ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *Director*
Department of City Planning

Ron Schulman
c/o Frank St. Jacques
Akerman, LLP
666 Fifth Avenue, 20th Floor
New York, NY 10103

Re:	**Wakefield Village**
CEQR No.	**22DCP008X**
ULURP No(s).	**Pending**
SEQRA Classification:	Type I
Bronx Community District:	BX12

Dear Frank St. Jacques,

Under City Environmental Quality Review, the lead agency is required to determine whether a proposed action may have a significant adverse impact on the environment. In accordance with this regulation, the City Planning Commission has determined that the proposed action would not have a significant adverse impact on the environment.

Based upon review, the Department of City Planning, acting on behalf of the City Planning Commission as CEQR lead agency, has found that the proposed actions fall within this category and that an Environmental Impact Statement (EIS) will be required. Accordingly, enclosed is the Positive Declaration for CEQR No. 22DCP008X, Wakefield Village.

A public scoping meeting has been scheduled for Monday, August 23rd, 2021, and 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 in-person portion of the meeting will be held in-person at 120 Broadway, Lower Concourse, New York, NY 10271. The public meeting will be starting at 2:00 pm. Written comments will be accepted by the lead agency until the close of business on Thursday, September 2, 2021.

Enclosed are the Environmental Assessment Statement, Positive Declaration, Draft Scope of Work, and Public Notice of a Scoping Meeting.

Sincerely,

Olga Abinader, *Director* — Date: 7/23/2021

cc: Project File
Marisa Lago, Chair
City Planning Commissioners
Raju Mann, Director, City Council Land Use Division
Ruben Diaz Jr., Bronx Borough President
Bronx Community Board BX12

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

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.

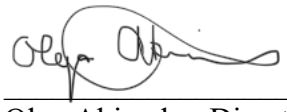
Please do not attend this meeting in person if:

- 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