

REVISED 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 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 that the proposed project and related actions 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

A detailed analysis of the effects of the proposed actions on Land Use, Zoning and Public Policy was included in the EAS. The development resulting from the proposed action would be consistent with the area's land use patterns and the recent zoning regulations enacted as part of the Greater East Midtown rezoning. The proposed project would maintain and enhance the existing land use character within the study area through the provision of new Class A office space and a publicly accessible open space along Madison Avenue. The proposed action would be compatible with applicable public policies. Therefore, the proposed action would not result in any significant adverse impacts to land use, zoning, or public policy.


Historic and Cultural Resources

A detailed analysis of the effects of the proposed actions on Historic and Cultural Resources was included in the EAS. The proposed action would not result in any direct or indirect impacts to any designated or eligible historic architectural resources. The existing NYCL-eligible building on the project site would be demolished and redeveloped with a new office headquarters building for the Applicant under both the No-Action and With-Action conditions, and therefore no physical alterations or demolitions to identified historic resources would occur as a result of the proposed action. As such, the proposed action would not result in significant adverse impacts to any historic resources.

Urban Design and Visual Resources

A detailed analysis of the effects of the proposed actions on Urban Design and Visual Resources was included in the EAS. The proposed action would result in the construction of a 10,000-square foot unenclosed public space primarily located on Madison Avenue as opposed to a 10,000-square foot open public space on East 47th Street. The analysis found that while the location of the proposed public space would change, this would not affect the pedestrian experience along East 47th Street and Madison Avenue. The proposed public space would enliven and improve the existing streetscape on Madison Avenue. Furthermore, the unenclosed public space on Madison Avenue would be an inviting public outdoor open space that would include at least one retail kiosk and a variety of seating types and would enhance the public's view and enjoyment of the landmark across the street (400 Madison Avenue) as compared to the No-Action Condition. In addition, because the proposed space would be co-located with the rail mass-transit entrance, the With-Action condition would provide a public space for the large number of commuters and visitors that utilize the entrance to get to and from Grand Central Terminal and Metro North. Therefore, the proposed action would not result in any significant adverse impacts to urban design or visual resources.

No other significant effects upon the environment that would require the preparation of a Draft Environmental Impact Statement are foreseeable. This Revised Negative Declaration has been prepared in accordance with Article 8 of the New York State Environmental Conservation Law (SEQRA).

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| TITLE Acting Director, Environmental Assessment and Review Division | LEAD AGENCY Department of City Planning, acting on behalf of the City Planning Commission |
| NAME Olga Abinader | DATE 3/22/2019 |
| SIGNATURE  | |

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|---------------------------------------------|-------------------|
| TITLE Chair, Department of City Planning | |
| NAME Marisa Lago | DATE 3/25/2019 |
| SIGNATURE | |

*Following referral of the original application (N 190180 ZRM) on November 13, 2018 and issuance of the original EAS dated November 9, 2018 and Negative Declaration dated November 13, 2018, the Applicant has filed an amended land use application for a zoning text amendment (N 190180(A) ZRM) and the original application was withdrawn. The amended proposed zoning text amendment would facilitate the proposed project providing a 10,000 square foot unenclosed public open space in lieu of a 7,000 gsf enclosed public open space. The proposed location of the unenclosed open space would remain primarily along Madison Avenue. Additionally, the amended proposal includes several waivers pertaining to the orientation and design of the public open space. These changes would not alter the conclusions of the environmental review..