

**BRONX BOROUGH PRESIDENT'S RECOMMENDATION
ULURP APPLICATION NO: C 210339 ZMX
624 Morris Avenue Rezoning**

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by 624 Morris B, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. a by establishing within an existing R7-1 District a C1-4 District bounded by Morris Avenue, a line 175 feet northerly of East 151st Street, a line 70 feet easterly of Morris Avenue, and East 151st Street, Borough of The Bronx, Community District #1, as shown on a diagram (for illustrative purposes only) dated May 3, 2021.

BACKGROUND

Approval of this application would establish within an existing R7 District, a C1-4 overlay. This rezoning will affect seven contiguous lots, located on Block 2411, Lots 1, 4-8, and part of 9. These lots are located on the east side of Morris Avenue at East 151st Street. The proposed rezoning area (Affected Area) is composed of 12,250 square feet of property divided among seven contiguous lots. The Affected Area includes 175 feet of frontage on Morris Avenue, commencing at the northeast corner of Morris Avenue at East 151st Street, providing 70 feet of frontage along East 151st Street. This area is within a Transit Zone.

The Lots within the Affected Area include:

- Block 2411, Lot 1 (618 Morris Avenue) composed of 4,130 square feet
- Block 2411, Lot 4 (624 Morris Avenue) composed of 1,207 square feet
- Block 2411, Lot 5 (626 Morris Avenue) composed of 1,120 square feet
- Block 2411, Lot 6 (628 Morris Avenue) composed of 1,826 square feet
- Block 2411, Lot 7 (630 Morris Avenue) composed of 1,245 square feet
- Block 2411, Lot 8 (632 Morris Avenue) composed of 1,263 square feet
- Block 2411, Lot 9 (634 Morris Avenue) composed of 1,207 square feet

The scope of development on this block include:

- 618 Morris Avenue (Block 2411, Lot 1): A two-story commercial building consisting of 8,260 square feet (facilitated by BSA Approval: 62-12-BZ). This building will be occupied entirely by commercial venues.(FAR 2.0).

- 624 Morris Avenue (Block 2411, Lot 4): Subject of this ULURP Application. The Projected Development Site is Block 2411, Lot 4 (624 Morris Avenue). Lot #4 is an interior lot composed of 1,207.5 square feet, 17.25 feet wide and 70 feet deep. This lot is situated approximately 59 feet north of the Morris Avenue/East 151st Street intersection. Development on Lot #4 includes a building is composed of 4,571 gross square feet. It is forty feet in height. There are a total of three dwelling units, one on each of the upper three stories of this building. A restaurant is accessible from the street. It consists of 660 square feet. Access to the upper stories is also via Morris Avenue.
- 626 Morris Avenue (Block 2411, Lot 5): A four-story mixed use building consisting of 3,398 square feet. Ground Floor retail use, three residences, one on each story. (FAR 3.0).
- 628 Morris Avenue (Block 2411, Lot 6): A two-story mixed use building consisting of 2,754 square feet. Ground floor retail (food store) with one residential unit on the 2nd story. (FAR 1.5)
- 630 Morris Avenue (Block 2411, Lot 7): A four-story mixed use building consisting of 3,620 square feet. Ground floor retail (beauty salon) with three residences, one on each story (FAR 2.91).
- 632 Morris Avenue (Block 2411, Lot 8): A four-story mixed use building consisting of 3,600 square feet. Ground floor is occupied by offices, with three residences, one on each story. (FAR 2.85)
- 634 Morris Avenue (Block 2411, Lot 9): A two-story mixed use building consisting of 1,822 square feet. Ground floor retail (florist) with one residence on upper story. (FAR 1.14).

Approving this application will not facilitate any new development. By amending the Zoning Map to include a C1-4 overlay within the Affected Area, it will eliminate the non-conforming commercial use (a restaurant) located on the ground floor of 624 Morris Avenue. Subsequently, this approval will facilitate renovations of the subject site. No increase in floor area or construction requiring ground disturbance will occur. So too, approval of this application will not change the current R7-1 district.

Development of the surrounding community includes mid-rise and high rise residential buildings. Retail activity is located on Morris Avenue and on East 149th Street. Subway access to the #2, #4, and #5 trains is found on the Grand Concourse at East 149th Street, approximately four blocks southwest of Morris Avenue at East 151st Street. Bus transportation includes the Bx32 operating on Morris Avenue, the Bx2 and Bx19 on East 149th Street.

ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION

This application has been reviewed pursuant to SEQR and CEQR and received a Negative Declaration. The New York City Planning Commission certified this application as complete on May 3, 2021.

BRONX COMMUNITY BOARD PUBLIC HEARING

Bronx Community District #1 did not hold a public hearing on this matter.

BOROUGH PRESIDENT'S PUBLIC HEARING

A virtual public hearing was convened by the Bronx Borough President on August 4, 2021. Those representing the applicant were present and spoke in favor of this application. There being no other parties present the hearing was closed.,

BRONX BOROUGH PRESIDENT'S RECOMMENDATION

The primary reason for this application is to facilitate a renovation of a modest size existing dining establishment. Based on my review of this matter, by establishing the proposed C1-4 overlay within the existing R7-1, the retail activity in place within the boundaries of the proposed zoning map change would no longer be non-conforming. As such, these existing commercial establishments would have access to a host of benefits, most notably financing which would allow them to renovate and update their businesses. Therefore I see every reason why this application should be approved.

I recommend approval of this application.