

September 30, 2025

CERTIFICATE

30158

RESOLVED That per the resolution of delegation, the executive director having considered designs for the minor modifications to the installation of HVAC equipment, Allerton Branch Library, 2740 Barnes Avenue, Bronx, submitted by the Department of Design and Construction and the New York Public Library, represented by exhibits 2761-X, Y & Z of record in this matter, hereby gives to the same amended final approval on behalf of the Design Commission.

Final approval is conditioned upon commencement of work before September 30, 2027, and submission of comprehensive photographic documentation of the completed project consisting of 8" x 10" archival-quality color photographs.

A true copy of resolution adopted by
the executive director on September 30, 2025.

A handwritten signature in black ink, appearing to read "Sreoshy Banerjee", written in a cursive style.

Sreoshy Banerjee
Executive Director

September 30, 2025

CERTIFICATE

30159

RESOLVED That per the resolution of delegation, the executive director having considered designs for the installation of mechanical equipment, Effluent Water Pump Building, Jamaica Wastewater Resource Recovery Facility, 150-20 134th Street, Jamaica, Queens, submitted by the Department of Environmental Protection, represented by exhibits 2219-EF, EG, EH, EI & EJ of record in this matter, hereby gives to the same preliminary and final approval on behalf of the Design Commission.

Final approval is conditioned upon commencement of work before September 30, 2027, and submission of comprehensive photographic documentation of the completed project consisting of 8" x 10" archival-quality color photographs.

A true copy of resolution adopted by
the executive director on September 30, 2025.

A handwritten signature in black ink, appearing to read "Sreoshy Banerjee", written in a cursive style.

Sreoshy Banerjee
Executive Director

September 30, 2025

CERTIFICATE

30160

RESOLVED That per the resolution of delegation, the executive director having considered designs for the minor modifications to the rehabilitation of the Bushwick Health Center, 335 Central Avenue, Brooklyn, submitted by the Department of Design and Construction and the Department of Health and Mental Hygiene, represented by exhibits 2462-AE, AF & AG of record in this matter, hereby gives to the same amended final approval on behalf of the Design Commission.

Final approval is conditioned upon commencement of work before September 30, 2027, and submission of comprehensive photographic documentation of the completed project consisting of 8" x 10" archival-quality color photographs.

A true copy of resolution adopted by
the executive director on September 30, 2025.



Sreoshy Banerjee
Executive Director

October 21, 2025

CERTIFICATE

30161

RESOLVED That the Design Commission, having considered designs for the reconstruction of a boiler building, Building 41A, Washington Avenue and 4th Street Brooklyn Navy Yard Industrial Park, Brooklyn, submitted by the Brooklyn Navy Yard Development Corporation, represented by exhibits 6063-ACI, ACJ, ACK, ACL & ACM of record in this matter, hereby gives to the same unanimous preliminary approval with the understanding that the team will simplify the building massing as much as possible to better integrate the office and restroom. Commissioner Hawkinson recused herself.

Preliminary approval is conditioned upon submission of this project for final review and approval before October 21, 2027.

A true copy of resolution adopted by
the Design Commission at its meeting
on October 21, 2025.



Sreoshy Banerjee
Executive Director

**Kenseth Armstead, Isabel Castilla, Bill Heinzen, Karen Kiehl, Carey Maloney,
Manuel Miranda, Merryl H. Tisch, Jimmy Van Bramer, Commissioners**

October 21, 2025

CERTIFICATE

30162

RESOLVED That the Design Commission, having considered a proposal for the modifications to the installation of *Un(Common) Grounds* (previously *Un(Common) Threads*) by Borinquen Gallo, 40th Police Precinct, East 149th Street and St. Ann's Avenue, Bronx, submitted by the Department of Cultural Affairs' Percent for Art Program, the Department of Design and Construction, and the New York City Police Department, represented by exhibits 2169-FY, FZ, GA & GB of record in this matter, hereby gives to the same unanimous amended preliminary approval. Commissioner Tisch recused herself.

Preliminary approval is conditioned upon commencement of work before October 21, 2027, and submission of this project for final review and approval.

A true copy of resolution adopted by
the Design Commission at its meeting
on October 21, 2025.



Sreoshy Banerjee
Executive Director

**Kenseth Armstead, Isabel Castilla, Laurie Hawkinson, Bill Heinzen, Karen Kiehl,
Carey Maloney, Manuel Miranda, Jimmy Van Bramer, Commissioners**

October 21, 2025

CERTIFICATE

30163

RESOLVED That the Design Commission, having considered designs for the installation of pipe bollards and a raised crosswalk, Broadway and Bennett Avenue, Manhattan, submitted by the Department of Design and Construction and the Department of Transportation, represented by exhibits 7804-A, B, C, D & E of record in this matter, hereby gives to the same unanimous preliminary and final approval.

Final approval is conditioned upon commencement of work before October 21, 2027, and submission of comprehensive photographic documentation of the completed project consisting of 8" x 10" archival-quality color photographs

A true copy of resolution adopted by
the Design Commission at its meeting
on October 21, 2025.



Sreoshy Banerjee
Executive Director

**Kenseth Armstead, Isabel Castilla, Laurie Hawkinson, Bill Heinzen, Karen Kiehl,
Carey Maloney, Manuel Miranda, Merryl H. Tisch, Jimmy Van Bramer, Commissioners**

October 21, 2025

CERTIFICATE

30164

RESOLVED That the Design Commission, having considered designs for the installation of pipe bollards and a raised crosswalk, Utica Avenue and Winthrop Street, Brooklyn, submitted by the Department of Design and Construction and the Department of Transportation, represented by exhibits 7805-A, B, C, D & E of record in this matter, hereby gives to the same unanimous preliminary and final approval.

Final approval is conditioned upon commencement of work before October 21, 2027, and submission of comprehensive photographic documentation of the completed project consisting of 8" x 10" archival-quality color photographs

A true copy of resolution adopted by
the Design Commission at its meeting
on October 21, 2025.



Sreoshy Banerjee
Executive Director

**Kenseth Armstead, Isabel Castilla, Laurie Hawkinson, Bill Heinzen, Karen Kiehl,
Carey Maloney, Manuel Miranda, Merryl H. Tisch, Jimmy Van Bramer, Commissioners**

October 21, 2025

CERTIFICATE

30165

RESOLVED That the Design Commission, having considered designs for the construction of a truck garage and canopy, Queens Repair Facility, 106-36 180th Street, Queens, submitted by the Department of Environmental Protection, represented by exhibits 7613-K, L, M, N & O of record in this matter, hereby gives to the same unanimous final approval.

Final approval is conditioned upon commencement of work before October 21, 2027, and submission of comprehensive photographic documentation of the completed project consisting of 8" x 10" archival-quality color photographs

A true copy of resolution adopted by
the Design Commission at its meeting
on October 21, 2025.



Sreoshy Banerjee
Executive Director

**Kenseth Armstead, Isabel Castilla, Laurie Hawkinson, Bill Heinzen, Karen Kiehl,
Carey Maloney, Manuel Miranda, Merryl H. Tisch, Jimmy Van Bramer, Commissioners**

October 21, 2025

CERTIFICATE

30166

RESOLVED That the Design Commission, having considered designs for the modifications to the construction of operations facility buildings, control chamber, and adjacent site work as part of upgrade of Hillview Reservoir, 100 Central Park Avenue, Yonkers, Westchester County, submitted by the Department of Environmental Protection, represented by exhibits 5847-BM, BN, BO, BP & BQ of record in this matter, hereby gives to the same unanimous amended final approval.

Final approval is conditioned upon commencement of work before October 21, 2027, and submission of comprehensive photographic documentation of the completed project consisting of 8" x 10" archival-quality color photographs

A true copy of resolution adopted by
the Design Commission at its meeting
on October 21, 2025.



Sreoshy Banerjee
Executive Director

**Kenseth Armstead, Isabel Castilla, Laurie Hawkinson, Bill Heinzen, Karen Kiehl,
Carey Maloney, Manuel Miranda, Merryl H. Tisch, Jimmy Van Bramer, Commissioners**

October 21, 2025

CERTIFICATE

30167

RESOLVED That the Design Commission, having considered designs for the construction of an addition to the Return and Waste Sludge Building and rehabilitation of the Final Settling Tanks, Owls Head Wastewater Resource Recovery Facility, 6700 Shore Road, Brooklyn, submitted by the Department of Environmental Protection, represented by exhibits 2429-EU, EV, EW, EX & EY of record in this matter, hereby gives to the same unanimous preliminary and final approval.

Final approval is conditioned upon commencement of work before October 21, 2027, and submission of comprehensive photographic documentation of the completed project consisting of 8" x 10" archival-quality color photographs

A true copy of resolution adopted by
the Design Commission at its meeting
on October 21, 2025.



Sreoshy Banerjee
Executive Director

**Kenseth Armstead, Isabel Castilla, Laurie Hawkinson, Bill Heinzen, Karen Kiehl,
Carey Maloney, Manuel Miranda, Merryl H. Tisch, Jimmy Van Bramer, Commissioners**

October 21, 2025

CERTIFICATE

30168

RESOLVED That the Design Commission, having considered designs for the installation of interpretive signage as part of the construction of a bioretention median, Beach 67th Street and Thursby Avenue, Arverne, Queens, submitted by the Department of Environmental Protection and the Department of Transportation, represented by exhibits 7679-E, F, G, H & I of record in this matter, hereby gives to the same unanimous preliminary and final approval.

Final approval is conditioned upon commencement of work before October 21, 2027, and submission of comprehensive photographic documentation of the completed project consisting of 8" x 10" archival-quality color photographs

A true copy of resolution adopted by
the Design Commission at its meeting
on October 21, 2025.



Sreoshy Banerjee
Executive Director

**Kenseth Armstead, Isabel Castilla, Laurie Hawkinson, Bill Heinzen, Karen Kiehl,
Carey Maloney, Manuel Miranda, Merryl H. Tisch, Jimmy Van Bramer, Commissioners**

October 21, 2025

CERTIFICATE

30169

RESOLVED That the Design Commission, having considered designs for the installation of interpretive signage as part of the construction of a bioretention median, Hillside Avenue and Manor Road, Queens Village, Queens, submitted by the Department of Environmental Protection and the Department of Transportation, represented by exhibits 7718-F, G, H, I & J of record in this matter, hereby gives to the same unanimous preliminary and final approval.

Final approval is conditioned upon commencement of work before October 21, 2027, and submission of comprehensive photographic documentation of the completed project consisting of 8" x 10" archival-quality color photographs

A true copy of resolution adopted by
the Design Commission at its meeting
on October 21, 2025.



Sreoshy Banerjee
Executive Director

**Kenseth Armstead, Isabel Castilla, Laurie Hawkinson, Bill Heinzen, Karen Kiehl,
Carey Maloney, Manuel Miranda, Merryl H. Tisch, Jimmy Van Bramer, Commissioners**

October 21, 2025

CERTIFICATE

30170

RESOLVED That the Design Commission, having considered designs for the installation of interpretive signage as part of the construction of two bioretention triangles, Winchester Boulevard at 234th Street and Hillside Avenue and at 236th Street and Seward Avenue, Queens Village, Queens, submitted by the Department of Environmental Protection and the Department of Transportation, represented by exhibits 7719-F, G, H, I & J of record in this matter, hereby gives to the same unanimous preliminary and final approval.

Final approval is conditioned upon commencement of work before October 21, 2027, and submission of comprehensive photographic documentation of the completed project consisting of 8" x 10" archival-quality color photographs

A true copy of resolution adopted by
the Design Commission at its meeting
on October 21, 2025.



Sreoshy Banerjee
Executive Director

**Kenseth Armstead, Isabel Castilla, Laurie Hawkinson, Bill Heinzen, Karen Kiehl,
Carey Maloney, Manuel Miranda, Merryl H. Tisch, Jimmy Van Bramer, Commissioners**

October 21, 2025

CERTIFICATE

30171

RESOLVED That the Design Commission, having considered designs for the reconstruction of Caserta Playground and installation of a subsurface detention system as a part of the Cloudburst Management Program for the Parkchester and Morris Park Cloudburst Hub, Odell Street, St. Raymond Avenue, and Purdy Street, Bronx, submitted by the Department of Environmental Protection and the Department of Parks & Recreation, represented by exhibits 2702-M, N, O, P & Q of record in this matter, hereby gives to the same unanimous final approval.

Final approval is conditioned upon commencement of work before October 21, 2027, and submission of comprehensive photographic documentation of the completed project consisting of 8" x 10" archival-quality color photographs

A true copy of resolution adopted by
the Design Commission at its meeting
on October 21, 2025.



Sreoshy Banerjee
Executive Director

**Kenseth Armstead, Isabel Castilla, Laurie Hawkinson, Bill Heinzen, Karen Kiehl,
Carey Maloney, Manuel Miranda, Merryl H. Tisch, Jimmy Van Bramer, Commissioners**

October 21, 2025

CERTIFICATE

30172

RESOLVED That the Design Commission, having considered designs for the installation of an interpretive sign between Randall's Island Field #51 and Wards Island Wastewater Resource Recovery Facility, Hell Gate Circle between C Road and 2nd Drive, Randall's Island, Manhattan, submitted by the Department of Environmental Protection and the Department of Parks & Recreation, represented by exhibits 1599-MX, MY, MZ & NA of record in this matter, hereby gives to the same unanimous preliminary and final approval.

Final approval is conditioned upon commencement of work before October 21, 2027, and submission of comprehensive photographic documentation of the completed project consisting of 8" x 10" archival-quality color photographs

A true copy of resolution adopted by
the Design Commission at its meeting
on October 21, 2025.



Sreoshy Banerjee
Executive Director

**Kenseth Armstead, Isabel Castilla, Laurie Hawkinson, Bill Heinzen, Karen Kiehl,
Carey Maloney, Manuel Miranda, Merryl H. Tisch, Jimmy Van Bramer, Commissioners**

October 21, 2025

CERTIFICATE

30173

RESOLVED That the Design Commission, having considered designs for the minor modifications to the installation of streetscape improvements, Water Street between Whitehall Street and Hanover Square, Manhattan, submitted by the Department of Transportation, the Economic Development Corporation, and the Department of Parks & Recreation, represented by exhibits 6519-W, X & Y of record in this matter, hereby gives to the same unanimous amended final approval.

Final approval is conditioned upon commencement of work before October 21, 2027, and submission of comprehensive photographic documentation of the completed project consisting of 8" x 10" archival-quality color photographs

A true copy of resolution adopted by
the Design Commission at its meeting
on October 21, 2025.



Sreoshy Banerjee
Executive Director

**Kenseth Armstead, Isabel Castilla, Laurie Hawkinson, Bill Heinzen, Karen Kiehl,
Carey Maloney, Manuel Miranda, Merryl H. Tisch, Jimmy Van Bramer, Commissioners**

October 21, 2025

CERTIFICATE

30174

RESOLVED That the Design Commission, having considered designs for the construction of a public restroom building, Fort Independence Playground, West 238th Street and Sedgwick Avenue, Bronx, submitted by the Department of Parks & Recreation, represented by exhibits 884-P, Q, R & S of record in this matter, hereby gives to the same unanimous preliminary approval.

Preliminary approval is conditioned upon submission of this project for final review and approval before October 21, 2027.

A true copy of resolution adopted by
the Design Commission at its meeting
on October 21, 2025.



Sreoshy Banerjea
Executive Director

**Kenseth Armstead, Isabel Castilla, Laurie Hawkinson, Bill Heinzen, Karen Kiehl,
Carey Maloney, Manuel Miranda, Merryl H. Tisch, Jimmy Van Bramer, Commissioners**

October 21, 2025

CERTIFICATE

30175

RESOLVED That the Design Commission, having considered designs for the reconstruction of Eae J. Mitchell Park, East 174th Street and Longfellow Avenue, Bronx, submitted by the Department of Parks & Recreation, represented by exhibits 7806-A, B, C & D of record in this matter, hereby gives to the same unanimous preliminary approval.

Preliminary approval is conditioned upon submission of this project for final review and approval before October 21, 2027.

A true copy of resolution adopted by
the Design Commission at its meeting
on October 21, 2025.



Sreoshy Banerjee
Executive Director

**Kenseth Armstead, Isabel Castilla, Laurie Hawkinson, Bill Heinzen, Karen Kiehl,
Carey Maloney, Manuel Miranda, Merryl H. Tisch, Jimmy Van Bramer, Commissioners**

October 21, 2025

CERTIFICATE

30176

RESOLVED That the Design Commission, having considered designs for the reconstruction of Fort Independence Playground, West 238th Street and Sedgwick Avenue, Bronx, submitted by the Department of Parks & Recreation, represented by exhibits 884-T, U, V & W of record in this matter, hereby gives to the same unanimous preliminary approval.

Preliminary approval is conditioned upon submission of this project for final review and approval before October 21, 2027.

A true copy of resolution adopted by
the Design Commission at its meeting
on October 21, 2025.



Sreoshy Banerjee
Executive Director

**Kenseth Armstead, Isabel Castilla, Laurie Hawkinson, Bill Heinzen, Karen Kiehl,
Carey Maloney, Manuel Miranda, Merryl H. Tisch, Jimmy Van Bramer, Commissioners**

October 21, 2025

CERTIFICATE

30177

RESOLVED That the Design Commission, having considered designs for the reconstruction of Peter Minuit Playground, adjacent to P.S. 108, Park Avenue between East 108th Street and East 109th Street, Manhattan, submitted by the Department of Parks & Recreation, represented by exhibits 7675-E, F, G & H of record in this matter, hereby gives to the same unanimous preliminary approval.

Preliminary approval is conditioned upon submission of this project for final review and approval before October 21, 2027.

A true copy of resolution adopted by
the Design Commission at its meeting
on October 21, 2025.



Sreoshy Banerjee
Executive Director

**Kenseth Armstead, Isabel Castilla, Laurie Hawkinson, Bill Heinzen, Karen Kiehl,
Carey Maloney, Manuel Miranda, Merryl H. Tisch, Jimmy Van Bramer, Commissioners**

October 21, 2025

CERTIFICATE

30178

RESOLVED That the Design Commission, having considered designs for the rehabilitation of Columbus Park Pavilion, Columbus Park, Worth Street, Baxter Street, Mulberry Street, and Bayard Street, Manhattan, submitted by the Department of Parks & Recreation, represented by exhibits 3974-AR, AS, AT, AU & AV of record in this matter, hereby gives to the same unanimous final approval.

Final approval is conditioned upon commencement of work before October 21, 2027, and submission of comprehensive photographic documentation of the completed project consisting of 8" x 10" archival-quality color photographs

A true copy of resolution adopted by
the Design Commission at its meeting
on October 21, 2025.



Sreoshy Banerjee
Executive Director

**Kenseth Armstead, Isabel Castilla, Laurie Hawkinson, Bill Heinzen, Karen Kiehl,
Carey Maloney, Manuel Miranda, Merryl H. Tisch, Jimmy Van Bramer, Commissioners**

October 21, 2025

CERTIFICATE

30179

RESOLVED That the Design Commission, having considered designs for the reconstruction of a portion of Lawrence Virgilio Playground, 39th Drive, 39th Road, and Woodside Avenue, Woodside, Queens, submitted by the Department of Parks & Recreation, represented by exhibits 4193-L, M, N & O of record in this matter, hereby gives to the same unanimous preliminary and final approval.

Final approval is conditioned upon commencement of work before October 21, 2027, and submission of comprehensive photographic documentation of the completed project consisting of 8" x 10" archival-quality color photographs

A true copy of resolution adopted by
the Design Commission at its meeting
on October 21, 2025.



Sreoshy Banerjee
Executive Director

**Kenseth Armstead, Isabel Castilla, Laurie Hawkinson, Bill Heinzen, Karen Kiehl,
Carey Maloney, Manuel Miranda, Merryl H. Tisch, Jimmy Van Bramer, Commissioners**

October 21, 2025

CERTIFICATE

30180

RESOLVED That the Design Commission, having considered designs for the reconstruction of Gonzalo Placencia Playground, adjacent to P.S. 136, 41st Street, 3rd Avenue, and 40th Street, Brooklyn, submitted by the Department of Parks & Recreation, represented by exhibits 3548-G, H, I & J of record in this matter, hereby gives to the same unanimous preliminary and final approval.

Final approval is conditioned upon commencement of work before October 21, 2027, and submission of comprehensive photographic documentation of the completed project consisting of 8" x 10" archival-quality color photographs

A true copy of resolution adopted by
the Design Commission at its meeting
on October 21, 2025.



Sreoshy Banerjee
Executive Director

**Kenseth Armstead, Isabel Castilla, Laurie Hawkinson, Bill Heinzen, Karen Kiehl,
Carey Maloney, Manuel Miranda, Merryl H. Tisch, Jimmy Van Bramer, Commissioners**

October 21, 2025

CERTIFICATE

30181

RESOLVED That the Design Commission, having considered designs for the reconstruction of a public restroom building and a maintenance and operations facility, Park of the Americas (formerly Linden Park), 41st Avenue, 104th Street, 42nd Avenue, and 103rd Street, Corona, Queens, submitted by the Department of Parks & Recreation, represented by exhibits 1362-AC, AD, AE & AF of record in this matter, hereby gives to the same unanimous preliminary approval the understanding that, prior to final review, the team will provide an interim submission with alternative entrance ramp studies.

Preliminary approval is conditioned upon submission of this project for final review and approval before October 21, 2027.

A true copy of resolution adopted by
the Design Commission at its meeting
on October 21, 2025.



Sreoshy Banerjee
Executive Director

**Kenseth Armstead, Isabel Castilla, Laurie Hawkinson, Bill Heinzen, Karen Kiehl,
Carey Maloney, Manuel Miranda, Merryl H. Tisch, Jimmy Van Bramer, Commissioners**

October 21, 2025

CERTIFICATE

30182

RESOLVED That the Design Commission, having considered designs for the reconstruction of Anchorage Plaza for use as a pickleball concession (CityPickle), adjacent to the Brooklyn Bridge, Washington Street, Prospect Street, and Old Fulton Street, Brooklyn, submitted by the Department of Parks & Recreation, represented by exhibits 389-DO, DP, DQ & DR of record in this matter, hereby gives to the same unanimous final approval with the understanding that, if budget allows, the team will add other public amenities to the portable toilet area, such as signage and a portable handwashing station.

Final approval is conditioned upon commencement of work before October 21, 2027, and submission of comprehensive photographic documentation of the completed project consisting of 8" x 10" archival-quality color photographs

A true copy of resolution adopted by
the Design Commission at its meeting
on October 21, 2025.



Sreoshy Banerjee
Executive Director

**Kenseth Armstead, Isabel Castilla, Laurie Hawkinson, Bill Heinzen, Karen Kiehl,
Carey Maloney, Manuel Miranda, Merryl H. Tisch, Jimmy Van Bramer, Commissioners**

October 21, 2025

CERTIFICATE

30183

RESOLVED That the Design Commission, having considered designs for the installation of lighting, Grand Army Plaza, Central Park, West 59th Street, Fifth Avenue, and West 59th Street, Manhattan, submitted by the Department of Parks & Recreation and the Central Park Conservancy, represented by exhibits 1957-V, W, X, Y & Z of record in this matter, hereby gives to the same unanimous preliminary and final approval.

Final approval is conditioned upon commencement of work before October 21, 2027, and submission of comprehensive photographic documentation of the completed project consisting of 8" x 10" archival-quality color photographs

A true copy of resolution adopted by
the Design Commission at its meeting
on October 21, 2025.



Sreoshy Banerjee
Executive Director

**Kenseth Armstead, Isabel Castilla, Laurie Hawkinson, Bill Heinzen, Karen Kiehl,
Carey Maloney, Manuel Miranda, Merryl H. Tisch, Jimmy Van Bramer, Commissioners**

October 21, 2025

CERTIFICATE

30184

RESOLVED That the Design Commission, having considered designs for the installation of rooftop mechanical equipment, Manhattan Districts 4, 4A and 7 Garage, 650 West 57th Street and 780-786 Twelfth Avenue, Manhattan, submitted by the Department of Sanitation, represented by exhibits 6267-X, Y, Z, AA & AB of record in this matter, hereby gives to the same unanimous preliminary and final approval. Commissioner Tisch recused herself.

Final approval is conditioned upon commencement of work before October 21, 2027, and submission of comprehensive photographic documentation of the completed project consisting of 8" x 10" archival-quality color photographs

A true copy of resolution adopted by
the Design Commission at its meeting
on October 21, 2025.



Sreoshy Banerjee
Executive Director

**Kenseth Armstead, Isabel Castilla, Laurie Hawkinson, Bill Heinzen, Karen Kiehl,
Carey Maloney, Manuel Miranda, Jimmy Van Bramer, Commissioners**

October 21, 2025

CERTIFICATE

30185

RESOLVED That the Design Commission, having considered designs for the installation of a building signage system as part of the construction of a residential building, streetscape, and plazas, 126th Street and Roosevelt Avenue, Willets Point, Corona, Queens, submitted by the Economic Development Corporation, represented by exhibits 7716-BL, BM, BN & BO of record in this matter, hereby gives to the same unanimous preliminary and final approval with the understanding that the individual tenant signs will be submitted for review at a later date.

Final approval is conditioned upon commencement of work before October 21, 2027, and submission of comprehensive photographic documentation of the completed project consisting of 8" x 10" archival-quality color photographs

A true copy of resolution adopted by
the Design Commission at its meeting
on October 21, 2025.



Sreoshy Banerjee
Executive Director

**Kenseth Armstead, Isabel Castilla, Laurie Hawkinson, Bill Heinzen, Karen Kiehl,
Carey Maloney, Manuel Miranda, Merryl H. Tisch, Jimmy Van Bramer, Commissioners**

October 21, 2025

CERTIFICATE

30186

RESOLVED That the Design Commission, having considered designs for the installation of tenant signage (Club Pilates) as part of a mixed-used development (Lighthouse Point), 5 Bay Street, Staten Island, submitted by the Economic Development Corporation, represented by exhibits 6300-BG, BH, BI & BJ of record in this matter, hereby gives to the same unanimous preliminary and final approval, subject to the remaining retail tenant signs along the Bay Street frontage being submitted for review at a later date.

Final approval is conditioned upon commencement of work before October 21, 2027, and submission of comprehensive photographic documentation of the completed project consisting of 8" x 10" archival-quality color photographs

A true copy of resolution adopted by
the Design Commission at its meeting
on October 21, 2025.



Sreoshy Banerjee
Executive Director

**Kenseth Armstead, Isabel Castilla, Laurie Hawkinson, Bill Heinzen, Karen Kiehl,
Carey Maloney, Manuel Miranda, Merryl H. Tisch, Jimmy Van Bramer, Commissioners**

October 21, 2025

CERTIFICATE

30187

RESOLVED That the Design Commission, having considered designs for the construction of an open space, East 34th Street and FDR Drive, Manhattan, submitted by the Economic Development Corporation and the Department of Parks & Recreation, represented by exhibits 7807-A, B, C, D, E & F of record in this matter, hereby gives to the same unanimous preliminary and final approval with the understanding that the Economic Development Corporation will submit a maintenance plan and confirm their commitment to maintaining the plaza pavement.

Final approval is conditioned upon commencement of work before October 21, 2027, and submission of comprehensive photographic documentation of the completed project consisting of 8" x 10" archival-quality color photographs

A true copy of resolution adopted by
the Design Commission at its meeting
on October 21, 2025.



Sreoshy Banerjee
Executive Director

**Kenseth Armstead, Isabel Castilla, Laurie Hawkinson, Bill Heinzen, Karen Kiehl,
Carey Maloney, Manuel Miranda, Merryl H. Tisch, Jimmy Van Bramer, Commissioners**

October 21, 2025

CERTIFICATE

30188

RESOLVED That the Design Commission, having considered designs for the reconstruction of an addition, including the installation of mechanical equipment, Engine Company 96, 1689 Story Avenue, Bronx, submitted by the Fire Department, represented by exhibits 3436-Q, R, S, T & U of record in this matter, hereby gives to the same unanimous preliminary and final approval.

Final approval is conditioned upon commencement of work before October 21, 2027, and submission of comprehensive photographic documentation of the completed project consisting of 8" x 10" archival-quality color photographs

A true copy of resolution adopted by
the Design Commission at its meeting
on October 21, 2025.



Sreoshy Banerjee
Executive Director

**Kenseth Armstead, Isabel Castilla, Laurie Hawkinson, Bill Heinzen, Karen Kiehl,
Carey Maloney, Manuel Miranda, Merryl H. Tisch, Jimmy Van Bramer, Commissioners**

October 21, 2025

CERTIFICATE

30189

RESOLVED That the Design Commission, having considered designs for the reconstruction of the southern shoreline, including construction of outlooks and pathways, Barretto Point Park, Barretto Street and Ryawa Avenue, Bronx, submitted by the Department of Parks & Recreation, represented by exhibits 6305-G, H, I & J of record in this matter, hereby gives to the same unanimous preliminary approval.

Preliminary approval is conditioned upon submission of this project for final review and approval before October 21, 2027.

A true copy of resolution adopted by
the Design Commission at its meeting
on October 21, 2025.



Sreoshy Banerjea
Executive Director

**Kenseth Armstead, Isabel Castilla, Laurie Hawkinson, Bill Heinzen, Karen Kiehl,
Carey Maloney, Manuel Miranda, Jimmy Van Bramer, Commissioners**

October 21, 2025

CERTIFICATE

30190

RESOLVED That the Design Commission, having considered designs for the design of a master plan for the construction of Metropolitan Park (Queens Future), including the construction of a gaming facility, resort, retail, and events complex, parking structures, the reconstruction of Shea Road, and adjacent site work, Roosevelt, submitted by the Economic Development Corporation and the Department of Parks & Recreation, represented by exhibits 7786-E, F, G, H & I of record in this matter, hereby gives to the same unanimous preliminary approval, subject to the conditions listed below. Commissioner Castilla recused herself. Commissioner Armstead voted to abstain, citing too many unknowns.

This approval is conditioned upon the following requests for design development and clarifications, which must be included in amended preliminary submissions prior to proceeding to final review:

(1) For the Integrated Resort: (a) mitigate the public space impact from the approximately 50 relocated parking spots on Roosevelt Avenue, potentially redistributing the spaces away from the pedestrian frontage; (b) continue to design the daycare center, including the façade treatment and the access and design details of the outdoor playground, including how this space interfaces with the adjacent public realm; (c) provide information on the proposed smoking terrace and cigar bar, including how their impacts can be mitigated at major public access points and gathering spaces; (d) continue the design development of the mezzanine-level promenade at the east colonnade, particularly as it relates to accessible circulation; and the (e) continue to study the design of the northern surface lot, including to reduce the quantity of garage entrances, to rationalize vehicle circulation, and to mitigate the impacts from the one-way bus and loading route exit on Metropolitan Park.

(2 & 3) For the Northfield Garage and Southfield Garage: (a) refine the ground plane design, including to provide additional activated façades and fencing details, especially at the interface with the Willets Point neighborhood; and (b) at both the Metropolitan Park and Seaver Way locations, continue to refine the circulation lobbies and elevated connection spaces, considering the public interface and anti-climb features.

Laurie Hawkinson, Bill Heinzen, Karen Kiehl, Carey Maloney, Manuel Miranda, Merryl H. Tisch, Jimmy Van Bramer, Commissioners

(4) For the Taste of Queens building: (a) refine the architectural transition between the market and garage massing to avoid an abrupt condition; (b) for the market space, continue to develop the architecture more specifically in relation to the food hall and community space programs; (c) continue to design how the lobby interfaces with Roosevelt Avenue in a publicly welcoming manner; (d) clarify the service access for loading and deliveries to the market; (e) for the back-of-house support space for the New York Mets, refine the public realm interface and create active public-facing storefronts; and (f) clarify how the space will be accessed by services vehicles through the garage without necessitating additional driveways or vehicular entrances.

(5) For the public realm framework: (a) continue to design Southfield Park and add a public restroom facility south of Roosevelt Avenue in coordination with NYC Parks; (b) continue to develop the design of the Northern & Southern Gateway bridges and the MTA Station improvements in coordination with the MTA, NYC DOT, and other agencies holding jurisdiction; and (c) continue to refine the design of the restroom facilities, security booths, and any other architectural structures and site furnishings throughout the park.

In addition, any artwork proposed at the site should be coordinated with the Department of Cultural Affairs' Percent for Art team before a process for the artist or artwork selection is determined.

Preliminary approval is conditioned upon submission of this project for final review and approval before October 21, 2027.

A true copy of resolution adopted by
the Design Commission at its meeting
on October 21, 2025.



Sreoshy Banerjee
Executive Director

**Laurie Hawkinson, Bill Heinzen, Karen Kiehl, Carey Maloney, Manuel Miranda,
Merryl H. Tisch, Jimmy Van Bramer, Commissioners**