# 624 Morris Avenue Rezoning

## Environmental Assessment Statement

**CEQR Number: 21DCP089X**

Prepared by:

Environmental Studies Corp.

Prepared for:

624 Morris B, LLC

April 30, 2021

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# City Environmental Quality Review
# ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) SHORT FORM

FOR UNLISTED ACTIONS ONLY • *Please fill out and submit to the appropriate agency* (see instructions)

## Part I: GENERAL INFORMATION

**1. *Does the Action Exceed Any Type I Threshold in 6 NYCRR Part 617.4 or 43 RCNY §6-15(A) (Executive Order 91 of 1977, as amended)?*** ☐ YES ☒ NO

If "yes," **STOP** and **complete the FULL EAS FORM**.

**2. *Project Name*** 624 Morris Avenue Rezoning

**3. *Reference Numbers***

| CEQR REFERENCE NUMBER (to be assigned by lead agency) | BSA REFERENCE NUMBER (if applicable) |
|---|---|
| 21DCP089X | |
| ULURP REFERENCE NUMBER (if applicable) | OTHER REFERENCE NUMBER(S) (if applicable) (*e.g.*, legislative intro, CAPA) |
| 210339ZMX | |

| **4a. *Lead Agency Information*** | | | **4b. *Applicant Information*** | | |
|---|---|---|---|---|---|
| NAME OF LEAD AGENCY<br>NYC City Planning Commission | | | NAME OF APPLICANT<br>624 Morris B, LLC | | |
| NAME OF LEAD AGENCY CONTACT PERSON<br>Olga Abinader, Director, EARD | | | NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON<br>Hiram Rothkrug, Environmental Studies Corp. | | |
| ADDRESS 120 Broadway, 31st floor | | | ADDRESS 55 Water Mill Road | | |
| CITY New York | STATE NY | ZIP 10271 | CITY Great Neck | STATE NY | ZIP 11021 |
| TELEPHONE 212-720-3493 | EMAIL<br>oabinad@planning.nyc.gov | | TELEPHONE 718-343-0026 | EMAIL<br>hrothkrug@environmentalstudiescorp.com | |

**5. *Project Description***

The proposed action would map a C1-4 retail overlay district seven contiguous lots within a single block (Bronx Block 2411, Lots 1, 4, 5, 6, 7, 8, and 9 (p/o)) that is now zoned R7-1. The area in question (the "Affected Area") measures approximately 12,250 square feet. No development or enlargement is proposed or projected as a result of the proposed action. The action would legalize the restaurant within the project site building, bring the other five existing commercial uses within the Affected Area into conformance with the use provisions of the Zoning Resolution, and enable the applicant to seek a permit from the Department of Buildings for modification of the restaurant space (the replacement of gypsum board with new partitions).

***Project Location***

| BOROUGH Bronx | COMMUNITY DISTRICT(S) 1 | STREET ADDRESS 624 Morris Avenue |
|---|---|---|
| TAX BLOCK(S) AND LOT(S) Block 2411, Lots 1, 4, 5, 6, 7, 8, and 9 | | ZIP CODE 10451 |
| DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS East side of Morris Ave. from E. 151st St. northward for 175 feet | | |
| EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY R7-1 | | ZONING SECTIONAL MAP NUMBER 6a |

**6. *Required Actions or Approvals*** (check all that apply)

***City Planning Commission*:** ☒ YES ☐ NO ☒ UNIFORM LAND USE REVIEW PROCEDURE (ULURP)

| | | |
|---|---|---|
| ☐ CITY MAP AMENDMENT | ☐ ZONING CERTIFICATION | ☐ CONCESSION |
| ☒ ZONING MAP AMENDMENT | ☐ ZONING AUTHORIZATION | ☐ UDAAP |
| ☐ ZONING TEXT AMENDMENT | ☐ ACQUISITION—REAL PROPERTY | ☐ REVOCABLE CONSENT |
| ☐ SITE SELECTION—PUBLIC FACILITY | ☐ DISPOSITION—REAL PROPERTY | ☐ FRANCHISE |
| ☐ HOUSING PLAN & PROJECT | ☐ OTHER, explain: | |

☐ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☐ other); EXPIRATION DATE:

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

***Board of Standards and Appeals*:** ☐ YES ☒ NO

☐ VARIANCE (use)
☐ VARIANCE (bulk)
☐ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☐ other); EXPIRATION DATE:

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

***Department of Environmental Protection*:** ☐ YES ☒ NO If "yes," specify:

***Other City Approvals Subject to CEQR*** (check all that apply)

- ☐ LEGISLATION
- ☐ RULEMAKING
- ☐ CONSTRUCTION OF PUBLIC FACILITIES
- ☐ 384(b)(4) APPROVAL
- ☐ OTHER, explain:
- ☐ FUNDING OF CONSTRUCTION, specify:
- ☐ POLICY OR PLAN, specify:
- ☐ FUNDING OF PROGRAMS, specify:
- ☐ PERMITS, specify:

***Other City Approvals Not Subject to CEQR*** (check all that apply)

- ☐ PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC)
- ☐ LANDMARKS PRESERVATION COMMISSION APPROVAL
- ☐ OTHER, explain:

***State or Federal Actions/Approvals/Funding*:** ☐ YES ☒ NO If "yes," specify:

**7. *Site Description:*** *The directly affected area consists of the project site and the area subject to any change in regulatory controls. Except where otherwise indicated, provide the following information with regard to the directly affected area.*

***Graphics*:** *The following graphics must be attached and each box must be checked off before the EAS is complete. Each map must clearly depict the boundaries of the directly affected area or areas and indicate a 400-foot radius drawn from the outer boundaries of the project site. Maps may not exceed 11 x 17 inches in size and, for paper filings, must be folded to 8.5 x 11 inches.*

- ☒ SITE LOCATION MAP
- ☒ ZONING MAP
- ☒ SANBORN OR OTHER LAND USE MAP
- ☒ TAX MAP
- ☐ FOR LARGE AREAS OR MULTIPLE SITES, A GIS SHAPE FILE THAT DEFINES THE PROJECT SITE(S)
- ☒ PHOTOGRAPHS OF THE PROJECT SITE TAKEN WITHIN 6 MONTHS OF EAS SUBMISSION AND KEYED TO THE SITE LOCATION MAP

***Physical Setting*** (both developed and undeveloped areas)

Total directly affected area (sq. ft.): 12,250
Waterbody area (sq. ft) and type: 0
Roads, buildings, and other paved surfaces (sq. ft.): 10,750
Other, describe (sq. ft.): 1,500 (rear yards)

**8. *Physical Dimensions and Scale of Project*** (if the project affects multiple sites, provide the total development facilitated by the action)

SIZE OF PROJECT TO BE DEVELOPED (gross square feet): 660
NUMBER OF BUILDINGS: part of 1
GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): 4,571
HEIGHT OF EACH BUILDING (ft.): 40
NUMBER OF STORIES OF EACH BUILDING: 4

Does the proposed project involve changes in zoning on one or more sites? ☒ YES ☐ NO
If "yes," specify: The total square feet owned or controlled by the applicant: 1,208
The total square feet not owned or controlled by the applicant: 11,192

Does the proposed project involve in-ground excavation or subsurface disturbance, including, but not limited to foundation work, pilings, utility lines, or grading? ☐ YES ☒ NO
If "yes," indicate the estimated area and volume dimensions of subsurface permanent and temporary disturbance (if known):
AREA OF TEMPORARY DISTURBANCE: sq. ft. (width x length) VOLUME OF DISTURBANCE: cubic ft. (width x length x depth)
AREA OF PERMANENT DISTURBANCE: sq. ft. (width x length)

***Description of Proposed Uses*** (please complete the following information as appropriate)

| | ***Residential*** | ***Commercial*** | ***Community Facility*** | ***Industrial/Manufacturing*** |
|---|---|---|---|---|
| ***Size*** (in gross sq. ft.) | | 660 | | |
| ***Type*** (*e.g.,* retail, office, school) | units | restaurant | | |

Does the proposed project increase the population of residents and/or on-site workers? ☒ YES ☐ NO
If "yes," please specify: NUMBER OF ADDITIONAL RESIDENTS: 0 NUMBER OF ADDITIONAL WORKERS: 2
Provide a brief explanation of how these numbers were determined: a cook and a server at a 660 sf restaurant

Does the proposed project create new open space? ☐ YES ☒ NO If "yes," specify size of project-created open space: sq. ft.

Has a No-Action scenario been defined for this project that differs from the existing condition? ☒ YES ☐ NO
If "yes," see Chapter 2, "Establishing the Analysis Framework" and describe briefly: The existing restaurant would be replaced by a residential apartment.

**9. *Analysis Year*** CEQR Technical Manual Chapter 2

ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2022

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 3 months

WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? ☒ YES ☐ NO IF MULTIPLE PHASES, HOW MANY?

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE:

**10. *Predominant Land Use in the Vicinity of the Project*** (check all that apply)

☒ RESIDENTIAL ☐ MANUFACTURING ☒ COMMERCIAL ☐ PARK/FOREST/OPEN SPACE ☒ OTHER, specify: Community facilities

## Part II: TECHNICAL ANALYSIS

**INSTRUCTIONS**: For each of the analysis categories listed in this section, assess the proposed project's impacts based on the thresholds and criteria presented in the CEQR Technical Manual. Check each box that applies.

- If the proposed project can be demonstrated not to meet or exceed the threshold, check the "no" box.
- If the proposed project will meet or exceed the threshold, or if this cannot be determined, check the "yes" box.
- For each "yes" response, provide additional analyses (and, if needed, attach supporting information) based on guidance in the CEQR Technical Manual to determine whether the potential for significant impacts exists. Please note that a "yes" answer does not mean that an EIS must be prepared—it means that more information may be required for the lead agency to make a determination of significance.
- The lead agency, upon reviewing Part II, may require an applicant to provide additional information to support the Short EAS Form. For example, if a question is answered "no," an agency may request a short explanation for this response.

| | YES | NO |
|---|---|---|
| **1. *LAND USE, ZONING, AND PUBLIC POLICY***: CEQR Technical Manual Chapter 4 | | |
| **(a)** Would the proposed project result in a change in land use different from surrounding land uses? | ☒ | ☐ |
| **(b)** Would the proposed project result in a change in zoning different from surrounding zoning? | ☒ | ☐ |
| **(c)** Is there the potential to affect an applicable public policy? | ☐ | ☒ |
| **(d)** If "yes," to (a), (b), and/or (c), complete a preliminary assessment and attach. | | |
| **(e)** Is the project a large, publicly sponsored project? | ☐ | ☒ |
| ○ If "yes," complete a PlaNYC assessment and attach. | | |
| **(f)** Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries? | ☐ | ☒ |
| ○ If "yes," complete the Consistency Assessment Form. | | |
| **2. *SOCIOECONOMIC CONDITIONS***: CEQR Technical Manual Chapter 5 | | |
| (a) Would the proposed project: | | |
| ○ Generate a net increase of 200 or more residential units? | ☐ | ☒ |
| ○ Generate a net increase of 200,000 or more square feet of commercial space? | ☐ | ☒ |
| ○ Directly displace more than 500 residents? | ☐ | ☒ |
| ○ Directly displace more than 100 employees? | ☐ | ☒ |
| ○ Affect conditions in a specific industry? | ☐ | ☒ |
| **3. *COMMUNITY FACILITIES***: CEQR Technical Manual Chapter 6 | | |
| **(a) Direct Effects** | | |
| ○ Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, hospitals and other health care facilities, day care centers, police stations, or fire stations? | ☐ | ☒ |
| **(b) Indirect Effects** | | |
| ○ **Child Care Centers:** Would the project result in 20 or more eligible children under age 6, based on the number of low or low/moderate income residential units? (See Table 6-1 in Chapter 6) | ☐ | ☒ |
| ○ **Libraries:** Would the project result in a 5 percent or more increase in the ratio of residential units to library branches? (See Table 6-1 in Chapter 6) | ☐ | ☒ |
| ○ **Public Schools:** Would the project result in 50 or more elementary or middle school students, or 150 or more high school students based on number of residential units? (See Table 6-1 in Chapter 6) | ☐ | ☒ |
| ○ **Health Care Facilities and Fire/Police Protection:** Would the project result in the introduction of a sizeable new neighborhood? | ☐ | ☒ |
| **4. *OPEN SPACE***: CEQR Technical Manual Chapter 7 | | |
| **(a)** Would the proposed project change or eliminate existing open space? | ☐ | ☒ |
| **(b)** Is the project located within an under-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island? | ☐ | ☒ |
| ○ If "yes," would the proposed project generate more than 50 additional residents or 125 additional employees? | ☐ | ☐ |
| **(c)** Is the project located within a well-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island? | ☐ | ☒ |
| ○ If "yes," would the proposed project generate more than 350 additional residents or 750 additional employees? | ☐ | ☐ |
| **(d)** If the project in located an area that is neither under-served nor well-served, would it generate more than 200 additional residents or 500 additional employees? | ☐ | ☒ |

| | YES | NO |
|---|---|---|
| **5. *SHADOWS***: CEQR Technical Manual Chapter 8 | | |
| **(a)** Would the proposed project result in a net height increase of any structure of 50 feet or more? | ☐ | ☒ |
| **(b)** Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource? | ☐ | ☒ |
| **6. *HISTORIC AND CULTURAL RESOURCES***: CEQR Technical Manual Chapter 9 | | |
| **(a)** Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; that is listed or eligible for listing on the New York State or National Register of Historic Places; or that is within a designated or eligible New York City, New York State or National Register Historic District? (See the GIS System for Archaeology and National Register to confirm) | ☐ | ☒ |
| **(b)** Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated? | ☐ | ☒ |
| **(c)** If "yes" to either of the above, list any identified architectural and/or archaeological resources and attach supporting information on whether the proposed project would potentially affect any architectural or archeological resources. | | |
| **7. *URBAN DESIGN AND VISUAL RESOURCES***: CEQR Technical Manual Chapter 10 | | |
| **(a)** Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning? | ☐ | ☒ |
| **(b)** Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning? | ☐ | ☒ |
| **8. *NATURAL RESOURCES***: CEQR Technical Manual Chapter 11 | | |
| **(a)** Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of Chapter 11? | ☐ | ☒ |
| ○ If "yes," list the resources and attach supporting information on whether the proposed project would affect any of these resources. | | |
| **(b)** Is any part of the directly affected area within the Jamaica Bay Watershed? | ☐ | ☒ |
| ○ If "yes," complete the Jamaica Bay Watershed Form, and submit according to its instructions. | | |
| **9. *HAZARDOUS MATERIALS***: CEQR Technical Manual Chapter 12 | | |
| **(a)** Would the proposed project allow commercial or residential uses in an area that is currently, or was historically, a manufacturing area that involved hazardous materials? | ☐ | ☒ |
| **(b)** Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts? | ☐ | ☒ |
| **(c)** Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in Appendix 1 (including nonconforming uses)? | ☐ | ☒ |
| **(d)** Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin? | ☐ | ☒ |
| **(e)** Would the project result in development on or near a site that has or had underground and/or aboveground storage tanks (*e.g.*, gas stations, oil storage facilities, heating oil storage)? | ☐ | ☒ |
| **(f)** Would the project result in renovation of interior existing space on a site with the potential for compromised air quality; vapor intrusion from either on-site or off-site sources; or the presence of asbestos, PCBs, mercury or lead-based paint? | ☐ | ☒ |
| **(g)** Would the project result in development on or near a site with potential hazardous materials issues such as government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, coal gasification or gas storage sites, railroad tracks or rights-of-way, or municipal incinerators? | ☐ | ☒ |
| **(h)** Has a Phase I Environmental Site Assessment been performed for the site? | ☐ | ☒ |
| ○ If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify: | ☐ | ☐ |
| **10. *WATER AND SEWER INFRASTRUCTURE***: CEQR Technical Manual Chapter 13 | | |
| **(a)** Would the project result in water demand of more than one million gallons per day? | ☐ | ☒ |
| **(b)** If the proposed project located in a combined sewer area, would it result in at least 1,000 residential units or 250,000 square feet or more of commercial space in Manhattan, or at least 400 residential units or 150,000 square feet or more of commercial space in the Bronx, Brooklyn, Staten Island, or Queens? | ☐ | ☒ |
| **(c)** If the proposed project located in a separately sewered area, would it result in the same or greater development than the amounts listed in Table 13-1 in Chapter 13? | ☐ | ☐ |
| **(d)** Would the proposed project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase? | ☐ | ☒ |
| **(e)** If the project is located within the Jamaica Bay Watershed or in certain specific drainage areas, including Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek, would it involve development on a site that is 1 acre or larger where the amount of impervious surface would increase? | ☐ | ☐ |

| | YES | NO |
|---|---|---|
| **(f)** Would the proposed project be located in an area that is partially sewered or currently unsewered? | ☐ | ☒ |
| **(g)** Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or generate contaminated stormwater in a separate storm sewer system? | ☐ | ☒ |
| **(h)** Would the project involve construction of a new stormwater outfall that requires federal and/or state permits? | ☐ | ☒ |
| **11. *SOLID WASTE AND SANITATION SERVICES***: CEQR Technical Manual Chapter 14 | | |
| **(a)** Using Table 14-1 in Chapter 14, the project's projected operational solid waste generation is estimated to be (pounds per week): 502 | | |
| ○ Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week? | ☐ | ☒ |
| **(b)** Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City? | ☐ | ☒ |
| **12. *ENERGY***: CEQR Technical Manual Chapter 15 | | |
| **(a)** Using energy modeling or Table 15-1 in Chapter 15, the project's projected energy use is estimated to be (annual BTUs): 80,718,000 | | |
| **(b)** Would the proposed project affect the transmission or generation of energy? | ☐ | ☒ |
| **13. *TRANSPORTATION***: CEQR Technical Manual Chapter 16 | | |
| **(a)** Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16? | ☐ | ☒ |
| **(b)** If "yes," conduct the screening analyses, attach appropriate back up data as needed for each stage and answer the following questions: | | |
| ○ Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour? | ☐ | ☐ |
| If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? ***It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of Chapter 16 for more information.* | ☐ | ☐ |
| ○ Would the proposed project result in more than 200 subway/rail or bus trips per project peak hour? | ☐ | ☐ |
| If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction) or 200 subway trips per station or line? | ☐ | ☐ |
| ○ Would the proposed project result in more than 200 pedestrian trips per project peak hour? | ☐ | ☐ |
| If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop? | ☐ | ☐ |
| **14. *AIR QUALITY***: CEQR Technical Manual Chapter 17 | | |
| **(a)** *Mobile Sources*: Would the proposed project result in the conditions outlined in Section 210 in Chapter 17? | ☐ | ☒ |
| **(b)** *Stationary Sources*: Would the proposed project result in the conditions outlined in Section 220 in Chapter 17? | ☐ | ☒ |
| ○ If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in Chapter 17? (Attach graph as needed) | ☐ | ☐ |
| **(c)** Does the proposed project involve multiple buildings on the project site? | ☐ | ☒ |
| **(d)** Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements? | ☐ | ☒ |
| **(e)** Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts? | ☐ | ☒ |
| **15. *GREENHOUSE GAS EMISSIONS***: CEQR Technical Manual Chapter 18 | | |
| **(a)** Is the proposed project a city capital project or a power generation plant? | ☐ | ☒ |
| **(b)** Would the proposed project fundamentally change the City's solid waste management system? | ☐ | ☒ |
| **(c)** If "yes" to any of the above, would the project require a GHG emissions assessment based on the guidance in Chapter 18? | ☐ | ☐ |
| **16. *NOISE***: CEQR Technical Manual Chapter 19 | | |
| **(a)** Would the proposed project generate or reroute vehicular traffic? | ☐ | ☒ |
| **(b)** Would the proposed project introduce new or additional receptors (see Section 124 in Chapter 19) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line? | ☐ | ☒ |
| **(c)** Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise? | ☐ | ☒ |
| **(d)** Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts? | ☐ | ☒ |
| **17. *PUBLIC HEALTH***: CEQR Technical Manual Chapter 20 | | |
| **(a)** Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality; | ☐ | ☒ |

| | YES | NO |
|---|---|---|
| Hazardous Materials; Noise? | | |
| **(b)** If "yes," explain why an assessment of public health is or is not warranted based on the guidance in Chapter 20, "Public Health." Attach a preliminary analysis, if necessary. | | |
| **18. *NEIGHBORHOOD CHARACTER***: CEQR Technical Manual Chapter 21 | | |
| **(a)** Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Land Use, Zoning, and Public Policy; Socioeconomic Conditions; Open Space; Historic and Cultural Resources; Urban Design and Visual Resources; Shadows; Transportation; Noise? | ☐ | ☒ |
| **(b)** If "yes," explain why an assessment of neighborhood character is or is not warranted based on the guidance in Chapter 21, "Neighborhood Character." Attach a preliminary analysis, if necessary. The proposed action would result only in interior renovation work within an existing restaurant space, with no changes to land use, socioeconomic conditions, building heights (and thus shadows), urban design, daytime or residential population, or traffic and noise levels amd no in-ground disturbance. | | |
| **19. *CONSTRUCTION***: CEQR Technical Manual Chapter 22 | | |
| **(a)** Would the project's construction activities involve: | | |
| ○ Construction activities lasting longer than two years? | ☐ | ☒ |
| ○ Construction activities within a Central Business District or along an arterial highway or major thoroughfare? | ☐ | ☒ |
| ○ Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, *etc.*)? | ☐ | ☒ |
| ○ Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out? | ☐ | ☒ |
| ○ The operation of several pieces of diesel equipment in a single location at peak construction? | ☐ | ☒ |
| ○ Closure of a community facility or disruption in its services? | ☐ | ☒ |
| ○ Activities within 400 feet of a historic or cultural resource? | ☐ | ☒ |
| ○ Disturbance of a site containing or adjacent to a site containing natural resources? | ☐ | ☒ |
| ○ Construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap or last for more than two years overall? | ☐ | ☒ |
| **(b)** If any boxes are checked "yes," explain why a preliminary construction assessment is or is not warranted based on the guidance in Chapter 22, "Construction." It should be noted that the nature and extent of any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination. Construction activity would be confined to interior renovation work within an existing restaurant. | | |

**20. *APPLICANT'S CERTIFICATION***

I swear or affirm under oath and subject to the penalties for perjury that the information provided in this Environmental Assessment Statement (EAS) is true and accurate to the best of my knowledge and belief, based upon my personal knowledge and familiarity with the information described herein and after examination of the pertinent books and records and/or after inquiry of persons who have personal knowledge of such information or who have examined pertinent books and records.

Still under oath, I further swear or affirm that I make this statement in my capacity as the applicant or representative of the entity that seeks the permits, approvals, funding, or other governmental action(s) described in this EAS.

| APPLICANT/REPRESENTATIVE NAME | DATE |
|---|---|
| Brian Kintish | April 30, 2021 |

SIGNATURE Brian Kintish

***PLEASE NOTE THAT APPLICANTS MAY BE REQUIRED TO SUBSTANTIATE RESPONSES IN THIS FORM AT THE DISCRETION OF THE LEAD AGENCY SO THAT IT MAY SUPPORT ITS DETERMINATION OF SIGNIFICANCE.***

## Part III: DETERMINATION OF SIGNIFICANCE (To Be Completed by Lead Agency)

**INSTRUCTIONS:** In completing Part III, the lead agency should consult 6 NYCRR 617.7 and 43 RCNY § 6-06 (Executive Order 91 or 1977, as amended), which contain the State and City criteria for determining significance.

**1.** For each of the impact categories listed below, consider whether the project may have a significant adverse effect on the environment, taking into account its (a) location; (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude.

| IMPACT CATEGORY | Potentially Significant Adverse Impact YES | NO |
|---|---|---|
| Land Use, Zoning, and Public Policy | ☐ | ☒ |
| Socioeconomic Conditions | ☐ | ☒ |
| Community Facilities and Services | ☐ | ☒ |
| Open Space | ☐ | ☒ |
| Shadows | ☐ | ☒ |
| Historic and Cultural Resources | ☐ | ☒ |
| Urban Design/Visual Resources | ☐ | ☒ |
| Natural Resources | ☐ | ☒ |
| Hazardous Materials | ☐ | ☒ |
| Water and Sewer Infrastructure | ☐ | ☒ |
| Solid Waste and Sanitation Services | ☐ | ☒ |
| Energy | ☐ | ☒ |
| Transportation | ☐ | ☒ |
| Air Quality | ☐ | ☒ |
| Greenhouse Gas Emissions | ☐ | ☒ |
| Noise | ☐ | ☒ |
| Public Health | ☐ | ☒ |
| Neighborhood Character | ☐ | ☒ |
| Construction | ☐ | ☒ |

**2.** Are there any aspects of the project relevant to the determination of whether the project may have a significant impact on the environment, such as combined or cumulative impacts, that were not fully covered by other responses and supporting materials? ☐ YES ☒ NO

If there are such impacts, attach an explanation stating whether, as a result of them, the project may have a significant impact on the environment.

**3.** Check determination to be issued by the lead agency:

☐ **Positive Declaration**: If the lead agency has determined that the project may have a significant impact on the environment, and if a Conditional Negative Declaration is not appropriate, then the lead agency issues a *Positive Declaration* and prepares a draft Scope of Work for the Environmental Impact Statement (EIS).

☐ **Conditional Negative Declaration:** A *Conditional Negative Declaration* (CND) may be appropriate if there is a private applicant for an Unlisted action AND when conditions imposed by the lead agency will modify the proposed project so that no significant adverse environmental impacts would result. The CND is prepared as a separate document and is subject to the requirements of 6 NYCRR Part 617.

☒ **Negative Declaration:** If the lead agency has determined that the project would not result in potentially significant adverse environmental impacts, then the lead agency issues a *Negative Declaration*. The *Negative Declaration* may be prepared as a separate document (see template) or using the embedded Negative Declaration on the next page.

**4.** ***LEAD AGENCY'S CERTIFICATION***

| TITLE | LEAD AGENCY |
|---|---|
| Deputy Director, Environmental Assessment and Review Divison | Department of City Planning on behalf of the City Planning Commission |
| NAME<br>Stephanie Shellooe, AICP | DATE<br>April 30th, 2021 |
| SIGNATURE | |

## NEGATIVE DECLARATION

**Statement of No Significant Effect**

Pursuant to Executive Order 91 of 1977, as amended, and the Rules of Procedure for City **Environmental Quality Review, found at Title 62, Chapter 5 of the Rules of the City of New York and 6 NYCRR, Part 617, State Environmental Quality Review, the Department of City Planning acting on behalf of the City Planning Commission assumed the role of lead agency for the environmental review of the proposed actions. Based on a review of information about the project contained in this environmental assessment statement (EAS) and any attachments hereto, which are incorporated by reference herein, the lead agency has determined that the proposed actions would not have a significant adverse impact** on the environment.

**Reasons Supporting this Determination**

The above determination is based on information contained in this EAS, which finds the proposed actions sought before the City Planning Commission would not have a significant adverse impact on the environment. Reasons supporting this determination are noted below.

**Land Use, Zoning, and Public Policy**

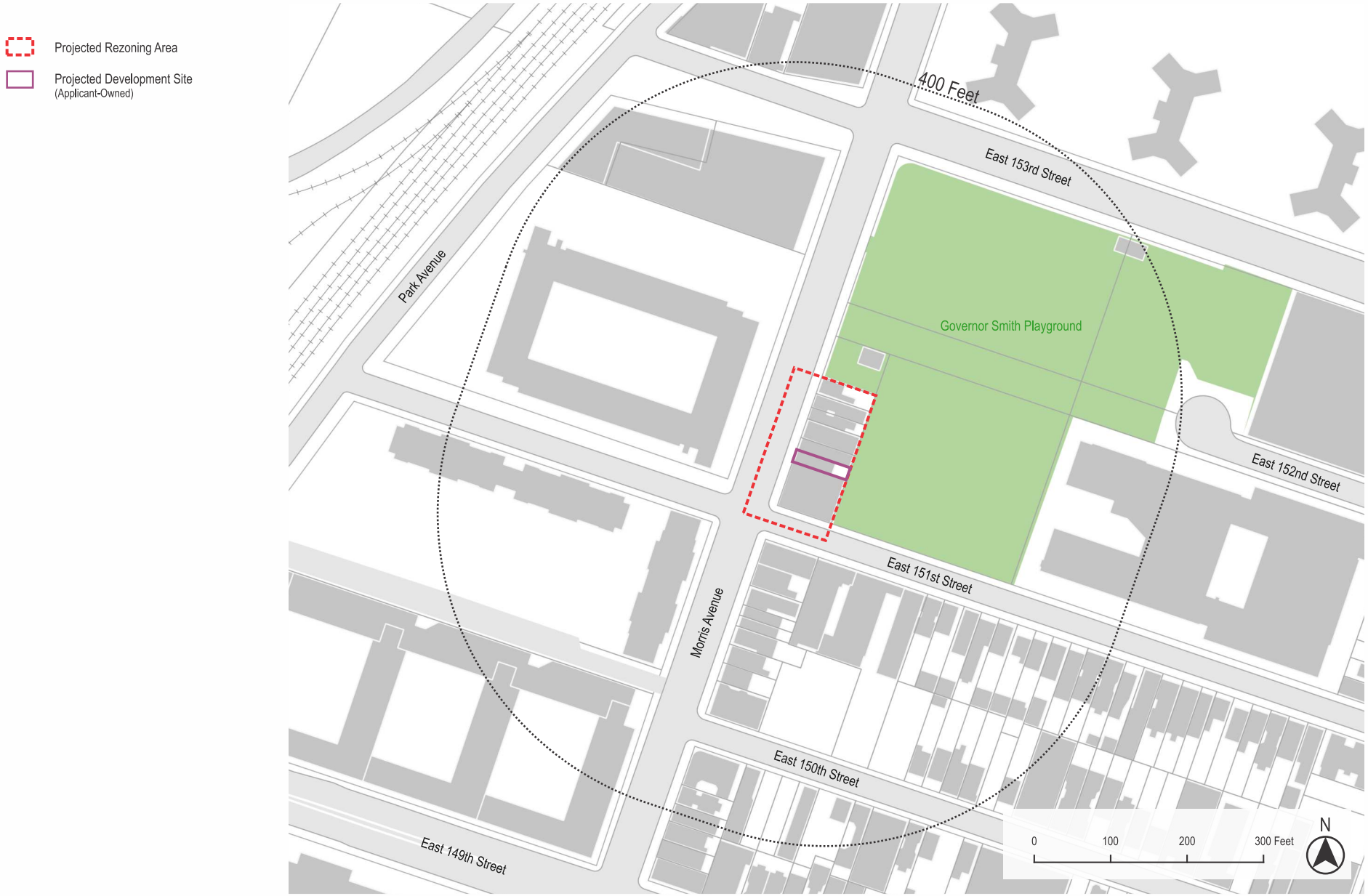
A detailed analysis of land use, zoning, and public policy is included in the EAS, and determined that no significant adverse impacts would occur. A significant adverse impact would occur if a proposed action would generate a land use incompatible with the surrounding area. The proposed actions are a Zoning Map Amendment to rezone the project area (Bronx Block 2411, Lots 1,4,5,6,7,8, and p/o 9) from a R7-1 zoning district to a R7-1/C1-4 zoning district within the neighborhood of Melrose and within Bronx Community District 1. The project area includes 175 feet of frontage along Morris Avenue (a wide street) and 70 feet of frontage along East 151st Street (a narrow street). The Proposed Actions would enable an existing restaurant (located on Lot 4) to remain at its location and undergo renovation and would bring five additional existing commercial uses within the project area into conformance with the use provisions of the Zoning Resolution. The proposed actions would not affect the existing character of the area, nor affect public policy, which represent the thresholds of impact significance in the CEQR Technical Manual (TM). The analysis concludes that no significant adverse impacts related to Land Use, Zoning, and Public Policy would result from the proposed actions.

*No other significant effects upon the environment that would require the preparation of a Draft Environmental Impact Statement are foreseeable. This Negative Declaration has been prepared in accordance with Article 8 of the New York State Environmental Conservation Law (SEQRA). Should you have any questions pertaining to this Negative Declaration, you may contact Christine Camilleri at 718-220-8500.*

| | |
|---|---|
| TITLE<br>Deputy Director, Environmental Assessment and Review Division | LEAD AGENCY<br>Department of City Planning on behalf of the City Planning Commission<br>120 Broadway, 31st Fl. New York, NY 10271 \| 212.720.3493 |
| NAME<br>Stephanie Shellooe | DATE<br>4/30/2021 |
| SIGNATURE | |
| TITLE<br>Chair, City Planning Commission | |
| NAME<br>Marisa Lago | DATE<br>5/3/2021 |
| SIGNATURE | |

# 624 Morris Avenue, Bronx

Figure 1: Site Location

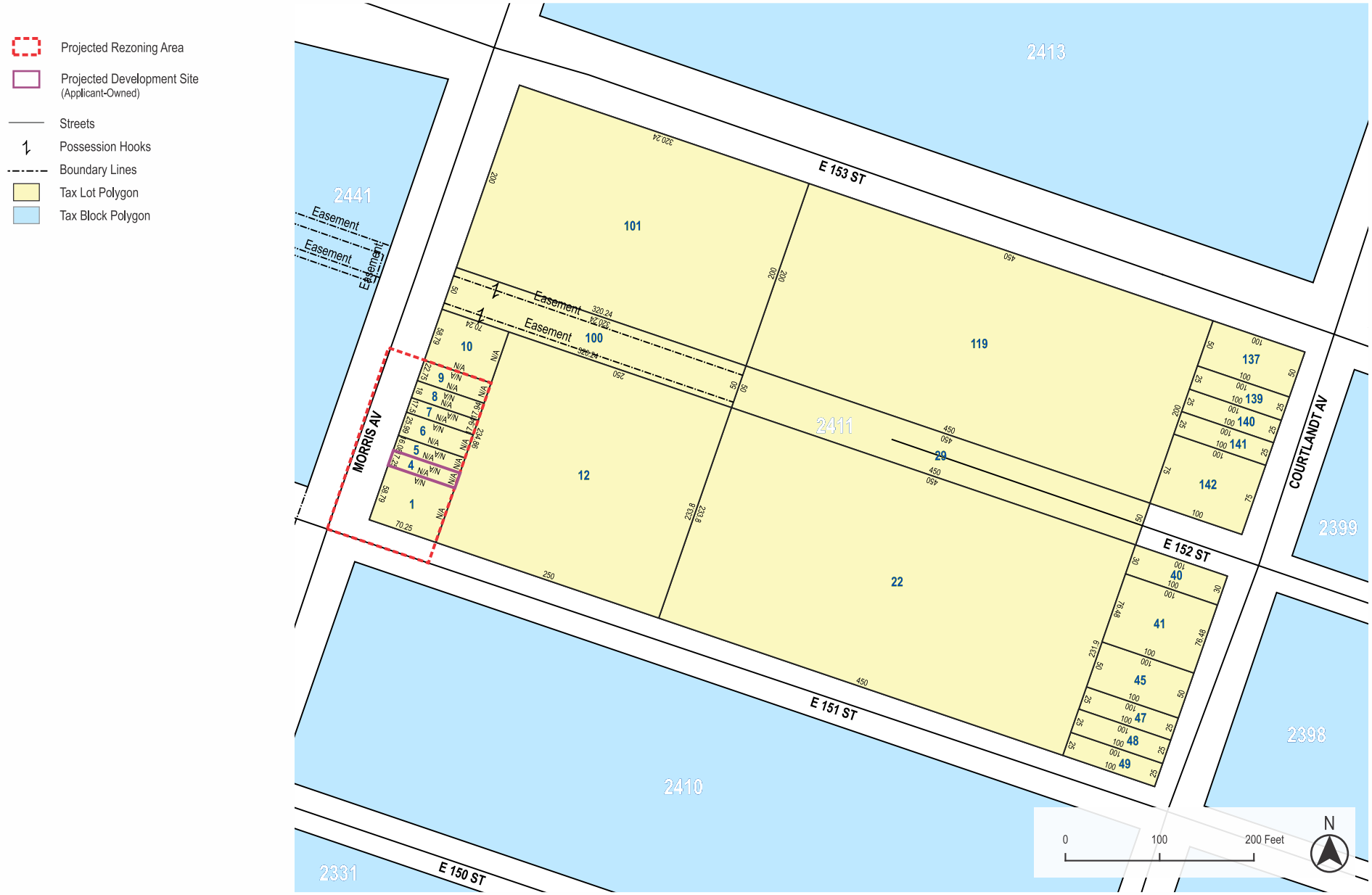



Data Source: MapPLUTO 2018v2.1

Urban Cartographics

# 624 Morris Avenue, Bronx

Figure 2: Tax Map




Data Source: MapPLUTO 2018v2.1, NYC DOF Digital Tax Map 2/22/19

Urban Cartographics

# 624 Morris Avenue, Bronx

Figure 3: Land Use Map




Data Source: MapPLUTO 2018v2.1, NYC DOF Digital Tax Map 2/22/19

Urban Cartographics

# 624 Morris Avenue, Bronx

Figure 4: Zoning Map




Urban Cartographics

# 624 Morris Avenue, Bronx

Figure 5: Aerial Map




Imagery Source: 2019 Bing, Microsoft Corporation (OR) 2019 Google

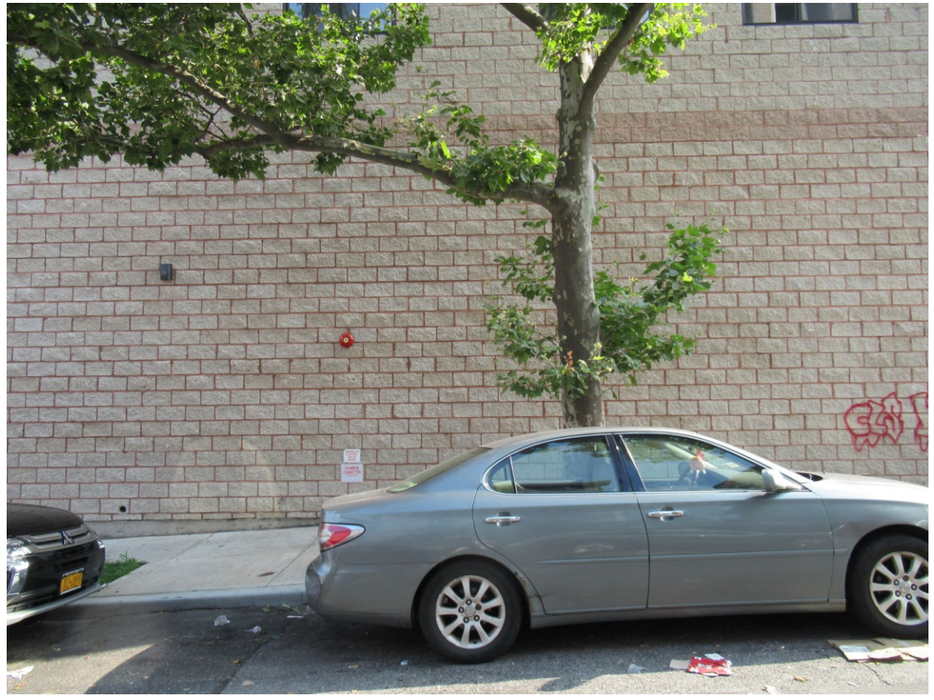
Urban Cartographics



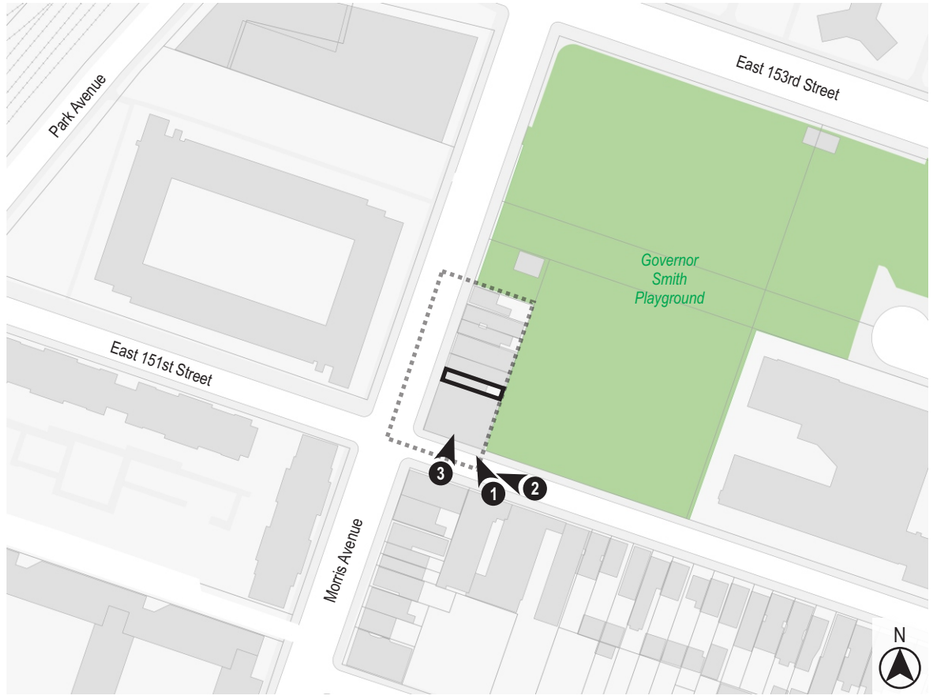
1. View of the Project Area facing northwest from East 151st Street.



2. View of East 151st Street facing northwest (Project Area at right).



3. View of the Project Area facing northeast from East 151st Street.





4. View of Morris Avenue facing northeast from
East 151st Street (Project Area at right).



5. View of the Project Area facing east from the intersection
of Morris Avenue and East 151st Street.



6. View of East 151st Street facing southeast from
Morris Avenue (Project Area at left).





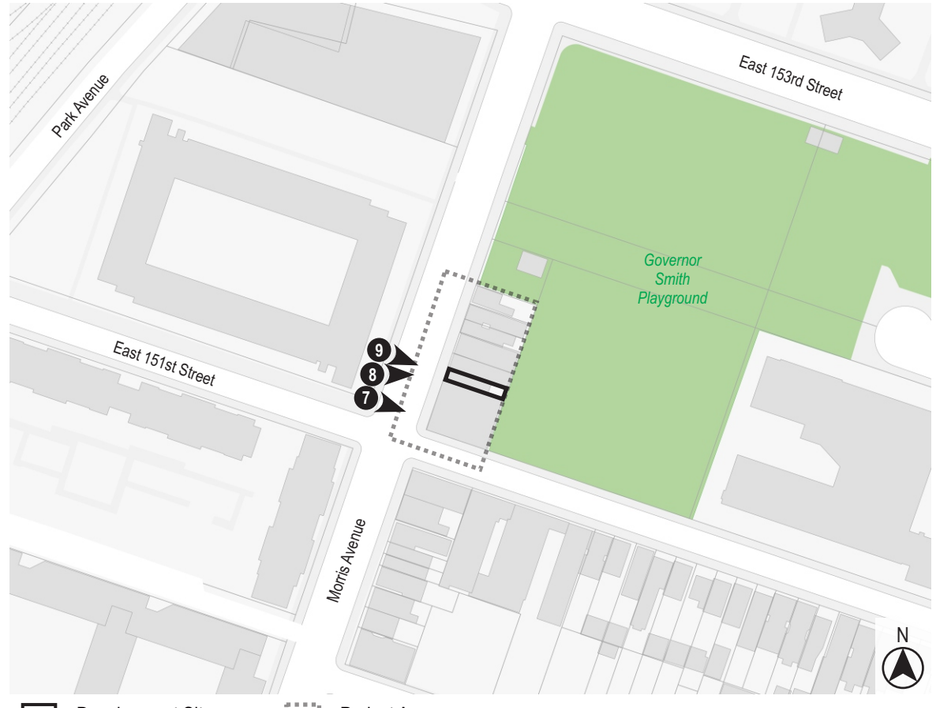
7. View of the Project Area facing southeast from Morris Avenue.




8. View of the Development Site facing east from Morris Avenue.




9. View of the Development Site facing southeast from Morris Avenue.





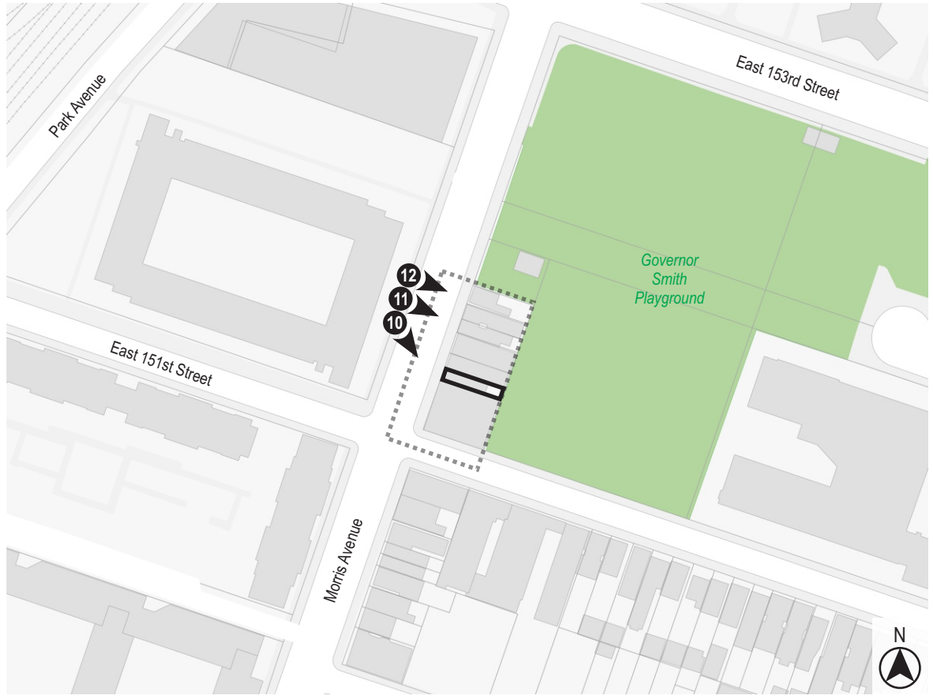

10. View of the Development Site facing southeast from Morris Avenue.




12. View of the Project Area facing southeast from Morris Avenue.




11. View of the Project Area facing southeast from Morris Avenue.





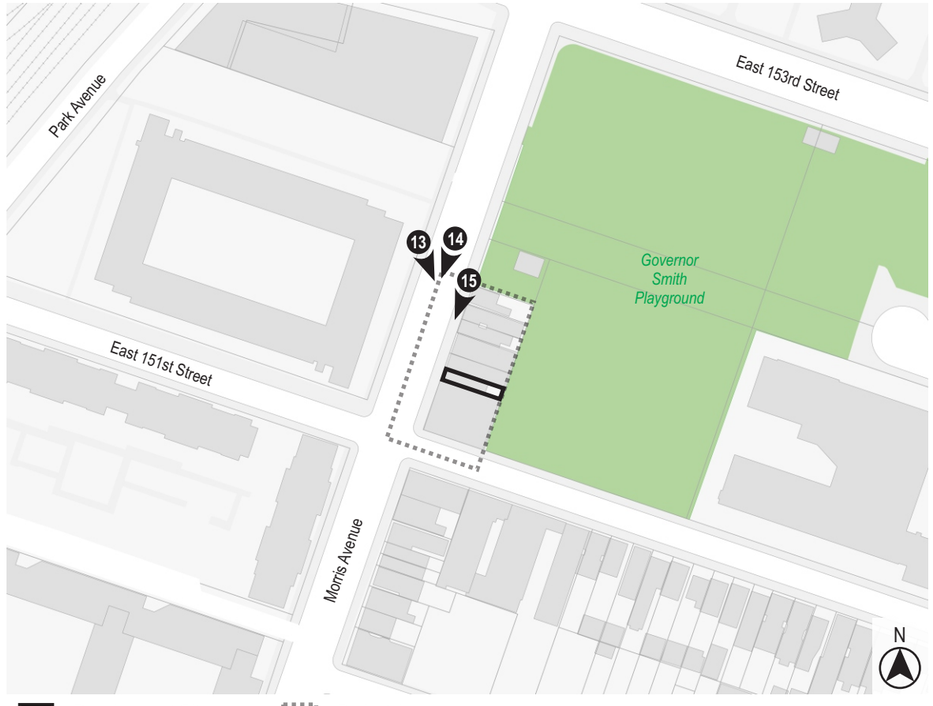

13. View of the Project Area facing south from Morris Avenue.




14. View of Morris Avenue facing southwest (Project Area at left).




15. View of the sidewalk along the east side of Morris Avenue facing southwest (Project Area at left).




**624 Morris Avenue, Bronx**



Urban Cartographics
Photographs Taken on July 9. 2020



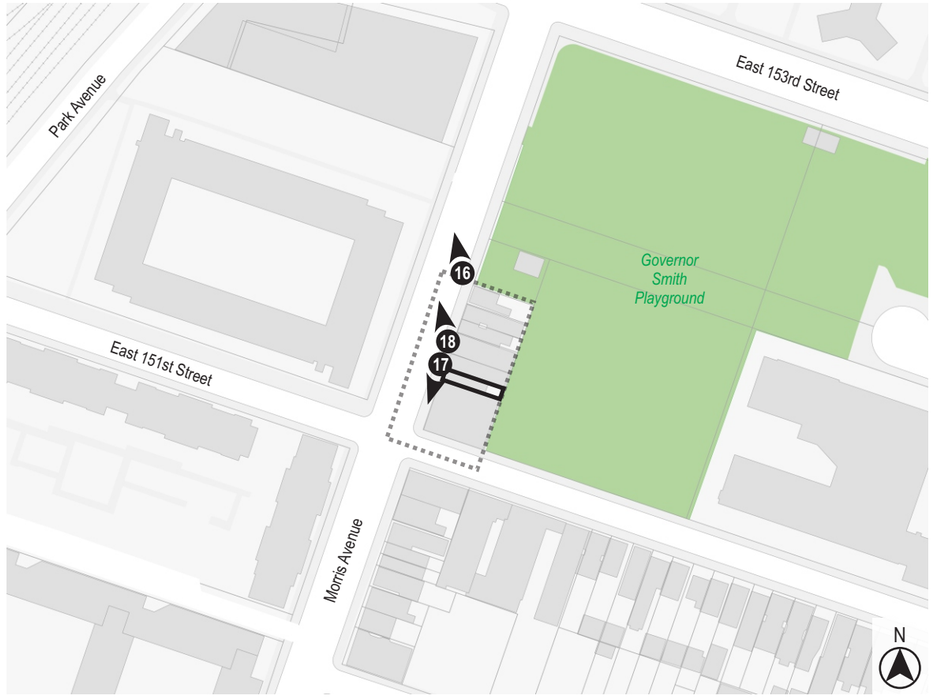
16. View of the west side of Morris Avenue facing north from the Project Area.



18. View of the west side of Morris Avenue facing north from the Development Site.



17. View of the sidewalk along the east side of Morris Avenue facing southwest (Development Site at left).





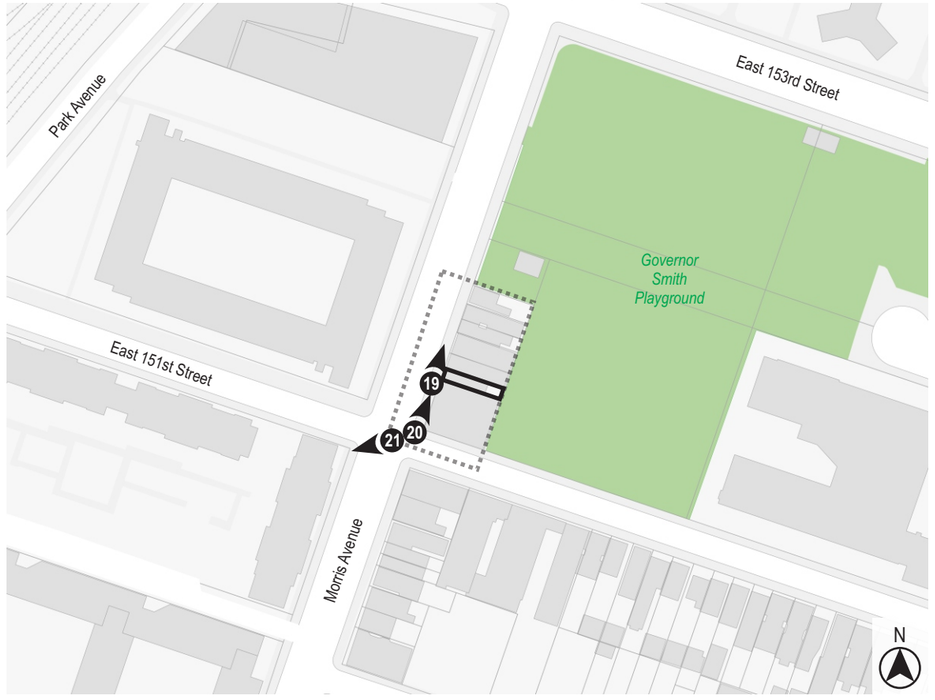

19. View of the sidewalk along the east side of Morris Avenue facing northeast (Development Site at right).



20. View of the sidewalk along the east side of Morris Avenue facing northeast from East 151st Street (Project Area at right).



21. View of the intersection of Morris Avenue and East 151st Street facing west from the Project Area.





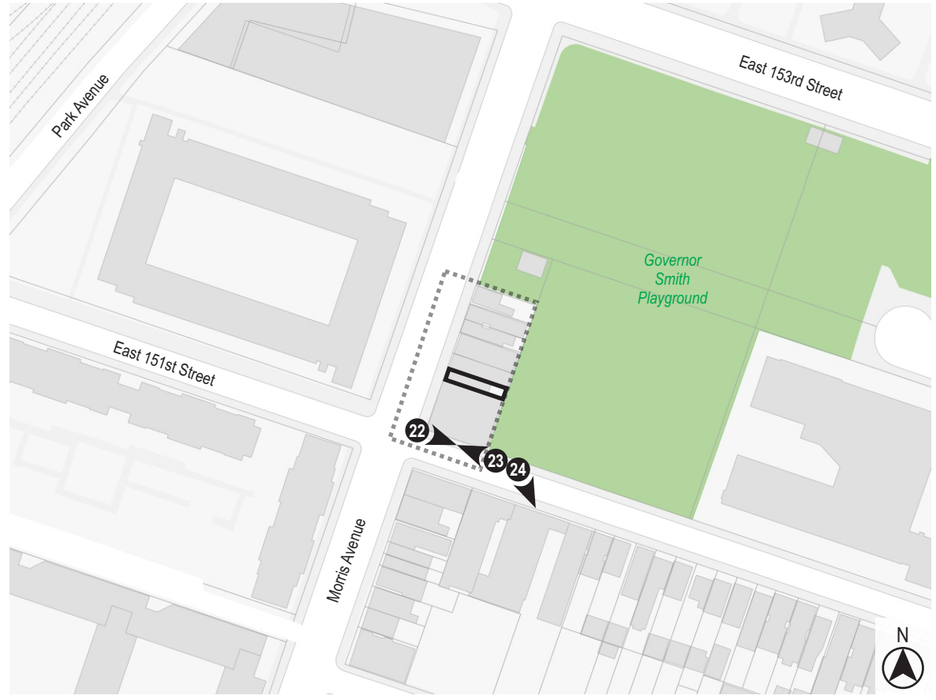
22. View of the sidewalk along the north side of East 151st Street facing southeast from Morris Avenue (Project Area at left).



23. View of the sidewalk along the north side of East 151st Street facing northwest (Project Area at right).



24. View of the south side of East 151st Street facing southeast from the Project Area.



# 624 MORRIS AVENUE REZONING

# PROJECT DESCRIPTION

## INTRODUCTION

This Environmental Assessment Statement (EAS) is filed under the City Environmental Quality Review (CEQR) procedures in connection with an application made to the City Planning Commission (CPC) for a zoning map amendment (the "proposed action"). The zoning map amendment would rezone a seven-lot, 12,250 sf area from R7-1 to R7-1/C1-4. The proposed rezoning area is in Bronx Community District (CD) 1.

## PROPOSED ACTION

The Applicant, 624 Morris B, LLC, seeks a zoning map amendment to zoning sectional map 6a to change the zoning on part of a block located in the Melrose neighborhood of the Bronx. The rezoning would affect seven contiguous lots on the east side of Morris Avenue north of E. 151st Street (Block 2411, Lots 1, 4, 5, 6, 7, 8, and 9 (p/o)). The action would rezone the lots from R7-1 to R7-1/C1-4.

## ZONING COMPARISON

The current R7-1 zoning permits residential and community facility uses (Use Groups 1 through 4) but not new or enlarged commercial or manufacturing uses (or uses accessory to such uses, such as parking lots). The maximum permitted FAR is 4.80 for community facilities, and a community facility building may occupy up to 65 percent of an interior or through lot and up to 70 percent of a corner lot. For community facilities the maximum permitted street wall height is 60 feet or six stories (whichever is less), at which point a setback from the street line is required, and above that height the building may not penetrate a sky exposure plane that begins at 60 feet above curb level and slopes upwards and backwards over the property. Residential development may comply with either the basic bulk regulations adopted in 1961 or the Quality Housing regulations that were subsequently added to the Zoning Resolution. Under the basic regulations, the maximum permitted FAR varies according to the "height factor" and "open space ratio," ranging up to 3.44 for a tall building that occupies only a small fraction of the lot; the height and setback regulations are the same as for a community facility development. Under the Quality Housing regulations, the maximum permitted FAR is either 3.44 (for lots fronting on narrow streets) or 4.00 (for lots fronting on wide streets such as Morris Avenue), development may occupy up to 65 percent of an interior or through lot and up to 100 percent of a corner lot, buildings may rise without setbacks to a maximum base height of 65 feet, and recessed portions of the building may rise to a maximum height of either 75 feet (on a narrow street) or 80 feet (on a wide street). Under either set of regulations, a rear yard of at least 30 feet in depth is required, and no front or side yard is required.

The addition of a C1-4 local retail overlay would not restrict any of the uses that are currently permitted and would not alter the bulk or parking regulations for residential or community

facility developments or enlargements, but it would permit the development or enlargement of hotel, retail, office, and eating and drinking uses listed in commercial Use Group 6. The maximum permitted commercial FAR is 2.00, and the maximum permitted height for a commercial building or commercial portion of a building is 30 feet. Within a mixed-use building, commercial uses would be restricted to the portion of the building below the second floor.

Table 1 compares the existing and the proposed zoning.

**REZONING AREA**

The proposed rezoning area (the "Affected Area") consists of 12,250 sf divided among seven contiguous lots within a single block (Bronx Block 2411, Lots 1, 4, 5, 6, 7, 8, and 9 (p/o)). It is located on the east side of Morris Avenue north of E. 151st Street in the Melrose neighborhood of Bronx CD 1. The Affected Area is rectangular, with 175 feet of frontage along Morris Avenue (a wide street) and 70 feet of frontage along E. 151st Street (a narrow street). It is now zoned R7-1.

The project site ("Projected Development Site 1") consists of Lot 4 (624 Morris Avenue), which is a 17.25'-wide, 70'-deep, 1,207.5 sf interior lot. A four-story-and-cellar, 40'-tall, 4,571 gsf (3,657 zsf) mixed-use building occupies the front 52' of the lot, leaving an 18'-deep rear yard. The FAR is 3.03. The upper floors are residential, with three dwelling units, one per floor. The ground floor contains an approximately 660 sf restaurant and the residential entryway.

To the immediate south of the project site is Lot 1 (618 Morris Avenue), a 4,130 sf corner lot with 59 feet of frontage on Morris Avenue and 70 feet of frontage on E. 151st Street. A new, as yet unoccupied two-story-and-cellar, 37'-tall, 12,390 gsf (8,260 zsf) building occupies the entire lot. The FAR is 2.00. The development was pursuant to a use and bulk variance (62-12-BZ) approved by the NYC Board of Standards and Appeals (BSA) in April 2014. The BSA granted relief from the applicable lot coverage regulations by permitting the second story to cover 100% of the lot (exceeding the ordinarily permitted maximum of 70%) and granted limited relief from the use regulations applicable within an R7-1 district by permitting 1.00 FAR of Use Group 6 retail space to be located within the ground floor (but restricting the second floor to a conforming community facility use). The building's shell has been constructed, but interior construction work has not been completed. Permit No. 220142441-01-NB was most recently renewed on December 12, 2019.

The other properties within the Affected Area consist of small, shallow interior lots developed with two- and four-story mixed-use buildings. All have residential upper stories and Use Group 6 commercial ground floors. To the immediate north of the project site is Lot 5 (626 Morris Avenue), which is a 16'-wide, 70'-deep, 1,130 sf lot occupied by a four-story-and cellar, 40'-tall, 4,248 gsf (3,398 zsf) building with three dwelling units and an approximately 800 sf dry cleaner on the ground floor. The FAR is 3.01. To its north is Lot 6 (628 Morris Avenue), a 26'-wide, 70'-deep, 1,826 sf lot occupied by a two-story-and-cellar, 23'-tall building containing 3,861 gsf (2,574 zsf) building. The FAR is 1.41. A food store occupies the ground floor, and a residential unit occupies the upper floor. Lot 7 (630 Morris Avenue) is a 17.5'-wide, 70'-deep, 1,245 sf lot occupied by a four-story-and-cellar, 40'-tall, 4,525 gsf (3,620 zsf) building with three residential units above a beauty salon. The FAR is 2.91. Lot 8 (632 Morris Avenue) is an 18'-wide, 70'-deep, 1,263 sf lot occupied by a four-story-and-cellar, 40'-tall, 4,500 gsf (3,600 zsf) building with three residential

**Table 1**
**Zoning Comparison Table**

| | Existing/Proposed Zoning | | | |
|---|---|---|---|---|
| | Existing Zoning (R7-1) | | Proposed Zoning (R7-1/C1-4) | |
| | ZR Section # | R7-1 | ZR Section # | R7-1/C1-4 |
| **USE GROUPS** | 22-10 | 1, 2, 3, 4 | 22-10/32-10 | 1, 2, 3, 4, 6 |
| Residential | 23-153/23-151 | 4.0 (QH)*, 3.44 (QH)**, 3.44 (HF) | 23-153/23-151 | 4.0 (QH)*, 3.44 (QH)**, 3.44 (HF) |
| Affordable Independent Residences for Seniors | 23-155 | 5.01 | 23-155 | 5.01 |
| Community Facility | 24-11 | 4.8 | 24-11/33-121 | 4.8 |
| Commercial | n/a | n/a | 33-121 | 2.0 |
| Commercial and Community Facility | n/a | n/a | 33-121 | 4.8 |
| Manufacturing | n/a | n/a | n/a | n/a |
| **YARDS** | | | | |
| Minimum Front Yard | n/a | n/a | n/a | n/a |
| Minimum Side Yard | 23-462 | None or 8' | 23-462/35-52 | None or 8' |
| Minimum Rear Yard | 23-47 | 30' | 23-47/33-26 | 30'/20' (Commercial) |
| **HEIGHT AND SETBACKS** | | | | |
| Minimum Base Height | 23-662 | 40' (QH)* | 23-662 | 40' (QH)* |
| Maximum Base Height | 23-662 | 75' (QH)*, 65' (QH)** | 23-662 | 75' (QH)*, 65' (QH)** |
| Maximum Building Height | 23-662 | 80' (QH)*, 75' (QH)** | 23-662 | 80' (QH)*, 75' (QH)** |
| Maximum Height of Front Wall | 23-662 | 75' (QH)*, 65' (QH)** | 23-662/33-431 | 75' (QH)*, 65' (QH)**/60' or 4 stories (Commercial) |
| Sky Exposure Plane | 23-641 | 2.7:1 narrow / 5.6:1 wide (HF) | 23-641/33-431 | 2.7:1 narrow / 5.6:1 wide (HF) |
| Setbacks from Narrow Streets | 23-641/23-662 | 15' (QH), 20' (HF) | 23-641/23-662/33-431 | 15' (QH), 20' (HF)/20' (Commercial) |
| Setbacks from Wide Streets | 23-641/23-662 | 10' (QH), 15' (HF) | 23-641/23-662/33-431 | 10' (QH), 15' (HF)/20' (Commercial) |
| **OPEN SPACE** | | | | |
| Minimum Open Space Ratio/Maximum Lot Coverage | 23-151 | Varies | 23-151 | Varies |
| **LOT COVERAGE** | | | | |
| Interior/Through Lot | 23-153 | 65% (QH) | 23-153 | 65% (QH) |
| Corner Lot | 23-153 | 100% (QH) | 23-153 | 100% (QH) |
| **DENSITY** | | | | |
| Maximum Number of Dwelling Units | 23-22 | 680 sf/DU max | 23-22 | 680 sf/DU max |
| Affordable Independent Residences for Seniors | 23-23 | 325 sf/DU max | 23-23 | 325 sf/DU max |
| **PARKING** | | | | |
| Residential | 25-23 | 50% (QH), 60% (HF) | 25-23 | 50% (QH), 60% (HF) |
| Commercial | n/a | n/a | 36-21 | By Use |
| Income-Restricted Housing Units | 12-10/25-251 | None (Transit Zone) | 12-10/25-251 | None (Transit Zone) |
| Affordable Independent Residences for Seniors | 12-10/25-252 | None (Transit Zone) | 12-10/25-252 | None (Transit Zone) |
| Government Assisted Dwelling Units | 12-10/25-253 | 25% (QH) / 45% (HF) | 12-10/25-253 | 25% (QH) / 45% (HF) |
| **LOADING** | | | | |
| Commercial | n/a | n/a | 36-62 | By Use |
| Bicycle Parking (Residential) | 25-80 | 1 per 2 dwelling units (UG-2) | 25-80 | 1 per 2 dwelling units (UG-2) |
| Bicycle Parking (AIRS) | 25-80 | 1 per 10,000 sf | 25-80 | 1 per 10,000 sf |
| Bicycle Parking (Commercial) | n/a | n/a | 36-711 | By Use |

*Within 100' of a wide street

**Beyond 100' of a wide street

units above an office of a home care provider. The FAR is 2.85. The northernmost parcel, Lot 9 (634 Morris Avenue) is a 23'-wide, 70'-deep, 1,598 sf lot occupied by a two-story, 24'-tall, 1,822 gsf (and 1,822 zsf) building with a residential unit above a florist. The FAR is 1.14. The property extends approximately two feet beyond the northern boundary of the zoning area; 1,448 sf is within the proposed rezoning area, and 150 sf is outside it.

The Applicant (624 Morris B, LLC, the owner of the project site) and the owners of Lots 7 and 8 (630 Morris B, LLC, and 632 Morris B, LLC) are commonly controlled entities, meaning that the three lots are effectively under common ownership. Only the project site has a zoning compliance issue (described below) that would be addressed by the proposed action. As discussed below under Analysis Framework, neither of the other two lots is a projected or potential development site.

A complex of playgrounds and athletic fields abuts the Affected Area to its east and north. It is associated with two public schools, one a high school and the other an elementary school, to the immediate east of the playgrounds.

Except for the building on Lot 1, the buildings in the proposed Affected Area were constructed during the late nineteenth and early twentieth centuries.

When the current Zoning Resolution went into effect in 1961, the area was zoned R6/C1-4. That was changed to R7-1/C1-4 in 1970 and to R7-1 without a commercial overlay in 1973, although the buildings in the Affected Area all had ground floor commercial uses. C1-4 overlays continue to be mapped on the blockfront facing the Affected Area on the west side of Morris Avenue and on the blockfront immediately to the south of the Affected Area, on the east side of Morris Avenue between E. 150th and E.151st Streets.

The Affected Area was within the Project Boundary of the Melrose Urban Renewal Area (URA), which existed from 1970 to 2010, but was not included within the URA. The urban renewal plan stated explicitly that the URA consisted of only the designated Acquisition Parcels and did not include other properties within the Project Boundary.[1]

After the C1-4 overlay was demapped in 1973, the existing commercial uses remained as legal nonconforming uses, but the commercial uses could not be expanded or extended to other parts of the buildings in which they were located. At that time the ground floor of 624 Morris Avenue had a small store in the front, which was connected to the shopkeeper's living quarters to the rear of the store. In 1999 the space was converted into a restaurant, illegally extending the commercial use into what had been living quarters. The work was done without an alteration permit from DOB, and a violation was recorded against the property for work without a permit.[2] The violation remains active.

[1] City of New York Department of Housing Preservation and Development, Fourth Amended Urban Renewal Plan: Melrose Urban Renewal Area (April 2004), p.4. See the discussion below in Section 1, Land Use, Zoning, and Public Policy.

[2] DOB Violation # 020599C01SC01, also listed as open OATH/ECB Violation # 34177262P, served on March 11, 1999.

## PROJECT DESCRIPTION

No development or enlargement is proposed as a result of the proposed action. Rather, the action would legalize the restaurant within the project site building and bring the other five existing commercial uses within the Affected Area into conformance. The change would enable the applicant to seek a permit from the Department of Buildings for renovation of the restaurant space (the replacement of gypsum board with new partitions) and to secure a revised Certificate of Occupancy correctly identifying the use that has occupied the building's ground floor since 1999.

## PURPOSE AND NEED

The extension of an existing commercial overlay onto the Affected Area would enable an existing restaurant to remain at its location and to undergo renovation, in a space that restaurants have occupied continuously since 1999. It would also bring the other five existing commercial uses within the Affected Area into conformance. More broadly, the zoning map amendment would align the zoning map and the prevailing land use pattern. Commercial uses have occupied the ground floors of the buildings within the Affected Area since before a C1-4 local commercial overlay was removed in 1973 and even before the current Zoning Resolution became effective in 1961. This is not an anomaly within the area; the Morris Avenue blockfront to the south, across E. 151st Street from the Affected Area, is also occupied entirely by mixed use buildings containing ground floor commercial uses. In its resolution granting 618 Morris Avenue a use variance for commercial use of the ground floor of the proposed development on that site, the BSA noted that "the section of Morris Avenue where the site is located is a two-way, heavily-trafficked thoroughfare, with street parking on both sides, and retail uses at the ground floor for the full length of the subject block and the block directly south of East 151st Street." C1-4 is the appropriate district because all the existing commercial uses within the Affected Area are Use Group 6 uses permitted in C1 districts and because C1-4 overlays are mapped on the west side of Morris Avenue between E. 149th Street and E. 153rd Street and on the east side of the avenue between E. 150th Street and E. 151st Street.

## ANALYSIS FRAMEWORK

### Existing Conditions

Existing conditions are as described above under Rezoning Area. Six of the seven lots within the Affected Area are developed with two- to four-story mixed-use buildings, built during the late nineteenth or early twentieth century, with commercial ground floors and residential upper floors. The exception is the southernmost lot, at the corner of E. 151st Street, which had remained undeveloped until recently. A new, as-yet unoccupied two-story building occupies the lot, which was developed per a variance granted by the BSA to permit a commercial ground floor and a second floor to be occupied by a conforming community facility use. The building's shell has been

constructed, but interior construction work has not been completed.[3] Permit No. 220142441-01-NB was most recently renewed on June 5, 2020.

In five of the six mixed-use buildings, the commercial uses are legally nonconforming uses that predate the removal of the commercial overlay from the Affected Area in 1973. In the four-story building at 624 Morris Avenue (Lot 4, Projected Development Site1), which contains three residential apartments above a 660 sf ground floor restaurant, the commercial use is not legal. In 1973 the ground floor had a small store in the front, which was connected to the shopkeeper's living quarters to the rear of the store. In 1999 the space was converted into a restaurant, illegally extending the commercial use into what had been living quarters. The work was done without an alteration permit from DOB, and a violation was recorded against the property. The violation remains active.

**The Future without the Proposed Action**

The existing zoning violation on Projected Development Site 1 would be corrected. The existing restaurant would be replaced by a single 660 sf residential apartment, occupying the entire leasable area on the first floor of the building. Construction activity would be confined to the first floor. There would be no change in FAR, no horizontal or vertical enlargement of the building, and no ground disturbance.

On five of the other six lots within the Affected Area, the no-action scenario is the same as existing conditions. The land uses on these lots have not changed in decades, and no plans for alterations or redevelopment have been filed with the Department of Buildings. The exception is the corner lot (Block 2411, Lot 1), where it is assumed that the newly constructed building would be occupied by the 2022 Build Year in accordance with the BSA use variance.

**The Future with the Proposed Action**

The proposed action would permit commercial use within the Affected Area at a maximum FAR of 2.00. Because the proposed action would result in an allowable maximum commercial FAR that is half of the now permitted FAR for residential development (4.00) and less than half the now permitted FAR for community facilities (4.80), the action would not increase the likelihood of redevelopment. Therefore, because the previously vacant Lot 1 has recently been redeveloped and there are no current plans to redevelop any other parcel or potential assemblage, it is assumed that no redevelopment would occur by the 2022 Build Year.

The restaurant now occupying the ground floor of the building on Projected Development Site 1 would become a conforming use as a result of the proposed action. The existing restaurant space would undergo renovation (the replacement of gypsum board with new partitions), 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.

[3] As of the most recent DOB inspection date (January 28, 2021), there were 35 outstanding requirements (http://a810-bisweb.nyc.gov/bisweb/COApplicationSummaryServlet?requestid=6&passjobnumber=220142441&passdocnumber=01&allisn=0001944014&allbin=2128789).

The newly constructed building on the adjacent lot (Block 2411, Lot 1) would be occupied in accordance with the terms of the BSA use variance, as it would under the no-action scenario. The assumption is that a single retail tenant would occupy the ground floor and that a suite of medical offices would occupy the second floor.

On the other five lots within the Affected Area, the with-action scenario is the same as existing conditions. Because the existing buildings on those lots already have legal commercial uses that occupy the entire leasable area on the first floor, and because ZR Section 32-421, Limitation on floors occupied by commercial uses, effectively prohibits commercial uses from occupying the upper floors of these buildings, the action would not lead to a change in use on any of those parcels.[4]

The difference between the no-action and with-action scenarios thus consists of the use of 660 square feet within the ground floor of an existing building, which is now occupied by a restaurant. Under no-action conditions, the space would be converted to residential use. Under with-action conditions, the space would remain a restaurant.

Table 2 summarizes the existing, no-action, and with-action conditions.

**REQUIRED APPROVALS**

The proposed project would require an amendment to zoning sectional map 6a to extend a C1-4 local retail overlay within part of an existing R7-1 district northward across E. 151st Street to cover an additional part of the R7-1 district, extending 175 feet along the east side of the avenue, to a depth of 70 feet from the avenue frontage. The zoning map amendment would be subject to the Uniform Land Use Review Procedure (ULURP).

**BUILD YEAR**

In total, the time needed to complete the preparation of environmental review and land use review materials, the Uniform Land Use Review Process, and the DOB permitting process, plus the time needed to complete minor interior renovations, would be approximately two years. A Build Year of 2022 is used in this EAS.

[4] Per ZR Section 32-421, Limitation on floors occupied by commercial uses, in a C1-4 district "in any building, or portion of a building occupied on one or more of its upper stories by residential uses or by community facility uses, no commercial uses listed in Use Group 6, 7, 8, 9 or 14 shall be located above the level of the first story ceiling…. In any other building, or portion thereof, not more than two stories may be occupied by commercial uses listed in Use Group 6A, 6B, 6C, 6F, 7, 8, 9 or 14." The only commercial uses permitted as-of-right in a C1-4 district are those listed in Use Group 6. The buildings are not suitable for uses in Use Groups 6D (Public Service Establishments such as court houses, police stations, and utility substations) and 6E (Clubs).

**Table 2: Existing, No-Action, and With-Action Conditions**

| | EXISTING CONDITION | NO-ACTION CONDITION | WITH-ACTION CONDITION | INCREMENT |
|---|---|---|---|---|
| **Land Use** | | | | |
| **Residential** | ☑ Yes ☐ No | ☑ Yes ☐ No | ☑ Yes ☐ No | |
| If "yes," specify the following: | | | | |
| Describe type of residential structures | multifamily walkup | multifamily walkup | multifamily walkup | |
| No. of dwelling units | 3 | 4 | 3 | -1 |
| No. of low- to moderate-income units | 0 | 0 | 0 | |
| Gross floor area (sq. ft.) | 3,911 | 4,571 | 3,911 | -660 |
| **Commercial** | ☑ Yes ☐ No | ☐ Yes ☑ No | ☑ Yes ☐ No | |
| If "yes," specify the following: | | | | |
| Describe type (retail, office, other) | restaurant | | restaurant | restaurant |
| Gross floor area (sq. ft.) | 660 | | 660 | 660 |
| Manufacturing/Industrial | no | | no | |
| If "yes," specify the following: | | | | |
| Type of Use | N/A | N/A | N/A | |
| Gross floor area (sq. ft.) | N/A | N/A | N/A | |
| Open storage area (sq. ft.) | N/A | N/A | N/A | |
| If any enclosed activities, specify: | N/A | N/A | N/A | |
| **Community Facility** | ☐ Yes ☑ No | ☐ Yes ☑ No | ☐ Yes ☑ No | |
| If "yes," specify the following: | | | | |
| Type of Use | N/A | N/A | N/A | |
| Gross floor area (sq. ft.) | N/A | N/A | N/A | |
| **Vacant Land** | ☐ Yes ☑ No | ☐ Yes ☑ No | ☐ Yes ☑ No | |
| If "yes", describe: | N/A | N/A | N/A | |
| **Publicly Accessible Open Space** | ☐ Yes ☑ No | ☐ Yes ☑ No | ☐ Yes ☑ No | |
| If "yes," specify type (mapped City, State, or Federal Parkland, wetland-mapped or otherwise known, other): | N/A | N/A | N/A | |
| Other Land Uses | ☐ Yes ☑ No | ☐ Yes ☑ No | ☐ Yes ☑ No | |
| If "yes," describe: | N/A | N/A | N/A | |
| **Parking** | | | | |
| **Garages** | ☐ Yes ☑ No | ☐ Yes ☑ No | ☐ Yes ☑ No | |
| If "yes," specify the following: | | | | |
| No. of public spaces | N/A | N/A | N/A | |
| No. of accessory spaces | N/A | N/A | N/A | |
| Operating hours | N/A | N/A | N/A | |
| Attended or non-attended | N/A | N/A | N/A | |
| **Lots** | ☐ Yes ☑ No | ☐ Yes ☑ No | ☐ Yes ☑ No | |
| If "yes," specify the following: | | | | |
| No. of public spaces | N/A | N/A | N/A | |
| No. of accessory spaces | N/A | N/A | N/A | |
| Operating hours | N/A | N/A | N/A | |
| **Other** (includes street parking) | ☑ Yes ☐ No | ☑ Yes ☐ No | ☑ Yes ☐ No | |
| If "yes," describe: | 1 curbside space | 1 curbside space | 1 curbside space | |
| | | | | |

| | EXISTING CONDITION | NO-ACTION CONDITION | WITH-ACTION CONDITION | INCREMENT |
|---|---|---|---|---|
| **Population** | | | | |
| **Residents** | ☑ Yes ☐ No | ☑ Yes ☐ No | ☑ Yes ☐ No | |
| If "yes," specify number: | 9 | 13 | 9 | -4 |
| Briefly explain how the number of residents was calculated: | Number of dwelling units times 3.15 (avg. household size in tract 67). | | | |
| **Businesses** | ☑ Yes ☐ No | ☐ Yes ☑ No | ☑ Yes ☐ No | |
| If "yes," specify the following: | | | | |
| No. and type | 1: a restaurant | 0 | 1: a restaurant | 1: a restaurant |
| No. and type of workers by business | 2 restaurant workers | N/A | 2 restaurant workers | 2 restaurant workers |
| No. and type of non-residents who are not workers | TBD | N/A | TBD | |
| Briefly explain how the number of businesses was calculated: | Observation and client information. ☑ No | | | |
| **Other** (students, visitors, concert-goers, *etc* .) | ☐ Yes ☑ No | ☐ Yes ☑ No | ☐ Yes | |
| If any, specify type and number: | 0 | 0 | 0 | |
| Briefly explain how the number was calculated: | | | | |
| **Zoning** | | | | |
| Zoning classification | R7-1 | R7-1 | R7-1/C1-4 | |
| Maximum amount of floor area that can be developed | 25,622 sf (4.8*5,338 sf) | 25,622 sf (4.8*5,338 sf) | 25,622 sf (4.8*5,338 sf) | |
| Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project | Residential, commercial, recreational, institutional; R7-1, R7-1/C1-4, R7-2, R7-2/C1-4, R6, R6/C1-4 | Residential, commercial, recreational, institutional; R7-1, R7-1/C1-4, R7-2, R7-2/C1-4, R6, R6/C1-4 | Residential, commercial, recreational, institutional; R7-1, R7-1/C1-4, R7-2, R7-2/C1-4, R6, R6/C1-4 | |

Attach any additional information that may be needed to describe the project.

If your project involves changes that affect one or more sites not associated with a specific development, it is generally appropriate to include total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site.

# PART II: TECHNICAL ANALYSES

## INTRODUCTION

Based on the criteria in Part II of the Environmental Assessment Statement Short Form, the only technical area requiring analysis is land use, zoning, and public policy. The analysis, which follows the guidance in the *CEQR Technical Manual*, is presented below. The heading number correlates with the relevant chapter of the *CEQR Technical Manual*.

## 4. LAND USE, ZONING, AND PUBLIC POLICY

### Introduction

A land use analysis characterizes the uses and development trends in the area that may be affected by an action and determines whether a proposed project is compatible with those conditions or whether it may adversely affect them. The analysis also considers the proposed project's compliance with, and effect on, the area's zoning and other applicable public policies.

According to the *CEQR Technical Manual*, a preliminary assessment that includes a basic description of existing and future land uses, as well as basic zoning information, is provided for most projects, regardless of their anticipated effects. Regarding public policy, the *CEQR Technical Manual* states, "Large, publicly-sponsored projects are assessed for their consistency with PlaNYC, the City's sustainability plan." An assessment of an action's consistency with the Waterfront Revitalization Program is required if an action would occur within the designated Coastal Zone. Public policy assessments are also appropriate if an action would occur within an area covered by an Urban Renewal Plan or a 197-A Plan.

### Study Area

According to the *CEQR Technical Manual,* the appropriate study area for land use, zoning, and public policy is related to the type and size of the proposed project, as well as the location and context of the area that could be affected by the project. Study area radii vary according to these factors, with suggested study areas ranging from 400 feet for a small project to 0.5 miles for a very large project.

Because of the modest size of the proposed project, the land use and zoning assessment for the proposed action considers a study area extending 400 feet around the proposed Affected Area. As shown in the Land Use Map, the study area extends north to E. 153rd Street, east to the midblock between Morris and Courtlandt Avenues, south to the midpoint between E. 149th and E. 150th Streets, and west to Park Avenue.

### Need for a Preliminary Assessment

A land use and zoning assessment is appropriate for the proposed action, which is a zoning map amendment. Also, the Affected Area and the study area are located within the Project Boundary of the Melrose Urban Renewal Area (URA), and over the past half century parts of the study area have been redeveloped in accordance with the Melrose Urban Renewal Plan. Although the plan has expired, this section includes a public policy consistency review related to the Melrose Urban Renewal Plan.

### Land Use

<u>Existing Conditions within the Affected Area</u>

The Affected Area consists of all or part of seven contiguous lots (Block 2411, Lots 1, 4, 5, 6, 7, 8, and 9 (p/o)) on the east side of Morris Avenue north of E. 151st Street. The Affected Area is rectangular, with 175 feet of frontage along Morris Avenue (a wide street) and 70 feet of frontage along E. 151st Street (a narrow street).

The project site (Projected Development Site 1) consists of Lot 4 (624 Morris Avenue), which is a 17.25'-wide, 70'-deep, 1,207.5 sf interior lot. A four-story-and-cellar, 40'-tall, 4,571 gsf (3,657 zsf) mixed-use building occupies the front 52' of the lot, leaving an 18'-deep rear yard. The FAR is 3.03. The upper floors are residential, with three dwelling units, one per floor. The ground floor contains an approximately 660 sf restaurant and the residential entryway.

To the immediate south of the project site is Lot 1 (618 Morris Avenue), a 4,130 sf corner lot with 59 feet of frontage on Morris Avenue and 70 feet of frontage on E. 151st Street. A new, as yet unoccupied two-story-and-cellar, 37'-tall, 12,390 gsf (8,260 zsf) building occupies the entire lot. The FAR is 2.00. The development was pursuant to a variance (62-12-BZ) approved by the BSA in April 2014. The BSA granted limited relief from the use regulations applicable within an R7-1 district by permitting 1.00 FAR of Use Group 6 retail space to be located within the ground floor (but restricting the second floor to a conforming community facility use). The building's shell has been constructed, but interior construction work has not been completed. Permit No. 220142441-01-NB was most recently renewed on December 12, 2019.

The other properties within the Affected Area consist of small, shallow interior lots developed with two- and four-story mixed-use buildings. All have residential upper stories and Use Group 6 commercial ground floors. To the immediate north of the project site is Lot 5 (626 Morris Avenue), which is a 16'-wide, 70'-deep, 1,130 sf lot occupied by a four-story-and cellar, 40'-tall, 4,248 gsf (3,398 zsf) building with three dwelling units and an approximately 800 sf dry cleaner on the ground floor. The FAR is 3.01. To its north is Lot 6 (628 Morris Avenue), a 26'-wide, 70'-deep, 1,826 sf lot occupied by a two-story-and-cellar, 23'-tall building containing 3,861 gsf (2,574 zsf) building. The FAR is 1.41. A food store occupies the ground floor, and a residential unit occupies the upper floor. Lot 7 (630 Morris Avenue) is a 17.5'-wide, 70'-deep, 1,245 sf lot occupied by a four-story-and-cellar, 40'-tall, 4,525 gsf (3,620 zsf) building with three residential units above a beauty salon. The FAR is 2.91. Lot 8 (632 Morris Avenue) is an 18'-wide, 70'-deep, 1,263 sf lot occupied by a four-story-and-cellar, 40'-tall, 4,500 gsf (3,600 zsf) building with three residential units above an office of a home care provider. The FAR is 2.85. The northernmost parcel, Lot 9 (634 Morris Avenue) is a 23'-wide, 70'-deep, 1,598 sf lot occupied by a two-story, 24'-tall, 1,822 gsf (and 1,822 zsf) building with a residential unit above a florist. The FAR is 1.14. The property extends approximately two feet beyond the northern boundary of the zoning area; 1,448 sf is within the proposed rezoning area, and 150 sf is outside it.

Existing Conditions within the Study Area

A complex of playgrounds and athletic fields abuts the Affected Area to its east and north. It is associated with two public schools, one a high school and the other an elementary school, to the immediate east of the playgrounds. These uses occupy all of Block 2411 (bounded by Morris and Courtlandt Avenues and by E. 151st and E. 153rd Streets) except for the Affected Area and the Courtlandt Avenue frontage (which is outside the study area).

Across Morris Avenue from the Affected area, occupying most of Block 2441 (bounded by Morris and Park Avenues and by E. 151st and E. 152nd Streets), is a seven-story, 216-unit apartment building constructed during the 1980s. At the north end of the block is a 15-story building completed in 2018, with 176 residential units above a day care center and medical offices.

On the block to the south of the Affected Area (Block 2410, bounded by Morris and Courtlandt Avenues and by E. 150th and E. 151st Streets), mixed-use three- and four-story buildings with residential units above ground floor storefronts, similar to the buildings in the Affected Area and developed during the same period (the 1890s through the early 1930s), occupy the entire Morris Avenue frontage. Food markets, restaurants, a laundromat, a nail salon, and medical and dental offices occupy the ground floor space. On E. 151st Street next to the corner building, a religious school and adjacent house of worship are being demolished. Further east are two- to four-story residential buildings, one with a ground floor barbershop, and a small house of worship. On E. 150th Street are vacant, overgrown land (in common ownership with the defunct religious properties on E. 151st Street), residential buildings, and a two-story warehouse with accessory office space.

On the next block to the south (Block 2331, bounded by Morris and Courtlandt Avenues and by E. 149th and E. 150th Streets), mixed-use buildings with residential units above ground floor local retail stores occupy the Morris Avenue frontage. On the portion of E. 150th Street within the study area are a two-story factory and affiliated three-story office building with an accessory parking lot between them, residential buildings, and a one-story office and warehouse.

A six-story, 160-unit residential apartment building occupies the northern half of the block bounded by Morris and Park Avenues and by E. 149th and E. 151st Streets (the portion of the physical block identified as Tax Block 2440). A building consisting of interconnected segments of 3 to 25 stories, with 498 residential units, ground floor commercial space, and an early childhood education center, occupies the southern half of the block (the portion identified as Tax Block 2338). These buildings were developed during the 1980s and 1970s respectively.

Finally, the study area extends to the north side of E. 153rd Street. On the east side of Morris Avenue, the study area includes a corner of NYCHA's Melrose Houses, a complex of nine 14-story buildings occupying the superblock bounded by Morris and Courtlandt Avenues and by E. 153rd and E. 156th Streets. On the west side of Morris Avenue is an eight-story mixed-use building constructed in 2006 with residential units above four commercial units (a supermarket, a laundromat, a discount store, and a deli). To the west on E. 153rd Street are a 1911 house of worship and a 2007 eight-story senior living center.

The land use pattern described in this section displays a dichotomy between large footprint developments (the elevator apartment buildings along the west side of Morris Avenue and extending to Park Avenue, with or without commercial or community facility space on lower floors, all of which have been constructed from the 1970s onward, as well as the educational and recreational uses occupying most of the project site block and the public housing project on the superblock to the north) and the older buildings on small lots within the Affected Area and along the east side of Morris Avenue south of E. 151st Street, as well as the cross streets to the east. Along Morris Avenue the ground floors of these narrow buildings are all nonresidential, generally with local retail and service uses and small restaurants; along the cross streets, they are generally single-use buildings, mostly residential but with institutional, office, and light industrial uses as well. In the western part of the study area, the lots are mostly assemblages created through urban renewal; each lot in the western part of the study area, with the single exception of a church

property on the north side of E. 153rd Street, is larger than the entire Affected Area, in which the lots are not only narrow but only 70 feet deep.

Future without the Proposed Action

Absent the proposed action, the existing zoning violation on Projected Development Site 1 would be corrected. The existing restaurant would be replaced by a single 660 sf residential apartment, occupying the entire leasable area on the first floor of the building. Construction activity would be confined to the first floor. There would be no change in FAR, no horizontal or vertical enlargement of the building, and no ground disturbance.

The newly constructed building within the Affected Area would be occupied in accordance with the BSA use variance, which provides for a commercial ground floor and a community facility use on the second floor.

On the other five lots within the Affected Area, the no-action scenario is the same as existing conditions.

Within the study area, the demolition of the house of the former house of worship and religious school would be completed. No redevelopment plans have been filed, and it is assumed that redevelopment would not occur by the Build Year.

Future with the Proposed Action

Under the with-action scenario, the restaurant now occupying the ground floor of the building on Projected Development Site 1 would become a conforming use as a result of the proposed action. The change would enable the applicant to seek a permit from the Department of Buildings for renovation of the restaurant space (the replacement of gypsum board with new partitions) and to secure a revised Certificate of Occupancy correctly identifying the use that has occupied the building's ground floor since 1999. There would be no increase in floor area, no horizontal or vertical enlargement of the building, and no ground disturbance.

The newly constructed building on the adjacent lot would be occupied in accordance with the terms of the BSA use variance, as it would under the no-action scenario. The assumption is that a single retail tenant would occupy the ground floor and that a suite of medical offices would occupy the second floor.

On the other five lots within the Affected Area, the with-action scenario is the same as existing conditions and no-action conditions.

The difference between the no-action and with-action scenarios thus consists of the use of 660 square feet within the ground floor of an existing building, which is now occupied by a restaurant. Under no-action conditions, the space would be converted to a residential unit. Under with-action conditions, the space would remain a restaurant, with a kitchen and nine seats at three tables.

Although contrary to the current zoning, restaurant use of the space is more consistent with the prevailing land use patterns. Within both the Affected Area and the study area, the ground floors

of buildings fronting on the east side of Morris Avenue are all nonresidential, generally with local retail and service uses and small restaurants. This was acknowledged by the BSA as a rationale in its April 2014 resolution (62-12-BZ) granting a variance for 618 Morris Avenue (Block 2411, Lot 1, within the Affected Area) permitting the development of a building with a commercial ground floor in an R7-1 district:

> "WHEREAS, the applicant notes that the section of Morris Avenue where the site is located is a two-way, heavily-trafficked thoroughfare, with street parking on both sides, and retail uses at the ground floor for the full length of the subject block and the block directly south of East 151st Street; and
>
> "WHEREAS, accordingly, the proposed commercial use at the ground floor will be compatible with the surrounding neighborhood;"

The proposed action would not cause a significant adverse land use impact.

**Zoning**

Existing Conditions within the Affected Area

When the current Zoning Resolution went into effect in 1961, the area was zoned R6/C1-4. That was changed to R7-1/C1-4 in 1970 and to R7-1 without a commercial overlay in 1973.

The current R7-1 zoning permits residential and community facility uses (Use Groups 1 through 4) but not new or enlarged commercial or manufacturing uses (or uses accessory to such uses, such as parking lots). The maximum permitted FAR is 4.80 for community facilities, and a community facility building may occupy up to 65 percent of an interior or through lot and up to 70 percent of a corner lot. For community facilities the maximum permitted street wall height is 60 feet or six stories (whichever is less), at which point a setback from the street line is required, and above that height the building may not penetrate a sky exposure plane that begins at 60 feet above curb level and slopes upwards and backwards over the property. Residential development may comply with either the basic bulk regulations adopted in 1961 or the Quality Housing regulations that were subsequently added to the Zoning Resolution. Under the basic regulations, the maximum permitted FAR varies according to the "height factor" and "open space ratio," ranging up to 3.44 for a tall building that occupies only a small fraction of the lot; the height and setback regulations are the same as for a community facility development. Under the Quality Housing regulations, the maximum permitted FAR is either 3.44 (for lots fronting on narrow streets more than 100 feet from an intersection with a wide street) or 4.00 (for lots fronting on wide streets such as Morris Avenue or the portion of a narrow street within 100 feet of a wide street), development may occupy up to 65 percent of an interior or through lot and up to 100 percent of a corner lot, buildings may rise without setbacks to a maximum base height of 65 feet, and recessed portions of the building may rise to a maximum height of either 75 feet (on a narrow street) or 80 feet (on a wide street). Under either set of regulations, a rear yard of at least 30 feet in depth is required, and no front or side yard is required.

When the C1-4 overlay was removed in 1973, all the buildings within the Affected Area had ground floor commercial uses. The existing commercial uses remained as legal nonconforming

uses, but the commercial uses could not be enlarged or extended to other parts of the buildings in which they were located. At that time the ground floor of 624 Morris Avenue (Projected Development Site 1) had a small store in the front, which was connected to the shopkeeper's living quarters to the rear of the store. In 1999 the space was converted into a restaurant, illegally extending the commercial use into what had been living quarters. The work was done without an alteration permit from DOB, and a violation was recorded against the property. The violation remains active. Legally nonconforming commercial uses continue to occupy the other buildings, almost half a century after the overlay was removed.

The only new development within the Affected Area since 1973 is the building at 618 Morris Avenue (Block 2411, Lot 1), which was developed in accordance with a use and bulk variance from the BSA, which permits Use Group 6 commercial uses to occupy the building's ground floor.

Existing Conditions within the Study Area

Within the study area, only the block on which the Affected Area is located is zoned R7-1.

The two blocks to the north and south (on the east side of Morris Avenue north of E. 153rd Street and between E. 150th and E. 151st Streets) are zoned R6, and a C1-4 local commercial overlay is mapped over the Morris Avenue frontage between 150th and 151st Streets. R6 has the same use regulations as R7-1 and the same bulk regulations for community facility developments but more restrictive bulk regulations for residential developments. Under the R6 district's basic regulations, permitted residential FAR ranges up to a maximum of 2.43, and the height and setback regulations are the same as for R7-1. Under the optional Quality Housing regulations, the maximum residential FAR is 2.20 for a location on a narrow street more than 100 feet from its intersection with a wide street and 3.00 for a location within 100 feet of a wide street, and the maximum permitted base and building heights are 45 feet and 55 feet on a narrow street more than 100 feet from its intersection with a wide street and 65 feet and 70 feet on a wide street or on the portion of a a narrow street within 100 feet of a wide street. In the R6/C1-4 district, hotel, retail, office, and eating and drinking uses listed in commercial Use Groups 5 and 6 are also permitted. The maximum permitted commercial FAR is 2.00, and the maximum permitted height for a commercial building or commercial portion of a building is 30 feet.

The portion of the study area west of Morris Avenue is zoned R7-2, with commercial overlays mapped in places. R7-1 and R7-2 are identical with respect to residential development, but R7-2 permits a maximum community facility FAR of 6.50. The Morris Avenue frontage south of E. 153rd Street is zoned R7-2/C1-4, with the same commercial use regulations as R6/C1-4. North of E. 153rd Street, the zoning is R7-2/C2-4, which permits a wider range of commercial uses (those listed in Use Groups 5, 6, 7, 8, 9, and 14).

The southeastern corner of the study area, south of E. 150th Street and east of Morris Avenue, is within a C4-4 general commercial district. The district permits residential uses, community facility uses, and commercial uses listed in Use Groups 5, 6, 8, 9, 10, and 12. For residential or community facility development, the bulk regulations are the same as for an R7-2 district. For commercial developments, the maximum permitted FAR is 3.40, and the height and setback regulations are the same as those for community facilities.

Future Conditions without the Proposed Action

In the absence of the proposed actions, no zoning changes are anticipated within the Affected Area or the study area.

Absent the proposed action, the existing zoning violation on Projected Development Site 1 would be corrected. The existing restaurant would be replaced by a residential apartment.

Future Conditions with the Proposed Action

The proposed action would map a C1-4 local retail overlay along the east side of Morris Avenue north of E. 151st Street for a distance of 175 feet from the intersection and to a depth of 70 feet from the avenue frontage, rezoning the Affected Area from R7-1 to R7-1/C1-4. The addition of a C1-4 local retail overlay would not restrict any of the uses that are currently permitted and would not alter the bulk or parking regulations for residential or community facility developments or enlargements, but it would permit the development or enlargement of retail, office, and eating and drinking uses listed in commercial Use Group 6. The maximum permitted commercial FAR is 2.00, and the maximum permitted height for a commercial building or commercial portion of a building is 30 feet. Within a mixed-use building, commercial uses would be restricted to the portion of the building below the second floor.

As a result of the proposed action, the nonconforming restaurant on the ground floor of the building on Projected Development Site 1 (Block 2411, Lot 4), the legal nonconforming ground floor commercial uses on Lots 5 through 9, and the commercial use of the ground floor of the building on Lot 1 that has been authorized by a BSA use variance would all become conforming uses.

The proposed action would eliminate rather than create nonconformance with the use regulations of the Zoning Resolution, and it would not cause noncompliance with bulk or parking regulations. The zoning map amendment would correct a mismatch between the zoning map and the prevailing land use pattern. Commercial uses have occupied the ground floors of the buildings within the Affected Area since before a C1-4 local commercial overlay was removed in 1973 and even before the current Zoning Resolution became effective in 1961. C1-4 commercial overlays are already mapped along the opposite side of Morris Avenue between E. 149th and E. 153rd Streets and directly to the south of the Affected Area along the east side of Morris Avenue between E. 150th Street and E. 151st Street. The proposed action would not cause a significant adverse zoning impact.

**Public Policy**

Regarding public policy, the *CEQR Technical Manual* states, "Large, publicly-sponsored projects are assessed for their consistency with PlaNYC, the City's sustainability plan." An assessment of an action's consistency with the Waterfront Revitalization Program is required if an action would occur within the designated Coastal Zone. Public policy assessments are also appropriate if an action would occur within an area covered by an Urban Renewal Plan or a 197-A Plan.

The proposed project is neither large nor publicly sponsored. No portion of the proposed rezoning area is within an urban renewal area or an area covered by a 197-a Plan or within the

Coastal Zone. The proposed action would therefore not have the potential to cause a significant adverse impact regarding consistency with public policy.

The Affected Area was within the Project Boundary of the Melrose Urban Renewal Area (URA), which existed from 1970 to 2010. The Project Boundary extends to E. 153rd Street and E. 156th Streets on the north, Third Avenue on the east, E. 145th Street, E. 148th Street, and E. 149th Street on the south, and Park Avenue and the Grand Concourse on the west. The Affected Area was nevertheless not included within the URA. The urban renewal plan states in Section A.3. Boundary, "The perimeter described in Exhibit B and shown on Map 1 ('Project Boundary') encompasses all of the Acquisition Parcels which comprise the Area, but may also encompass other properties which are not part of the Area. The Acquisition Parcels, and not the Project Boundary, define the Area."[5] Section A.4. Other Properties states, "Notwithstanding the fact that they are located within the Project Boundary, Exempt Parcels are not part of the Area and are not subject to the controls of this Plan, even if they are or become City-owned."[6]

Within the study area, the large footprint residential and mixed use developments west of Morris Avenue are all located on Acquisition Parcels, which were redeveloped under the auspices of the plan. The complex of playgrounds and athletic fields on Block 2411 to the north and east of the Affected Area also occupies Acquisition Parcels. The current land use pattern, with its combination of large-scale uses developed during the half-century since 1970 and small-scale residential, retail, and community facility uses developed primarily during the half-century between 1890 and 1940, is the result of the Melrose Urban Renewal Plan and the distinction between Acquisition and Exempt Parcels.

As stated in Section B.3. Objectives, the plan sought to "redevelop the Area in a comprehensive manner, removing blight and maximizing appropriate land use"; "remove or rehabilitate substandard and insanitary structures"; "provide new housing of high quality and/or rehabilitated housing of upgraded quality"; and "provide appropriate community facilities, parks and recreational uses, retail shopping, public parking, and private parking."[7] All Acquisition Parcels have been redeveloped in a manner consistent with these objectives, and the Melrose Urban Renewal Plan expired in 2010. The remaining buildings within the Project Boundary, including those in the Affected Area, were not deemed to be substandard or insanitary or blighting influences. The redevelopment has provided the area with housing, community facilities, recreational facilities, and retail shopping. The buildings within the Affected Area continue to provide sound housing and retail shopping and will continue to do so, with or without the proposed action. The proposed action is consistent with the now expired Melrose Urban Renewal Plan.

[5] City of New York Department of Housing Preservation and Development, Fourth Amended Urban Renewal Plan: Melrose Urban Renewal Area (April 2004), p.4.
[6] *Id*.
[7] *Id* at pp 6-7.

**Conclusion**

The proposed actions would not result in any significant adverse impact with regard to land use, zoning, or public policy, and no further analysis is warranted.

# APPENDIX A: ARCHITECTURAL PLAN

## GENERAL NOTES

1) ALL DESIGNS, MATERIALS, CONSTRUCTION METHODS AND WORKMANSHIP SHALL COMPLY WITH THE FOLLOWING PUBLICATIONS OF THE BUREAU OF HIGHWAY STANDARD SPECIFICATIONS, STANDARD DETAILS OF CONSTRUCTION, RULES OF THE BUREAU OF HIGHWAY OPERATIONS, GUIDELINES FOR THE DESIGN OF INFRASTRUCTURE COMPONENTS.
2) ALL NON STANDARD MATERIALS AND CONSTRUCTION PROCEDURES SHALL BE SPECIFICALLY APPROVED IN WRITING BY THE DOT.
3) ANY WORK NOT COMPLYING WITH THE REQUIREMENTS OF THE DOT SHALL BE REMOVED AND REPLACED.
4) THIS PLAN SHALL BE VALID FOR THE ISSUANCE OF CONSTRUCTION PERMITS FOR A PERIOD OF ONE YEAR FROM THE DATE OF APPROVAL OR SELF CERTIFICATION, AS APPLICABLE.
5) ALL SIDEWALK AND STREET AREAS CONSTRUCTED UNDER THIS PLAN SHALL REMAIN OPEN TO THE PUBLIC AT ALL TIMES.
ISSUANCE OF PERMITS
6) NO SIDEWALK, CURB OR ROADWAY WORK SHALL BE DONE WITHOUT A PERMIT FROM THE BUREAU HIGHWAY SUPERINTENDENT. APPLICATION SHALL BE MADE THREE DAYS BEFORE STARTING CONSTRUCTION. THE CONTRACTOR SHALL HAVE ALL REQUIRED INSURANCE COVERAGE ON FILE.
7) NO WORK ON DRAINAGE STRUCTURES SHALL BE DONE WITHOUT A PERMIT FROM THE BOROUGH OFFICE OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
8) ANY VAULT WORK AT THE SITE SHALL BE DONE AS PER THE APPLICABLE RULES OF THE DOT AND THE DEPARTMENT OF BUILDINGS.
CONSTRUCTION ACTIVITIES
9) A CONSTRUCTION PLAN SHOWING MAINTENANCE AND PROTECTION OF TRAFFIC, INCLUDING PLACEMENT OF SIDEWALK BRIDGES, BARRIER AND SIGNAGE, SHALL BE SUBMITTED TO THE BOROUGH HIGHWAY OFFICE BEFORE CONSTRUCTION BEGINS.
10) NO SIDEWALK SHALL BE CLOSED WITHOUT A PERMIT. PEDESTRIAN AND TRAFFIC SAFETY SHALL BE PROTECTED AT ALL TIMES. ROADWAY CLOSING SHALL BE AS DIRECTED.
11) THE SITE SHALL BE MAINTAINED IN A CLEAN AND SAFE CONDITION.
FINAL SIGN-OFF
12) PERMITS SHALL BE PRESENTED FROM ALL PUBLIC AGENCIES UTILITIES HAVING OWNERSHIP OF STRUCTURES RELOCATED OR REMOVED DURING CONSTRUCTION.
13) ALL PAVEMENT MARKINGS INCLUDING THERMOPLASTIC LANE DIVIDERS, REMOVED DURING CONSTRUCTION SHALL BE REPLACED IN KIND TO THE BUREAU OF TRAFFIC STANDARDS.
14) ALL EXISTING CATCH BASINS ON SITE SHALL BE CLEANED AND MADE OPERABLE.
15) ALL DAMAGES CAUSED BY CONSTRUCTION ON THIS PROJECT OUTSIDE THE PROJECT LIMITS SHALL BE REPAIRED AS DIRECTED.
16) THE ROADWAY SHALL BE PAVED TO THE REQUIREMENTS OF THE DOT AND AS DIRECTED.

## SPECIAL INSPECTIONS

| | | |
|---|---|---|
| | Flood Zone Compliance BC 0105 | |
| | Fire Alarm Test BC 907, BC 1704.13 | |
| | Photoluminescent Exit Path Markings BC 1026.11 | |
| | Emergency Power Systems (Generators) BC 1704.13, BC 2702 | |
| | Structural Steel - Welding BC 1704.3.1 | |
| | Structural Steel - Erection & High Strength Bolts Table 10-2 Bolting BC 1704.3.2, BC 1704.3.3 | |
| | Structural Cold-Formed Steel BC 1704.3.4 | |
| | Concrete - Cast-In-Place BC 1704.4 | |
| | Concrete - Precast BC 1704.4 | |
| | Concrete - Prestressed BC 1704.4 | |
| | Concrete Test Cylinders* BC 1905.6 | |
| | Concrete Design Mix* BC 1905.3 | |
| | Masonry BC 1704.5 | |
| | Wood - Off-Site fabrication of Structural Elements BC 1704.6 | |
| | Wood - Installation of High- Load Diaphragms BC 1704.6.1 | |
| | Wood - Installation of Metal- Plate-Connected Trusse BC 1704.6.3 | |
| | Wood - Installation of Prefabricated I Joists BC 1704.6.4 | |
| | Soils – Site Preparation BC 1704.7.1 | |
| | Soils – Fill placement & In-Place Density BC 1704.7.2, BC 1704.7.3 | |
| | Soils - Investigations (Borings/Test Pits) BC 1704.7.4 | |
| | Pile Foundations & Drilled Pier Installation BC 1704.8 | |
| | Pier-Foundations BC 1704.9 | |
| | Underpinning BC 1704.9.1 | |
| | Wall Panels, Curtain Walls, and Veneers BC 1704.10 | |
| | Sprayed Fire-Resistant Materials BC 1704.11 | |
| | Exterior Insulation Finish Systems (EIFS) BC 1704.12 | |
| | Smoke Control Systems BC 1704.14 | |
| | Mechanical Systems BC 1704.15 | |
| | Fuel-Oil Storage and Fuel-Oil Piping Systems BC 1704.16 | |
| | High-Pressure Steam Piping (Welding) BC 1704.17 | |
| | Fuel-Gas Piping (Welding) BC 1704.18 | |
| | Structural Safety — Structural Stability BC 1704.19 | |
| | Mechanical Demolition BC 1704.19, BC 3306.6 | |
| | Excavation – Shoeing, Shoring, and Bracing BC 1704.19, BC 3304.4.1 | |
| | Soil Percolation Test - Drywell BC 1704.20.1 | |
| | Soil Percolation Test - Septic BC 1704.20.1 | |
| | Site Storm Drainage Disposal & Detention System Insta BC 1704.20 | |
| | Septic System Installation BC 1704.20 | |
| | Sprinkler Systems BC 1704.21 | |
| | Standpipe Systems BC 1704.22 | |
| | Heating Systems BC 1704.23 | |
| | Chimneys BC 1704.24 | |
| X | Firestop, Draftstop, and Fireblock systems BC 1704.26 | |
| | Aluminum Welding BC 1704.26 | |
| | Seismic Isolation Systems BC 1707.8 | |
| | Preliminary 26-116.2.1, BC 109.2 | |
| | Footing and Foundation BC 109.3.1 | |
| | Lowest Floor Elevation (attach FEMA form ) BC 109.3.2 | |
| | Frame Inspection BC 109.3.3 | |
| X | Energy Code Compliance Inspections BC 109.3.5 | |
| X | Fire-Resistive Rated Construction BC 109.3.1 | |
| | Public Assembly Emergency Lighting 26-116.2.2 | |
| | Final 26-116.2.4.2 and BC 109.5 | |
| | and Checklist 114 of 1968 | |

## SCOPE OF WORK

PROPOSED GENERAL RENOVATION TO EXISTING COMMERCIAL SPACE AT 1ST FLOOR AND TO RESOLVE ECB VIOLATIONS

BLOCK = 2411
LOT = 4
MAP = R7-1
ZONE = 6A

## DRAWING LEGEND:

—EXISTING PARTITIONS TO REMAIN

—PROPOSED PARTITIONS

## ENERGY STATEMENT:

" TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, THIS APPLICATION IS IN COMPLIANCE WITH THE NYCECC2016 "

| ENERGY ANALYSIS FOR ALTERATION [ HEATING DEGREE DAYS: 4910 ] | | |
|---|---|---|
| ITEM DESCRIPTION | PROPOSED DESIGN VALUE | CODE DESCRIPTIVE VALUE |
| PROPOSED GENERAL RENOVATION TO EXISTING 1ST FLOOR COMMERCIAL SPACE. | NON - APPLICABLE | NON - APPLICABLE |

## TENANT SAFETY PLAN

GUIDELINES. GENERAL CONTRACTOR TO FOLLOW FOR FOR THE SAFETY OF TENANTS DURING CONSTRUCTION.

1. GENERAL. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NEW YORK CITY BUILDING CODE, SUBCHAPTER 1, ARTICLE 19, AND REGULATIONS OF ALL OTHER AGENCIES HAVING JURISDICTION.

2. STRUCTURAL.
A. CONTRACTOR TO PROVIDE ADEQUATE TEMPORARY BRACING AND SHORING WHEREVER ANY STRUCTURAL WORK IS INVOLVED.
B. ALL DEMOLITION OPERATIONS, REPAIR OPERATIONS AND ALTERATION OPERATIONS TO BE DONE IN ACCORDANCE WITH NEW YORK CITY BUILDING CODE, SUBCHAPTER 1, ARTICLE 19.

3. MEANS OF EGRESS. ALL EXISTING MEANS OF EGRESS FOR TENANTS OF THE BUILDING TO BE MAINTAINED CLEAR AND FREE OF ALL OBSTRUCTIONS, SUCH AS BUILDING MATERIALS, TOOLS, EQUIPMENT, ETC.

4. FIRE SAFETY.
A. ALL BUILDING MATERIALS STORED AT CONSTRUCTION AREA, AND/OR IN AREA OF THE BUILDING ARE TO BE SECURED IN A LOCKED AREA. ACCESS TO SUCH AREAS TO BE CONTROLLED BY OWNER AND/ OR GENERAL CONDUCTOR.
B. ALL MATERIALS TO BE STORED IN AN ORDERLY FASHION.
C. ALL FLAMMABLE MATERIALS TO BE KEPT TIGHTLY SEALED IN THEIR RESPECTIVE MANUFACTURER'S CONTAINER.
D. ALL FLAMMABLE MATERIALS TO BE USED AND STORED IN AN ADEQUATELY VENTILATED AREA.
E. ALL ELECTRICAL POWER TO BE SHUT OFF WHERE THERE IS EXPOSED CONDUIT PRESENT.
F. ALL ELECTRICAL POWER IN THE CONSTRUCTION AREA TO BE SHUT OFF AFTER WORKING HOURS.
G. CONTRACTOR IS AT ALL TIMES TO MAKE SURE THERE IS NO LEAKAGE OF NATURAL GAS IN BUILDING OR ANY FLAMMABLE GAS USED IN CONSTRUCTION.

5. DUST CONTROL.
A. DEBRIS, DIRT, AND DUST TO BE KEPT TO A MINIMUM AND TO BE CONFINED TO THE IMMEDIATE CONSTRUCTION AREA.
B. CONTRACTOR TO ISOLATE CONSTRUCTION AREA FROM OCCUPIED BUILDING AREAS BY MEANS OF HEAVY WEIGHT DROP CLOTHS.
C. DEBRIS, DIRT AND DUST TO BE CLEANED UP AND CLEARED FROM BUILDING PERIODICALLY TO A VOID ANY EXCESSIVE ACCUMULATION.

6. NOISE AFTER HOURS.
A. CONSTRUCTION OPERATIONS SHALL BE CONFINED TO NORMAL WORKING HOURS 9 A.M TO 5 P.M., MONDAYS THROUGH FRIDAYS, EXCEPT LEGAL HOLIDAYS.
B. CONTRACTOR TO OBTAIN THE WRITTEN CONSENT OF ALL PARTIES AFFECTED BY HIS WORKING DURING TIMES OTHER THAN REGULAR HOURS.

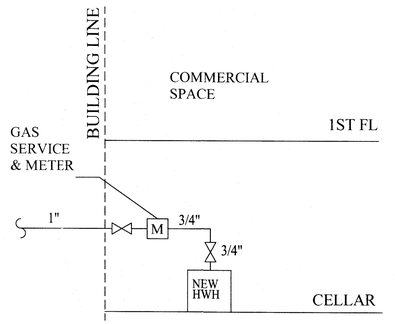
7. CONSTRUCTION OPERATIONS WILL NOT INVOLVE INTERRUPTION OF HEATING, WATER OR ELECTRICAL SERVICES TO OTHER TENANTS OF THE BUILDING.

8. CONSTRUCTION WORK WILL BE CONFINED TO THE SPACE INTERIOR, AND WILL NOT CREATE DUST, DIRT OR OTHER SUCH INCONVENIENCES TO OTHER TENANTS WITHIN THE BUILDING.

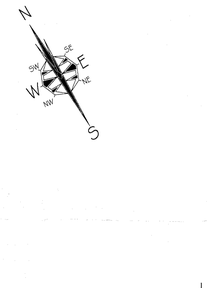
9. ACCESS TO ANY ADJACENT SPACES REQUIRED TO COMPLETE WORK (I.E. PLUMBING, ELECTRICAL WORK, ETC.) MUST BE COORDINATED WITH AND ARRANGED BY BUILDING MANAGER. NOTIFY BUILDING MANAGER AT LEAST ONE WEEK BEFORE REQUIRED TIME OF ACCESS.

## GAS RISER DIAGRAM

N.T.S.




SHUT OFF VALVE
CITY LINE



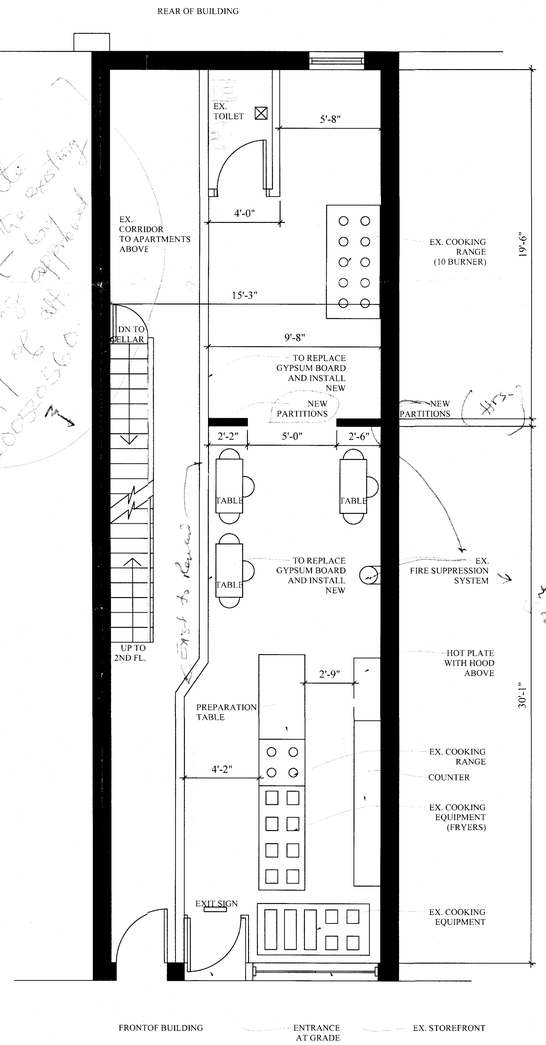




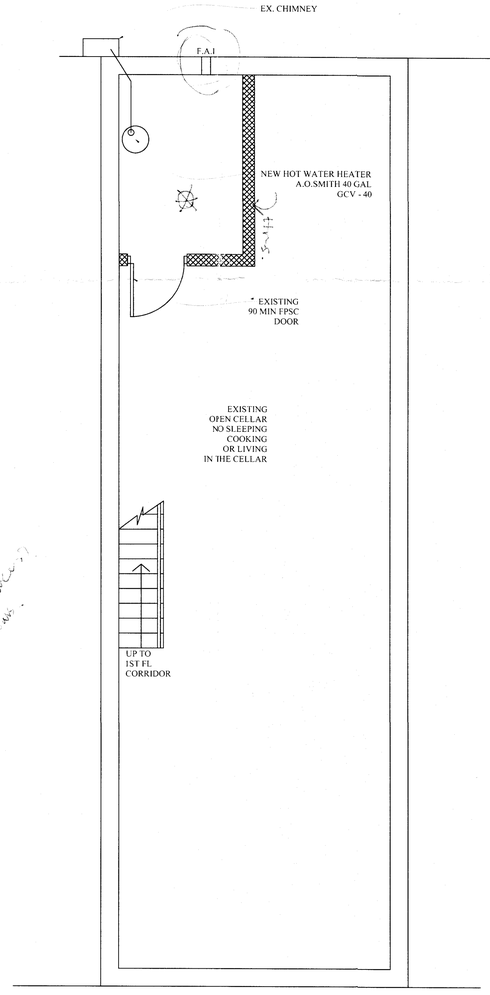
E 151ST STREET

MORRIS (60 FEET WIDE) AVENUE

SITE PLAN
SCALE: 1/8"=1'-0"




1st FLOOR PLAN
SCALE: 1/8"=1'-0"




CELLAR PLAN
SCALE: 1/8"=1'-0"

| REVISION NO. | DESCRIPTION | DATE | BY |
|---|---|---|---|
| | | | |

THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, DEVIATIONS, TECHNIQUES SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALWAYS USE DIMENSIONS AS SHOWN DRAWINGS ARE NOT TO BE SCALED.

CUCICH
ANTHONY CUCICH
ARCHITECT * PLANNERS
37-02 ASTORIA BLVD., ASTORIA ,N.Y. 11103

PROPOSED RENOVATION TO EXISTING 1ST FLOOR COMMERCIAL SPACE AND TO REMOVE ECB VIOLATIONS

ADDRESS: 624 MORRIS AVE, BRONX NY

GENERAL NOTES,
SITE PLAN, GAS RISER DIAGRAM
FIRST FLOOR PLAN & CELLAR FLOOR PLAN

SEAL & SIGNATURE

REGISTERED ARCHITECT ANTHONY CUCICH 13469 STATE OF NEW YORK

| | |
|---|---|
| DATE: | 08/2/17 |
| PROJECT No.: | |
| DRAWING BY: | A.M. |
| CHECKED BY: | A.C. |
| DWG No : | A-001.00 |
| | 1 OF 1 |

DOB Job No:

DEPT BLDGS 220612282 Job Number
SC170425037 Scan Code

DOB Approval: