NEGATIVE DECLARATION

180 Avenue of the Americas Rezoning
CEQR No. 18DCP070M
ULURP No. 180170ZMM
SEQRA Classification: Type I

Lead Agency
City Planning Commission
120 Broadway, 31st Floor
New York, NY 10271
Contact: Robert Dobruskin
(212) 720-3423

Name, Description and Location of Proposal:

180 Avenue of the Americas Rezoning

The above-referenced application involves a discretionary action subject to City Planning Commission approval. This action is 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 City Environmental Quality Review (CEQR) as adopted June 26, 1991, the Department of City Planning, acting on behalf of the City Planning Commission ("CPC"), is assuming lead agency status for this application and is initiating the CEQR review.

The Applicant, QT Soho Realty, LLC, is seeking a zoning map amendment to change an existing commercial overlay district from C1-5 to C2-5 and to remove portions of the C1-5 commercial overlay in an existing R7-2 district. The Proposed Action would permit a wider variety of retail uses in connection with a development located at 180 Avenue of the Americas (Block 504, Lot 7501, the "Development Site") in the South Village neighborhood of Manhattan, Community District 2. Specifically, the Proposed Action would facilitate a proposal by the Applicant to: 1) allow approximately 13,000 gross square feet ("gsf") of ground and cellar-floor portions of a mixed-use building otherwise constructed as-of-right to be occupied by a Use Group 9 Dance Studio; and 2) to

proposed uses (Use Group 9 dance studio and PCE). As noted above, the Proposed Action is not expected to affect development on any other lots within the Rezoning Area.

Absent the Proposed Action, it is anticipated that commercial portions of the building would be tenanted with uses that conform to the underlying R7-2/C1-5 zoning district, and the nonconforming Use Group 9 PCE would be tenanted with a conforming commercial use.

As the Development Site has completed construction, the Analysis Year for the Proposed Action is 2018.

Statement of No Significant Effect:

The Environmental Assessment and Review Division of the Department of City Planning, on behalf of the City Planning Commission, has completed its technical review of the Environmental Assessment Statement, dated January 26, 2018, prepared in connection with the ULURP Application (No. 180170ZMM). The City Planning Commission has determined that the proposed action will have no significant effect on the quality of the environment.

Supporting Statement:

The above determination is based on an environmental assessment which finds that:

1. As the Proposed Action would permit a wider variety of commercial uses on the Development Site within an otherwise as-of-right development, no impacts to the surrounding LPC-designated Historic Districts are expected to occur, and LPC has deemed no further analysis related to Architectural or Archeological Resources is warranted;
2. No other significant effects on the environment which would require an Environmental Impact Statement are foreseeable.

This Negative Declaration has been prepared in accordance with Article 8 of the Environmental Conservation Law 6NYCRR part 617.

Should you have any questions pertaining to this Negative Declaration, you may contact Anthony Howard at (212) 720-3422.

Robert Dobruskin   Date: January 26, 2018

Robert Dobruskin, Director
Environmental Assessment & Review Division
Department of City Planning

                                                           Date: January 29, 2018

Marisa Lago, Chair
City Planning Commission