



THE CITY OF NEW YORK

BOROUGH OF THE BRONX

COMMUNITY BOARD 7



RUBEN DIAZ, JR., BOROUGH PRESIDENT

ADALINE WALKER-SANTIAGO, CHAIRPERSON

ANDREW SANDLER, DISTRICT MANAGER

HOUSING / LAND USE & ZONING COMMITTEE MEETING

Monday, February 8, 2016 @ 6:30 PM

- I. Attendance sheet in file
- II. Further discussion on ULURP #C 160064ZMX to change zoning at 3276 Jerome Avenue
- III. The action required is a zoning map amendment affecting 4,885 sq. feet of a residentially zoned portion of Tax Block 3323 lots 55 and 82 which are utilized for a BP gas station with convenience store Dunkin Donuts owned by a separate entity GENC Realty and contains a six story mixed-use building. This action involves converting the Project area from an R8 Residential District to a C8-2 Commercial District:
 - A. This property was approved In 1953 for a gasoline service station and split between a residential and business use district with a portion of the lot to remain landscaped. The Proposed rezoning will bring the Dunkin Donuts drive-thru into compliance with the regulations of its district
 - B. No physical development is proposed in conjunction with the proposed Zoning Map amendment. Thus all existing building and related site features would remain unchanged. This amendment is for the continued use of Dunkin Donuts drive-thru as currently configured
 - C. This proposed action will modify the Zoning District Boundary line between C8-2 Commercial District and R8 Residence District designation to a C8-2 Commercial District designation
- IV. The Committee has voted it's approval and will present the motion at the next General Board meeting
- V. There was a brief discussion on B&B Urban's request for a letter of approval. The Committee will ask B&B to attend a future meeting for additional information so that a determination can be made
- VI. Meeting Adjourned