DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Carl Weisbrod, *Director*
Department of City Planning

November 14, 2014

Nilda Mesa, Director
Mayor's Office of Environmental Coordination
100 Gold Street, 2nd Floor
New York, NY 10038

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: **3276 Jerome Avenue Rezoning**
CEQR No. 15DCP067X
ULURP No. Pending
Bronx, Community District 7
SEQRA Classification: Unlisted

The above-referenced application involves a discretionary action subject to City Planning Commission approval. This action is subject to review under the City Environmental Quality Review (CEQR), Executive Order No. 91, and the State Environmental Quality Review Act (SEQRA), 6 NYCRR 617.

Pursuant to Sections 5.03 and 5.05 of the Rules of Procedure for City Environmental Quality Review (CEQR) as adopted June 26, 1991, the Department of City Planning, acting on behalf of the City Planning Commission, is assuming lead agency status for this application and is initiating the CEQR review.

The applicant, Mosholu Petro Realty, LLC, is seeking a zoning map amendment to rezone a portion of a block (Block 3323, Lot 82, p/o Lots 55 and 22, from R8 to C8-2. The proposed action would facilitate a proposal by the applicant to legalize an existing 4,885 gsf non-conforming commercial drive-through (Use Group 6) located 3276 Jerome Avenue, Block 3323, Lot 82 and p/o Lot 55. The proposed rezoning area is located within the Norwood neighborhood in the Bronx, Community District 7; portions of the rezoning area fall within the Special Grand Concourse Preservation District and Residential Preservation Area Subdistrict.

The non-conforming use is accessory to an existing, conforming fast food establishment and gas station located in a C8-2 zoning district. Under the proposed rezoning, the fast food establishment drive-through would become a conforming use. The proposed rezoning area includes a small portion of Lot 22, which is developed with a residential building. Due to the

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small size of the area within Lot 22 proposed to be rezoned to C8-2 the residential building would remain a conforming use.

Absent the proposed action, the fast food establishment and drive-through would cease operation and remain vacant.

The analysis year for the proposed action is 2015.

An Environmental Assessment Statement is attached. Please contact Yasmine Robinson of the Department of City Planning at 212-720-3321, if you have any questions regarding the application.

Sincerely,

Olga Abinader, Deputy Director
Environmental Assessment and Review Division
New York City Department of City Planning

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