Project Name: 364 Avenue of Americas
CEQR #: 19DCP147M
SEQRA Classification: Type I

NEGATIVE DECLARATION (Use of this form is optional)

Statement of No Significant Effect

Pursuant to Executive Order 91 of 1977, as amended, and the Rules of Procedure for City Environmental Quality Review, found at Title 62, Chapter 5 of the Rules of the City of New York and 6 NYCRR, Part 617, State Environmental Quality Review, the Department of City Planning, acting on behalf of the City Planning Commission assumed the role of lead agency for the environmental review of the proposed project. Based on a review of information about the project contained in this environmental assessment statement (EAS) and any attachments hereto, which are incorporated by reference herein, the lead agency has determined that the proposed project would not have a significant adverse impact on the environment.

Reasons Supporting this Determination

The above determination is based on information contained in this EAS, which finds the proposed action sought before the City Planning Commission would have no significant effect on the quality of the environment. Reasons supporting this determination are noted below.

Land Use, Zoning, and Public Policy:

The EAS includes a Land Use, Zoning and Public Policy analysis. The Proposed Action involves a Zoning Map Amendment from R7-2/C1-5 to R7-2/C2-5 on Block 552, Lot 7501 and a portion of Lots 46 and 71. The requested action would permit an existing 5,329 gsf facility (Use Group 9) to apply for a Physical Cultural Establishment (PCE) special permit with the BSA. The facility currently occupies the cellar and first floor of the existing building on Block 552, Lot 7501. The proposed actions would not introduce a new land use, nor effect the existing mixed-use character of the area, which represent the thresholds of impact significance in the CEQR Technical Manual. The analysis concludes that no significant adverse impacts related to Land Use, Zoning, and Public Policy would result from the proposed action.

Historic and Cultural Resources:

The EAS includes an assessment of the effects of the proposed action on Historic and Cultural Resources related to architectural resources. The affected area of the proposed action is located in Manhattan's Greenwich Village Historic District and Greenwich Village Washington Place Historic District. The 2014 CEQR Technical Manual defines an adverse affect as the introduction of tangible and intangible elements that compromise or diminish the characteristics for which a historic or cultural resource has been determined significant. NYC Landmarks Preservation Commission (LPC) determined that a permit will be required for all work requiring a NYC Department of Buildings (DOB) permit. Furthermore, all work on the exterior and interior of the building that is not ordinary repair and maintenance would require LPC approval. The proposed action would not introduce any incompatible visual, audible, or atmospheric elements to the settings of historic resources. Therefore, the analysis concludes that no significant adverse impact related to Historic and Cultural Resources regarding architectural resources would result from the proposed action.

No other significant effects upon the environment that would require the preparation of a Draft Environmental Impact Statement are foreseeable. This Negative Declaration has been prepared in accordance with Article 8 of the New York State Environmental Conservation Law (SEQRA). Should you have any questions pertaining to this Negative Declaration, you may contact Alexander McClean at (212) 720-3429.

TITLE	LEAD AGENCY
Deputy Director, Environmental Assessment and Review Division	Department of City Planning, acting on behalf of the City Planning Commission 120 Broadway, 31st Fl. New York, NY 10271 | (212) 720-3328
NAME Stephanie Shellooe	DATE November 8, 2019
SIGNATURE	

TITLE Vice Chair, City Planning Commission	
NAME Kenneth J. Knuckles, Esq.	**DATE** November 12, 2019
SIGNATURE	