DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, Director
Department of City Planning

July 23, 2021

PUBLIC NOTICE OF A SCOPING MEETING
DRAFT ENVIRONMENTAL IMPACT STATEMENT
(CEQR No. 22DCP008X)

Notice is hereby given that pursuant to Section 5-07 of the Rules of Procedure for Environmental Review (CEQR) AND 6 NYCRR 617.8 (State Environmental Quality Review) that the New York City Department of City Planning, acting on behalf of the City Planning Commission as CEQR lead agency, has determined, based on the Environmental Assessment Statement, that a draft environmental impact statement (DEIS) is to be prepared for the **Wakefield Village** project (CEQR Number 22DCP008X). The CEQR lead agency hereby requests that the applicant prepare a 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).

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).**

For instructions on how to join the public scoping meeting and to provide testimony remotely using a computer, tablet or smartphone, please visit the NYC Engage website: https://www.nyc.gov/engage

If you prefer to provide testimony via regular telephone, you will need to register for the meeting accordingly. To register as a telephone participant; or if you need assistance or have questions regarding

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meeting participation; on the day of the public scoping meeting please call any one of the below phone numbers, and, when prompted, enter the Meeting ID and password information identified below:

(877) 853-5247 (Toll-free)

(888) 788-0099 (Toll-free)

(213) 338-8477 (Toll)

(253) 215-8782 (Toll)

Enter the following Meeting ID and password when prompted:

Meeting ID: 910 8443 6675

Password: 1

[The Participant ID can be skipped by pressing #]

Instructions on how to participate, as well as materials relating to the meeting, will be posted on the NYC Engage website in advance of the meeting, at least one hour prior to the meeting start time. To help the meeting host effectively manage members of the public who sign up to comment, those who do not wish to actively participate are invited to watch the online livestream or view the recording that will be posted online after the meeting has ended. The livestream link can be found on the above referenced NYC Engage website and will be made available on the day of the scoping meeting.

Written comments are requested on the Draft Scope of Work and will be accepted through Thursday, September 2, 2021. Comments can be submitted electronically through the above-referenced webpage or mailed to Stephanie Shellooe, Deputy Director, Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, New York 10271.

Copies of the Draft Scope of Work and the Environmental Assessment Statement may also be obtained by contacting Deputy Director Shellooe at this address or by calling (212) 720-3328 or by emailing sshellooe@planning.nyc.gov. In addition, the Draft Scope of Work and scoping protocol will be made available for download at https://www1.nyc.gov/site/planning/applicants/scoping-documents.page.

Please inform the Department of City Planning if you need a reasonable accommodation, such as a sign language interpreter, in order to participate in the meeting. Requests for a reasonable accommodation or foreign language assistance during the meeting should be emailed to AccessibilityInfo@planning.nyc.gov or made by calling 212-720-3508. Requests must be submitted at least ten business days before the meeting, by August 9, 2021.

Project Description:

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 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.