NYC PLANNING

# NOTICE OF CERTIFICATION

Pursuant to the Uniform Land Use Procedure

| **Application #**: | **Project Name**: **1160 Pugsley Avenue Rezoning** |
|---|---|
| **C 250245 ZMX** | |
| **CEQR Number**: | **Borough(s)**: Bronx |
| 25DCP085X | **Community District Number(s)**: 9 |

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

***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 250247ZCX | N 250246ZRX | N 260179 LDX | | |
|---|---|---|---|---|---|

| **Applicant(s)**: | **Applicant Contact**: |
|---|---|
| 1160-1178 Pugsley Ave LLC<br>275 North Main Street<br>Spring Valley, NY 10977 | Jaclyn Scarinci<br>Akerman LLP<br>1251 Avenue of Americas<br>New York, NY 10020 |

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

DEPARTMENT OF CITY PLANNING

Bronx Office

Address: 1775 Grand Concourse Suite 503 Bronx, NY 10453

Phone: 718-220-8500

Email: BX_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**