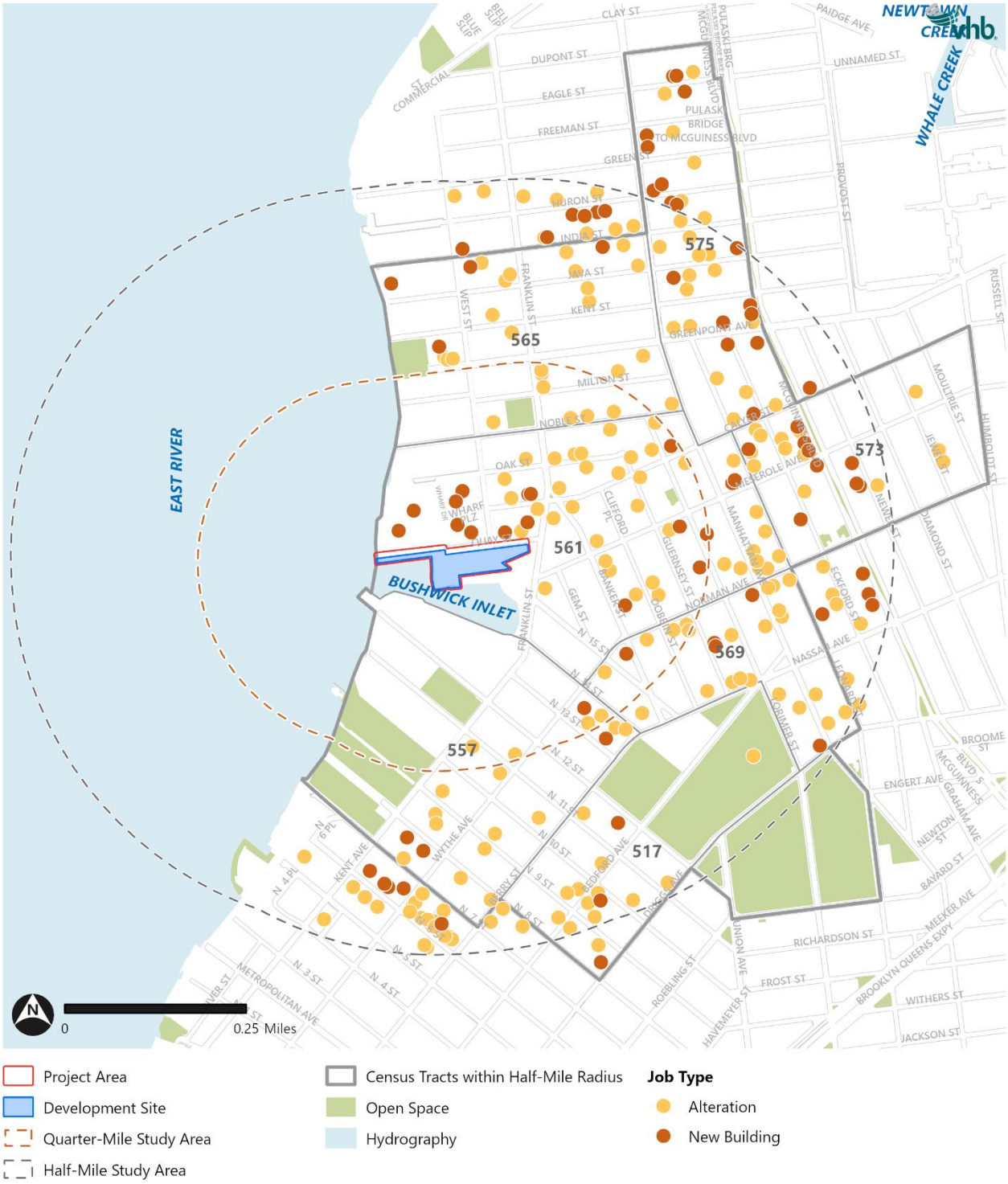
Appendix A: No-Build Projects by 2032

Figure A-1 No-Build Projects



Source: Housing DB 24Q2, NYC DCP (2025), NYC Parks (2025)

Table A-1 No-Build Projects (2021-2024)

Address	Net Residential Units	DOB JOB Description
1/4-Mile Radius		
Alteration		
109 Oak Street	-1	Conversion of the building from two- to one family dwelling. Enlargement of cellar and construction of the terrace and other construction work in the backyard as per plans filed herewith.
126 Noble Street	-1	
127 Noble Street	-2	Interior renovation consists of partition work, GWB, replacing flooring, trim work. Exterior work includes vertical and horizontal enlargement, facade work and window replacement, reduce occupancy to a two-family dwelling.
136 Franklin Street	-1	Conversion of 1st Floor from a residential unit to a UG 6 Mercantile Store of the 1st Floor and horizontal enlargement of the 1st Floor
68 Oak Street	-1	
78 Meserole Avenue	3	Propose new horizontal & vertical enlargement of an existing 3-story multi-family residential building. Existing foundation to remain. Upgrading construction class to type IB under 2014 code review. New egress stairs & fully sprinklered. Obtain a new CO
807 Manhattan Avenue	29	
New Building		
1030 Lorimer Street	2	
171 Calyer Street	21	
23 West Street	216	
33 Franklin Street	80	Demolition of one-story masonry building.
60 Wharf Drive	554	
84 Meserole Avenue	3	
85 Calyer Street	1	
87 Calyer Street	1	
1/2-Mile Radius		
Alteration		
1000 Lorimer Street	46	
104 North 8 Street	1	
116 Bedford Avenue	-2	
120 Java Street	15	
146 Newell Street	-2	Herewith file alteration co in order to convert an existing three story plus basement three family dwelling and convert into a three story with

		basement one family dwelling. To erect interior partitions to add a bulkhead and to obtain a new CO
160 India Street	1	Interior Alteration of 1st floor And Cellar. Split Existing 1st Floor Dwelling Unit Into two- Separate Dwelling Units. Add Accessory Stair From 1st Floor Apt to Cellar.
167 North 9 Street	10	Filing of Article 7b Conversion
189 Java Street	5	Vertical enlargement of existing two-family house. Changing the occupancy of a two-family house to seven family dwellings. Related plumbing work. Separate application for sprinkler was filed in DOBnow JOB#B00221538
193 Greenpoint Avenue	6	
264 Eckford Street	1	
574 Manhattan Avenue	4	
62 North 9 Street	5	
683 Leonard Street	-1	
684 Leonard Street	3	Proposed 7-unit residential building. Related JOB numbers: B00431160
71 Java Street	-1	
711 Manhattan Avenue	3	
720 Manhattan Avenue	2	
92 Norman Avenue	1	Horizontal enlargement of existing three-story building. New certificate of occupancy for commercial & residential building.
New Building		
112 India Street	3	House demolition
151 Newell Street	4	Filed herewith a full hand demolition of a two- story and basement structure
163 Newell Street	7	
167 McGuinness Boulevard	29	Proposed 8 story residential building
173 McGuinness Boulevard	24	
183 McGuinness Boulevard	24	
263 McGuinness Boulevard	2	
30 Kent Street	80	
Census Tracts within 1/2-Mile Radius		
Alteration		
162 Eagle Street	-1	Application filed herewith for conversion of 6 family bldg. to 5 family. Change to co requested.
188 Freeman Street	4	Two story enlargement to existing commercial building, convert part of first Floor to residential use. Partition work.
New Building	**84**	
167 Eagle Street	7	
169 Eagle Street	7	
169 Huron Street	10	

184 Huron Street	6	
185 North 8 Street	44	
186 Huron Street	10	
1/2-Mile Radius/Outside of Open Space and Socioeconomic Study Area)		
Alteration		
107 North 6 Street	-1	Proposed to Renovate Commercial Space on the Cellar & 1st Floor Work to Include Removal & Installation of New Interior Non-Load Bearing Partitions 7 Finish Work As Per Plan. Obtain New Certificate of Occupancy. No Change to Egress of Bulk.
135 Kent Avenue	2	Alt-co application hereby filed for interior renovation and facade alteration. Changes in egress proposed. No change in use or occupancy under this application.
139 Huron Street	9	Convert building to residential as per plans.
147 Wythe Avenue	-1	Application for mixed use building enlargement at first Floor commercial space. Second and third Floor renovation for single family residence. New plumbing fixtures, partitions, windows, finishes, and structural modifications. Mechanical, and structural
157 Wythe Avenue	-2	
169 Eckford Street	-1	Hereby filing to covert three family dwellings to two family dwelling with a 160 square foot horizontal enlargement.
214 Franklin Street	12	Proposed Re-Establishment of Previous Hotel Rms Which were converted to Res. Dwelling Units During the Pandemic Only At 2nd Fl. Minor Work to Include Repl. of Existing Sd/Cmd Painting & Floor Refinishing. No Pl or El Work and Change to Bulk Or Egress.
526 Leonard Street	-1	
79a India Street	-2	Existing three stories and cellar three family dwellings to be converted into a one family dwelling unit and fully renovated. Install new drywall partitions and plumbing fixtures as per plans pl and sp applications filed separately. Change of egress .
85 North 6 Street	5	Filing herewith for the conversion from commercial to residential use at second and third floors
975 Manhattan Avenue	9	
New Building	**57**	
144 West Street	22	Erect 7 story mix use new building.
75 McGuinness Boulevard	21	Proposed 8 story residential building
81 India Street	6	
81 McGuinness Boulevard	8	
Grand Total	**1,347**	

Table A-2 No-Build Projects (2024-2032)		
1/4-Mile Radius		
Alteration		
101 Noble Street	-2	General construction for exterior work to renovate buildings and convert to a single-family residency. New Final Certificate of Occupancy is to be issued.
138 Franklin Street	-1	Proposed conversion from residential to commercial @ 001and interior renovation @ cel & 001 existing residential to remain from 002 to 004. Proposed change in use. No proposed change to bulk under this application
147 Calyer Street	-1	
212 Guernsey Street	-1	Interior and exterior renovation to existing two family dwelling to be converted to a one family dwelling. Mechanical, plumbing and structural work filed under separate applications.
239 Banker Street	-1	See section 24
75 Calyer Street	7	Application filed herewith for vertical & horizontal addition and interior renovations to existing three story and cellar residential building.
95 Dobbin Street	58	Conversion of exist'g manufacturing into mixed use residential and commercial bldg. Interior renovation to include removal of exist'g partitions/finishes and construction of new partitions/finishes. Mech. Heating & ventilation as per plans.
New Building		
1005 Lorimer Street	3	Propose new 4-story residential building as per plan. Obtain new CO.
29 Wharf Plaza	92	Proposed 14 story mixed use development as per plans.
3 West Street	150	Proposed 8 story mixed use development.
30 Wharf Drive	104	Proposed nine (9) Story Residential Building as per Plans.
7 Wharf Drive	303	Proposed 29 story mixed use development as per plans.
79 Quay Street	132	Proposed eleven (11) story + cellar mixed use building.
1/2-Mile Radius		
Alteration		
111 Java Street	7	Vertical enlargement of an existing two-family house. Changing the occupancy of a two-family house to seven dwelling units.
151 Java Street	-1	Work filed to reduce the occupancy of the building from 6 to 5 family and connect two- apartments on the third floor into one apartment as per plans filed herewith. New certificate of occupancy required.

152 Bedford Avenue	-2	Propose interior renovation to an existing building at 1st floor.
153 Bedford Avenue	-2	Converting three family residence to single family residence.
179 North 10 Street	23	Hereby filing for a conversion & enlargement of an existing two- story commerical building into a 6 story residential(r-2) building. Alteration to include demolishing & rebuilding of 2nd floor removal of interior partitions celings floors at 1st floor.
181 McGuinness Boulevard	10	Proposed horizontal & vertical enlargement to an existing three story & cellar building.
181 North 11 Street	44	Proposed renovation / vertical enlargements to existing building. Building conversion to five (5) story + cellar residential building.
183 Java Street	5	Horizontal and vertical enlargement of existing two family house. Changing the occupancy of a two family house to five family dwellings.
194 Java Street	-1	Gut renovation of existing building conversion to a single family dwelling and one-story vertical enlargement.
202 Calyer Street	-4	Propose partial demolition of the existing non-comply floor area prior-code building with general construction works as per plan. Obtain a new C of O for two family house. All other related works are filed subsequently.
225 Calyer Street	-1	Alt1 application filed to convert three family into two family house to reconstruct all interior partitions and ceilings and refinish thereof as per plans filed herewith. No change to bulk occupancy or use.
232 Eckford Street	5	Vertical and Horizontal Enlargement of existing two-stories into four Story with penthouse.
258 Eckford Street	12	Vertical enlargement of existing two-family two-story house into 7 family four story.
269 Eckford Street	5	Vertical enlargement of existing two- story mixed-use building to four story & penthouse residential building
44 India Street	2	Removal of an existing structure including floors partitions windows interiors & roof for a new proposed 4-story two family building. Change in bulk and egress. No change in use and occupancy.
676 Leonard Street	-3	Work filed herewith for one story penthouse addition vertical / horizontal addition to an existing 3- story brick building. Conversion to one family house proposed. Change to co requested.
698 Manhattan Avenue	4	Convert existing offices into four class an apartment on 2nd/3rd floor and obtain new CO. No change in bulk and egress.

700a Leonard Street	-1	Filing herewith alteration type one to convert an existing two family in a single a family resident. Work includes partitions door closets fixtures and new CO.
712 Manhattan Avenue	2	Vertical Enlargement of an existing three story mixed use building with minor interior renovation as required as per plan and convert one store & two-DU to one store & four DU. Obtain a new CO.
92 India Street	5	
947 Lorimer Street	-3	Conversion of multiple dwellings into a single-family building. File general construction plumbing and mechanical systems work types. New final Certificate of Occupancy
New Building		
121 Meserole Avenue	2	Construct new four story and cellar mix use building.
123 Meserole Avenue	4	New 5 story with cellar four dwelling unit building
149 Newell Street	7	
152 Meserole Avenue	8	This project is a new building development including 8 residential units.
168 North 10 Street	7	
170 Java Street	6	Herewith filing for a 4-story new building.
170 North 10 Street	16	
177 Greenpoint Avenue	8	Propose new 5-story plus cellar multi-family residential building as per plan. Obtain new CO.
18 India Street	834	Erect 37 story residential and retail new building.
205 Java Street	6	Propose new six (6) story w/. Mezzanine residential building comprising of total 6 dwelling units. Obtain CO. All related works filed as subsequent documents.
215 Calyer Street	5	New 5 story residential building
217 Eckford Street	14	Herewith filing to amend plans and change from 13 dwelling to 14 dwelling units with two dwellings in the fifth floor; to add balconies to all units; changes at cellar and minor changes as documented in plans.
237 McGuinness Boulevard	70	Proposed eight story + cellar mixed-use building.
32 India Street	54	
323 Eckford Street	2	Proposed three (3) story mixed-use building.
561 Manhattan Avenue	8	
64 North 8 Street	7	
686 Leonard Street	3	Proposed residential 5 stories new building
76 North 8 Street	3	New building as shown on drawings filed herewith. Mechanical DOBNow #b00354143, plumbing DOBNow_#b00354150, structural DOBNow #b00352231.
84 Norman Avenue	2	Proposed 4-story plus cellar mix-used new building.
92 Guernsey Street	1	
94 Guernsey Street	6	
Census Tracts within 1/2-Mile Radius		

Alteration		
169 India Street	1	Existing two (2) story & cellar two (2) family dwelling converted and enlarged to a four (4) story and cellar one (1) family dwelling
179 Eagle Street	-1	
192 North 9 Street	-2	Interior renovation of existing row house. Work on basement 1st & 2nd floor of a (3) story (1) family (being converted from three family to one family) residential building (zoning r6b). Architectural work under this filing mh sp & pl to be filed separately.
198 Green Street	-1	Change two-family dwelling into a one family dwelling. Some demolition, new interior partitions, eliminate one kitchen, add another bathroom, replace existing plumbing fixtures in upstairs bathroom and kitchen to remain. New interior finishes, new ex
74 Jewell Street	-1	Obtain new CO. Conversion from a two to one family dwelling. Plumbing work under B00573418-I1 and SP work under B00643561-I1.
New Building		
1024 Manhattan Avenue	31	Construct new seven (7) story mixed use building as per plans filed herewith. Please assign this application to the Development Hub consultation took place on 12/15/20.
170 Freeman Street	67	
174 Eagle Street	5	This application is filed to build 5-family residence a 4-story building with a penthouse & cellar.
175 Huron Street	5	New 4-story residential building.
1/2-Mile Radius/Outside of Open Space and Socioeconomic Study Area)		
Alteration		
103 India Street	7	Vertical enlargement and interior renovation of existing 3-story building. Obtain new certificate of occupancy.
118 Norman Avenue	-1	Conversion of an existing two family with commercial space and 5 car garage to a single family home with a coffee shop at the first floor and accessory 5 car parking garage to the single family home. Existing curb cut to remain. A new co will be obtained
119a India Street	-1	Demolition of interior partitions finishes & fixtures + the installation of new partitions finishes & fixtures. Work includes obtaining a new CO. For a single-family dwelling. Interior renovation of existing building.
146 North 8 Street	2	Alt-CO - NB application filed for 4-story three dwellings with cellar.
151 Kent Avenue	13	
155 Wythe Avenue	-1	

163 Eckford Street	-1	Existing two-story with cellar two-family residence to be covert to one-family residence with addition of new story. This application is to obtain a new certificate of occupancy.
214 Franklin Street	-12	Proposed re-establishment of previous hotel rms which were converted to res. Dwelling units during the pandemic only at 2nd fl. Minor work to include repl. of existing sd/cmd painting & floor refinishing. No pl or el work and change to bulk or egress.
544 Leonard Street	1	Minor work proposed as per plans to convert 1 to two family. All plumbing work filed under JOB 340666817.
New Building		
122 Huron Street	7	
130 Huron Street	4	This application is filed for a 4-story cellar & penthouse 4-unit residential building.
131 Kent Avenue	44	7-story mixed use Residential New Building with ground floor Commercial.
138 Huron Street	6	
142 Huron Street	21	
174 Wythe Avenue	32	
584 Leonard Street	2	4-story new building. 2-family dwelling. See section 24 for DOBNow JOBs.
93 McGuinness Boulevard	8	Proposed new 6-story building
Grand Total	**2,257**	