



BRONX COMMUNITY BOARD #1

3024 THIRD AVENUE

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BETTY BRYANT-BROWN
CHAIRPERSON

FULL BOARD

July 14, 2021
MINUTES

Ms. Betty Bryant-Brown Chairperson opened the meeting with a prayer.

Public Hearing

ROTHKRUG ROTHKRUG & SPECTOR, LLP

Mr. Adam W. Rothkrug, Esq. said that 624 Morris B, LLC seeks a zoning map amendment from R7-1 to R7-1/C1-4 to legalize commercial use for this segment of Morris Avenue and permit site modifications to the ground floor of 624 Morris Avenue.

The proposed project area consists of seven contiguous lots within a single block 1, 4, 5, 6, 7, 8, and 9. It is located on the eastside of Morris Avenue, north of East 151st Street in the Melrose neighborhood. This includes 175 feet of frontage along Morris Avenue 80 ft, a wide street and 70 ft. frontage along the north side of East 151st Street. It is currently zoned R7-1 as noted above.

The Development site consists of Lot 4 which is an interior lot with approximately 1,207 sq. ft. in lot area. The parcel contains approximately 17.25 ft. in frontage and 70 ft. in depth. The parcel is improved with a four-story and cellar 3,657 sq. ft. mixed use building (3.03 FAR). The building occupies the front 52 ft. portion of the lot with an 18 ft. rear yard. The ground floor contains approximately 660 sq. ft. restaurant and the remaining floors are residential with three dwelling units one per floor.

The commercial use on the ground floor dates from at least 1973 when a small store was present, which was connected to a shopkeeper's living quarters in the rear of the store. In 1999 the space was converted into a restaurant, extending the commercial use into what was once living quarters on the

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floor. The work was performed without an alteration permit from the Department of buildings and a violation was recorded against the property, so the commercial use is currently nonconforming.

The proposed actions are not intended to facilitate new development. Instead, the nonconforming commercial use occupying the ground floor of the development site, the restaurant would become a conforming use. The existing restaurant space would undergo renovations and the restaurant would remain. There would be no increase in floor area, no horizontal or vertical enlargement of the building, and no ground disturbance. The proposed zoning map amendment would map a C1-4 overlay over the project area but would not change the underlying R7-1 district.

The proposed action would result in the restoration of a commercial overlay along Morris Avenue, a pre-existing mixed-use corridor with commercial uses present for decades. The proposed action would legalize pre-existing commercial uses along the eastside of Morris Avenue between East 151st Street and 153rd Street, and overall reducing the degree of nonconformance with zoning in this area. The project area is located on a wide roadway and is in close proximity to transit, making the proposed action appropriate for this area.

Questions and Answers

The Board Members present were in unanimous support of the project.

Public Hearing Closed

The Chairperson called for a motion to adjourn.

Motion made to adjourn. Motion duly seconded. Motion called and passed.

MEETING ADJOURNED.

