

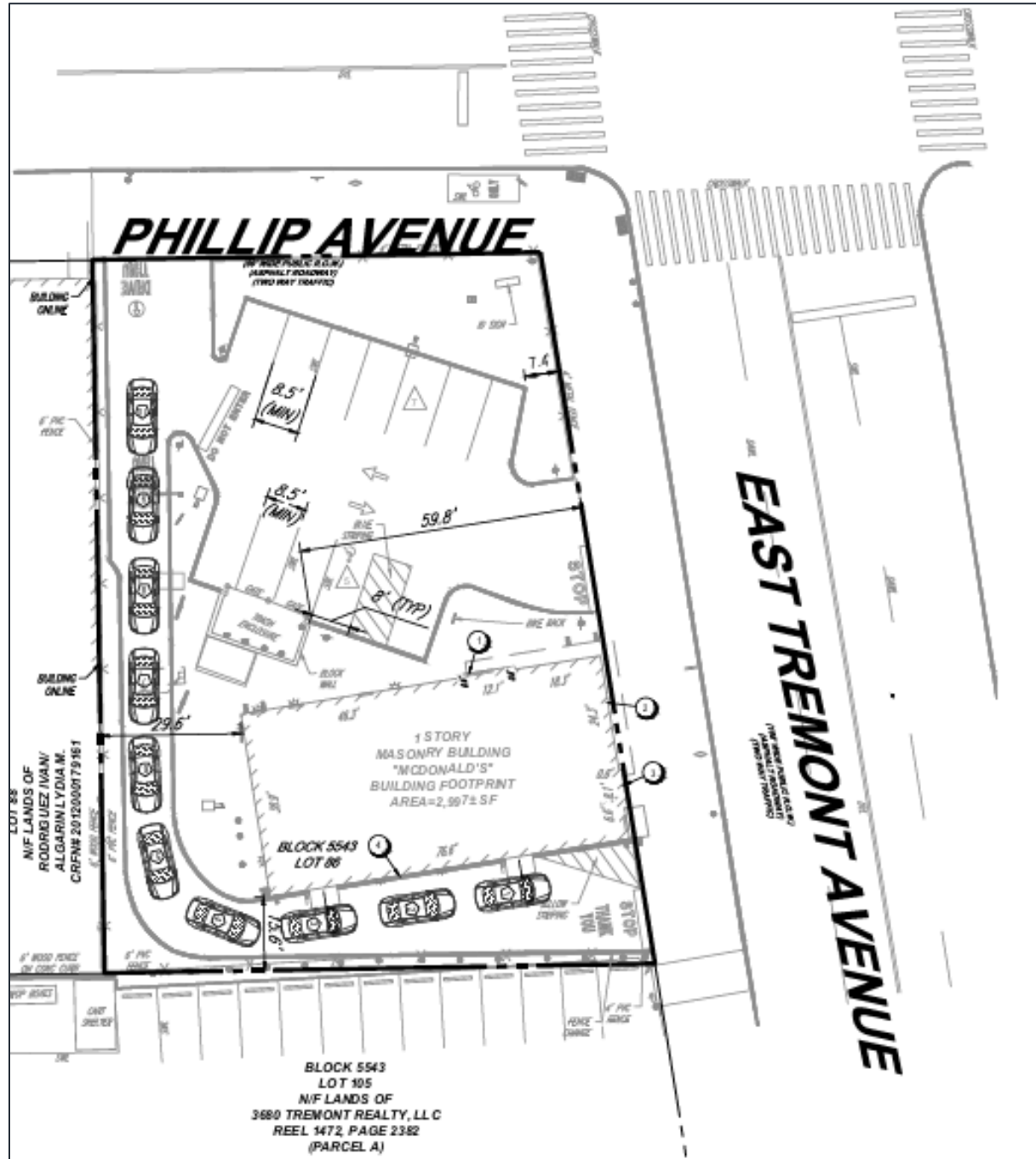
3660 East Tremont Avenue, The Bronx



Bronx Community Board No. 10
March 11, 2025



- 15,758 square foot lot
- Improved with a one-story, 2,997 square foot building, with drive-through
- Located within a R4-1 Residence District within a C1-2 Commercial overlay
- Drive-through facilities require a special permit by the BSA, pursuant to ZR §73-311



- Drive-through approved by the BSA on June 5, 2018 and the term expired on June 5, 2021.
- There are no changes proposed with this application, just a request for a 15 year extension.

PHILLIP AVENUE

(NOT NEAR PUBLIC R.O. OR
ADJACENT TO HIGHWAY)
(TWO WAY TRAFFIC)

P-Plaza/Gr

BUILDING
ONLINE

BUILDING
ONLINE

BLOCK 5543
LOT 85

BLOCK 5543
LOT 87

BUILDING
ONLINE

BUILDING
ONLINE

BLOCK 5543
LOT 131

BLOCK 5543
LOT 88
N/F LANDS OF
RODRIGUEZ IVAN/
ALGARIN LYDIA M.
CRF# 201200079161

BLOCK 5543
LOT 130

BLOCK 5543
LOT 129

1 STORY
MASONRY BUILDING
"MCDONALD'S"
BUILDING FOOTPRINT
AREA=2,997 ± SF

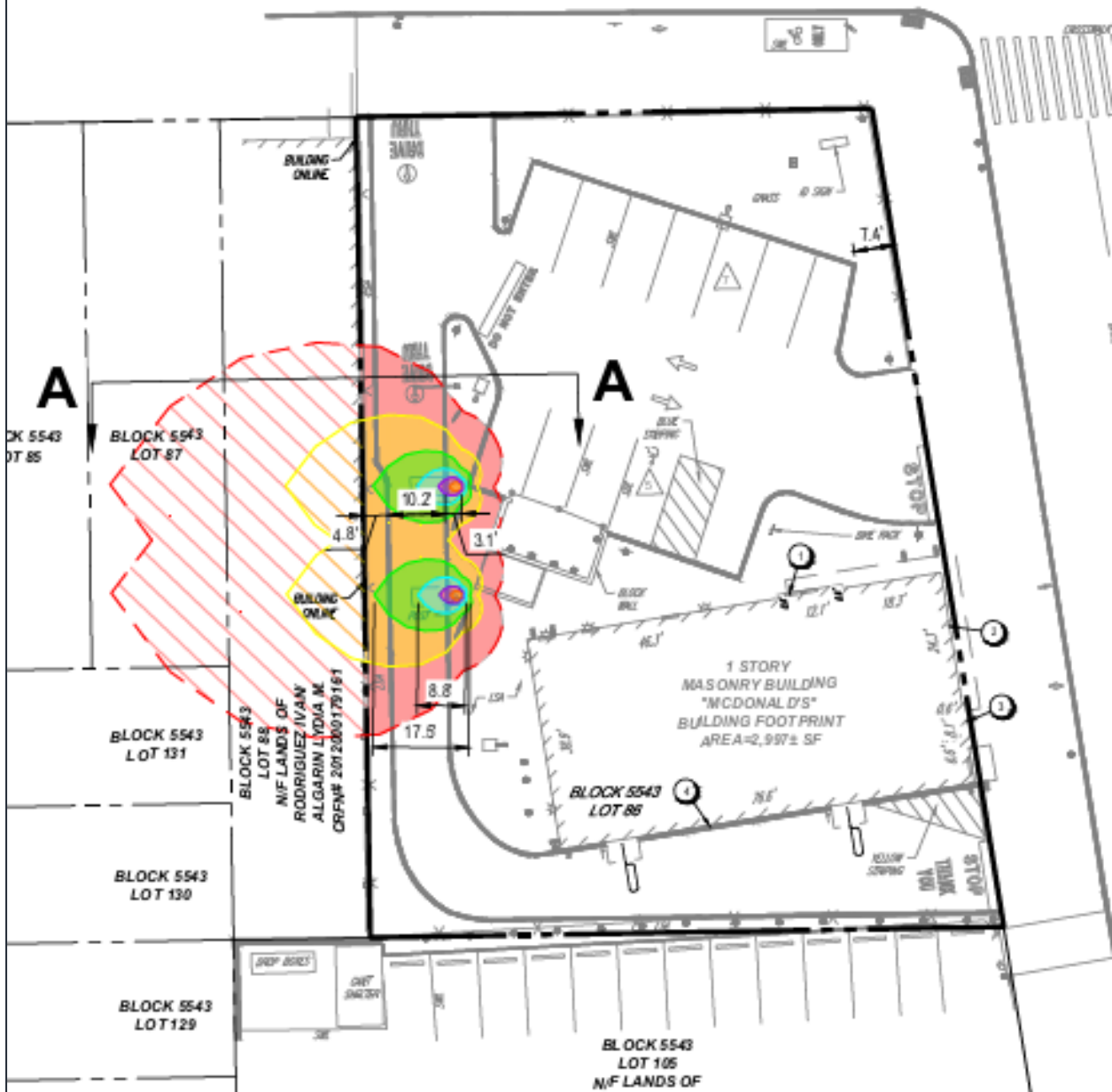
BLOCK 5543
LOT 86

BLOCK 5543
LOT 105
N/F LANDS OF
3680 TREMONT REALTY, LLC
REEL 1472, PAGE 2382
(PARCEL A)

EAST TREMONT AVENUE
(NOT NEAR PUBLIC R.O. OR
ADJACENT TO HIGHWAY)
(TWO WAY TRAFFIC)

PHILLIP AVENUE

(NOT WHEN PUBLIC R.O. IS IN PLACE)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)



The application satisfies each and every finding of ZR §73-311, as follows:

(a) The drive-through facility contains reservoir space within the zoning lot for not less than 10 automobiles where serving an eating or drinking establishment.

The Site will contain reservoir spaces for ten (10) automobiles.

b) the drive-through facility will not create or contribute to serious traffic congestion and will not unduly inhibit surface traffic and pedestrian flow; and

c) the character of the Commercial District street frontage within 500 feet of the subject premises reflects substantial orientation toward the motor vehicle, based upon the level of motor vehicle generation attributable to the existing uses contained within such area and to the subject use;

Since the BSA approval in 2018, the uses surrounding the Site have remained unchanged and the streets servicing the Site are unchanged.

As stated in the BSA 2018 Resolution, “East Tremont Avenue at which the subject site is located, is classified as an Urban Minor Arterial and a designated Local Truck Route, that numerous commercial uses, including some with drive-through facilities, are located on the eastern side of East Tremont Avenue and that the orientation of the area toward the motor vehicle is consistent with the lack of subway service in the area”.

d) the drive-through facility shall not have an undue adverse impact on residences within the immediate vicinity of the subject premises. In order to make such finding the Board shall consider both the air quality impact of idling vehicles and the illumination from headlights on adjacent residential uses;

As discussed above, the uses surrounding the Site have remained unchanged since the BSA approval in 2018. Therefore, consistent with the Board's findings in 2018, the drive-through facility shall not have an undue adverse impact on residences.

e) there will be adequate buffering and screening between the drive-through facility and adjacent residential uses. Screening shall consist of densely planted vegetation and may additionally include walls, barriers or fences.

There is a five foot wide planted buffer strip adjacent to 2888 Philip Avenue, a two-story residential building and the only residence directly adjacent to the Site. Furthermore, adjacent to such buffer strip, where the menu boards and drive through lane are located, is the two-story building wall of 2888 Philip Avenue and a six-foot high stone wall, located near the rear of 2888 Philip Avenue.

According to the sound study diagram, sounds from the menu boards will have little to no impact on the adjacent residence. Therefore, as there are no changes to the buffering, consistent with the BSA's findings in 2018, there will be adequate buffering and screening between the drive-through facility and adjacent residential uses.