

**BRONX BOROUGH PRESIDENT'S RECOMMENDATION  
ULURP APPLICATION NO: C 160064 ZMX  
3276 JEROME AVNEUE**

**DOCKET DESCRIPTION**

**IN THE MATTER OF** an application submitted by Mosholu Petrol Realty, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 1d, changing from an R8 District to a C8-2 District property bounded by Risse Street, a line 150 feet northerly of Van Cortlandt Avenue, a line perpendicular to the southeasterly street line of Jerome Avenue distant 180 feet southwesterly (as measured along the street line), from the point of intersection of the southeasterly street line of Jerome Avenue and the westerly street line of Risse Street, and a line 100 feet southeasterly of Jerome Avenue, Borough of The Bronx, Community District 7, as shown on a diagram (for illustrative purposes only) dated December 15, 2015.

**BACKGROUND**

This proposed amendment of the Zoning Map is being advanced by Mosholu Petrol Realty, the owners of property located at 3276 Jerome Avenue, (Block 3323, Lot 82 and portions of Lots 55 and 22). Lots 82 and 55 are owned by the applicant, Lot 22 is owned by GENC Realty. This site is bounded by Jerome Avenue on the west, Risse Street and Van Cortlandt Avenue East, to the north, the Grand Concourse on the east. Mosholu Petrol Realty owns a BP gas station that also includes a convenience store where Dunkin Donuts operates the store which features a drive-thru service. It is this drive-thru service and the queue that it prompts, which the Department of Buildings deems non-conforming, as it is located in an R8 District. Development on Lot 22 which is owned by GENC Realty includes a 6-story mixed use building. Upon approving this application, the Block and Lots described herein will be rezoned from the current R8 District, to a C8-2 District. Doing so will also deem unnecessary a BSA action (calendar #332-32-BZ) which was originally approved in 1953, allowing the construction of the existing gasoline station on Lot 55. Approval of this application will not result in any construction or change of use on the property in question.

Development of the surrounding community is typified by 6-story residential buildings located on the Grand Concourse one block east of the fuel and convenience store's location. Mass transportation is available on Jerome Avenue, via the Lexington Avenue's Number 4 train accessible at Mosholu Parkway, one block north of the site. Bus transportation also operates on the Grand Concourse, Mosholu Parkway and on Jerome Avenue. Retail activity is situated on Jerome Avenue, north of Mosholu Parkway, approximately two blocks from the site.

**ENVIROMENTAL REVIEW AND ULURP CERTIFICATION**

This application was reviewed pursuant to SEQR and CEQR and received a Negative Declaration meaning that the proposed matter will have no impact on the environment. The city Planning Commission certified this application as complete on December 14, 2015.

## **BRONX COMMUNITY BOARD RECOMMENDATION**

A public hearing was held by Bronx Community Board #7 on February 16, 2016. A vote recommending approval of this application was 23 in favor, zero opposed and 3 abstaining.

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

The Bronx Borough President convened a public hearing to consider this matter on March 8, 2016. A representative of the applicant was present and spoke in favor of this application. No other members of the public were present and the hearing was closed.

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

The primary of purpose of this application is to amend the Zoning Map so that an existing auto related use and convenience store located at 3276 Jerome Avenue will conform to the proposed C8-2 District. Currently this site is located in an R8 District. Given that in 1953 the fuel station use was approved by the Board of Standards and Appeal (BSA), and that the queue of those patronizing the convenience store (Dunkin Donuts) violates the current R8 designation, I see no reason to object to approving this matter.

I recommend approval of this application.