



**BRONX BOROUGH PRESIDENT VANESSA L. GIBSON**

**BRONX BOROUGH PRESIDENT'S RECOMMENDATION  
ULURP APPLICATION NO: 250245 ZMX  
1160 PUGSLEY AVENUE REZONING**

**DOCKET DESCRIPTION**

**IN THE MATTER OF** an application submitted by 1160-1178 Pugsley Ave LLC pursuant to Section 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 4b:

1. changing from an R5 District to an R7A District property bounded by Powell Avenue, a line 95 feet easterly of Pugsley Avenue, Haviland Avenue, and Pugsley Avenue; and
2. establishing within the proposed R7A District a C2-4 District bounded by Powell Avenue, a line 95 feet easterly of Pugsley Avenue, Haviland Avenue, and Pugsley Avenue;

Borough of the Bronx, Community District 9, as shown on a diagram (for illustrative purposes only) dated January 21, 2026, and subject to the conditions of CEQR Declaration E-825.

Related applications: N 250246 ZRX; N 250247 ZCX

**BACKGROUND**

This project is located in the Unionport neighborhood of Community District 9 in the East Bronx. Development of the surrounding community is largely residential in character, with commercial corridors located on Westchester Avenue, Hugh Grant Circle, and the Cross Bronx Expressway Service Road. Land uses in the area consist of a mix of multistory, walk-up apartment buildings, multifamily attached and semi-attached houses, and neighborhood serving retail uses. The area is well-served by mass transit, with the No. 6 Subway Line running along Westchester Avenue approximately ¼ mile north of the Proposed Development Site with the closest stop being Parkchester. Bus lines near the Development Site include the Bx4, Bx4a, Bx22, Bx36, Bx39, and Q44-SBS which provides service to Queens via the Whitestone Bridge. Nearby parks include Chief Dennis L. Devlin Park, Hugh Grant Circle, Haviland Playground, and FDNY – EMT Yadira Arroyo Playground. Nearby public schools include PS 119, PS 562X, and IS 125.

The Proposed Rezoning area consists of Block 3802, Lots 1, 6 and a portion of lots 13 and 80. This area is currently an R5 zoning district and would be changed to a R7A/C2-4 zoning district. The current R5 district allows for a Floor Area Ratio (FAR) of 1.5 and up to 2.0 for qualifying residential sites. For residential buildings in R5 districts, the maximum base height is 35 feet and

the maximum building height is 45 feet. Currently the site contains a 1-story, non-conforming commercial building and a lot with no structures that was formerly used for parking. The proposed R7A/C2-4 district would allow for an FAR of 4.0 or up to 5.01 for qualifying affordable housing.

The proposed Development Site consists of Block 2780, Lots 1 and 6, and has a lot area of 18,894.33 square feet. The Development Site has frontage on Pugsley Avenue, which is an 80' wide two-way street serving northbound and southbound traffic. Gleason Avenue is a 60'-wide street serving westbound traffic, and Powell Avenue is a 60'-wide street serving eastbound traffic. The Development Site has 206.13 feet of frontage on Pugsley Avenue, 91.77 feet of frontage on Gleason Avenue, and 91.59 feet of frontage on Powell Avenue. The site is in a transit zone and a FRESH Zone.

Approval of this application will facilitate the construction of an 8-story, plus cellar, mixed-use building with an accessory parking garage containing 32 spaces. The building will be 85' tall with approximately 105,609 square feet of floor area. Approximately 91,938 square feet will be residential floor area, and approximately 16,671 square feet will be for ground floor retail, including an 11,025 square foot grocery store compliant with requirements for the FRESH program. The proposed development will also not use fossil fuels and use 100% electric grid power for heating, ventilation, air conditioning, and hot water. Construction will take approximately 18 months.

The building will offer a total of 104 rental units of affordable housing, including:

- 19 Studios: 433-506 Square Feet
- 45-One Bedroom Units: 655-726 Square Feet
- 34-Two Bedroom Units\*: 767-955 Square Feet
- 6-Three Bedroom Units: 1,048-1,190 Square Feet

\*includes 1 superintendent's unit

For all 104 rental units, the development offers income-restricted housing for Area Median Income (AMI) bands of 60%, 80%, and 100% with rents ranging from \$1,630 to \$4,040. Approximately 40% of the units are two- and three-bedrooms. Approximately 30% of the units will be income-restricted pursuant to Mandatory Inclusionary Housing (MIH) requirements, and the applicant will seek subsidy via the Department of Housing Preservation and Development's (HPD) "Mix and Match" program for the remaining units.

Amenities to be provided in the Proposed Development include:

- 32 accessory parking spaces
- Ground-level FRESH grocery store
- A rooftop recreation space for residents
- Balconies provided for some units
- A shared laundry room for residents
- Roof sustainability feature to be determined

## **ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION**

This application has been reviewed pursuant to SEQR and CEQR and received a Type II Determination (25DCP085X). The City Planning Commission certified this application as complete on January 21, 2026.

## **BRONX COMMUNITY BOARD HEARING**

A public hearing was convened by Bronx Community Board 9 on March 20, 2026. A vote recommending this application to be approved with conditions, with 25 votes in favor, 3 votes against, and 3 abstentions, resulting in a favorable recommendation. Some of the conditions included providing information about the viability of the FRESH grocery store and retail use, to work with organizations to contract MWBE businesses for construction and to hire locally for the construction and future commercial uses, as well as requests to provide security and additional amenities for residents.

## **BOROUGH PRESIDENT'S PUBLIC HEARING**

On April 24, 2026, a virtual public hearing was convened by the Bronx Borough President. Representatives of the applicant were in attendance and spoke in favor of this application. One member of the public was in attendance and did not speak and the hearing was closed.

## **BRONX BOROUGH PRESIDENT'S RECOMMENDATION**

As New York City continues to face a housing crisis, I will continue to seek out and uplift opportunities to create affordable housing that meets the needs of Bronx residents. Rezoning represents one of many tools at our disposal to create opportunities for development across our borough which can facilitate new affordable housing.

When evaluating this project, I considered its context, scale, community impact, and whether it would positively benefit the larger community. I am pleased that this application meets these criteria. This project will make use of two lots, one lot currently sits vacant and the other lot contains a non-conforming commercial use. The proposal would create an eight-story, 100% income-restricted development with ground floor retail. The retail includes a FRESH grocery store which will provide a local grocery options with healthy food options to serve not just future residents of this development, but the entire neighborhood, including teachers and students at several nearby schools in the area. I appreciate the respectfulness of the scale of the project. At eight-stories, this development is a modest increase to the existing scale of the surrounding neighborhood. Unionport has a diverse housing stock, and this project will contribute positively to the overall character.

While I am pleased this development will be 100% income-restricted, the unit breakdown could be a bit stronger. Of the 104 total units, 40 are multi-bedroom units, making up just under 40% of the total unit breakdown. As Bronx Borough President, I have consistently championed multi-bedroom units over studios or one-bedroom units. In addition to multi-family units, I will continue to encourage developers to build family-sized units with larger floor plans amenable to flexibility

and growth, especially for multi-bedroom units. Developments that have larger family-sized units encourages long-term investment and growth, which helps to anchor communities.

I am excited to see that this development will provide amenities for future residents such as a shared laundry room, rooftop open space, accessory parking spaces, and will incorporate energy efficient systems throughout. The provision of balconies are also a welcomed feature.

Overall, this is a strong project that addresses the community's need for affordable housing through a common-sense rezoning that supports the potential for new growth while providing an important neighborhood amenity in the form of a supermarket. I support the vote of approval from Bronx Community Board 9, and I recommend approval of this application.

A handwritten signature in cursive script that reads "Vanessa L. Gibson".

Vanessa L. Gibson  
Bronx Borough President