City Environmental Quality Review
ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) FULL FORM

Please fill out and submit to the appropriate agency (see instructions)

Part I: GENERAL INFORMATION

PROJECT NAME

1. *Reference Numbers*

CEQR REFERENCE NUMBER (to be assigned by lead agency)	BSA REFERENCE NUMBER (if applicable)
22DCP008X	
ULURP REFERENCE NUMBER (if applicable)	OTHER REFERENCE NUMBER(S) (if applicable) (*e.g.*, legislative intro, CAPA)
Pending	

2a. *Lead Agency Information*			**2b. *Applicant Information***		
NAME OF LEAD AGENCY Department of City Planning			NAME OF APPLICANT Webster Leasing LLC		
NAME OF LEAD AGENCY CONTACT PERSON Olga Abinader			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON Nora Martins		
ADDRESS 120 Broadway, 31st Floor			ADDRESS 1251 Avenue of the Americas		
CITY New York	STATE NY	ZIP 10271	CITY New York	STATE NY	ZIP 10020
TELEPHONE (212) 720-3493	EMAIL oabinad@planning.nyc.gov		TELEPHONE (212) 259-6456	EMAIL nora.martins@akerman.com	

3. *Action Classification and Type*

SEQRA Classification

☐ UNLISTED ☒ TYPE I: Specify Category (see 6 NYCRR 617.4 and NYC Executive Order 91 of 1977, as amended):

Action Type (refer to Chapter 2, "Establishing the Analysis Framework" for guidance)

☒ LOCALIZED ACTION, SITE SPECIFIC ☐ LOCALIZED ACTION, SMALL AREA ☐ GENERIC ACTION

4. *Project Description*

Webster Leasing LLC (the "Applicant") is requesting discretionary approvals from the City Planning Commission (CPC) to facilitate the redevelopment of an approximately 4.65-acre site located on Lots 10 (p/o), 78, and 85 of Block 5064 ("Project Site") in Bronx Community District 12 (CD 12). As detailed in Attachment A, the actions being sought by the Applicant include zoning map and text amendments along with Large-Scale General Development (LSGD) special permit to allow variations in the height and setback regulations on the Project Site, public funding and/or financing through the New York City Department of Housing Preservation and Development (HPD), and potentially other City and New York State sources related to affordable housing development, and a special permit pursuant to ZR §74-745 to allow permitted parking above 200 spaces, while also providing for a well-planned development. Potential HPD funding programs include the Extremely Low & Low-Income Affordability (ELLA) Program, Mixed-Income Program ("Mix & Match"), Senior Affordable Rental Apartments (SARA) Program, and Open Door Program. Additionally, disposition of the portion of Metropolitan Transportation Authority- (MTA-) owned Lot 10 generally located between the Applicant-owned Lot 78 and Lot 85 will be required.

The Proposed Actions would facilitate an approximately 1,172,760 gsf mixed-use transit-oriented development (the "Proposed Project") on the Project Site, comprised of six buildings including approximately 1,075,684 gsf of residential uses with approximately 1,262 DUs, all of which would be income-restricted. In addition to the residential use, the Proposed Project would include approximately 27,746 gsf of retail space; approximately 13,484 gsf of community facility space, approximately 55,846 gsf of accessory space including common areas, and approximately 130,097 sf of publicly-accessible open space

Project Location

BOROUGH Bronx	COMMUNITY DISTRICT(S) 12	STREET ADDRESS East 241st Street and Baldwin Street

TAX BLOCK(S) AND LOT(S) 5064, Lots p/o 10, 78 and 85 | ZIP CODE 10470

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS The Project Site is generally bounded by Wakefield Avenue to the north and the Metropolitan Transportation Authority (MTA) Metro-North Railroad (MNR) Harlem and New Haven line tracks to the east, west, and south.

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY M1-1 | ZONING SECTIONAL MAP NUMBER 2a

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

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

- ☐ CITY MAP AMENDMENT
- ☒ ZONING MAP AMENDMENT
- ☒ ZONING TEXT AMENDMENT
- ☐ SITE SELECTION—PUBLIC FACILITY
- ☐ HOUSING PLAN & PROJECT
- ☐ ZONING CERTIFICATION
- ☐ ZONING AUTHORIZATION
- ☐ ACQUISITION—REAL PROPERTY
- ☐ DISPOSITION—REAL PROPERTY
- ☐ OTHER, explain:
- ☐ CONCESSION
- ☐ UDAAP
- ☐ REVOCABLE CONSENT
- ☐ FRANCHISE
- ☒ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☐ other); EXPIRATION DATE:

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION ZR 74-743 (see Attachment A)

***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:

Potential HPD construction/ programs funding includes:
1) ELLA
2) Mix & Match
3) SARA
4) Open Door

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: Dispostion of MTA property

6. *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
- ☒ TAX MAP
- ☒ ZONING MAP
- ☐ FOR LARGE AREAS OR MULTIPLE SITES, A GIS SHAPE FILE THAT DEFINES THE PROJECT SITE(S)
- ☒ SANBORN OR OTHER LAND USE MAP
- ☒ 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.): 260,389 | Waterbody area (sq. ft.) and type: 0

Roads, buildings, and other paved surfaces (sq. ft.): 0 | Other, describe (sq. ft.): 0

7. *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): 1,178,934

NUMBER OF BUILDINGS: 6

GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): A1: 208,024 gsf
A2: 176,040 gsf
B1: 176,989 gsf
B2: 203,211 gsf
C1: 220,609 gsf
C2: 194,061 gsf

HEIGHT OF EACH BUILDING (ft.): A1: 157, A2: 191, B1: 157, B2: 190, C1: 199, C2: 255

NUMBER OF STORIES OF EACH BUILDING: 12 to 21

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: 202,420

The total square feet not owned or controlled by the applicant: 57,969

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 disturbance (if known):

AREA OF TEMPORARY DISTURBANCE: 260,389 sq. ft. (width x length) VOLUME OF DISTURBANCE: 2,603,890 cubic ft. (width x length x depth) AREA OF PERMANENT DISTURBANCE: 260,389 sq. ft. (width x length)

8. *Analysis Year* CEQR Technical Manual Chapter 2

ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2033

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 120 months

WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? ☐ YES ☒ NO

IF MULTIPLE PHASES, HOW MANY? Will be provided in the EIS.

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: Will be provided in the EIS.

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

☒ RESIDENTIAL ☒ MANUFACTURING ☒ COMMERCIAL ☒ PARK/FOREST/OPEN SPACE ☒ OTHER, specify: Parking; Transportation/ Utility

DESCRIPTION OF EXISTING AND PROPOSED CONDITIONS

The information requested in this table applies to the directly affected area. The directly affected area consists of the project site and the area subject to any change in regulatory control. The increment is the difference between the No-Action and the 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				
No. of dwelling units			1,262	1,262
No. of low- to moderate-income units			1,262	1,262
Gross floor area (sq. ft.)			1,075,684	1,075,684
Commercial	☐ YES ☒ NO	☐ YES ☒ NO	☒ YES ☐ NO	
If "yes," specify the following:				
Describe type (retail, office, other)			Retail	
Gross floor area (sq. ft.)			27,746	27,746
Manufacturing/Industrial	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify the following:				
Type of use				
Gross floor area (sq. ft.)				
Open storage area (sq. ft.)				
If any unenclosed activities, specify:				
Community Facility	☐ YES ☒ NO	☐ YES ☒ NO	☒ YES ☐ NO	
If "yes," specify the following:				
Type			Medical office	
Gross floor area (sq. ft.)			4,933+8551=13,484	13,484
Vacant Land	☐ YES ☒ NO	☐ YES ☒ NO	☒ YES ☐ NO	
If "yes," describe:				
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):				
Other Land Uses	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," describe:				
PARKING				
Garages	☐ YES ☒ NO	☐ YES ☒ NO	☒ YES ☐ NO	
If "yes," specify the following:				
No. of public spaces		0	217	217
No. of accessory spaces				
Operating hours				
Attended or non-attended			Non Attended	
Lots	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify the following:				
No. of public spaces	400	400	400	0
No. of accessory spaces				
Operating hours				
Other (includes street parking)	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," describe:				
POPULATION				
Residents	☐ YES ☒ NO	☐ YES ☒ NO	☒ YES ☐ NO	
If "yes," specify number:			3,484	3,484
Briefly explain how the number of residents was calculated:	Using a multiplier of 2.76 persons per household (DU) for Average Household Size of Renter-Occupied Unit for the Bronx			

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
Businesses	☐ YES ☒ NO	☐ YES ☒ NO	☒ YES ☐ NO	
If "yes," specify the following:				
No. and type			Retail, medical office (number not known	
No. and type of workers by business			Commercial : 83 Community Facility: 13 Parking : 4 Maintenance crew: 50 Total: 152	
No. and type of non-residents who are not workers				
Briefly explain how the number of businesses was calculated:	Using a multiplier of 0.003 for commercial space (27,746 sf * 0.003 =84), 0.001 for community facility, 0.020 for parking and 0.040 for maintenance crew, resulting in approximately 152 workers			
Other (students, visitors, concert-goers, *etc.*)	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If any, specify type and number:				
Briefly explain how the number was calculated:				
ZONING				
Zoning classification	M1-1	M1-1	R7-1/C2-4	
Maximum amount of floor area that can be developed	Manufacturing FAR-1.0	Manufacturing FAR-1.0	Residential: 4.6 FAR Residential (Senior): 5.01 FAR Commercial: 2.0 FAR Community Facility: 4.8 FAR	
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	Residential, Commercial, Manufacturing/Industrial, Transportation/Utility.	Residential, Commercial, Manufacturing/Industrial, Transportation/Utility.	Residential, Commercial, community facility, Manufacturing/Industrial, Transportation/Utility.	
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 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 Full 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. See Attachment B		
(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. See Attachment B		
2. *SOCIOECONOMIC CONDITIONS*: CEQR Technical Manual Chapter 5		
(a) Would the proposed project:		
○ Generate a net increase of more than 200 residential units *or* 200,000 square feet of commercial space?	☒	☐
▪ If "yes," answer *both* questions 2(b)(ii) and 2(b)(iv) below.		
○ Directly displace 500 or more residents?	☐	☒
▪ If "yes," answer questions 2(b)(i), 2(b)(ii), and 2(b)(iv) below.		
○ Directly displace more than 100 employees?	☐	☒
▪ If "yes," answer questions under 2(b)(iii) and 2(b)(iv) below.		
○ Affect conditions in a specific industry?	☐	☒
▪ If "yes," answer question 2(b)(v) below.		
(b) If "yes" to any of the above, attach supporting information to answer the relevant questions below. If "no" was checked for each category above, the remaining questions in this technical area do not need to be answered.		
i. Direct Residential Displacement		
○ If more than 500 residents would be displaced, would these residents represent more than 5% of the primary study area population?	☐	☐
○ If "yes," is the average income of the directly displaced population markedly lower than the average income of the rest of the study area population?	☐	☐
ii. Indirect Residential Displacement		
○ Would expected average incomes of the new population exceed the average incomes of study area populations?	☐	☒
○ If "yes:"		
▪ Would the population of the primary study area increase by more than 10 percent?	☐	☐
▪ Would the population of the primary study area increase by more than 5 percent in an area where there is the potential to accelerate trends toward increasing rents?	☐	☐
○ If "yes" to either of the preceding questions, would more than 5 percent of all housing units be renter-occupied and unprotected?	☐	☐
iii. Direct Business Displacement		
○ Do any of the displaced businesses provide goods or services that otherwise would not be found within the trade area, either under existing conditions or in the future with the proposed project?	☐	☐
○ Is any category of business to be displaced the subject of other regulations or publicly adopted plans to preserve,	☐	☐

	YES	NO
enhance, or otherwise protect it?		
iv. Indirect Business Displacement		
○ Would the project potentially introduce trends that make it difficult for businesses to remain in the area?	☐	☒
○ Would the project capture retail sales in a particular category of goods to the extent that the market for such goods would become saturated, potentially resulting in vacancies and disinvestment on neighborhood commercial streets?	☐	☒
v. Effects on Industry		
○ Would the project significantly affect business conditions in any industry or any category of businesses within or outside the study area?	☐	☒
○ Would the project indirectly substantially reduce employment or impair the economic viability in the industry or category of businesses?	☐	☒
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, health care facilities, day care centers, police stations, or fire stations?	☐	☒
(b) Indirect Effects		
i. 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)	☒	☐
○ If "yes," would the project result in a collective utilization rate of the group child care/Head Start centers in the study area that is greater than 100 percent?	☒	☐
○ If "yes," would the project increase the collective utilization rate by 5 percent or more from the No-Action scenario?	☒	☐
ii. 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)	☒	☐
○ If "yes," would the project increase the study area population by 5 percent or more from the No-Action levels?	☐	☐
○ If "yes," would the additional population impair the delivery of library services in the study area?	☐	☐
iii. 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)	☒	☐
○ If "yes," would the project result in a collective utilization rate of the elementary and/or intermediate schools in the study area that is equal to or greater than 100 percent?	☒	☐
○ If "yes," would the project increase this collective utilization rate by 5 percent or more from the No-Action scenario?	☐	☒
iv. Health Care Facilities		
○ Would the project result in the introduction of a sizeable new neighborhood?	☐	☒
○ If "yes," would the project affect the operation of health care facilities in the area?	☐	☒
v. Fire and Police Protection		
○ Would the project result in the introduction of a sizeable new neighborhood?	☐	☒
○ If "yes," would the project affect the operation of fire or police protection in the area?	☐	☒
4. *OPEN SPACE*: CEQR Technical Manual Chapter 7		
(a) Would the 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?	☐	☒
(c) If "yes," would the project generate more than 50 additional residents or 125 additional employees?	☐	☐
(d) Is the project located within a well-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?	☐	☒
(e) If "yes," would the project generate more than 350 additional residents or 750 additional employees?	☐	☐
(f) If the project is located in an area that is neither under-served nor well-served, would it generate more than 200 additional residents or 500 additional employees?	☒	☐
(g) If "yes" to questions (c), (e), or (f) above, attach supporting information to answer the following:		
○ If in an under-served area, would the project result in a decrease in the open space ratio by more than 1 percent?	☐	☐
○ If in an area that is not under-served, would the project result in a decrease in the open space ratio by more than 5	☒	☐

	YES	NO
percent?		
○ If "yes," are there qualitative considerations, such as the quality of open space, that need to be considered? Please specify:	☐	☐
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?	☐	☒
(c) If "yes" to either of the above questions, attach supporting information explaining whether the project's shadow would reach any sunlight-sensitive resource at any time of the year. See Attachment B		
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. See Attachment B		
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?	☐	☒
(c) If "yes" to either of the above, please provide the information requested in Chapter 10. See Attachment B		
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 project would affect any of these resources. See Attachment B		
(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:	☐	☐
(i) Based on the Phase I Assessment, is a Phase II Investigation needed?	☐	☐
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?	☒	☐

	YES	NO
(c) If the proposed project located in a separately sewered area, would it result in the same or greater development than that listed in Table 13-1 in Chapter 13?	☐	☐
(d) Would the 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?	☒	☐
(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 contribute contaminated stormwater to a separate storm sewer system?	☐	☒
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	☐	☐
(i) If "yes" to any of the above, conduct the appropriate preliminary analyses and attach supporting documentation. See Attachment B		
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): 75,719		
○ 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?	☐	☒
○ If "yes," would the proposed project comply with the City's Solid Waste Management Plan?	☐	☐
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): 107,115,756		
(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 appropriate screening analyses, attach 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/rail 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?	☐	☒
(f) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation.		
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) Would the proposed project result in the development of 350,000 square feet or more?	☒	☐
(d) If "yes" to any of the above, would the project require a GHG emissions assessment based on guidance in Chapter 18?	☒	☐
○ If "yes," would the project result in inconsistencies with the City's GHG reduction goal? (See Local Law 22 of 2008; § 24-	☐	☒

	YES	NO
803 of the Administrative Code of the City of New York). Please attach supporting documentation. See Attachment B		
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?	☐	☒
(e) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation. See Attachment B		
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; 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. See Attachment B		
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. See Attachment B		
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. See Attachment B		

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	SIGNATURE	DATE
Kovid Saxena	Kovid Saxena	July 23, 2021

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	X	
Socioeconomic Conditions	X	
Community Facilities and Services	X	
Open Space	X	
Shadows	X	
Historic and Cultural Resources	X	
Urban Design/Visual Resources	X	
Natural Resources	X	
Hazardous Materials	X	
Water and Sewer Infrastructure	X	
Solid Waste and Sanitation Services		X
Energy		X
Transportation	X	
Air Quality	X	
Greenhouse Gas Emissions	X	
Noise	X	
Public Health	X	
Neighborhood Character	X	
Construction	X	

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? **X** 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 Director, Environmental Assessment and Review Division	LEAD AGENCY City Planning Commission
NAME Olga Abinader	DATE July 23, 2021
SIGNATURE	

DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *Director*
Department of City Planning

July 23, 2021

POSITIVE DECLARATION

Project Identification
Wakefield Village
CEQR No. 22DCP008X
ULURP Nos. Pending
SEQRA Classification: Type I

Lead Agency
City Planning Commission
120 Broadway, 31st Floor
New York, NY 10271
Contact: Olga Abinader
(212) 720-3493

Name, Description and Location of Proposal:

Wakefield Village
Webster Leasing LLC (the "Applicant") is requesting discretionary approvals from the City Planning Commission (the "CPC"), including zoning map and text amendments, special permits, disposition of City-owned property, and public financing, described in greater detail below, to facilitate the redevelopment of an approximately 4.65-acre site located on Block 5064, Lots 10 (p/o), 78, and 85 (the "Project Site") in Bronx Community District 12 (CD 12). The Proposed Actions, listed and described below, would facilitate an approximately 1,172,760 gross square feet (gsf) mixed-use transit-oriented development (the "Proposed Project") on the Project Site, comprised of six buildings including approximately 1,075,684 gsf of residential uses with approximately 1,262 affordable dwelling units (DUs), approximately 27,746 gsf of retail space, approximately 55,846 gsf of community facility space, approximately 55,846 gsf of accessory space including common areas, and approximately 130,097 square feet (sf) of publicly-accessible open space.

Specifically, the Proposed Actions before the CPC include:

- A Zoning Map Amendment to rezone the Project Site from the existing M1-1 zoning district to R7-1 with C2-4 commercial overlay
- A Zoning Text Amendment to Appendix F (Inclusionary Housing and Mandatory Inclusionary Housing (MI) Areas) of the Zoning Resolution (ZR) to designate the Project Site as an MIH area.
- A Large Scale General Development (LSGD) Special Permit pursuant to ZR §74-743(a)(2) to allow variations to height, setback, and side yard regulations (ZR §§23-661, 23-664, 35-24).
- A LSGD Special Permit pursuant to ZR §74-512 to allow permitted parking above 200 spaces.

Additionally, a disposition of the portion of Metropolitan Transportation Authority- (MTA-) owned Lot 10, generally located between the Applicant-owned Lot 78 and Lot 85, will be required, and the Applicant

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

would seek public funding and/or financing through the New York City Department of Housing Preservation and Development, and potentially other City and New York State sources related to affordable housing development.

The Build Year for the Proposed Actions is 2033.

Statement of Significant Effect:
On behalf of the CPC, the Environmental Assessment and Review Division has determined, pursuant to 6 NYCRR Part 617.7, that the proposed actions may have a significant effect on the quality of the environment as detailed in the following environmental impacts, and that an environmental impact statement will be required: land use, zoning and public policy; socioeconomic conditions; community facilities; open space; shadows; historic and cultural resources; urban design and visual resources; natural resources; hazardous materials; water and sewer infrastructure; transportation; air quality; greenhouse gas emissions; noise; public health; neighborhood character; and construction.

The proposed actions would not have significant adverse impacts related to solid waste and sanitation services; and energy.

Supporting Statement:
The above determination is based on an Environmental Assessment Statement prepared for the action which finds that:

1. Land Use, Zoning and Public Policy – The Proposed Actions would result in new land uses and a change in zoning. The Project Site is within the Coastal Zone boundary and will require a consistency assessment with the NYC Waterfront Revitalization Program (WRP).

2. Socioeconomic Conditions – The Proposed Actions would introduce more than 200 DUs, at the Project Site, and could result in indirect residential displacement.

3. Community Facilities – The Proposed Actions would introduce new residential dwelling units would increase demand at public schools, publicly funded child care facilities, and libraries.

4. Open Space – The Proposed Actions would introduce new residential and worker populations that could increase demand for use of publicly accessible spaces.

5. Shadows – The Proposed Actions would introduce new buildings that would be greater than 50 feet in height in the vicinity of nearby sunlight sensitive resources, including the Bronx River.

6. Historic and Cultural Resources – The Proposed Actions could result in new construction within close proximity to known architectural and archaeological resources.

7. Urban Design and Visual Resources – The Proposed Actions could result in physical changes to the Project Site beyond the bulk and form currently permitted as-of-right. These proposed changes could affect a pedestrian's experience of public space.

8. Natural Resources – The Proposed Actions would result in construction on a site near the Bronx River.

9. Hazardous Materials – The Proposed Actions could result in new construction and in-ground disturbance within the affected area, which has a documented history of hazardous materials conditions.

10. Water and Sewer Infrastructure – The Proposed Actions would result in an incremental increase of over 400 residential DUs in a combined sewer area in the Bronx, and a specific drainage area adjacent to the Bronx River.

11. Solid Waste and Sanitation Services – The Proposed Actions would not have the potential to generate 50 tons or more of solid waste per week and would not involve a reduction of capacity at a solid waste management facility.

12. Energy – The Proposed Actions would not affect the transmission or generation of energy.

13. Transportation – The Proposed Actions would generate vehicular traffic and increase demand for parking, pedestrian traffic and subway and bus riders.

14. Air Quality – The Proposed Actions would have the potential to create new mobile and stationary sources of pollutants and introduce new emissions stacks so that changes in the dispersion of emissions from the stacks may affect surrounding uses.

15. Greenhouse Gas Emissions – The Proposed Actions could generate greenhouse gas emissions.

16. Noise –The Proposed Actions would result in additional vehicle trips and would introduce new noise-sensitive receptors in an area near heavily trafficked roadways and active Metro North rail lines. The Proposed Actions would not introduce any unenclosed mechanical building equipment, and is not located in an area with existing high ambient noise levels due to existing future or stationary noise sources, and a stationary noise source analysis is not warranted.

17. Public Health – The Proposed Actions could result in effects related to air quality, hazardous materials or noise, and consequently public health may be affected.

18. Neighborhood Character – The Proposed Actions could affect socioeconomic conditions, urban design and visual resources, historic and cultural resources, transportation and noise; consequently, the affected area's neighborhood character may be affected.

19. Construction – The Proposed Actions would result in the phased development of multiple large, mixed-use buildings over an extended period of time, and would involve activities that could result in construction impacts.

Public Scoping:
The CEQR lead agency hereby requests that the applicant prepare or have prepared, at their option,

a Draft Environmental Impact Statement (DEIS) in accordance with 6 NYCRR 617.9(b) and Sections 6-08 and 6-12 of Executive Order No. 91 of 1977 as amended (City Environmental Quality Review).

A public scoping meeting has been scheduled for Monday, August 23, 2021 at 2:00 PM. In light of the Governor's announcement on June 24, 2021 of the end of the State-declared state of emergency, and in support of the City's continued efforts to contain the spread of COVID-19, the public scoping meeting will be accessible both in person and remotely. The public scoping meeting will be held in person in the NYC City Planning Commission Hearing Room, Lower Concourse, 120 Broadway, New York, NY on August 23, 2021, at 2:00 PM. Per the allowable occupancy of the NYC City Planning Commission Hearing Room, no more than thirty-four members of the general public will be permitted in the space at any given time. All meeting attendees will be required to practice physical distancing and all attendees over the age of two who are medically able to tolerate a face covering will be required to wear a face covering, regardless of vaccination status.

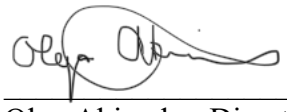
Please do not attend this meeting in person if:

- You have experienced any symptoms of COVID-19 within the past 10 days (a fever of 100.0 degrees Fahrenheit or greater, a new cough, new loss of taste or smell, or shortness of breath).
- You have tested positive for COVID-19 within the past 10 days.
- You have been in close contact (within 6 feet for at least 10 minutes over a 24-hour period) with anyone while they had COVID-19 within the past 10 days and are required to quarantine under existing CDC guidance (you have not had COVID-19 within the past 3 months, and you are not fully vaccinated).

To join the meeting remotely and comment, please visit NYC Engage (https://www1.nyc.gov/site/nycengage/events/index.page). Written comments will be accepted by the lead agency through Thursday, September 2, 2021.

This determination has been prepared in accordance with Article 8 of the Environmental Conservation Law.

Should you have any questions pertaining to this Positive Declaration, you may contact Annabelle Meunier, at (212) 720-3426.



July 23, 2021

Olga Abinader, Director
Environmental Assessment & Review Division
New York City Department of City Planning

Date

ATTACHMENT A:
PROJECT DESCRIPTION

Attachment A: Project Description

I. INTRODUCTION

Webster Leasing LLC (the "Applicant") is requesting discretionary approvals from the City Planning Commission (CPC) to facilitate the redevelopment of an approximately 4.65-acre site located on Lots 10 (p/o), 78 and 85 of Block 5064 ("Project Site") in Bronx Community District 12 (CD 12). The approvals being sought by the Applicant from the CPC and subject to the Uniform Land Use Review Procedure (ULURP) include:

- Zoning map amendment to rezone the Project Site from the existing M1-1 zoning district to R7-1/C2-4;
- Zoning Text Amendment to Appendix F (Inclusionary Housing and Mandatory Inclusionary Housing Areas) of the ZR to designate the Rezoning Area an MIH area;
- Zoning Special Permit:
  - to modify applicable height and setback regulations for a large scale general development. A Large-Scale General Development (LSGD) special permit pursuant to ZR §74-743(a)(2) would allow variations in the height and setback regulations and side yard regulations (ZR §§23-661, 23-664, 35-24) on the Project Site, while also providing for a well-planned development.
  - Special permit pursuant to ZR §74-512 to allow permitted parking above 200 spaces. To permit a public parking garage in excess of 150 spaces and floor space up to 23 feet above curb level to be exempted from floor area.

In addition, the Applicant intends to seek public funding and/or financing through the New York City Department of Housing Preservation and Development (HPD), and potentially other City and New York State sources related to affordable housing development. Disposition of the portion of Metropolitan Transportation Authority (MTA) owned Lot 10 generally located between the Applicant-owned Lot 78 and Lot 85 will be required. These discretionary actions are collectively referred to as the "Proposed Actions," and are subject to environmental review pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR) procedures.

The Proposed Actions would facilitate an approximately 1,172,760 **gross** square feet (gsf) mixed-use transit-oriented development (the "Proposed Project") on the Project Site, comprised of six buildings including approximately 1,075,684 gsf of residential uses with approximately 1,262 residential dwelling units (DUs), all of which would be income-restricted. In addition to the residential use, the Proposed Project would include approximately 27,746 gsf of retail space; approximately 13,484 gsf of community facility space, approximately 55,846 gsf of accessory space including common areas, and approximately 130,097 sf of publicly-accessible open space.

II. EXISTING CONDITIONS

Project Site

Land Use

Separated from adjoining areas by MTA Metro-North Railroad (MNR) tracks and the Bronx River Parkway, the Project Site is currently used as a parking lot and is located in an industrial area within CD 12 near the Wakefield neighborhood of the Bronx to the east and south, the City of Yonkers to the west, and the City of Mount Vernon to the north. The Project Site is comprised of three tax lots: Block 5064, Lot 10 (p/o), Lot 78, and Lot 85 (refer to **Figure A-1: Site Location Map** and **Figure A-2: Tax Map**), which have a total lot area of approximately 260,389 sf.

The Project Site is generally bounded by East 241st Street/Wakefield Avenue Bridge to the north, and MNR Harlem and New Haven rail lines to the east, south and west, and is adjacent to the MNR Wakefield Station (Harlem Line) in the Bronx, New York. The site is leased to the New York City Police Department (NYPD) as a commercial parking lot with approximately 400 spaces. Access to the Project Site is from Baldwin Street, located north of the Project Site. (**Figure A-3: Aerial Map** and **Figure A-4: Land Use Map**).

Zoning

The Project Site is mapped with an M1-1 zoning district (**Figure A-5: Zoning Map**). The existing M1-1 zoning on the Project Site was established with the enactment of the ZR in 1961 and has been updated in 2019 to reflect the changing uses in the area near the Project Site or in the Wakefield neighborhood. The M1-1 zoning designation is usually a buffer between M2 or M3 districts and adjacent to residential and commercial districts since it is considered a “light manufacturing” zoning district. This light manufacturing district typically includes woodworking shops, repair shops, and wholesale service and storage facilities. FARs in M1 districts range from 1.0 to 10.0. Parking requirements include one space per 300 square feet.

Surrounding Area

Land Use

Existing land uses within 0.25 miles of the Project Site are predominantly residential. Residential uses east of the MNR New Haven Line are comprised primarily of one- to two-story detached single-family homes, and multi-family buildings with some interspersed vacant lots and public facilities and institutions. Public facilities and institutions include P.S. 16 on Carpenter Avenue, the Matilda Avenue School on Matilda Avenue, and the US Army 4th Jag Detachment facility and the Montefiore North Division Annex located between Nereid Avenue and Bronx Boulevard.

The area north of the Project Site includes parcels within the City of Mount Vernon and is generally comprised of industrial/manufacturing uses and vacant lots. Owners include MNR, Sound Distribution Corporation, and the New York State Department of Transportation (NYSDOT). A NYPD facility is located immediately north of the Project Site. Open space and recreational resources include the Bronx River Parkway and Wakefield Playground.

The area west of the MNR Harlem Line and the Bronx River Parkway includes parcels in the City of Yonkers, primarily including multi-family buildings along Bronx River Road. (**Figure A-4: Land Use Map**).

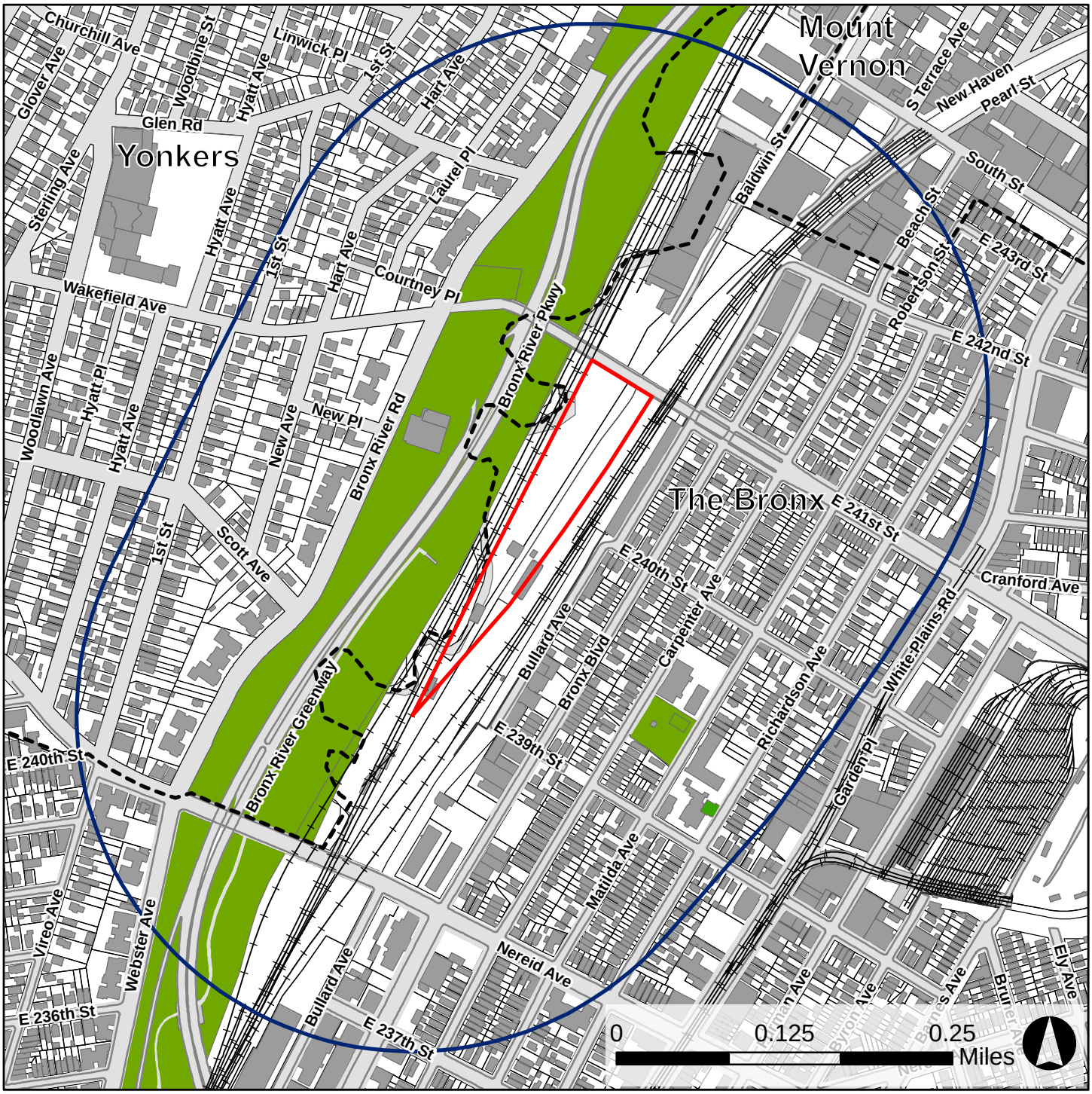
Zoning

Much of the area north of the Project Site is zoned as an M1-1 zoning district, while the portion of the Wakefield neighborhood, east of the MNR New Haven Line tracks is zoned R5 and R4A. Within six blocks east of the Project Site are large areas of formerly low density residential and manufacturing districts that were rezoned to R6 districts (Wakefield/Eastchester Rezoning in 2007) and to an R7D/C2-4 district (241st

Street Rezoning in 2019). A small area west of the study area is mapped as an R6 zoning district. The area south of the Project Site is zoned as R7A and C8-1. The area west of the Project Site within the City of Yonkers is mapped with zoning designations in conformance to the zoning code for that municipality: A (high density residential), B (mixed-use residential and retail), M (medium-density residential), CM (commercial/light manufacturing), RMF-10 (multi-family residences) and T (two-family residential) districts. The portion of the study area further north of the Project Site within the City of Mount Vernon is mapped as an I (industrial) zoning district (**Figure A-5: Zoning Map**).

Transportation Network

The Project Site is well served by mass transit. The elevated tracks of the MTA-New York City Transit (NYCT) Seventh Avenue Express (Number 2 train) subway line runs along White Plains Road. The 241st Street station is the northern terminus for this line. The Lexington Avenue Express (Number 5 train) train line also runs along White Plains Road. Its northern terminus is at the Nereid Avenue station southeast of the Project Site. Both subway lines connect to Central Business Districts in Midtown, Lower Manhattan, and Downtown Brooklyn. The MNR Harlem Line is located immediately west and south of the Project Site, while the MNR New Haven line is located immediately east and south of the Project Site. The Wakefield Avenue Station on the MNR Harlem Line is located immediately across the Project Site, at 241st Street, providing commuter rail access to Grand Central Terminal in Midtown Manhattan and points north in Westchester, Putnam and Dutchess counties, including the City of White Plains. Bus service includes the BxM11 (Wakefield/Midtown) and the Bx39 (Wakefield/Clason's Point) at White Plains Road and the Bx16 (Pelham/Norwood) at Nereid Avenue. Westchester Bee-Line buses on the B-L 40, B-L 41, and B-L 43 lines are also available at White Plains Road. Major thoroughfares near the Project Site include the Bronx River Parkway, which is a limited access highway that runs north-south to the west of the Project Site; White Plains Road, a signalized arterial that runs north-south to the east of the Project Site; and Nereid Avenue, a signalized arterial that runs east-west to the south of the Project Site.



Source: 2020 PLUTO, DCP

For Illustrative purposes only

Project Site

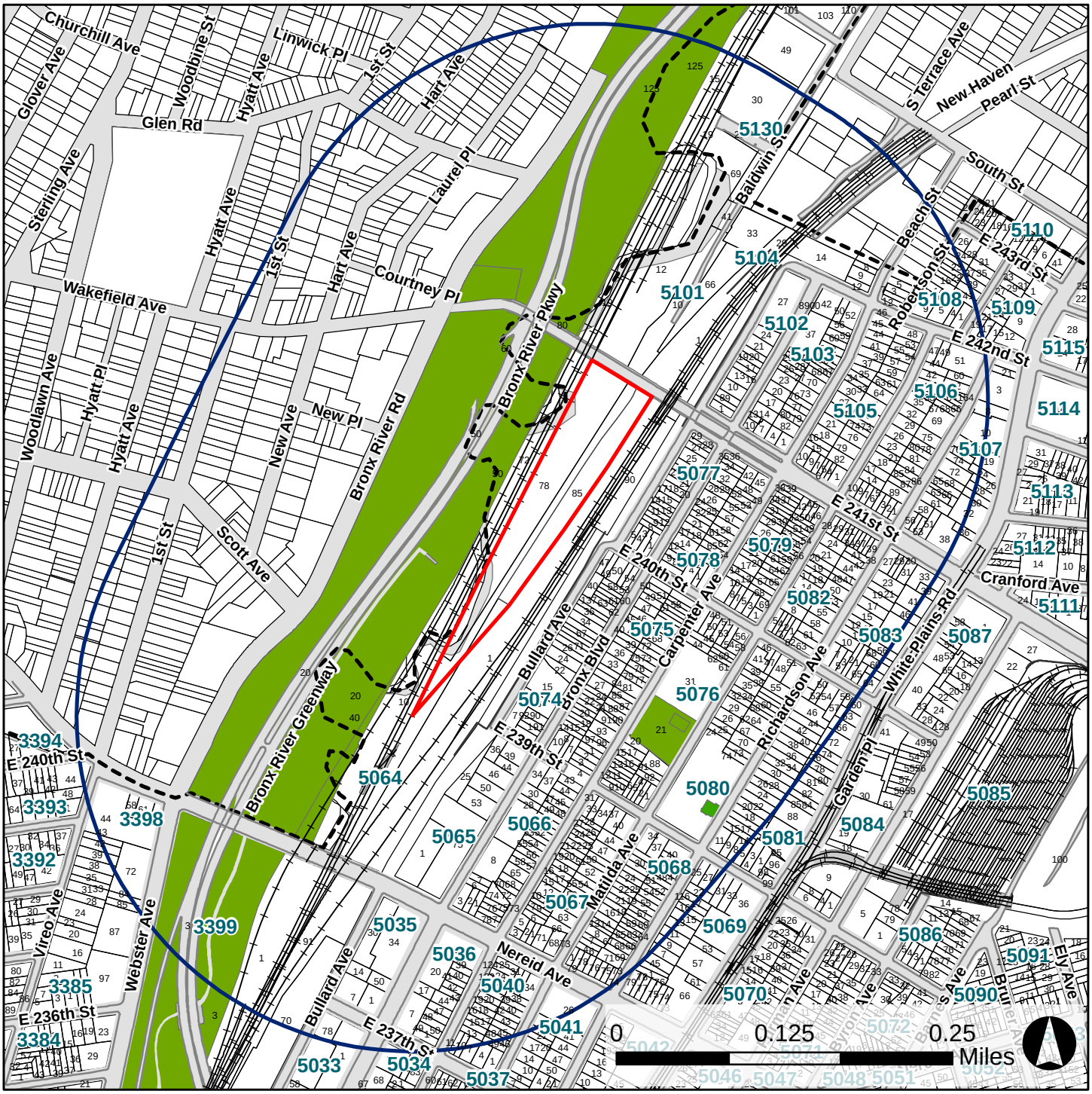
0.25-mile Study Area

City/County Boundary

PROJECT SITE MAP

Figure A-1

Wakefield Village EIS



Source: 2020 PLUTO, DCP

For Illustrative purposes only

Project Site

0.25-mile Study Area

City/County Boundary

5064 Block

85, 75, 10 Lots

TAX LOT MAP

Figure A-2

Wakefield Village EIS



Source: 2020 PLUTO, DCP

For Illustrative purposes only

Project Site

City/County Boundary

X Keyed Photographs

AERIAL MAP

Figure A-3

Wakefield Village EIS

Figure A-3

Photograph 1: Facing South from the Project Site on Wakefield Avenue*



*Source: Google Maps

Photograph 2: Facing North from the Project Site towards Wakefield Avenue



Photograph 3: Facing West from the Project Site towards Bronx River Parkway

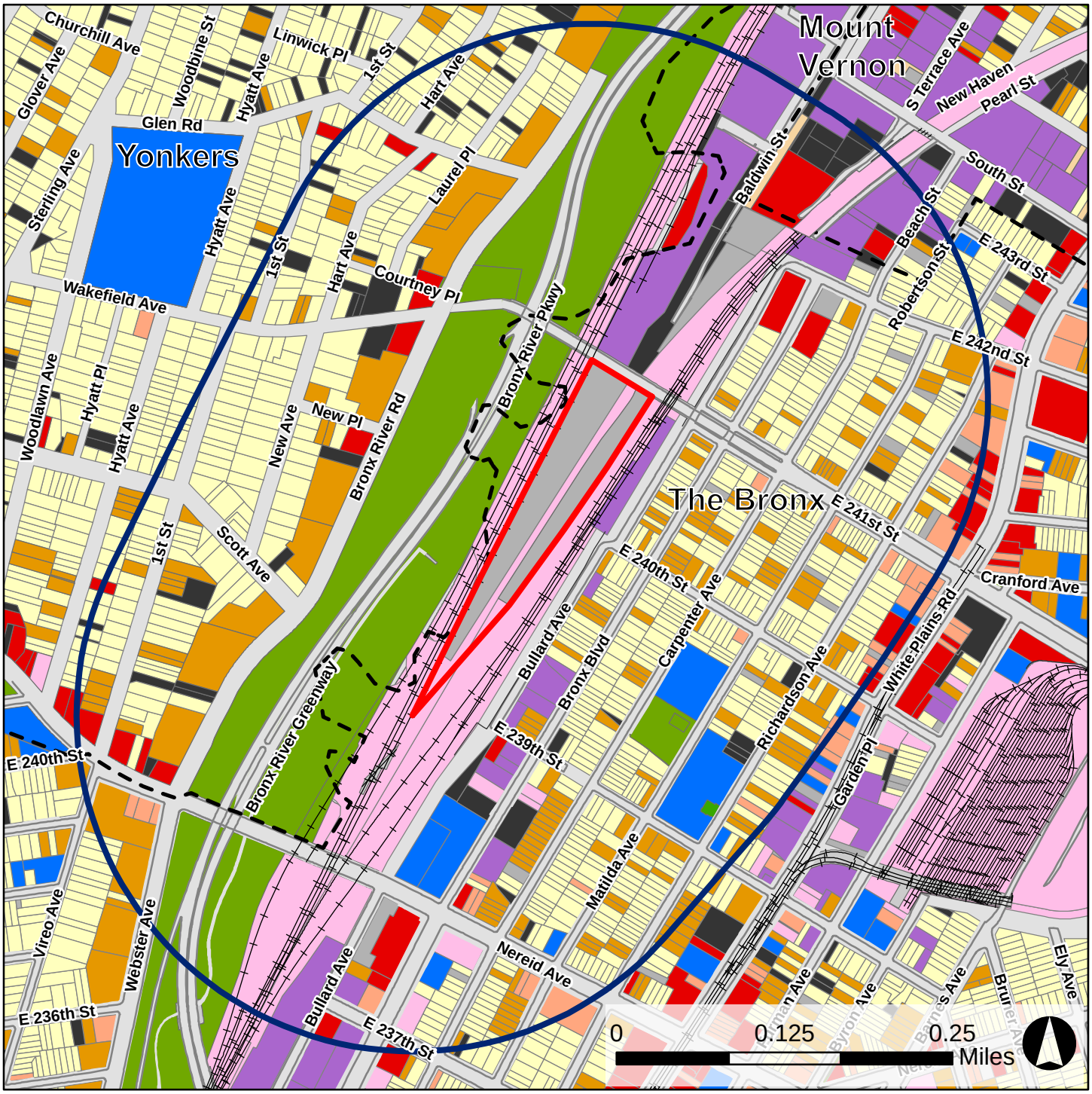


Photograph 4: Facing North from the Project Site from Wakefield Avenue



Photograph 5: Facing South from the Project Site towards Nereid Avenue





Source: 2020 PLUTO, DCP

For Illustrative purposes only

Project Site

0.25-mile Study Area

City/County Boundary

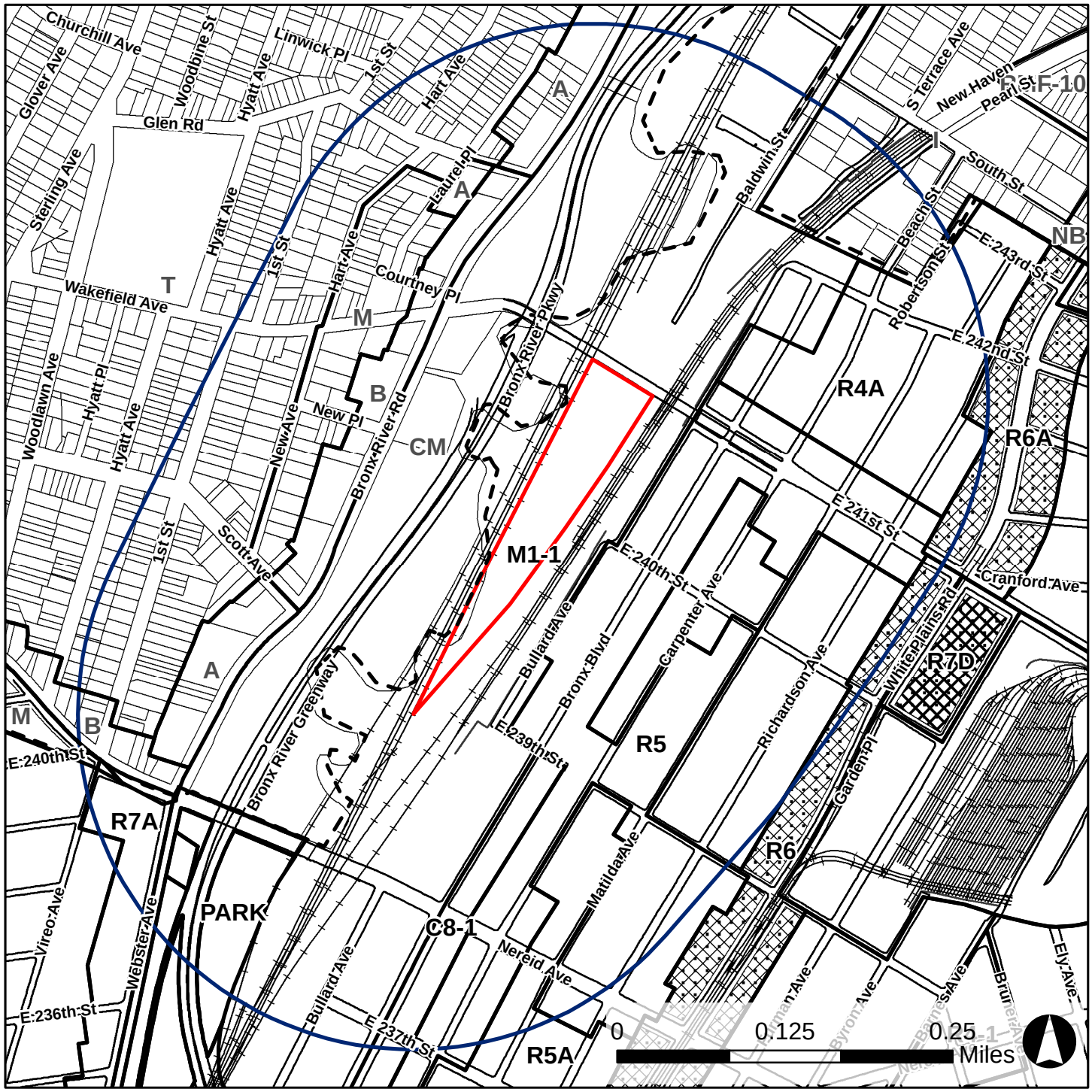
One & Two Family Buildings
Multi-Family Buildings
Mixed Commercial/Residential Buildings
Commercial/Office Buildings
Industrial/Manufacturing
Transportation/Utility
Public Facilities & Institutions

Open Space
Parking Facilities
Vacant Land

LAND USE MAP

Figure A-4

Wakefield Village EIS



Source: 2020 PLUTO, DCP

For Illustrative purposes only

Project Site

0.25-mile Study Area

City/County Boundary

R	Residential District
C	Commercial District
M	Manufacturing District
	C2-2
	C2-4

A	Elevator Apartment/ High Density
B	Neighborhood Business/ Apt's
CM	Commercial/ Light Manufacturing
I	General Industrial
M	Medium Density Apartment Houses
NB	Neighborhod Business
RMF	Multiple Family Residences
T	Two-Family Dwellings

ZONING MAP

Figure A-5

Wakefield Village EIS

III. DESCRIPTION OF THE PROPOSED PROJECT

The Proposed Actions would facilitate an approximately 1,172,760 gs**f** mixed-use transit-oriented development (the "Proposed Project") on the Project Site (**Table A-1: Proposed Project**), comprised of six buildings including approximately 1,075,684 gsf of residential uses with approximately 1,262 DUs, all of which would be income-restricted. In addition to the residential use, the Proposed Project would include approximately 27,746 gsf of retail space; approximately 13,484 gsf of community facility space, approximately 55,846 gsf of accessory space including common areas, and approximately 130,097sf of publicly-accessible open space (**Figure A-6: Proposed Project Site Plan and Figure A-7: Proposed Project Rendering**).

All proposed DUs would be affordable to households earning between 30% and 100% AMI. The Proposed Project would be constructed above two levels of accessory and public parking that would be open along the eastern and western facades with approximately 617 enclosed parking spaces in a two-level parking garage with access from Baldwin Street and the Wakefield Avenue Bridge level.

Table A-1: Proposed Project

Block/ Lot	Buildings	Residential (gsf)	Residential Units	Commercial (gsf)	Community Facility (gsf)	Mechanical Space and Common Areas Space (gsf)	Total Area (gsf)	Parking	Open space	Height * (ft)
5064/78,85, p/o 10	A1	181,026	231	17,092	0	9,906	208,024	NA	28,503	157
	A2	162,035	177	5,622	0	8,383	176,040	NA	17,663	191
5064/78,85, p/o 10	B1	158,596	163	5,032	4,933	8,428	176,989	NA	12,739	157
	B2	184,983	250	0	8,551	9,677	203,211	NA	11.89	190
5064/78,85, p/o 10	C1	204,224	230	0	0	10,211	214,435	NA	13,860	199
	C2	184,820	211	0	0	9,241	194,061	NA	45,442	255
Total		**1,075,684**	**1,262**	**27,746**	**13,484**	**55,846**	**1,172,760**	**242,640 (617 spaces)**	**130,097**	



Source: 2020 PLUTO, DCP

For Illustrative purposes only

SITE PLAN

Figure A-6

Wakefield Village EIS



Source: Newman Architects

For Illustrative purposes only

PROPOSED PROJECT RENDERING BUILDING A ENTRY

Figure A-7

Wakefield Village EIS



Source: Newman Architects

For Illustrative purposes only

PROPOSED PROJECT RENDERING MARKET COURT IN BETWEEN BUILDING A & B

Figure A-7

Wakefield Village EIS



Source: Newman Architects

For Illustrative purposes only

PROPOSED PROJECT RENDERING SOUTH VIEW PARK AND BUILDING C

Figure A-7

Wakefield Village EIS

IV. REQUIRED APPROVALS AND REVIEW PROCEDURES

The following discretionary approvals subject to the Uniform Land Use Review Procedure (ULURP), as well as pursuant to Section 200 of the City Charter, are needed to facilitate the Proposed Project:

1. **Zoning Map Amendment** to rezone the Project Site from the existing M1-1 zoning district to R7-1/C2-4.
2. **Zoning Text Amendment** to Appendix F (Inclusionary Housing and Mandatory Inclusionary Housing Areas) of the ZR to designate the Rezoning Area an MIH area;
3. **Zoning Special Permit:**
    a. to modify applicable height, setback, and side yard regulations for a large scale general development. The special permit would allow waivers of maximum base height (75 feet), maximum building height (135 feet), required setbacks, and allow waivers of side yard requirements (ZR §§23-661, 23-664, 35-24) within the large-scale general development heights than that permitted under the underlying zoning districts for the intention of providing a better overall site plan.
    b. Special permit pursuant to ZR §74-512 to permit a public parking garage in excess of 150 spaces and floor space up to 23 feet above curb level to be exempted from floor area.

In addition, the Applicant intends to seek public funding and/or financing through HPD, and potentially other City and New York State sources related to affordable housing development. Acquisition of the MTA owned portion of Lot 10 located between Lot 78 and Lot 85 will also be required for inclusion into the Project Site.

The Proposed Actions would allow for an increase in the maximum FAR on the Project Site from 1.0 allowed under existing zoning controls, to 4.6 for residential use, 2.0 for commercial uses, and 4.8 for community facility uses. (**Table A-2: Proposed Zoning and FAR).**

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Table A-2: Proposed Zoning and FAR

Proposed Buildings	Block/ Lot	Lot Size SF	Existing Zoning	Proposed Zoning	Total FAR		Residential FAR		Commercial FAR		Community Facility FAR	
					Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.
A1 A2 B1 B2 C1 C2	5064/ 78,85, 10 (p/o)	260,389	M1-1	R7-1/C2-4	3.70	4.80	3.25	4.60	0.12	2.00	0.33	4.80

V. REASONABLE WORST-CASE DEVELOPMENT SCENARIO (RWCDS)

A reasonable worst-case development scenario (RWCDS) has been developed to account for the anticipated conditions on the Project Site in the future without (the "No-Action" condition) and with (the "With-Action" condition) the Proposed Project. The incremental change in conditions on the Project Site between the future No-Action and future With-Action conditions serves as the basis for the environmental impact analysis.

Analysis Year

The six buildings that comprise the Proposed Project would be developed over a period of 10 years. The Applicant expects to start construction sometime in 2023 and estimates that construction of all buildings could take approximately 10 years. Therefore, the analysis year for the Proposed Project is 2033.

The Future without the Proposed Actions (No-Action Condition)

Conditions in the future on the Project Site without approval of the Proposed Actions would be the same as existing conditions, i.e., a 400-space commercially leased parking lot.

The Future with the Proposed Actions (With-Action Condition)

The With-Action condition will analyze the Proposed Project, as described in Section III of this attachment.

Increment

The incremental differences between the No-Action condition and the two With-Action scenarios are shown in **Table A-4: Incremental Development Between No-Action and With-Action Conditions.**

Table A-4: Incremental Development Between No-Action and With-Action Conditions

Use	Proposed Project
Residential (DUs)	1,262
Residential (gsf)	1,075,684
Commercial - Supermarket (gsf)	17,092
Commercial - Local Retail (gsf)	10,654
Community Facility (gsf)	13,484
Open Space - Active (sf)	10,500
Open Space - Passive (sf)	119,597
Parking (spaces)	217

ATTACHMENT B:

EAS PART II: TECHNICAL ANALYSIS

Attachment B: EAS Part II – Technical Analysis

The 2020 *City Environmental Quality Review (CEQR) Technical Manual* defines thresholds for each technical area which, if met or exceeded, require that a detailed technical analysis be undertaken. Preliminary screening assessments were conducted for the Proposed Project using the guidelines presented in the *CEQR Technical Manual* to determine whether detailed analysis of a given technical area is appropriate. These assessments are provided in this attachment.

As described in Attachment A, "Project Description," the Proposed Actions would facilitate an approximately 1,172,760 gross square feet (gsf) mixed-use transit-oriented development (the "Proposed Project") on the Project Site, comprised of six buildings (A1, A2, B1, B2, C1, and C2) including approximately 1,075,684 gsf of residential uses with approximately 1,202 residential dwelling units (DUs), all of which are intended to be affordable. In addition to the residential use, the Proposed Project would include approximately 27,746 gsf of retail space; approximately 13,484 gsf of community facility space, approximately 55,846 gsf of accessory space including common areas, and approximately 130,097 square feet (sf) of publicly-accessible open space.

The environmental review will analyze the incremental difference between the future without the Proposed Actions (the "No-Action" condition) and the future with the Proposed Actions (the "With-Action" condition). As provided on page four of the Environmental Assessment Statement (EAS) form, the With-Action condition would result in an increase over the No-Action condition of approximately 1,172,760 gsf of development, comprised of the following uses: approximately 1,075,684 gsf of residential floor area providing approximately 1,262 DUs; approximately 27,746 gsf of retail space; approximately 13,484 gsf of community facility space; and approximately 242,640 gsf of parking space providing approximately 217 accessory parking spaces.

Based on the preliminary screening assessments outlined in the *CEQR Technical Manual*, all CEQR technical areas warrant assessment, except (1) Energy, and (2) Solid Waste and Sanitation Services. A solid waste assessment is warranted if a proposed project would cause a substantial increase in solid waste production that would overburden available waste management capacity or otherwise be inconsistent with the City's Solid Waste Management Plan or with state policy related to the City's integrated solid waste management system. Few projects have the potential to generate substantial amounts of solid waste (defined as 50 tons/100,000 pounds per week or more), thereby resulting in a significant adverse impact. Based on solid waste generation rates provided in the *CEQR Technical Manual*, the Proposed Project would result in a net increase of approximately 75,719 pounds (lbs) of solid waste per week. Therefore, an assessment of solid waste and sanitation services is not warranted. Projected energy generation and transmission requirements are forecasted by the New York State Independent System Operator and Con Edison, ensuring that the City's power supply and transmission systems have the capacity to meet expected future demand. An assessment of energy impacts is therefore limited to projects that significantly affect the transmission and generation of energy and is not warranted for the Proposed Project.

I. LAND USE, ZONING AND PUBLIC POLICY

A land use analysis characterizes the uses and development trends in the area that may be affected by a proposed project. The analysis also considers the project's compliance with and effect on the area's zoning and other applicable public policies. Even when there is no potential for a project to be inconsistent or affect land use, zoning, or public policy, a description of these issues will provide information for use in other technical areas. A detailed assessment of land use is appropriate if a project would result in a significant

change in land use or would substantially affect regulation or policies governing land use. *CEQR* also requires a detailed assessment of land use conditions if a detailed assessment has been deemed appropriate for other technical areas.

The Proposed Actions include zoning map and zoning text amendments that would affect the Project Site, as described in Attachment A, "Project Description." Public policies applicable to the Project Site include New York City sustainability goals defined in *One New York: The Plan for a Strong and Just City* (*OneNYC*), the City's affordable housing policies including *Housing New York,* and the City's Waterfront Revitalization Program. Therefore, consistent with *CEQR Technical Manual* guidelines, an assessment of land use, zoning, and public policy is warranted, and will be provided in the Draft Environmental Impact Statement (DEIS), as described in the Draft Scope of Work ("Draft Scope"). Additionally, a Consistency Assessment Form will be completed for the New York City Waterfront Revitalization Program.

II. SOCIOECONOMIC CONDITIONS

According to the *CEQR Technical Manual,* the five principal issues of concern with respect to socioeconomic conditions are whether a proposed project would result in significant adverse impacts due to: (1) direct residential displacement; (2) direct business and institutional displacement; (3) indirect residential displacement; (4) indirect business and institutional displacement; and (5) adverse effects on specific industries. A socioeconomic assessment should be conducted if a project may reasonably be expected to create substantial socioeconomic changes in an area. This can occur if a project would directly displace a residential population, substantial numbers of businesses or employees, or eliminate a business or institution that is unusually important to the community. It can also occur if a project would bring substantial new development that is markedly different from existing uses and activities in the neighborhood, and therefore would have the potential to lead to indirect displacement of businesses or residents from the area.

As the Project Site does not contain any existing residential units and does not support any active business or residential uses, the Proposed Actions would not result in the direct displacement of any residents or businesses.

The Proposed Actions would result in a net increment of more than 200 new DUs, which is the *CEQR Technical Manual* threshold for assessing a project's potential for indirect residential displacement. Therefore, an assessment of indirect residential displacement will be provided in the DEIS, as described in the Draft Scope.

The socioeconomic assessment with respect to indirect business and institutional displacement considers whether a proposed project could lead to increases in property values, and thus rents, making it difficult for some businesses or institutions to remain in the area. The Proposed Actions would not introduce more than 200,000 square feet (sf) of new commercial uses to the Project Site, which is the *CEQR* threshold for "substantial" new development warranting assessment. Therefore, an assessment of indirect business and institutional displacement is not warranted.

III. COMMUNITY FACILITIES AND SERVICES

Community facilities are public or publicly funded schools, libraries, childcare centers, health care facilities and fire and police protection services. An analysis examines a project's potential effect on the services provided by these facilities. A project can affect community services directly when it physically displaces or alters a community facility, or indirectly when it causes a change in population that may affect the services delivered by an existing facility. The Proposed Actions would not result in the direct displacement of any

existing community facilities or services. Analyses of police/fire services and health care facilities are not warranted since the Proposed Actions would neither introduce a sizeable new neighborhood where one has not previously existed, nor would it displace or alter a hospital or public health clinic, fire protection services facility, or police station.

New population added to an area due to a project would use existing community services, which may result in potential indirect effects on service delivery. The demand for community facilities and services is directly related to the type and size of the new population generated by development resulting from a proposed project. Depending on the size, income characteristics, and age distribution of the new population, a project may have indirect effects on public schools, libraries, or childcare centers.

A discussion of the Proposed Actions' potential effects on community facilities is provided below.

Public Schools

The *CEQR Technical Manual* defines the thresholds for a detailed analysis of public elementary and intermediate schools to be the addition of 50 students, and for high school the addition of 150 students. Based on student generation rates for public elementary, intermediate, and high schools for Bronx included in the *CEQR Technical Manual*, the net increase of up to 1,262 DUs generated by the Proposed Actions would result in 300 elementary school students, 135 intermediate school students, and 165 high school students. Since the total number of elementary and intermediate students is greater than 50 students, a detailed analysis of elementary and intermediate schools will be provided in the DEIS, as described in the Draft Scope. Since number of high school students generated by the Proposed Actions would be greater than the threshold of 150 students, a detailed analysis of the potential impact of the Proposed Actions on public high schools will also be provided in the DEIS, as described in the Draft Scope.

Libraries

The *CEQR Technical Manual* indicates that if a proposed project increases the number of DUs served by the local library branch by more than five percent, then an analysis of library services is necessary. In Bronx, the introduction of 682 DUs would represent a five percent increase in DUs per branch. Since the Proposed Actions would result in the addition of up to 1,262 DUs, it would exceed the *CEQR* threshold requiring a detailed analysis for libraries and a detailed analysis of libraries will be provided in the DEIS, as described in the Draft Scope.

Publicly Funded Group Child Care and Head Start Centers

The *CEQR Technical Manual* threshold for determining the need for a detailed analysis for publicly funded childcare and Head Start centers is an addition of 20 or more eligible children under the age of six based on the number of low or low/moderate income DUs. Based on the Applicant's intent to provide up to 1,262 non-senior DUs restricted to households with incomes up to 80% of AMI, the Proposed Project would generate more than 20 children eligible for publicly funded group childcare and head start centers, detailed analyses of publicly funded group child care and Head Start centers will be provided in the DEIS, as described in the Draft Scope.

IV. OPEN SPACE

The *CEQR Technical Manual* indicates that an open space assessment is typically warranted if an action would directly affect an open space or if it would increase the population by more than:

- 350 residents or 750 workers in areas classified as "well-served areas"
- 50 residents or 125 workers in areas classified as "underserved areas"

- 200 residents or 500 workers in areas that are not within “well-served” or “underserved areas”

Since the Project Site does not have any publicly-accessible open space, the Proposed Project would not directly displace any public open space. Any open space on the Project Site, which is limited to grassy areas utilized for landscaping areas or helipads, were not previously publicly-accessible. Furthermore, the Proposed Project would provide open space that would be publicly-accessible.

The Project Site is in an area that is neither underserved nor well-served by open space. The *CEQR Technical Manual* states that for a project located in areas that are within well-served, an open space assessment should be conducted if it would generate more than 200 residents or 500 workers. Since the Proposed Project would generate a net increase of up to 1,262 DUs and a net increase of up to 3,484 residents, it would exceed the associated residential threshold of 200 residents, an open space assessment is warranted and will be provided in the DEIS, as described in the Draft Scope.

V. SHADOWS

In conformance to *CEQR Technical Manual* guidance, a shadow assessment is required for a proposed project that would result in a new structure(s), or addition(s) to existing structure(s) that are greater than 50 feet in height and/or adjacent to an existing sunlight-sensitive resource. The Proposed Actions would facilitate the development of a six-building mixed-use affordable housing, retail, and community facility development on the Project Site. Number of floors would range between 12 and 21. As the Proposed Actions would result in structures greater than 50 feet in height, consistent with *CEQR Technical Manual* guidelines, an assessment is warranted of whether the Proposed Actions would result in shadow impacts on sunlight-sensitive resources in the DEIS, as described in the Draft Scope.

VI. HISTORIC AND CULTURAL RESOURCES

A historic and cultural resources assessment is required if there is the potential to affect either archaeological or significant architectural resources. Impacts on archaeological resources are considered for those land areas directly affected by a proposed project. An assessment of impacts on historic resources must take into consideration the full range of direct, visual, and contextual effects posed by a proposed project.

Based on a preliminary online review of New York City Landmarks Preservation Commission- (LPC) designated Historic Districts and Landmarks Map, the Project Site and adjacent sites do not contain any architectural resources that are eligible for or have 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. LPC will be consulted to verify if any resources should be considered and assessed in the DEIS, as described in the Draft Scope.

VII. URBAN DESIGN AND VISUAL RESOURCES

An urban design and visual resources assessment is needed when a project may have effects on one or more of the elements that contribute to a pedestrian’s experience of public space. These elements include streets, buildings, visual resources, open spaces, natural resources, wind, and sunlight. A preliminary analysis of urban design and visual resources is considered appropriate when there is the potential for a pedestrian to observe, from the street level, a physical alteration beyond that allowed by existing zoning, including: (1) projects that permit the modification of yard, height, and setback requirements; and (2)

projects that result in an increase in built floor area beyond what would be allowed “as-of-right” or in the future without the proposed project. A detailed analysis is stipulated for projects that would result in substantial alterations to the streetscape of the neighborhood by noticeably changing the scale of buildings.

The Proposed Actions would result in physical changes to the Project Site beyond the bulk and form currently permitted as-of-right. These changes could affect a pedestrian’s experience of public space, thereby requiring an urban design assessment. Therefore, an assessment of urban design and visual resources will be provided in the DEIS, as described in the Draft Scope.

VIII. NATURAL RESOURCES

The *CEQR Technical Manual* defines a natural resource as the City’s biodiversity (plants, wildlife, and other organisms); any aquatic or terrestrial areas capable of providing suitable habitat to sustain the life processes of plants, wildlife, and other organisms; and any areas capable of functioning in support of the ecological systems that maintain the City's environmental stability. Such resources include ground water, soils, and geologic features; numerous types of natural and human-created aquatic and terrestrial habitats (including wetlands, dunes, beaches, grasslands, woodlands, landscaped areas, gardens, parks, and built structures); as well as any areas used by wildlife.

A natural resources assessment may be appropriate if a natural resource is present on or near a project site, and the project would, either directly or indirectly, cause a disturbance of that resource. The Project Site has been improved with paved surfaces and is substantially devoid of natural resources. Development of the Proposed Project would not require the use of areas outside of the Project Site. Since the Project Site is located near the Bronx River, the EIS will include an assessment of natural resources following CEQR guidelines, as described in the Draft Scope.

IX. HAZARDOUS MATERIALS

The potential for significant impacts from hazardous materials can occur when: (a) hazardous materials exist on a site; and (b) a project would increase pathways to their exposure; or (c) a project would introduce new activities or processes using hazardous materials, thereby increasing the risk of human or environmental exposure. An analysis should be conducted for any site with the potential to contain hazardous materials or if any future redevelopment is anticipated. Given the land use history of the parcels on and near the Project Site, potential exposure to hazardous materials could occur as the result of the Proposed Actions. Therefore, the DEIS will include a summary of the results of a Phase I Environmental Site Assessment (ESA) prepared for the Project Site, as described in the Draft Scope.

X. WATER AND SEWER INFRASTRUCTURE

As indicated in the *CEQR Technical Manual*, a preliminary water supply infrastructure analysis is needed if a project would result in an exceptionally large demand for water (e.g., more than one million gallons per day (mgd)) or is located in an area that experiences low water pressure (e.g., areas at the end of the water supply distribution system).

As indicated in Section 220 of Chapter 13 of the *CEQR Technical Manual*, a preliminary assessment wastewater and stormwater conveyance and treatment is needed if a proposed project is located in a combined sewered area and the incremental development over the No-Action condition would exceed the following thresholds based on existing zoning districts:

- 1,000 residential DUs or 250,000 sf of commercial/public and institution/community facility use in Manhattan
- 400 residential DUs or 150,000 sf of commercial/public and institutional/community facility use in Bronx, Brooklyn, Staten Island or Queens.

Additionally, the Project Site is in a specific drainage area, adjacent to Bronx River. The Proposed Actions would exceed the CEQR analysis thresholds for project sites located in combined sewered areas and specific drainage areas. As a result, a preliminary assessment of wastewater and stormwater conveyance and treatment will be provided in the DEIS, as described in the Draft Scope.

XI. TRANSPORTATION

The objective of a transportation analysis is to determine whether a proposed action has the potential to result in a significant impact on traffic operations and mobility, public transportation facilities and services, pedestrian elements and flow, the safety of all roadway users (pedestrians, bicyclists, and motorists), and on and off-street parking. Proposed projects in New York City are evaluated through a two-tiered screening process to identify the need for detailed transportation analyses. The Level 1 screening assessment includes a trip generation analysis to determine whether the Proposed Project would result in more than 50 vehicle trips, 200 subway/rail or bus riders, or 200 pedestrian trips in a peak hour. The Level 2 screening includes an assignment of trips to the transportation network to identify intersections with 50 or more vehicle trips, pedestrian elements with 200 or more pedestrian trips, 50 bus trips in a single direction on a single route, or 200 passengers at a subway station or line during any analysis peak hour which would require detailed analyses.

Based on preliminary estimates, the Proposed Actions would be expected to generate 50 or more vehicles per hour during each of the peak hours through one or more intersections. Therefore, a detailed traffic analysis is warranted and will be provided in the DEIS, as described in the Draft Scope. The DEIS will also include a parking assessment to determine whether the Proposed Actions would result in excess parking demand (including demand from all uses), and whether there is a sufficient number of other parking spaces in the study area to accommodate that excess demand, as described in the Draft Scope.

Based on preliminary estimates, the Proposed Actions would generate more than 200 project-generated pedestrian trips in all peak hours, which include walk-only trips as well as the pedestrian component associated with walking between the Project Site and other modes of travel, such as subway stations and bus stops. Although these pedestrian trips would be dispersed throughout the surrounding area, new pedestrian trips exceeding the 200-trip threshold may occur during one or more peak hours along corridors near the Project Site and along corridors connecting the Project Site to transit services. Therefore, a detailed pedestrian analysis is warranted and will be provided in the DEIS, as described in the Draft Scope.

Based on preliminary estimates, the Proposed Actions would generate greater than 200 subway trips at one station and may generate 50 or more bus person-trips on any one line in one direction in the weekday AM and/or PM peak hours; the periods that the overall demand on the subway and bus systems is usually highest. Therefore, detailed transit analyses are warranted and will be provided in the DEIS, as described in the Draft Scope.

A detailed safety assessment at the traffic and pedestrian study locations will also be included in the DEIS, as described in the Draft Scope.

XII. AIR QUALITY

Under CEQR, an air quality analysis is used to determine whether a proposed project would result in a significant adverse impact on ambient air quality due to pollutant emissions from stationary or mobile sources. It also considers the potential of existing sources of air pollution to result in a significant adverse impact on new populations introduced by a proposed action. Since the Proposed Actions would result in an increase in the number of vehicular trips, would include heating, ventilation, and air conditioning (HVAC) facilities, and would introduce new sensitive uses on the Project Site, air quality analysis, including the effects of both mobile and stationary sources, will be included in the DEIS, as described in the Draft Scope.

The air quality assessment will consider the potential impacts on air quality from project-generated vehicle trips, parking facilities, and heat and hot water systems. The analysis of the HVAC systems of the Proposed Project will consider impacts following the screening procedures outlined in the *CEQR Technical Manual* to determine the potential for impacts on existing developments as well as the potential for "project-on-project impacts." Also included will be an assessment of emissions from nearby industrial uses on sensitive uses introduced by the Proposed Actions on the Project Site.

XIII. GREENHOUSE GAS EMISSIONS AND CLIMATE CHANGE

While the need for a greenhouse gas (GHG) emissions assessment is highly dependent on the nature of the project and its potential impacts, the GHG consistency assessment as stipulated in the *CEQR Technical Manual* currently focuses on City capital projects, projects proposing power generation or a fundamental change to the City's solid waste management system, and projects being reviewed in an Environmental Impact Statement (EIS) that would result in development of 350,000 sf or more (or smaller projects that would result in the construction of a building that is particularly energy-intense, such as a data processing center or health care facility). The Proposed Project would exceed 350,000 sf, and therefore a GHG assessment will be provided in the DEIS, as described in the Draft Scope.

Depending on a project's sensitivity, location, and useful life, it may be appropriate to provide a qualitative discussion of the potential effects of climate change on a proposed project in environmental review. Rising sea levels and increases in storm surge and coastal flooding are the most immediate threats in New York City for which site-specific conditions can be assessed, and an analysis of climate change may be deemed warranted for projects at sites located within the 100- or 500-year flood zone. Based on the current FEMA Advisory Base Flood Elevation Map, the Project Site is noted to border an area categorized as Zone X, east of the site. This is an area of low flood risk outside the 1%- and 0.2%-annual chance floodplains. The Project Site borders an area categorized as Zone AE along the Bronx River. This is an area of high flood risk subject to inundation by the 1% annual chance flood event. Consequently, an assessment of climate change is therefore warranted and will be provided in the DEIS, as described in the Draft Scope.

XIV. NOISE

A noise analysis is appropriate if a project would generate any mobile or stationary sources of noise or would be in an area with high ambient noise levels. Specifically, an analysis would be required if a project generates or reroutes vehicular traffic, if a project is located near a heavily trafficked thoroughfare, or if a project would be within one mile of an existing flight path or within 1,500 feet of existing rail activity (and with a direct line of sight to that rail facility). A noise assessment would also be appropriate if the project would include a playground or would cause a stationary source to be operating within 1,500 feet of a receptor (with a direct line of sight to that receptor), or if the proposed project would include unenclosed mechanical equipment for manufacturing or building ventilation purposes, or if the proposed project would be located in an area with high ambient noise levels resulting from stationary sources.

The Proposed Actions would result in additional vehicle trips to and from the Project Site and would introduce new sensitive receptors near heavily trafficked roadways and active MNR rail lines. Therefore, a detailed mobile source noise analysis will be included in the DEIS, as described in the Draft Scope. Building attenuation required to provide acceptable interior noise levels for the proposed uses will also be examined and discussed in the DEIS, as described in the Draft Scope. The Proposed Project would not introduce any unenclosed mechanical building equipment, nor would it be located in an area with high ambient noise levels due to existing or future stationary noise sources. Consequently, a stationary noise source analysis is not warranted.

XV. PUBLIC HEALTH

As defined in the *CEQR Technical Manual*, public health involves the activities that society undertakes to create and maintain conditions in which people can be healthy. Many public health concerns are closely related to air quality, hazardous materials, construction, and natural resources. For most proposed projects, a public health analysis is not necessary. Where no significant unmitigated adverse impact is found in other *CEQR* analysis areas, such as air quality, water quality, hazardous materials, or noise, no public health analysis is warranted. If, however, an unmitigated significant adverse impact is identified in other *CEQR* analysis areas, such as air quality, water quality, hazardous materials, or noise, the lead agency may determine that a public health assessment is warranted for that specific technical area.

As none of the relevant analyses have yet been completed, the potential for an impact in these analysis areas, and thus potentially to public health, cannot be currently ruled out. Should the technical analyses conducted for the DEIS indicate that significant unmitigated adverse impacts would occur in the areas of air quality, water quality, hazardous materials, or noise, then an assessment of public health will be provided in the DEIS, as described in the Draft Scope.

XVI. NEIGHBORHOOD CHARACTER

A neighborhood character assessment considers how elements on the environment combine to create the context and feeling of a neighborhood and how a project may affect that context and feeling. To determine a project's effects on neighborhood character, a neighborhood's contributing elements are considered together.

An assessment of neighborhood character is generally needed when a proposed project has the potential to result in significant adverse impacts in the areas of land use, socioeconomic conditions, open space, urban design and visual resources, historic and cultural resources, transportation, and noise, or when the project may have moderate effects on several of these elements that define a neighborhood's character. The Proposed Actions would affect one or more of the constituent elements of neighborhood character, including land use patterns, urban design, historic and cultural resources, and levels of traffic and noise. Therefore, an analysis of the Proposed Actions' effects on neighborhood character will be provided in the DEIS, as described in the Draft Scope.

XVII. CONSTRUCTION

Construction impacts, although temporary, can include disruptive and noticeable effects of a project. Determination of their significance and need for mitigation is generally based on the duration and magnitude of the impacts. Construction impacts are considered when construction activity could affect traffic conditions, archaeological resources, the integrity of historic resources, community noise levels, and air

quality conditions. In addition, because soils are disturbed during construction, any project proposed for a site that has been found to have the potential to contain hazardous materials should also consider the possible construction impacts that could result from contamination.

A construction assessment is typically warranted if construction activities (a) lasting longer than two years; (b) located along an arterial highway or major thoroughfare; (c) involving the closing, narrowing, or otherwise impeding of traffic, transit, or pedestrian elements; (d) involving multiple buildings; (e) involving the operation of several pieces of diesel equipment in a single location; (f) resulting in the closure or disruption of a community facility service; (g) located within 400 feet of a historic or cultural resource; (h) disturbing a site containing or adjacent to a natural resources; and/or (i) occurring on multiple sites in the same geographic area. Construction of the Proposed Project is expected to occur from 2023 through 2033. As construction would take place over a period greater than two years, it is therefore considered long-term and a preliminary construction analysis will be undertaken in the DEIS, as described in the Draft Scope. The preliminary assessment will evaluate the duration and severity of the disruption or inconvenience to nearby sensitive receptors, in consideration of the potential for combined effects from construction on the Project Site and in the surrounding area. Given the multiple buildings that would be developed on the Project Site and the anticipated construction period, it is anticipated that a detailed construction impact analysis will be prepared for one or more technical areas and reported in the DEIS, as described in the Draft Scope.