ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION
Sideya Sherman, Director Department of City Planning

Memorandum

To: Sarah Whitham, Erik Botsford

From: Evren Ulker-Kacar

Date: August 6, 2026

Re: Qualified Action Determination

Land Use Application No.: 260333ZMM; N260334ZRM

Project Name: 515 West 57th Street Rezoning

CEQR No.: 26DCP138M

Department Determination

The Department of City Planning has reviewed the above-referenced application and determined that, pursuant to Subdivision 5-a of section 8-0111 of the Environmental Conservation Law, it is a Qualified Action not subject to further review under SEQRA / CEQR.

This Qualified Action:

_X_(Subdivision 5-a(b)(i)(1-6)) is an action for the purposes of the construction of housing that shall:

- Be connected to existing community or public water and sewerage systems at the commencement of habitation;
- Be located at a previously disturbed site;
- Not be located within an area zoned exclusively for industrial uses;
- Contain no more than fifty thousand square feet of commercial, retail, community facility or other non-industrial non-residential uses;
- Either:
    - Not exceed 250 dwelling units, or
    - Not exceed 500 dwelling units within a zoning district where, at the time of application, the standard maximum residential building height is greater than

Stephanie Shellooe, AICP, Director, (212) 720-3328 | sshellooe@planning.nyc.gov
Evren Ulker-Kacar, AICP, Deputy Director, (212) 720-3493 | eulker@planning.nyc.gov
120 Broadway, 31st Floor, New York, N.Y. 10271 | Fax: (212) 720-3488

45 feet, the maximum height of a building is regulated by something other than a horizontal plane and that allows residential buildings to exceed 45 feet, or there is no such maximum building height;

- Not include construction of only one single-family residence on a parcel of one-half or more acres.
- (Subdivision 5-a(c)(i)) is subject to local municipal requirements regarding hazardous materials and is accompanied by an applicant certification where applicable.[1]

___(Subdivision 5-a(b)(iii)) is an action for the purposes of construction of public parks located at a previously disturbed site that do not include performance centers, athletic stadiums, or other venues for mass gatherings, or other buildings or structures which do not serve public park, recreation, or open space purposes;

___Subdivision 5-a(b)(iv) is an action for the purposes of multi-use bicycle and pedestrian trails located at a previously disturbed site;

___Subdivision 5-a(b)(v) is an action for purposes of construction of public school facilities to be connected at the commencement of use to existing community or public water and sewerage systems, including sewage treatment works, (Subdivision 5-a(c)(i)) is subject to local municipal requirements regarding hazardous materials, and is accompanied by an applicant certification where applicable.

___Subdivision 5-a(b)(vi) an action for the purposes of water and wastewater infrastructure projects that:

- replace, rehabilitate or reconstruct municipal water or wastewater infrastructure, in-kind and on the same site, including lead service line replacement;
- replace, rehabilitate, upgrade or reconstruct an existing small community water system, including lead service line replacement; or
- provide sewer service to a disadvantaged community served by one or more inadequate sewage treatment systems that has been determined by the department not to require a permit or approval pursuant to articles fifteen, twenty-four or twenty-five of this chapter or any rules or regulations promulgated thereunder;

___Subdivision 5-a(b)(vii) an action for the purposes of a retrofit of an existing structure and its appurtenant areas to incorporate green infrastructure.

[1] E-935 for hazardous materials will be placed on Manhattan Block 1086, Lots 24 and 28.

Qualified Action Determination Form

The Qualified Action Determination Form may be used for projects seeking a Qualified Action Determination under Subdivision 5 of Section 8-0111 of the Environmental Conservation Law. If there are questions about whether a project qualifies, contact the Environmental Assessment and Review Division (EARD) Project Manager. For City guidance on Qualified Actions, see here. For instructions on how to receive a Qualified Action determination from the Department of City Planning, see here.

Date: July 30, 2026

Land Use Application No.: 260333ZMM; N260334ZRM

Project Name: 515 West 57th Street Rezoning

CEQR No.: 26DCP138M

Proposed Action

The Applicant, 515 West 57th Street Leasehold LLC, is seeking a zoning map amendment to rezone Block 1086, Lots 24, 28 and portions of (p/o) Lots 7501 and 50 (the Project Area) from an M1-5 (CL) to a C6-12 (CL) zoning district and a zoning text amendment to Appendix F of the Zoning Resolution to establish a Mandatory Inclusionary Housing (MIH)area coterminous with the Project Area (the "Proposed Actions") in the Upper West Side neighborhood of Manhattan Community District 4.

Description of Site and Previous Disturbance

The Project Area includes the Projected Development Site (Block 1086, Lot 24) as well as adjacent properties to the east and west (Block 1086, Lots 28, p/o 7501 (former Lot 13) and p/o Lot 50). The Project Area comprises approximately 73,728 square feet (sf) and is situated in the midblock portion of a Manhattan Block 1086 which is bounded by West 58th Street to the north, Tenth Avenue to the east, West 57 Street to the south and Eleventh Avenue to the west. All lots within the Project Area have been previously disturbed. The Projected Development Site is a through-block lot located midblock on West 57th and West 58th Streets between Tenth and Eleventh Avenues, and has a lot area of 21,009 sf with approximately 100 feet of frontage on West 57th Street and 125 feet of frontage on West 58th Street. It is currently improved with a three-story (plus cellar and mezzanine), approximately 32-foot-tall, 50,600-gsf commercial building occupied by office and television studio uses. The remaining lots in the Project Area (Block 1086, Lot 28, p/o Lots 7501 and 50) are not controlled by the applicant. Lot 28 is a 4,100-sf lot that improved with a three-story, approximately 11,380 sf (2.78 FAR) building used for autobody repair and car rental services. Lot 7501 is a 42,677-sf lot that is improved with two 10-story commercial

buildings with a total building area of approximately 332,376 sf (7.79 FAR) that contain factory, office, and warehouse uses. Lot 50 a 10,042-sf lot that is improved with an 18-story, approximately 67,511-sf (6.72 FAR) hotel, which was built in 2018.

Soft Site Discussion

Two sites that are partially within the Project Area (Block 1086, Lots 50 and 7501) would not be redeveloped as a result of the Proposed Actions. 521 West 57th Street (Lot 7501) is a condo lot with multiple owners, is on a split zoning lot (a portion of which would remain in an M1-6 district) and has undergone recent exterior and interior renovations. 534 West 58th Street (Lot 50) was recently redeveloped (in 2018) as a hotel and is therefore not likely to be redeveloped. Therefore, these non-applicant owned lots are not considered as soft sites that could be developed as a result of the Proposed Actions.

However, although it is considered less likely, the non-applicant owned lot located at 505 West 57th Street (Block 1086, Lot 28) could be developed with a mixed-use residential building as a result of the Proposed Actions and is therefore considered a "Potential Development Site" requiring additional measures related to hazardous materials.

Proposed Project

The Applicant is proposing to redevelop the Projected Development Site with an approximately 434,636 gsf, predominantly residential mixed-use building with retail and community facility uses on the ground floor and residential uses on the remaining floors (the "Proposed Project"). The Proposed Project would contain approximately 398,877 gsf of residential space, 5,000 gsf of community facility space, 5,000 gsf of commercial office space, 5,000 gsf retail space, and a 21,009 gsf cellar with mechanical, storage, and amenity space. The building would have two residential segments on top of a common one-story base. Each residential segment would reach a maximum building height of 345 feet (approximately 30 stories). The Proposed Project is anticipated to contain approximately 394 residential units, although a higher number is assumed for reasonable worst-case development scenario (RWCDS) purposes. The Proposed Project would be developed in accordance with either MIH Option 1 or Option 2 resulting in 25 percent to 30 percent (approximately 99 to 119) affordable units, depending on which option is chosen. No parking is required or proposed. The Proposed Project would have approximately 377,970 zsf of floor area (approximately 18 FAR).

Future Without the Proposed Actions (No-Action Condition)

In the future without the Proposed Actions (the "No-Action" condition), the Projected Development Site and Potential Development Site are assumed to remain in their existing condition.

Future With the Proposed Actions (With-Action Condition)

The With-Action condition would entail the redevelopment of the Projected Development Site with an approximately 434,636-gross square foot (gsf), predominantly residential mixed-use building with retail and community facility uses on the ground floor and residential uses on the remaining floors. The building would contain approximately 398,877 gsf of residential space, 5,000 gsf of community facility space, 5,000 gsf of commercial office space, 5,000 gsf of retail space, and a 21,009 gsf cellar with mechanical, storage, and amenity space. While the Proposed Project is anticipated to contain approximately 394 residential units, the RWCDS With-Action condition assumes up to 467 DUs would be developed assuming an average unit size of 850 gsf. Based on this unit count, the With-Action condition assumes approximately 117 to 140 affordable units, depending on which MIH option is chosen. There would be no parking provided under the With Action condition. The With-Action condition would have approximately 377,970 zsf of floor area (approximately 18 FAR) on the Projected Development Site.

Table 1 provides a comparison of the RWCDS development program in the No-Action and With-Action conditions.

Table 1
Reasonable Worst-Case Development Scenario Development Program

Use	Existing/No-Action Condition	With-Action Condition	Increment
Zoning Districts	M1-5/CL	C6-12/CL	
Residential (Total DUs)	0	467[1]	467
Residential (Affordable DUs)	0	117-140	117-140
Total Residential (gsf)	**0**	**398,627**	**398,627**
Commercial (gsf)	50,600	10,000	(40,600)
Community Facility (gsf)	0	5,000	5,000
Total Non-Residential (gsf)	**50,600**	**15,000**	**(35,600)**
Total (gsf)	**50,600**	**434,636[2]**	**384,036[2]**

Notes:
[1] *An average dwelling unit size of 850 gsf is assumed for a conservative analysis.*
[2] *Includes 21,009 gsf cellar mechanical/storage/amenity space*

See attached for Applicant Hazardous Materials Certification

515 West 57th Street Leasehold, LLC

Applicant Hazardous Materials Certification

Pursuant to Subdivision 5 of Section 8-0111 of the Environmental Conservation Law, certain applications seeking a Qualified Action determination by a lead agency must complete an Applicant Certification regarding hazardous materials remediation.

Project Name: 515 West 57th Street Rezoning

Applicant Name: 515 West 57th Street Leasehold LLC

Contact: Randy Modell

Date: July 17, 2026

Project Number: 26DCP138M

Project BBLs: 1010860024, 1010860028, and portions of 1010860050 and 1010867501

I, Randy Modell, the Manager of 515 West 57th Street Leasehold, LLC, the applicant ("Applicant") for a proposed zoning map amendment to rezone Manhattan Block 1086, Lots 24, 28 and portions of (p/o) Lots 7501 and 50 (the Project Area) from an M1-5 (CL) to a C6-12 (CL) zoning district and a zoning text amendment to Appendix F of the Zoning Resolution to establish an Mandatory Inclusionary Housing (MIH) area coterminous with the Project Area ("the Application"). Applicant seeks a determination that the Application is a Qualified Action under Subdivision 5 of Section 8-0111 of the Environmental Conservation Law (the "Qualifying Action"). Applicant is the [Leaseholder and contract vendee] of Block 1086, Lot 24 (BBL 1010860024) (the "Property"), subject to the Application.

Applicant acknowledges that the Application is required to comply with local municipal requirements regarding hazardous materials remediation including,

as applicable, an E-Designation regarding hazardous materials (E-935) and the completion of a Phase 1 Environmental Site Assessment.

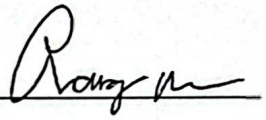
Applicant hereby certifies that:

(1) Applicant has followed and will follow all applicable laws, rules, and regulations regarding hazardous waste;

(2) a Phase I Environmental Site Assessment has been conducted for the Property in accordance with all appropriate inquiries regulations of the United States Environmental Protection Agency under the federal Comprehensive Environmental Response, Compensation, and Liability Act (40 CFR Section 312) to identify any recognized environmental conditions;

(3) Applicant has followed or will follow all applicable recommendations of such Phase I Environmental Site Assessment for the Property; and

(4) Applicant will report contamination at, on, or under the Property as required by applicable laws, rules and regulations.

Signature 

Applicant Name Randy Modell