



## CITY PLANNING COMMISSION

---

July 13, 2022/ Calendar No. 13

C 220203 ZMX

---

**IN THE MATTER OF** an application submitted by Second Pentecostal Church of God La Hermosa and Vertical Community Development, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 7a:

1. eliminating from within an existing R4A District a C1-2 District bounded by a line 100 feet southerly of Randall Avenue, a line midway between Beach Avenue and Taylor Avenue, a line 150 feet southerly of Randall Avenue, and Beach Avenue;
2. eliminating from within an existing R5 District to a C1-2 District bounded by a line 100 feet southerly of Randall Avenue, Taylor Avenue, a line 150 feet southerly of Randall Avenue, and a line midway between Beach Avenue and Taylor Avenue;
3. changing from an R4A District to an R6 District property bounded by Randall Avenue, a line midway between Beach Avenue and Taylor Avenue, line 100 feet southerly of Randall Avenue, and Beach Avenue; and
4. changing from an R5 District to an R6 District property bounded by Randall Avenue, Taylor Avenue, a line 100 feet southerly of Randall Avenue, and a line midway between Beach Avenue and Taylor Avenue;

Borough of the Bronx, Community District 9, as shown on a diagram (for illustrative purposes only) dated February 28, 2022, and subject to the conditions of CEQR Declaration E-660.

---

This application for a zoning map amendment was filed by Second Pentecostal Church of God La Hermosa and Vertical Community Development, LLC on February 16, 2022. This application, in conjunction with the related zoning text amendment (N 220204 ZRX), would facilitate the construction of an eight-story mixed-use development with approximately 167 units of housing, 47 of which would be permanently affordable, as well as approximately 15,000 square feet of community facility space, located at 1810 Randall Avenue in the Soundview neighborhood of Bronx Community District 9.

### **RELATED ACTION**

In addition to the zoning map amendment (C 220203 ZMX) that is the subject of this report, the proposed project also requires action by the City Planning Commission (CPC) on the following application, which is being considered concurrently with this application:

**N 220204 ZRX** Zoning text amendment to establish a mandatory Inclusionary Housing (MIH) area.

## **BACKGROUND**

The applicant seeks a zoning map and zoning text amendment to facilitate the development of a new eight-story mixed-use development containing approximately 15,000 square feet of community facility use on the ground floor and approximately 167 residential units on the upper floors.

The project area (Block 3522, Lots 35, 36, 38, 45, 47, 52 and 53) is located on the northern portion of a block bounded by Randall Avenue to the north, Taylor Avenue to the east, Lacombe Avenue to the south and Beach Avenue to the west. Randall Avenue and Lacombe Avenue, both 80 feet in width, are considered wide streets, while Taylor Avenue and Beach Avenue, both 60 feet in width, are considered narrow streets. The project area consists of the development site (Lots 38, 45 and 47), as well as four lots (Lots 35, 36, 52 and 53) that are not owned by the applicant and are not expected to result in development from the proposed actions.

Lot 38 is 10,000 square feet and is currently improved with two buildings built in 1937. The current occupants are the Second Pentecostal Church of God La Hermosa, as well as a soup kitchen affiliated with the church, and four local retail storefronts, one of which is vacant. Lots 45 and 47, both 5,000 square feet, are currently unimproved and are used as an open accessory surface parking lot with approximately 20 parking spaces.

The lots not owned by the applicant are occupied by one- or two family detached residences each 2,500 square feet. Lots 35 and 36 are both improved with 2,112 square foot, two story residential buildings with one and two dwelling units respectively. Lot 52 is improved with a 1,920 square foot two story residential building with 2 dwelling units. Lot 53 is improved with a two-story residential building with 3 dwelling units.

The project area is in the Soundview neighborhood of the Bronx in Community District 9. Land uses in the surrounding area consist of mix of low- and mid-density residential buildings, including two- and three-story, detached and semi-detached one- and two-family homes, as well as attached multi-family walkup buildings. Six-story multi-family residential buildings are located along Commonwealth Avenue, south of Randall Avenue, in the western portion of the surrounding area. The New York City Housing Authority's (NYCHA) Soundview Housing complex is also located just west of the project area and consists of 18 seven- and eight-story residential buildings, as well as a row of attached two-family homes. Three blocks west of the project area, in November of 2012, the New York City Council approved zoning map and text amendments (C 120173 ZMX and N 120174 ZCX) to facilitate the construction of 18 new residential buildings, including one building with senior housing and 16 two-family houses.

In addition to the existing house of worship on the development site, community facilities in the surrounding area include Holy Cross Church and P.S. 69, both of which are located to the east of the project area across Soundview Avenue. The Seabury Day Care Center is located to the east across Taylor Avenue.

The area is served by public transportation including the Bx27 bus line (Clason Point/Soundview to Hunts Point), which travels along Soundview Avenue and Randall Avenue and has a stop immediately in front of the project area. In addition, the Bx39 bus line runs along White Plains Road and a stop is located approximately five blocks east of the project area. Soundview Avenue is the main thoroughfare in the surrounding area and runs from Clason Point Park to the Bruckner Expressway.

Open spaces in the surrounding area include the Taylor-Soundview Block Association Garden, located just east of the project area at the intersections of Thieriot Avenue, Randall Avenue, and Soundview Avenue. Soundview Park, often referred to as "the Gateway to the Bronx River," is located approximately one quarter of a mile west of the project area. Soundview Park is a 205-acre park. It includes six basketball courts, six baseball fields, a cricket pitch, a running track, a soccer field, six handball courts, a dog run, walking and biking paths, and a performance lawn.

The development site has been located within a R5/C1-2 zoning district since the adoption of the Zoning Resolution in 1961. In 2007, the eastern half of the development site (Lot 47 and a portion of Lot 45) was rezoned to an R4A zoning district, a contextual zoning district that allows single- and two-family detached homes. Residential uses are permitted with a maximum floor area ratio (FAR) of 0.9 with an attic under a pitched roof and community facilities at a maximum FAR of 2.0. No commercial or industrial/manufacturing uses are permitted in R4A districts. R4A districts require a minimum front yard of 10 feet, minimum rear yard of 30 feet, and maximum building height of 35 feet. Two side yards that total at least 10 feet are required, and there must be at least eight feet between buildings on adjacent lots. Accessory parking is required at a rate of one space for every dwelling unit and for 50 percent of income-restricted housing units.

R5 zoning districts are non-contextual residential zoning districts that typically serve as a transition district between medium and lower density areas. R5 districts are intended for neighborhoods with an assortment of housing types and allow single- or two-family homes along with multi-family buildings. The district allows residential uses and community facility uses at a maximum FAR of 1.25 and 2.0, respectively. Above a height of 30 feet, a 15-foot setback from the street wall is required before the building can rise to a maximum height of 40 feet. A minimum front yard of 10 feet and a minimum rear yard of 30 feet are required. Detached houses and multi-family buildings must have two side yards that total at least 13 feet and 16 feet, respectively, while semi-detached homes must have one side yard of at least eight feet. Accessory parking is required for 85 percent of dwelling units.

C1 commercial overlays are typically mapped within residential districts with high off-street parking requirements. These overlays are mapped along streets that serve local retail needs and are found widely throughout the city's low- and medium-density areas and occasionally in higher-density districts. C1 commercial overlays generally only permit retail and service establishments. When commercial overlays are mapped in R4A and R5 districts, the maximum commercial FAR is 1.0. However, in mixed residential and commercial buildings, commercial

uses are limited to one or two floors and must always be located below residential uses. Parking requirements vary by use group.

The proposed actions would facilitate the development of a new eight-story mixed residential and community facility building. The proposed building would have a total of approximately 96,000 square feet of floor area (4.8 FAR). Approximately 15,000 square feet of floor space across the cellar, ground floor and mezzanine levels would be designated for use by the church. Floors two through eight would contain approximately 167 residential units, 150 of which will be Affordable Independent Residence for Seniors (AIRS) and 47 of which would be made permanently affordable.

The redevelopment would contain new facilities for the church, including large new worship space for the church including community-focused space such as four new classrooms, a large community hall with soup kitchen, an audio video room, office space for church staff, and new worship space. The proposed development would also contain approximately 87,000 square feet of residential floor area for senior affordable housing. The proposed development will provide permanently income-restricted housing pursuant to either MIH Option 1, with 25 percent of residential floor area (approximately 42 units) reserved as permanently income-restricted at an average of 60 percent of the Area Median Income (AMI) or MIH Option 2, with 30 percent of the residential floor area (approximately 51 units) reserved as permanently income-restricted at an average of 80 percent of the AMI.

The proposed building would have a maximum base height of approximately 61 feet and a maximum building height of approximately 80 feet. The proposed building would step down to four stories at the southern portion of the lot and an eight-foot side yard would be provided along the development site's southern lot line. The cellar of the proposed building would contain classrooms for the church and an audio-visual room. Approximately 16 parking spaces, accessed from a new curb cut along Taylor Avenue, would be located on the ground floor. The ground floor would contain the main chapel for the church, two accessory recreation centers, and an activity room. The second floor would contain a small mezzanine area for the main chapel,

dwelling units, and tenant recreation space that will also include an outdoor terrace for the building's residents. The building's remaining upper floors would contain additional AIRS and senior supportive housing units. Residential and community facility uses would be accessed via two new curb cuts along Randall Avenue.

To facilitate this project, the applicant requests a zoning map amendment to change the zoning of the development site to an R6 zoning district while maintaining the existing C1-2 commercial overlay, which currently extends 150 feet from the centerline of Randall Avenue. This depth would be reduced to 100 feet from the centerline of Randall Avenue.

The proposed R6 zoning district is a medium density non-contextual residential zoning district that allows a variety of housing types. Development in an R6 district typically consists of six- to eight-story apartment buildings. The maximum FAR in an R6 zoning district is 2.43 for residential uses and 4.8 for community facilities. Maximum height is governed by a sky-exposure plane beginning at 60 feet above the street line. Parking is required for 70 percent of dwelling units. The optional Quality Housing regulations impose a height limit of 115 feet or 11 stories and a maximum residential FAR of 3.6 on a wide street in an Inclusionary Housing designated area. Parking is required for 50 percent of the dwelling units. The proposed R6 district would be established at a depth of 100 feet from Randall Avenue between Taylor and Beach avenues.

The C1-2 commercial overlay would be removed from lots 35, 36, 52 and 53, all of which are occupied by one- or two family detached residences.

The applicant also seeks a zoning text amendment to designate the development site as an MIH area, and any new residential development or enlargement would be required to comply with MIH Option 1 or Option 2. MIH Option 1 requires that 25 percent of residential floor area be provided as permanently affordable housing for residents with incomes averaging 60 percent of the AMI, with a minimum of 10 percent of residential floor area affordable at 40 percent of AMI.

Option 2 requires that 30 percent of residential floor area be provided as affordable for residents with incomes averaging 80 percent of AMI.

## **ENVIRONMENTAL REVIEW**

This application (C 220203 ZMX) was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA) and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 *et seq.* and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The lead is the City Planning Commission. The designated CEQR number is 22DCP037X.

After a study of the potential environmental impact of the proposed actions, a Negative Declaration was issued on March 14, 2022. The Negative Declaration included an (E) designation to avoid the potential for significant adverse impacts related to hazardous materials, air quality and noise (E-666). The requirements of the (E) designation are described in the Environmental Assessment Statement and Negative Declaration.

## **UNIFORM LAND USE REVIEW**

This application (C 220203 ZMX) was certified as complete by the Department of City Planning on March 14, 2022, and duly referred to Bronx Community Board 9 and the Bronx Borough President in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b), along with the related materials for a zoning text amendment (N 220204 ZRX), which was referred for information and review in accordance with the procedures for non-ULURP matters.

## **Community Board Public Hearing**

On April 11, 2022, Bronx Community Board 9 held a public hearing on this application (C 220203 ZMX) and the related application for a zoning text amendment (N 220204 ZRX) and on April 21, 2022, by a vote of 29 in favor, none opposed, and none abstaining, adopted a resolution recommending approval of the application with the following conditions:

- “1. Collaborate with the independent non-profit United Hispanic Construction Workers (UHCW), Buildings Skills NYC and union trades to facilitate and ensure that the construction work force preference is from zip codes 10473, 10472, 10462, 10460 and the Bronx.
2. Include your local school & park with your planned community programs and initiatives, in collaboration with Bronx CB9.
3. Commit to creating high quality building service jobs that pay all building service workers the union standard wages and benefits.
4. Collaborate with the Minority Women Contractors and Developments Association (MWCDA) 3-6 months prior to the construction closing, so that the MWCDA can provide oversight, as an independent entity, on behalf of CB9, to ensure that Vertical / Omnibuild are creating and sustaining processes for equitable participation for minority and women owned contractors with a preference placed on the specific zip codes, as determined by CB9, and then New York City at large.
5. In addition to 24-hour onsite security, commit to appropriately lighting the exterior of the building and placing security cameras robustly around the exterior entrances of the buildings as well as in all common areas.”

### **Borough President Recommendation**

This application (C 220203 ZMX) was considered by the Bronx Borough President, who held a public hearing on April 14, 2022, and issued a recommendation on May 18, 2022, to approve the application.

### **City Planning Commission Public Hearing**

On May 25, 2022 (Calendar No. 2), the City Planning Commission scheduled June 8, 2022, for a public hearing on this application (C 220203 ZMX) and the related application for a zoning text amendment (N 220204 ZRX). The hearing was duly held on June 8, 2022 (Calendar No. 24). Four speakers testified in favor of the application and none in opposition.

The applicant’s representative testified in favor of the application, providing an overview of the application, and describing the existing conditions on the proposed development site and the

proposed on-grade parking. He also stated that the existing house of worship has been a significant presence in this community and will be incorporated into the proposed development.

The applicant's architect described the proposed development and how the design of the site responds to the abutting lower-scale homes. He also stated that they have been working closely with Community Board 9 regarding the proposed development.

The applicant testified that there is a 30-year regulatory agreement with the Department of Housing Preservation and Development (HPD) under the Senior Affordable Rental Apartments (SARA) Program for persons 62 years and older and that Federal vouchers will be accepted. He also testified that 30 percent of the units will be targeted to homeless individuals and families.

There were no other speakers, and the hearing was closed.

## **CONSIDERATION**

The Commission believes that this application for a zoning map amendment (C 220203 ZMX), in conjunction with the related application for a zoning text amendment (N 220204 ZRX), is appropriate.

The proposed zoning map amendment will change the existing R4A/C1-2 and R5/C1-2 zoning districts to an R6/C1-2 zoning district. The zoning map amendment will facilitate the development of an eight-story mixed-use building with 167 units, 47 of which will be made permanently affordable, as well as approximately 15,000 square feet of community facility space on the ground floor, intended to serve as space for the house of worship, a soup kitchen and related uses.

The Commission finds the location to be well suited for additional density. The development site has frontage on Randall Avenue, an 80-foot-wide street, and is consistent with the land use trends in the surrounding area.

The proposed development is easily accessible via public transportation, with a bus stop located in front of the development. There is also another bus line travelling north/south along Soundview Avenue with a stop located two blocks away from the site.

The Commission finds that the area of the proposed R6/C1-2 zoning district to constitute a sound land use rationale and a well-considered plan. The medium density district is appropriate along Randall Avenue, a wide street and covers the entire block front from Taylor to Beach avenues at a depth of 100 feet. The elimination of the C1-2 commercial overlay from the one- and two-family homes beyond 100 feet from Randall Avenue better reflects the existing built character.

The Commission believes that the proposed development will facilitate the development of much needed affordable housing for seniors. It will also facilitate the development of a new house of worship for a local serving congregation that will be relocated into the ground floor of this development.

The Commission believes that the proposed zoning text amendment (N 220204 ZRX) to Appendix F of the Zoning Resolution to establish a new MIH area is appropriate. The proposed text amendment will create a new MIH area coterminous with the project area, ensuring the creation of permanently affordable housing on the site.

## **RESOLUTION**

**RESOLVED**, that the City Planning Commission finds that the action described herein will have no significant impact on the environment; and be it further

**RESOLVED**, by the City Planning Commission, pursuant to Sections 197-c and 200 of the New York City Charter, that based on the environmental determination and consideration described in this report, the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended by changing the Zoning Map, Section No. 7a:

1. eliminating from within an existing R4A District a C1-2 District bounded by a line 100 feet southerly of Randall Avenue, a line midway between Beach Avenue and Taylor Avenue, a line 150 feet southerly of Randall Avenue, and Beach Avenue;
2. eliminating from within an existing R5 District to a C1-2 District bounded by a line 100 feet southerly of Randall Avenue, Taylor Avenue, a line 150 feet southerly of Randall Avenue, and a line midway between Beach Avenue and Taylor Avenue;
3. changing from an R4A District to an R6 District property bounded by Randall Avenue, a line midway between Beach Avenue and Taylor Avenue, line 100 feet southerly of Randall Avenue, and Beach Avenue; and
4. changing from an R5 District to an R6 District property bounded by Randall Avenue, Taylor Avenue, a line 100 feet southerly of Randall Avenue, and a line midway between Beach Avenue and Taylor Avenue;

Borough of the Bronx, Community District 9, as shown on a diagram (for illustrative purposes only) dated February 28, 2022, and subject to the conditions of CEQR Declaration E-660.

The above resolution (C 220203 ZMX), duly adopted by the City Planning Commission on July 13, 2022 (Calendar No. 13), is filed with the Office of the Speaker, City Council, and the Borough President, in accordance with the requirements of Section 197-d of the New York City Charter.

**DANIEL R. GARODNICK, Esq.,** *Chair*

**KENNETH J. KNUCKLES, Esq.,** *Vice Chair*

**DAVID J. BURNEY, ALFRED C. CERULLO, III, JOSEPH I. DOUEK,**

**RICHARD W. EADDY, LEAH GOODRIDGE,**

**ORLANDO MARIN, LARISA ORTIZ, RAJ RAMPERSHAD** *Commissioners*

**LEILA BOZORG,** *Commissioner, ABSTAINING*



# COMMUNITY/BOROUGH BOARD RECOMMENDATION

<b>Project Name:</b> 1810 Randall Avenue Rezoning			
<b>Applicant:</b>	Leon Hovsepian	<b>Applicant's Primary Contact:</b>	Leon Hovsepian
<b>Application #</b>	220203ZMX	<b>Borough:</b>	
<b>CEQR Number:</b>	22DCP037X	<b>Validated Community Districts:</b>	X09

**Docket Description:**

IN THE MATTER OF an application submitted by Second Pentecostal Church of God La Hermosa and Vertical Community Development, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 7a:

1. eliminating from within an existing R4A District a C1-2 District bounded by a line 100 feet southerly of Randall Avenue, a line midway between Beach Avenue and Taylor Avenue, a line 150 feet southerly of Randall Avenue, and Beach Avenue;
2. eliminating from within an existing R5 District to a C1-2 District bounded by a line 100 feet southerly of Randall Avenue, Taylor Avenue, a line 150 feet southerly of Randall Avenue, and a line midway between Beach Avenue and Taylor Avenue;
3. changing from an R4A District to an R6 District property bounded by Randall Avenue, a line midway between Beach Avenue and Taylor Avenue, line 100 feet southerly of Randall Avenue, and Beach Avenue; and
4. changing from an R5 District to an R6 District property bounded by Randall Avenue, Taylor Avenue, a line 100 feet southerly of Randall Avenue, and a line midway between Beach Avenue and Taylor Avenue;

Borough of the Bronx, Community District 9, as shown on a diagram (for illustrative purposes only) dated February 28, 2022, and subject to the conditions of CEQR Declaration E-660

*Please use the above application number on all correspondence concerning this application*

<b>RECOMMENDATION: Conditional Favorable</b>			
<b># In Favor:</b> 29	<b># Against:</b> 0	<b># Abstaining:</b> 0	<b>Total members appointed to the board:</b> 29
<b>Date of Vote:</b> 4/21/2022 4:00 AM		<b>Vote Location:</b> CB9 Remote General Board Meeting	

*Please attach any further explanation of the recommendation on additional sheets as necessary*

<b>Date of Public Hearing:</b> 4/11/2022 11:00 PM	
<b>Was a quorum present?</b> Yes	<i>A public hearing requires a quorum of 20% of the appointed members of the board but in no event fewer than seven such members</i>
<b>Public Hearing Location:</b>	Remote via Webex or Phone: 1-646-992-2010, Meeting number: 2349 989 5651, Password: 1967

**CONSIDERATION:** See letter attached.

Recommendation submitted by			BX CB9	Date: 4/27/2022 4:57 PM
-----------------------------	--	--	--------	-------------------------



# COMMUNITY BOARD NUMBER 9

**CITY OF NEW YORK**  
1967 TURNBULL AVENUE  
BRONX, NEW YORK 10473

TEL. (718) 823-3034  
BX09@cb.nyc.gov

FAX. (718) 823-6461  
www.nyc.gov/bxcb9



**VANESSA L. GIBSON**  
BRONX BOROUGH PRESIDENT

**BRANDON GANAISHLAL**  
CHAIRPERSON



April 21, 2022

New York City Department of Planning  
Calendar Office  
120 Broadway, 31<sup>st</sup> Floor  
New York, NY 10271

**WILLIAM RIVERA**  
DISTRICT MANAGER

## EXECUTIVE OFFICERS

**Brandon Ganaishlal**  
Chairperson

**Mohammad Mujumder**  
1<sup>st</sup> Vice Chairperson

**Lisa Diaz**  
2<sup>nd</sup> Vice Chairperson

**Angel Martinez**  
Secretary

**Henry Pelayo Jr.**  
Treasurer

## COMMITTEES

Executive & Operations  
Land, Zoning, Planning, &  
Economic Development  
NYCHA  
Parks & Recreation  
Public Safety &  
Transportation  
Social Services & Housing  
Youth & Education  
Seniors Connected

## NEIGHBORHOODS

Bronx River  
Bruckner  
Castle Hill  
Clason Point  
Harding Park  
Parkchester  
Soundview  
Unionport  
Shorehaven  
Zerega

**REF: CB Recommendation # C220203ZMX, N220204ZRX - 1810 Randall Avenue, BX NY.**

To whom it may concern:

I am writing to notify your office that on April 21, 2022, Bronx Community Board 9 voted to approve this application from; Second Pentecostal Church of God La Hermosa (Casa de la Fe) & Vertical Community Development Group LLC, with the modifications and conditions below, in pursuant of the Uniform Land Use Review Procedure.

Modifications/Conditions:

1.	Collaborate with the independent non-profit United Hispanic Construction Workers (UHCW), Buildings Skills NYC and union trades to facilitate and ensure that the construction work force preference is from zip codes 10473, 10472, 10462, 10460 and the Bronx.
2.	Include your local school & park with your planned community programs and initiatives, in collaboration with Bronx CB9.
3.	Commit to creating high quality building service jobs that pay all building service workers the union standard wages and benefits.
4.	Collaborate with the Minority Women Contractors and Developments Association (MWCD) 3-6 months prior to the construction closing, so that the MWCD can provide oversight, as an independent entity, on behalf CB9, to ensure that Vertical / Omnibuild are creating and sustaining processes for equitable participation for minority and women owned contractors with a preference placed on the specific zip codes, as determined by CB9, and then New York City at large.
5.	In addition to 24-hour onsite security, commit to appropriately lighting the exterior of the building and placing security cameras robustly around the exterior entrances of the building as well as in all common areas.

Thank you,

William Rivera  
District Manager

CC: Borough President Vanessa Gibson, Office of the Bronx Borough President Office  
Council Member Amanda Farias, NYC 18<sup>th</sup> Council District  
Chairman Brandon Ganaishlal, Bronx Community Board 9  
Bronx Office, NYC Department of City Planning  
Land, Zoning, Planning & Economic Development Committee, Bronx Community Board 9

**BOROUGH PRESIDENT  
RECOMMENDATION**

**CITY PLANNING COMMISSION  
120 BROADWAY- 31<sup>ST</sup> FLOOR  
NEW YORK, NEW YORK 10271-0001**

**INSTRUCTIONS**

1. Return this completed form with any attachments to the Calendar Information Office, City Planning Commission, Room 2E at the above address.
2. Send one copy with any attachments to the applicant’s representative as indicated on the Notice of Certification.

**APPLICATION # C 220203 ZMX-1810 RANDALL AVENUE REZONING**

**PLEASE SEE ATTACHMENT FOR DOCKET DESCRIPTION**

**COMMUNITY BOARD NO. 9**

**BOROUGH: BRONX**

**RECOMMENDATION**

- ☒ **APPROVE**
- ☐ **APPROVE WITH MODIFICATIONS/CONDITIONS (List below)**
- ☐ **DISAPPROVE**

**EXPLANATION OF RECOMMENDATION-MODIFICATION/CONDITIONS (Attach additional sheets if necessary)**

**PLEASE SEE ATTACHMENT FOR BOROUGH PRESIDENT’S RECOMMENDATION**

  
**BOROUGH PRESIDENT**

May 17, 2022  
**DATE**

**BRONX BOROUGH PRESIDENT'S RECOMMENDATION**  
**ULURP APPLICATION NO: C 220203 ZMX**  
**1810 Randall Avenue Rezoning**

**DOCKET DESCRIPTION**

**IN THE MATTER OF** an application submitted by Second Pentecostal Church of God La Hermosa and Vertical Community Development, LLC pursuant to Sections 197c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 7a:

1. Eliminating from within an existing R4A District a C1-2 District bounded by a line 100 feet southerly of Randall Avenue, a line midway between Beach Avenue and Taylor Avenue, a line 150 feet southerly of Randall Avenue, and Beach Avenue;
2. Eliminating from within an existing R5 District to a C1-2 District bounded by a line 100 feet southerly of Randall Avenue, Taylor Avenue, a line 150 feet southerly of Randall Avenue, and a line midway between Beach Avenue and Taylor Avenue;
3. Changing from an R4A District to an R6 District property bounded by Randall Avenue, a line midway between Beach Avenue and Taylor Avenue, a line 100 southerly of Randall Avenue, and Beach Avenue; and
4. Changing from an R5 District to an R6 District property bounded by Randall Avenue, Taylor Avenue, a line 100 feet southerly of Randall Avenue, and a line midway between Beach Avenue and Taylor Avenue;

Borough of The Bronx, Community District #9, as shown on a diagram (for illustrative purposes only) dated February 28, 2022, and subject to the conditions of CEQR Declaration E-660.

**BACKGROUND**

Approving this application will amend the Zoning Map by eliminating existing R4A, R5/C1-2 Districts and adopting an R6/C1-2 District. In brief:

- R4A is contextual district with a Floor Area Ratio (FAR) of 0.75. The maximum building height is 35 feet (approximately three stories). Accessory parking is required, one for each dwelling unit.
- R5 is a non-contextual district with a maximum FAR of 2.0. The maximum building height is 40 feet (approximately four stories). Accessory parking is required for 85 percent of dwelling units.

- R6 permits all housing types at a maximum FAR of 2.43 and a maximum FAR of up to 4.8 for buildings with certain community facility uses included. Maximum building heights can vary, with no fixed building height limits. This is determined by open space ratio and sky exposure plane that begins at a height of 60 feet (approximately six stories). Off street parking is required for a 70 percent of the dwelling units. This requirement is lowered to 50 percent of the units if the lot area is less than 10,000 square feet or if Quality Housing provisions are used. Accessory parking is required for 25 percent of income-restricted housing units.
- The existing C1-2 overlay will remain unchanged. C1-2 districts permit retail locations that cater to the local residential community. Examples of this include bakeries, grocery stores, etc.

The Project Area is located on the south side Randall Avenue, Block 3522, Lots 38, 45 and 47 and bounded by Taylor Avenue on the east and Beach Avenue on the west. This site offers 200 feet of frontage on Randall Avenue, 100 feet of frontage on both Taylor and Beach Avenue, approximating 20,000 square feet of property. Block 3522, Lot 38 and part of 45 are zoned R4A/C1-2, while Block 3522, Lot 47 and part of 45 are zoned R5/C1-2. Pending approval of this application the R4A and R5 Districts will be rezoned R6/C1-2.

Existing development on Block 3522, Lot 38 includes two, 1-story buildings offering a combined total of four retail storefront locations. Of these four locations, one is occupied by the Pentecostal Church of God La Hermosa (the Church and a co-applicant) and used for religious services. Block 3522, Lots 45 and 47 are unimproved and used as an off-street parking lot accommodating 20 on-grade spaces. The proposed building will occupy what is now this parking lot.

The proposed development includes construction of an 8-story residential building composed of approximately 96,000 square feet. This building will offer 167 units of affordable housing specifically designed to accommodate residents over the age of sixty two. Of this total, 125 units will be studios ranging in size from 350-400 square feet. The remaining 42 units will be 1-bedroom flats approximating 500-550 square feet. Approximately 86,951 square feet will comprise residential space. Passive recreational activity will available, including a recreation room located on the building's 2<sup>nd</sup> floor. Total development costs are anticipated to be \$80 million.

The proposed development will satisfy *either* Mandatory Inclusionary Housing (MIH) Option 1, with 42 dwelling units set aside for income ranging from 60-80% of Area Median Income (AMI). The second option: MIH Option 2 will set aside 30% or 51 units reserved as permanently income restricted at 80% of AMI.

Included within the new building will be space dedicated to the Second Pentecostal Church of God La Hermosa. This space approximating 14,650 gross square feet will be located on the cellar, ground floor and mezzanine levels. It will have its own set of entrances. In addition to a sanctuary located on the ground floor, so too will be two accessory recreation areas, four classrooms, an administrative office, an audio video room and a community hall with soup kitchen. Off-street parking in an enclosed garage facility will accommodate sixteen vehicles. Street access to the new garage will be via Taylor Avenue. Pedestrian access to both the church and residence will be via Randall Avenue.

Development in the surrounding community is typified exclusively by low-rise, one and two family detached and semi-detached homes. Commercial activity is found along Taylor Avenue and Randall Avenue. Bus transportation via the Bx27 operates on Soundview Avenue, while the Bx39 on White Plains Road approximately five blocks east of the Randall Avenue location. There is no subway service access within a five block radius of the site.

#### **ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION**

This application has been reviewed pursuant to SEQR and CEQR and received a Negative Declaration. The City Planning Commission certified this application as complete on February 28, 2022.

#### **BRONX COMMUNITY BOARD PUBLIC HEARING**

Community Board #9 held a public hearing on this application April 11, 2022. A unanimous vote recommending approval of this application was 29 in favor, zero opposed and zero abstaining.

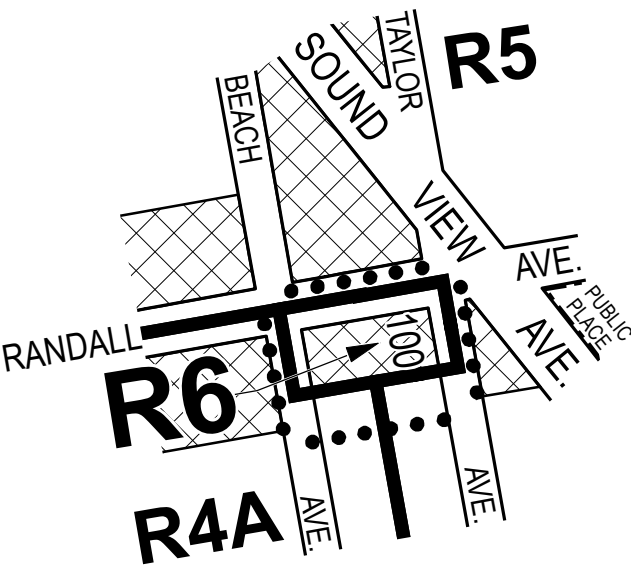
#### **BOROUGH PRESIDENT'S PUBLIC HEARING**

A virtual public hearing was convened by the Bronx Borough President on April 14, 2022. Representatives of the applicant were present and spoke in favor of this application. No other members of the public offered comments and the hearing was closed.

#### **BRONX BOROUGH PRESIDENT'S RECOMMENDATION**

Affordable housing accommodations for our seniors is a top priority for my administration. Only by providing such housing can the people whose ties to The Bronx go back decades, are able to remain and continue to be a part of their familiar community. I also acknowledge that as a co-applicant, the Second Pentecostal Church of God La Hermosa will be able to facilitate construction of a new church to be located within the proposed building. From my perspective this will offer both residents and congregants an opportunity to interact and by so doing benefit everyone.

I concur with the unanimous vote this application received from Bronx Community Board #9, and recommend approval of this application.

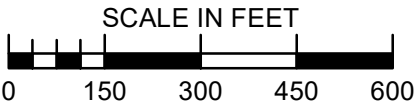


CITY PLANNING COMMISSION  
CITY OF NEW YORK  
DIAGRAM SHOWING PROPOSED  
**ZONING CHANGE**  
ON SECTIONAL MAP  
**7a**  
BOROUGH OF  
**BRONX**






New York, Certification Date:  
February 28, 2022

  
S. Lenard, Director  
Technical Review Division



**NOTE:**

-  Indicates Zoning District Boundary
-  The area enclosed by the dotted line is proposed to be rezoned by eliminating C1-2 Districts from within existing R4A and R5 Districts and by changing R4A and R5 Districts to an R6 District.
-  Indicates a C1-2 District