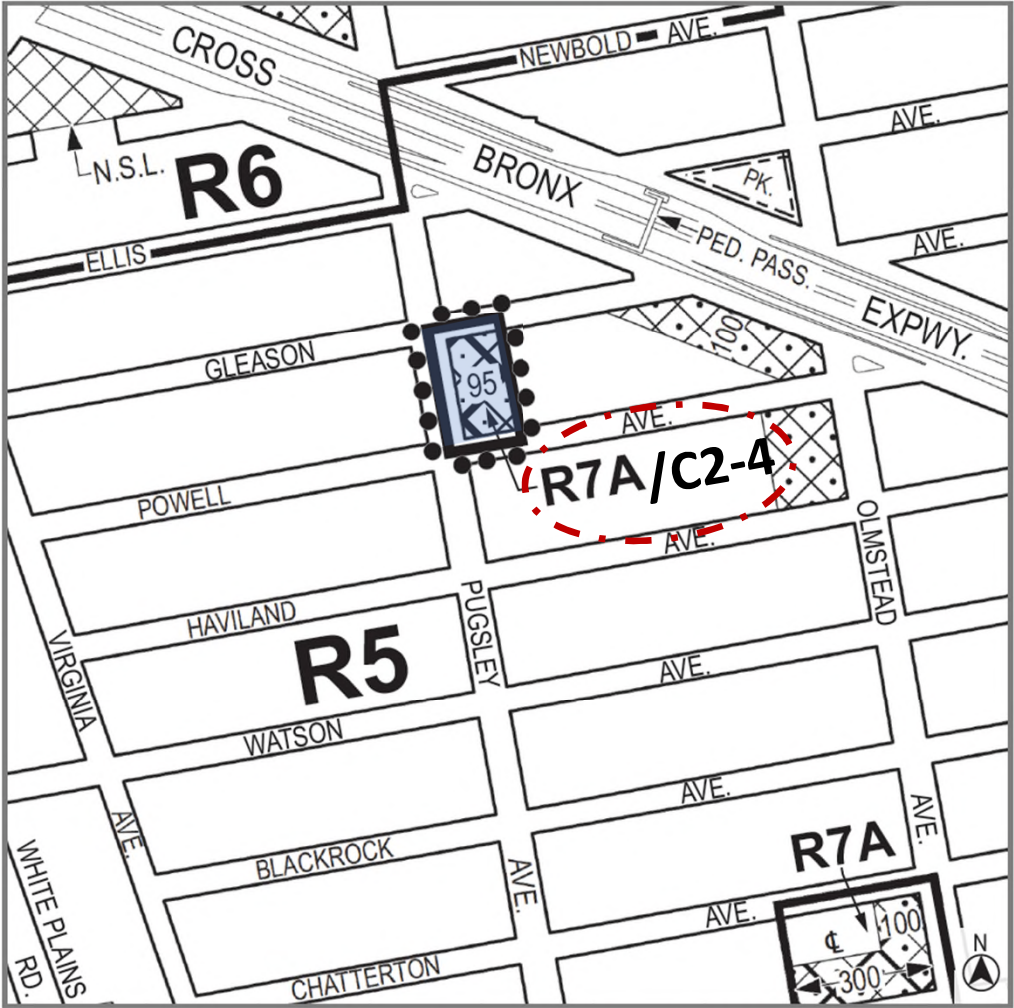
1. View of the Development Site facing southeast from Pugsley Avenue.

3. View of the Development Site facing northeast from Pugsley Avenue.

Zoning Change Map – Block 2780, Lots 1, 6, p/o 13 and p/o 80



Current Zoning Map (4b)



Proposed Zoning Map (4b) - Area being rezoned is outlined with dotted lines

Proposed Development - Overview

8 story (85') mixed-use building
105,609 sf floor area

- 91,938 sf residential
 - o 100% affordable
 - o 104 dwelling units
 - o 2,763 sf recreation space
 - o 32 accessory parking spaces
- 13,671 sf commercial
 - o 2,646 sf local retail/service
 - o 11,025 sf FRESH Food Store
 - o 1 loading berth



Proposed Development - Bedroom Mix, Qualifying Incomes and Monthly Rents*

100% Affordable Mixed-Use Building

HPD’s New Construction Finance Program - Mixed Income Option: Target average 60% AMI

Unit Type	Size	Number of Units
Studio	433 sf – 506 sf	19
1-Bedroom	655 sf – 726 sf	45
2-Bedroom	767 sf – 955 sf	34 including super’s unit
3-Bedroom	1,048 sf – 1,190 sf	6
Total		104

AMI	Maximum Income (1-6 Family Size)	Maximum Rent (Studio to 3-Bedroom)
40%/Our Space/FH	\$45,360 – 75,200	\$1,134 – 1,685
50%	\$56,700 – 94,000	\$1,417 – 2,106
60%	\$68,040 – 112,800	\$1,701 – 2,527
80%	\$90,720 – 150,400	\$2,268 – 3,370
100%	\$113,400 – 188,000	\$2,835 – 4,212

*Subject to review by HPD

Proposed Development - Bedroom Mix and Rents by AMI Level*

Unit Type	Total Units	40% Our Space/FH AMI	50% AMI	60% AMI	80% AMI	100% AMI
Studio	19	4 (\$1,134)	7 (\$1,417)	5 (\$1,701)	2 (\$2,268)	1 (\$2,835)
1-BR	45	7 (\$1,215)	16 (\$1,518)	12 (\$1,822)	6 (\$2,430)	4 (\$3,037)
2-BR	34 incl super	4 (\$1,458)	12 (\$1,822)	10 (\$2,187)	5 (\$2,916)	3 (\$3,645)
3-BR	6	1 (\$1,685)	1 (\$2,106)	2 (\$2,527)	1 (\$3,370)	1 (\$4,212)
Total	104	16	36	29	14	9

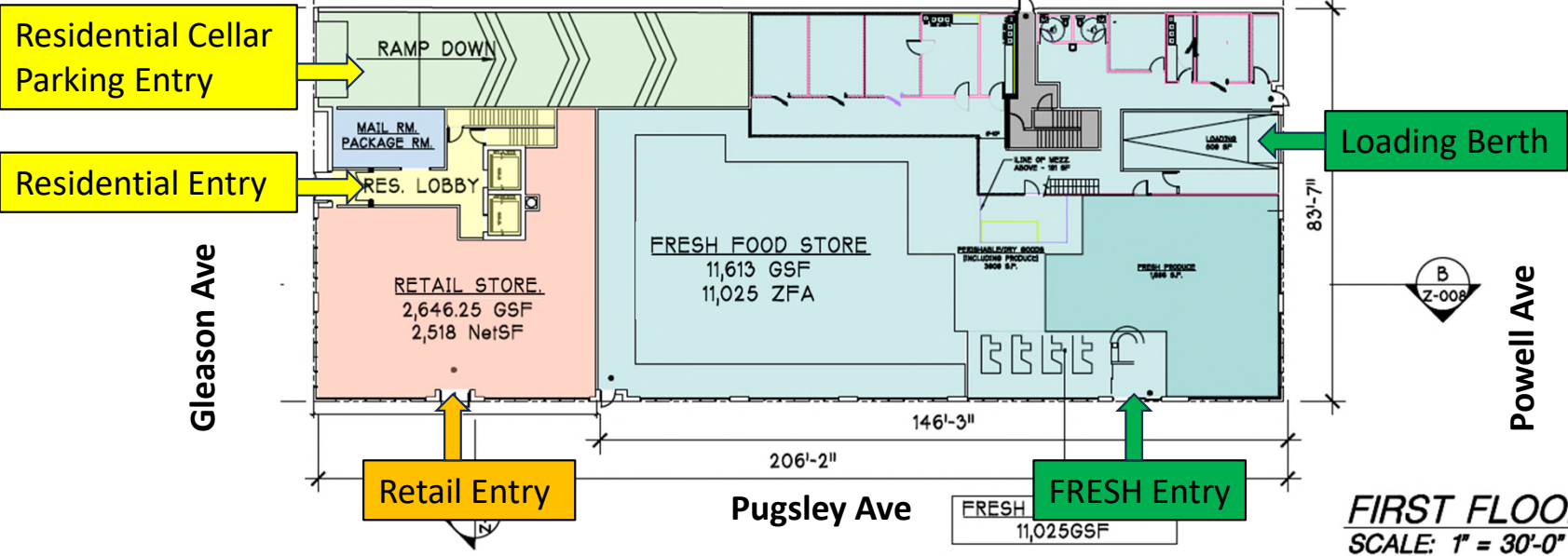
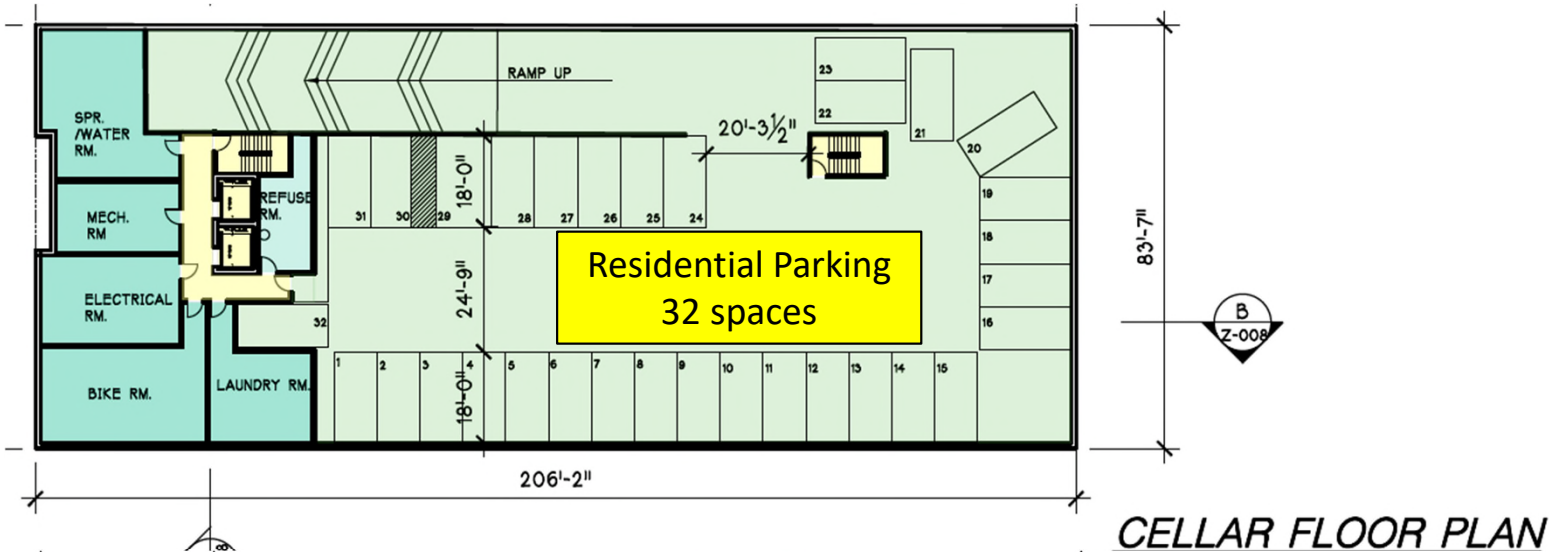
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Site Plan

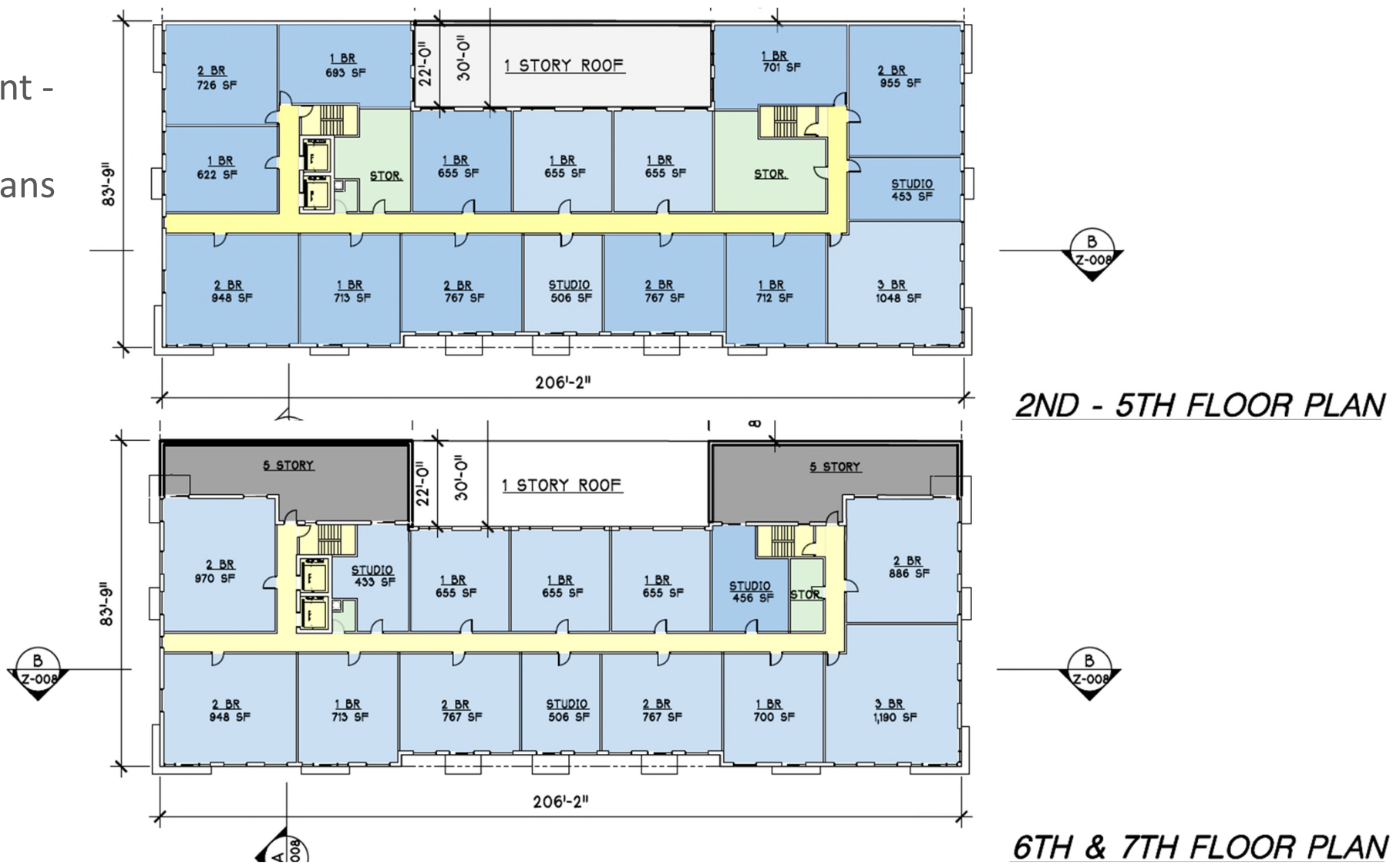
The site plan shows a rectangular plot with a dashed boundary. Inside the plot, there are two existing buildings, each labeled "EXIST. 6 STY. MULTIPLE DWELLING". The buildings are represented by solid black outlines. The top building is a large rectangle with a smaller rectangular extension on its left side. The bottom building is a large rectangle with a smaller rectangular extension on its left side. The two buildings are separated by a horizontal gap. The entire plot is enclosed by a dashed line, and the surrounding area is hatched.



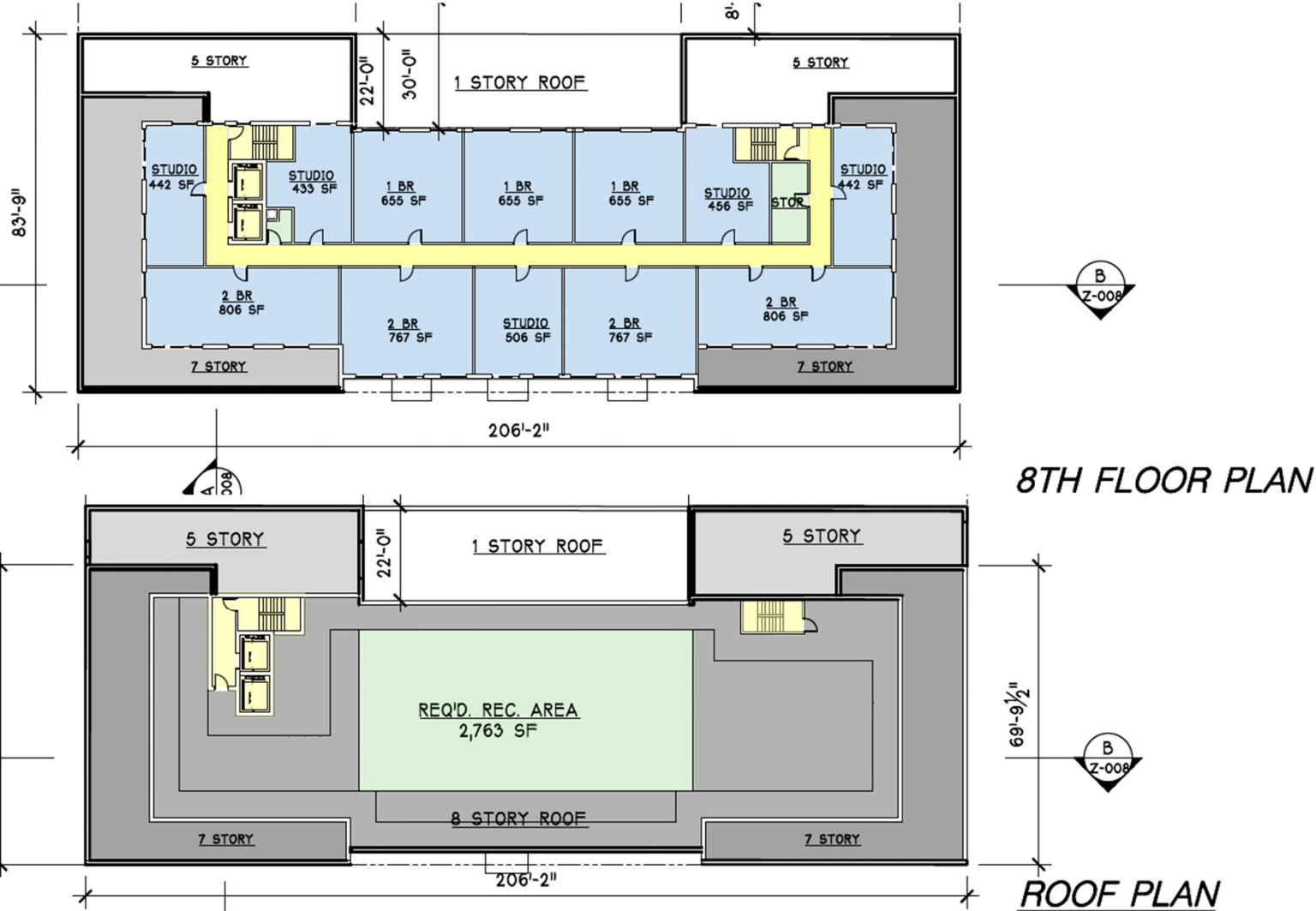
Proposed
Development -
Cellar and First
Floor Plans



Proposed
Development -
2nd through
7th Floor Plans



Proposed Development –
8th Floor and Roof Plans



Community Board 9 & Bronx Borough President Recommendations

Community Board 9 - March 19, 2026

Voted in favor of the application with conditions - 25 yes, 3 no, 3 abstain

Borough President – April 24, 2026

Recommends approval of the application

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