



## **CITY PLANNING COMMISSION**

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July 13, 2022/ Calendar No. 13

N 220204 ZRX

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**IN THE MATTER OF** an application submitted by Second Pentecostal Church of God La Hermosa and Vertical Community Development, LLC pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Bronx, Community District 9.

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This application for a zoning text amendment was filed by Second Pentecostal Church of God La Hermosa and Vertical Community Development Group, LLC on February 16, 2022. This application, in conjunction with the related zoning map amendment (N 220203 ZMX), would facilitate the construction of an eight-story mixed-use development with approximately 167 units, 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 text amendment (N 220204 ZRX) that is the subject of this report, the proposed project also requires action by the City Planning Commission on the following application, which is being considered concurrently with this application:

**C 220203 ZMX**      Zoning map amendment to change R4/C1-2 and R5/C1-2 zoning districts to an R6/C1-2 zoning district.

### **BACKGROUND**

A full background discussion and description of this application appears in the report for the related zoning map amendment (C 220203 ZMX).

## **ENVIRONMENTAL REVIEW**

This application (N 220204 ZRX), in conjunction with the application for the related action (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.

A summary of the environmental review appears in the report for the related zoning map amendment (C 220203 ZMX).

## **PUBLIC REVIEW**

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

### **Community Board Public Hearing**

On April 11, 2022, Bronx Community Board 9 held a public hearing on this application (N 220204 ZRX) and the related application for a zoning map amendment (C 220203 ZMX) 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 conditions.

A summary of the Community Board's recommendation appears in the report for the related zoning map amendment (C 220203 ZMX).

### **Borough President Recommendation**

This application (N 220204 ZRX), and the replated application for a zoning map amendment (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 (N 220204 ZRX) and the application for the related action (C 220203 ZMX). The hearing was duly held on June 8, 2022 (Calendar No. 24).

Four speakers testified in favor of the application and none in opposition., as described in the report for the related zoning map amendment (C 220203 ZMX), and the hearing was closed.

## CONSIDERATION

The Commission believes that this application for a zoning text amendment (N 220204 ZRX), in conjunction with the related application for a zoning map amendment (C 220203 ZMX), is appropriate. A full consideration and analysis of the issues and the reasons for approving the application appear in the report for the related zoning map amendment (C 220203 ZMX).

## 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 Section 200 of the New York City Charter, that based on the environmental determination and the consideration described in the related report for a zoning map amendment (C 220203 ZMX), the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended as follows:

Matter underlined is new, to be added;

Matter ~~struck out~~ is to be deleted;

Matter within # # is defined in Section 12-10;

\* \* \* indicates where unchanged text appears in the Zoning Resolution

\* \* \*

## APPENDIX F

## Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

\* \* \*

### THE BRONX

\* \* \*

#### The Bronx Community District 9

\* \* \*



Mandatory Inclusionary Housing Area see Section 23-154(d)(3)

Area # — [date of adoption] — MIH Program Option 1 and Option 2

The above resolution (N 220204 ZRX), 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
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# 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 (MWCDA) 3-6 months prior to the construction closing, so that the MWCDA 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 be 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.