ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *Director*
Department of City Planning

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

CITY ENVIRONMENTAL QUALITY REVIEW
NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

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

The above-referenced application involves discretionary action(s) subject to City Planning Commission approval, and subject to review under the City Environmental Quality Review (CEQR), Executive Order No. 91, and the State Environmental Quality Review Act (SEQRA), 6 NYCRR 617. Pursuant to Sections 5.03 and 5.05 of the Rules of Procedure for CEQR, the Department of City Planning, acting on behalf of the City Planning Commission, is assuming lead agency status for this application. The applicant also seeks a disposition of a portion of Block 5064, Lot 10, that is currently under jurisdiction of the Metropolitan Transportation Authority (MTA), and discretionary public funding and/or financing from the New York City Department of Housing Preservation and Development (HPD) and potentially other City and New York State sources for the development of affordable housing. A coordinated review is being conducted with MTA and HPD acting as involved agencies.

Project Description: Webster Leasing LLC (the "Applicant") is requesting discretionary approvals from the City Planning Commission (CPC), including zoning map and text amendments, special permits, disposition, 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 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 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.

An Environmental Assessment Statement is attached. Please contact Annabelle Meunier of the Department of City Planning at +1 212-720-3426 if you have questions regarding the application.

Sincerely,

Olga Abinader, *Director*

July 23, 2021
Date

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