



PRESENTATION TO BRONX COMMUNITY BOARD 10 HOUSING AND ZONING COMMITTEE

26 City Island Ave



IMC ARCHITECTURE DPC
254 36TH ST, UNIT #21, BLDG #2, 3RD FLR. SUITE C312
BROOKLYN, NY 11232
212.796.2527 t
www.imcarchitecture.com

DATE: 06/11/24
JOB NUMBER: 2337

P1



26-34 City Island Avenue, Bronx
View 18

Urban Cartographics
Photographed by: Ian Rasmussen on December 6, 2023



26-34 City Island Avenue, Bronx
View 4

Urban Cartographics
Photographed by: Ian Rasmussen on December 6, 2023



26-34 City Island Avenue, Bronx
View 10

Urban Cartographics
Photographed by: Ian Rasmussen on December 6, 2023



26-34 City Island Avenue, Bronx
View 17

Urban Cartographics
Photographed by: Ian Rasmussen on December 6, 2023



26-34 City Island Avenue, Bronx
View 3

Urban Cartographics
Photographed by: Ian Rasmussen on December 6, 2023



26-34 City Island Avenue, Bronx
View 5

Urban Cartographics
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26 City Island Ave

PHOTOS

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P2



26 City Island Ave



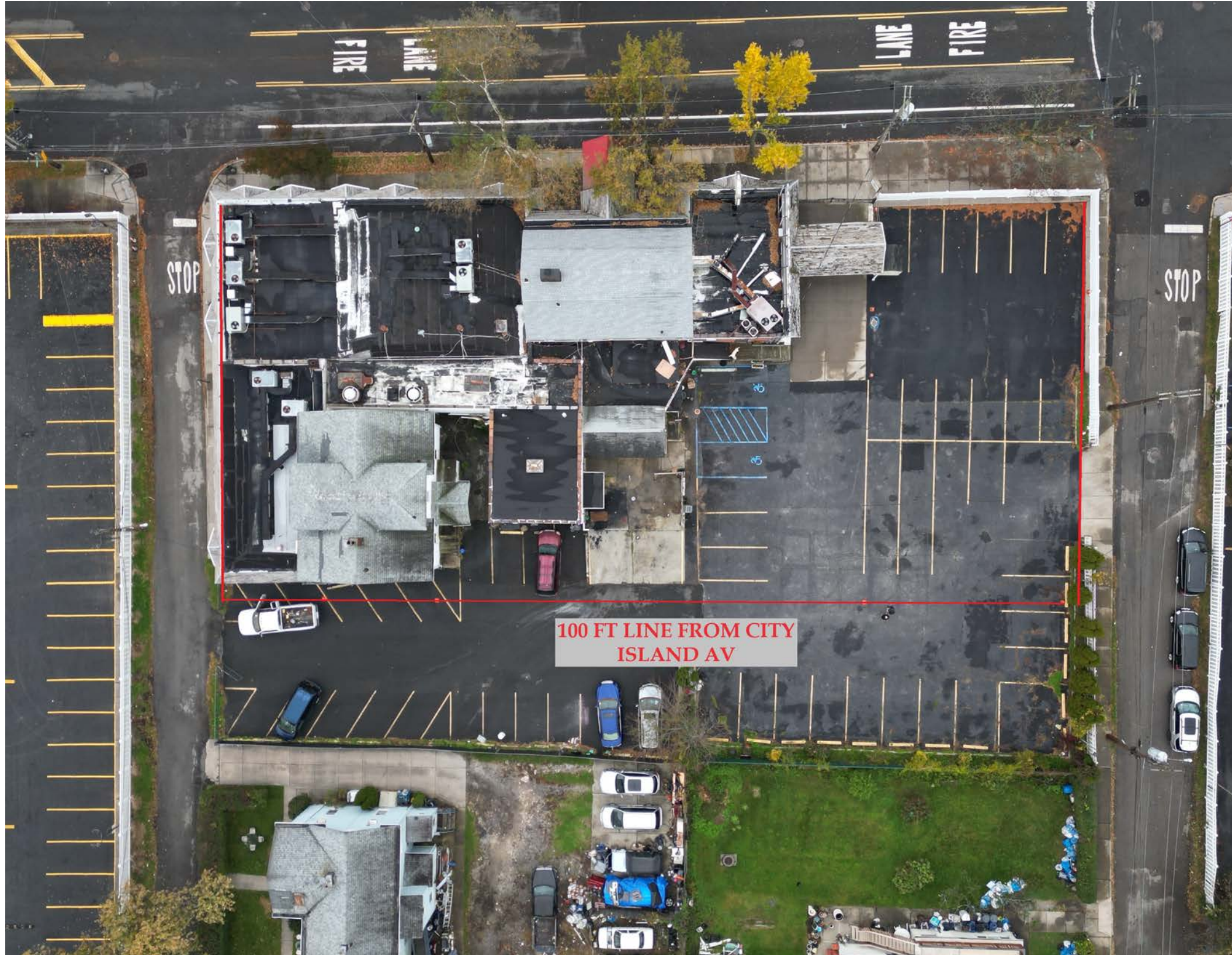
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HISTORIC PHOTO

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P3



100 FT LINE FROM CITY
ISLAND AV

26 City Island Ave



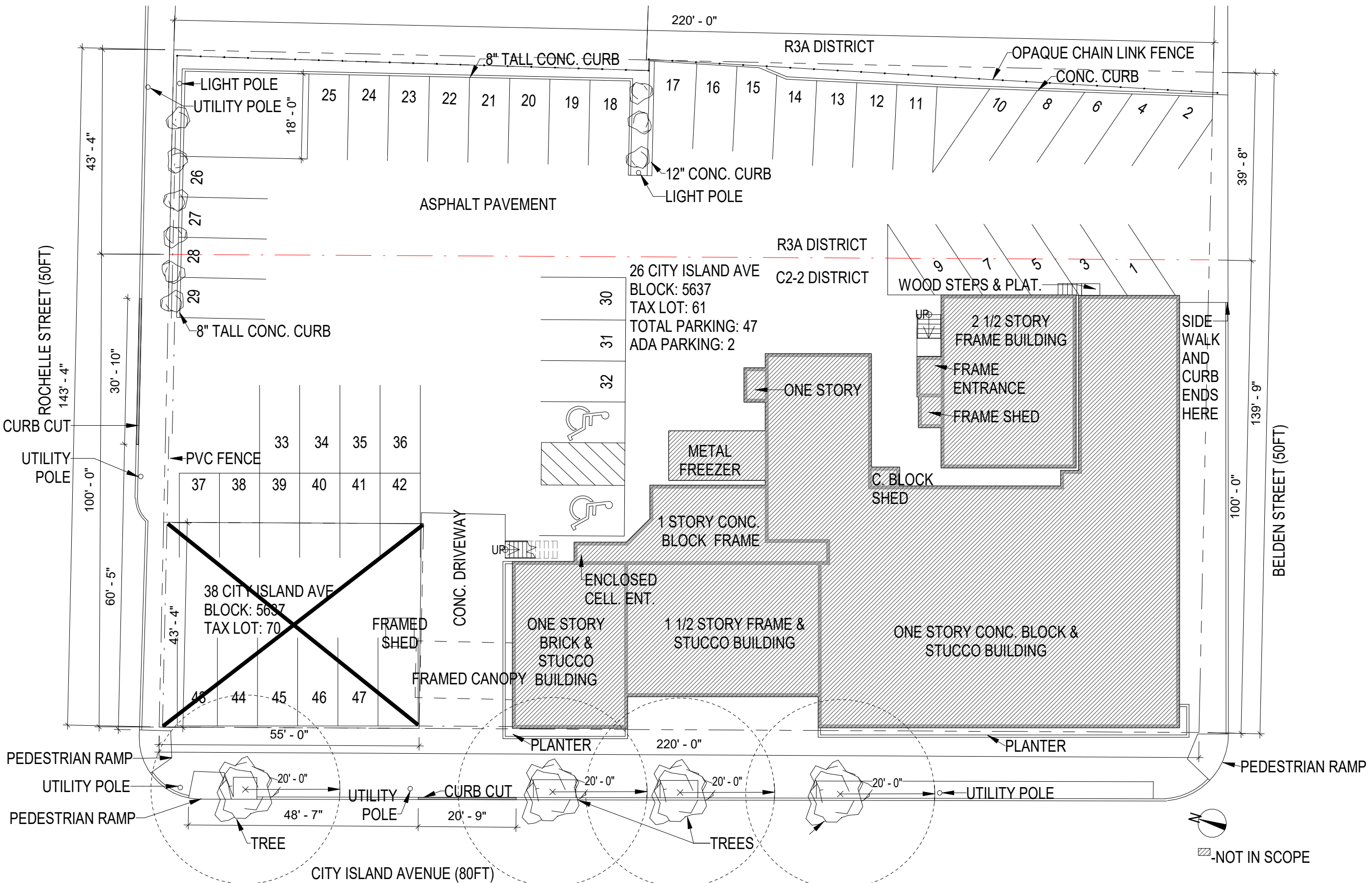
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AERIAL

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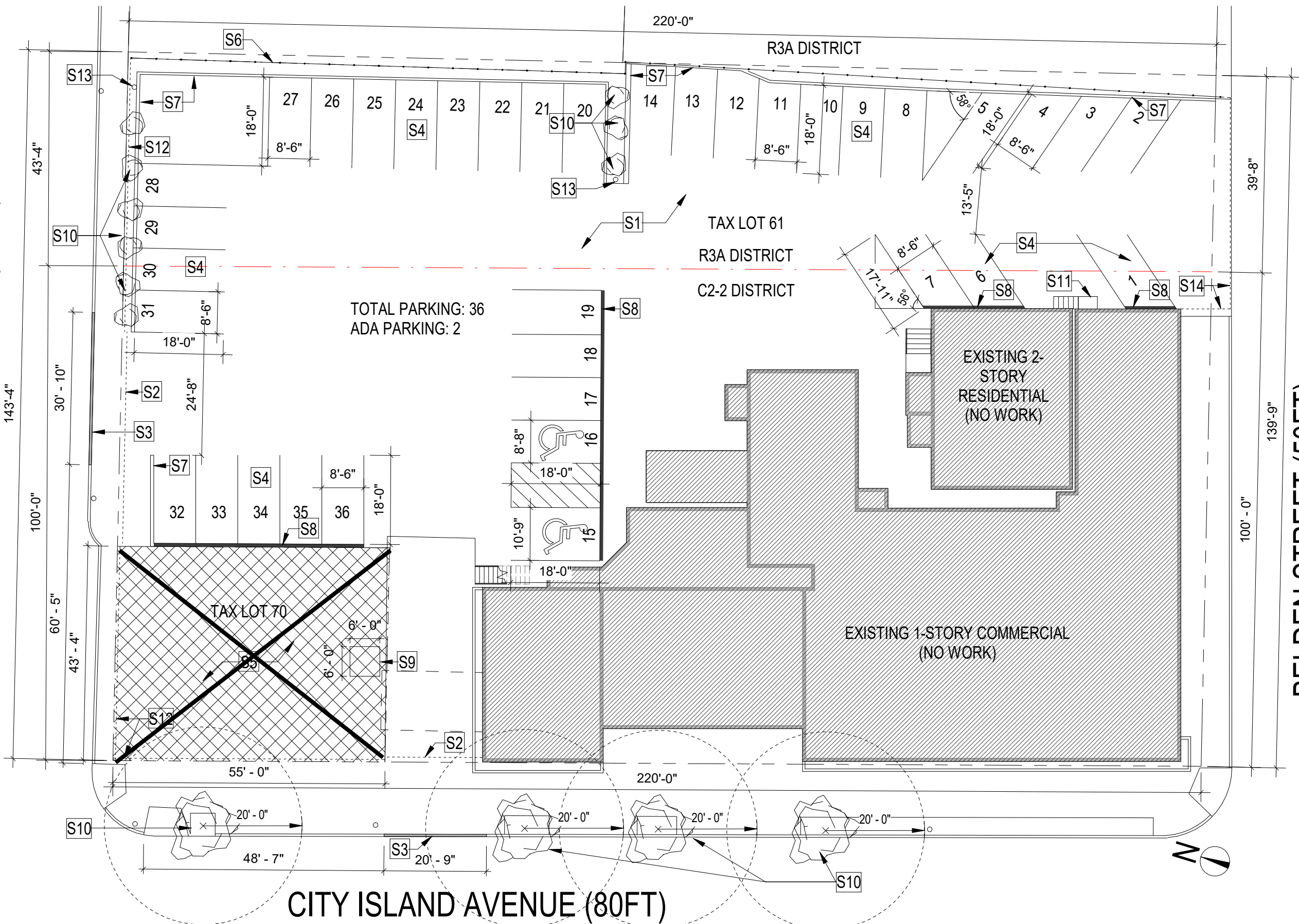
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26 City Island Ave

EXISTING SITE PLAN
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ROCHELLE STREET (50FT)



SITE PLAN KEY NOTES

- S1 EXISTING ASPHALT PAVEMENT AND PARKING TO REMAIN
- S2 EXISTING GATE TO REMAIN
- S3 EXISTING CURB CUT TO REMAIN
- S4 EXISTING PARKING TO REMAIN
- S5 EXISTING TAX LOT TO REMAIN. PROPOSED OPEN LOT WITH MOVEABLE SEATING ASSOCIATED WITH THE EXISTING EATING AND DRINKING ESTABLISHMENT ON LOT #61
- S6 NEW WALL OR BARRIER OR UNIFORMLY PAINTED FENCE OF FIRE RESISTANT MATERIAL AT LEAST SIX FEET HIGH, BUT NOT MORE THAN EIGHT FEET ABOVE FINISHED GRADE (OR ABOVE THE ROOF LEVEL, IF ON A ROOF). SUCH WALL, BARRIER OR FENCE MAY BE OPAQUE OR PERFORATED. PROVIDED THAT NOT MORE THAN 50 PERCENT OF THE FACE IS OPEN AS PER ZR36-56
- S7 EXISTING CONC. CURB
- S8 NEW CONC. CURB
- S9 EXISTING FRAMED SHED TO REMAIN
- S10 EXISTING TREES TO REMAIN
- S11 EXISTING WOOD STEPS TO REAMIN
- S12 EXISTING P.V.C FENCE TO REMAIN
- S13 EXISTING UTILITY POLE
- S14 EXISTING CHAIN LINK FENCE TO REMAIN

BELDEN STREET (50FT)

CITY ISLAND AVENUE (80FT)

26 City Island Ave



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PROPOSED SITE PLAN
 DATE: 06/11/24
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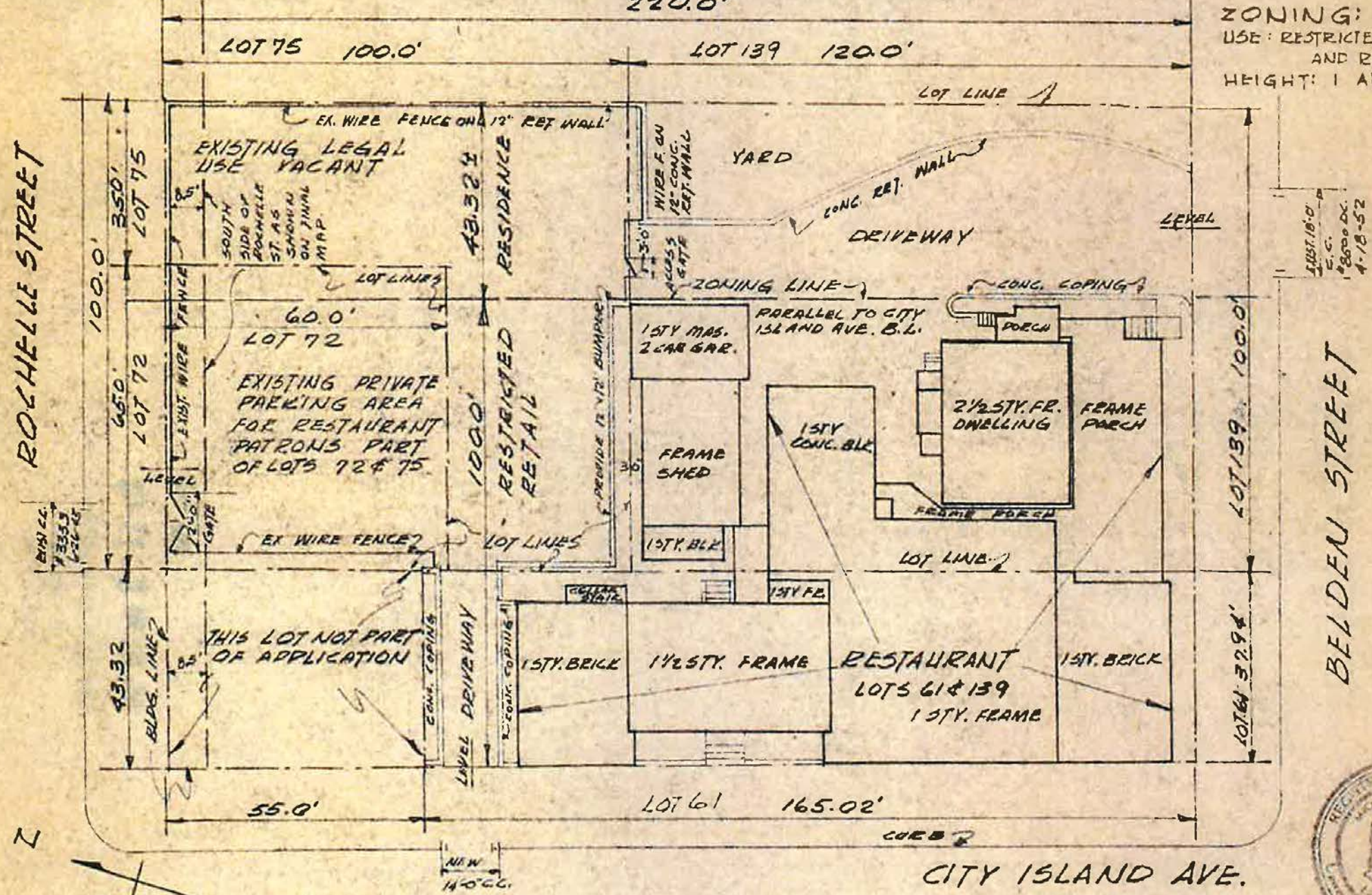
P6

GENERAL NOTE:

1. NO SCHOOL LOCATED WITHIN 200' FROM ENTRANCES OR EXITS OF AREA IN AREA
2. PARKING AREA TO BE SURFACED & ILLUMINATED, ETC. AS PER REGULATIONS 220.0'

BLOCK: 5637
 LOTS: 61-72-75- & 139
 TAX MAP

ZONING:
 USE: RESTRICTED RETAIL
 AND RESIDENCE
 HEIGHT: 1 AREA: C



PLAN & PLOT DIAGRAM
 SCALE: 1/32" = 1'-0"

EXISTING PLAN SHOWING RESTAURANT USE
 AND PARKING SPACE FOR PATRONS OF
 SAME IN BUSINESS PORTION OF LOTS
 PREMISES 26-34 CITY ISLAND AVE. N/W CORNER
 CITY ISLAND AVE. & BELDEN ST. BRONX, N.Y.

MICHAEL A. CARDO A.I.A.
 ARCHITECT
 3281 E. TREMONT AVE.
 BRONX 61, N.Y.



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26 City Island Ave

1955 PLAN
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