DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *Director*
Department of City Planning

February 25, 2019

Hilary Semel, Director
Mayor's Office of Environmental Coordination
253 Broadway, 14th Floor
New York, NY 10007

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: **364 Avenue of the Americas**
CEQR No. 19DCP147M
ULURP No(s). Pending

Dear Ms. Semel,

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 and is initiating the CEQR review.

Project Address: 126 Waverly Place (Block 552 Lots 7501, the "Development Site," as well as portions of Lots 46 and 71, the "Affected Area").
Community District: Manhattan, Community District 2
SEQRA Classification: Type I
Project Description: The applicant, Washington Place Associates, LLC, proposes a zoning map amendment to change the commercial overlay over 126 Waverly Place, Block 552, Lots 7501 and portions of Lots 46 and 71 in the Greenwich Village neighborhood of Manhattan Community District 2, from a R7-2/C1-5 to R7-2/C2-5 zoning district. The proposed action would allow the applicant to apply for a Physical Cultural Establishment (PCE) permit from the Board for Standards and Appeals and convert a portion of the cellar and ground floor of the existing building to a 5,329 sf. Use Group 9, PCE.

An Environmental Assessment Statement is attached. Please contact Alexander McClean of the Department of City Planning at (212) 720-3429 if you have questions regarding the application.

Sincerely,

Olga Abinader

cc: Project File

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