ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *Director*
Department of City Planning

To: Hilary Semel, Director and General Counsel
Mayor's Office of Environmental Coordination
100 Gold Street, 2nd Floor
New York, NY 10038

CITY ENVIRONMENTAL QUALITY REVIEW
NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re:	**1810 Randall Avenue Rezoning**
CEQR No.	22DCP037X
ULURP No(s).	Pending
SEQRA Classification:	Unlisted
Bronx Community District:	BX09

The above-referenced application involves discretionary action(s) subject to City Planning Commission approval, and subject to review under the City Environmental Quality Review (CEQR), Executive Order No. 91, and the State Environmental Quality Review Act (SEQRA), 6 NYCRR 617. Pursuant to Sections 5.03 and 5.05 of the Rules of Procedure for CEQR, the Department of City Planning, acting on behalf of the City Planning Commission, is assuming lead agency status for this application.

Project Description: The Applicant, Second Pentecostal Church of God La Hermosa and Vertical Community Development LLC, is requesting approval of three discretionary actions before the New York City Planning Commission (CPC) to facilitate redevelopment of the project site at 1810 Randall Avenue (Block 3522, Lots 38, 45, and 47) in the Soundview neighborhood of Bronx Community District 9. The proposed actions include a zoning map amendment from R4/C1-2 and R5/C1-2 to R6-1/C1-2; a comprehensive zoning text amendment to establish a new R6-1 zoning district; and a zoning text amendment to Appendix F of the New York City Zoning Resolution (ZR) to designate the rezoning area as a Mandatory Inclusionary Housing (MIH) area. Approval of the proposed actions would facilitate the construction of a new 8-story, 119,745 gross square foot (gsf) mixed use building with approximately 23,601 gsf of community facility space, including a house of worship on the ground floor, and approximately 167 dwelling units, of which 150 would be affordable independent residences for seniors (AIRS) units and 17 would be supportive housing units, as well as 16 accessory parking spaces.

An Environmental Assessment Statement is attached. Please contact Stacey Barron of the Department of City Planning at (212) 720-3419 if you have questions regarding the application.

Sincerely,

Stephanie Shellooe, AICP, *Deputy Director*

August 30, 2021
Date

Olga Abinader, *Director,* (212) 720-3493 | oabinad@planning.nyc.gov
Stephanie Shellooe, AICP, *Deputy Director,* (212) 720-3328 | sshellooe@planning.nyc.gov
120 Broadway, 31st Floor, New York, N.Y. 10271