

**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 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**

The EAS includes an analysis of the proposed action on Land Use, Zoning, and Public Policy and determined that no significant adverse impacts would occur. The proposed action would facilitate the legalization of an existing large retail use in an area where different commercial uses are prominent. Commercial uses in the area include offices, retail stores, cafes, and wholesale stores. Retail uses range from small boutique shops and eating and drinking establishments to a number of large retail establishments. As such, the proposed action would not introduce a new land use to the area, but would legalize an existing commercial use that is reflective of surrounding uses in this major commercial corridor of the SoHo neighborhood. Furthermore, the proposed action would have no adverse effect on zoning or public policy.

**Historic and Cultural Resources**

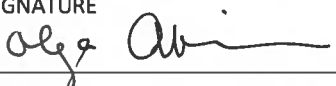
A detailed analysis related to historic and cultural resources is included in this EAS. The *2014 CEQR Technical Manual* defines an adverse effect as the introduction of tangible and intangible elements that compromise or diminish the characteristics for which a historic or cultural resource has been determined significant. The proposed action would facilitate the legalization of the existing large retail use at the project site building. There would be no in-ground disturbance, incremental shadows, or physical changes to the project site, or any of the architectural resources located in the study area.

The proposed action, and resulting legalization of use, would not require any interior or exterior alterations to the project site building beyond those already approved by LPC and completed. In its Certificate of No Effect dated June 4, 2014, LPC determined that the alterations would be consistent with historic storefront infill and the signage would not detract from the architectural features of adjacent buildings or the streetscape, and therefore, the work would be appropriate to the historic district.

The analysis concludes that the proposed action would not result in significant adverse impacts to historic and cultural resources.

*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 Rachel Antelmi at (212) 720-3621.*

**Project Name: 503 Broadway**  
**CEQR #: 19DCP182M**  
**SEQRA Classification: Unlisted**

TITLE Director, Environmental Assessment and Review Division	LEAD AGENCY Department of City Planning, acting on behalf of the City Planning Commission 120 Broadway, 31 <sup>st</sup> Fl. New York, NY 10271   (212) 720-3493
NAME Olga Abinader	DATE August 23, 2019
SIGNATURE 	
TITLE Chair, City Planning Commission	
NAME Marisa Lago	DATE August 26, 2019
SIGNATURE	