Wakefield Village
Bronx Community District 12
May 2026

Discussion of Conditions in Support of Special Permit Pursuant to ZR § 74-743

Webster Leasing LLC (the "Applicant") requests, among other actions, a special permit pursuant to Section 74-743 of the Zoning Resolution of the City of New York ("ZR") for bulk modifications to facilitate a transit-oriented, mixed-use Large Scale General Development ("LSGD") on Block 5064, part of Lot 1, part of Lot 10, Lot 78, and Lot 85 (the "Development Site") of six buildings ranging in height from 7- to 20-stories. The LSGD will replace an unenclosed parking lot with new housing, commercial and community facility uses, a parking garage, and a landscaped public and private open space in the Wakefield neighborhood within Bronx Community District 12.

The proposed special permit pursuant to ZR § 74-743 (Special provisions for bulk modification) would allow within the LSGD waivers of height and setback provisions.

The following conditions must be met for the City Planning Commission to issue the requested special permit pursuant to ZR § 74-743.

ZR § 12-10 [DEFINITIONS]

Large-scale general development (2/2/11)

A "large-scale general development" contains one or more #buildings# on a single #zoning lot# or two or more #zoning lots# that are contiguous or would be contiguous but for their separation by a #street# or a #street# intersection and is not either a #large-scale residential development# or a #large-scale community facility development#; and:

The proposed LSGD contains six buildings on a single zoning lot. The proposed LSGD is not a large-scale residential development, nor is it a large-scale community facility development.

(a) has or will have an area of at least 1.5 acres;

The proposed LSGD has a lot area of approximately 259,512 square feet, which is equivalent to approximately 5.96 acres.

(b) has been or is to be used, #developed# or #enlarged# as a unit:

The proposed LSGD is to be developed as a unit.

(1) under single fee ownership or alternate ownership arrangements as set forth in the #zoning lot# definition in Section 12-10 (DEFINITIONS) for all #zoning lots# comprising the #large-scale general development#; or

The proposed LSGD is owned by the Applicant.[1]

(2) under single fee, alternate or separate ownership, either:

(i) pursuant to an urban renewal plan for a designated urban renewal area containing such #zoning lots#; or
(ii) through assemblage by any other governmental agency, or its agent, having the power of condemnation; and

This subsection is not applicable.

[1] Pending the disposition of portions of Lot 1 and Lot 10 by the Metropolitan Transit Authority.

> *(c) shall be located in whole or in part in any #Commercial# or #Manufacturing District#, subject to the restrictions of Section 74-743 (Special provisions for bulk modifications), paragraph (a)(1).*

Pursuant to the request for a zoning map amendment to change the zoning district applicable to the Project Area to an R7-1 zoning district with a C2-4 commercial overlay, the proposed LSGD will be located within a commercial district.

> *Such #zoning lots# may include any land occupied by #buildings# existing at the time an application is submitted to the City Planning Commission under the provisions of Article VII, Chapter 4, provided that such #buildings# form an integral part of the #large-scale general development#, and provided that there is no #bulk# distribution from a #zoning lot# containing such existing #buildings#. In C5 and C6 Districts, however, a #large-scale general development# having a minimum #lot area# of five acres may include a #zoning lot# that contains an existing #building# that is not integrally related to the other parts of the #large-scale general development#, provided that such #building# covers less than 15 percent of the #lot area# of the #large-scale general development# and provided that there is no #bulk# distribution from a #zoning lot# containing such existing #building#.*

This subsection is not applicable.