

**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 (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 Revised 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 actions on Land Use, Zoning, and Public Policy and determined that no significant adverse impacts would occur. The proposed actions would facilitate the extension of the Special Union Square District and create a new subdistrict (Subdistrict B). Within Subdistrict B, hotel use would be prohibited, except by CPC special permit, where it is currently allowed as-of-right. As such, the proposed actions would not introduce a new land use, nor affect the existing mixed-use character of the area, which represent the thresholds of impact significance in the *CEQR Technical Manual*. Furthermore, the proposed actions would have no adverse effect on zoning or public policy.

**Socioeconomic Conditions**

The EAS includes a preliminary assessment of socioeconomic conditions in relation to effects on specific industries. Although the proposed actions would allow hotel development only by special permit in the project area, the proposed actions would not significantly affect business conditions in the hotel industry or any category of business, nor would it indirectly reduce employment or impair the economic viability of the hotel industry or category of business, which represent the thresholds of impact significance in the *CEQR Technical Manual*. Therefore, no significant adverse impacts related to specific industries would occur. As such, the proposed actions would not result in significant adverse impacts to socioeconomic conditions.

**Historic and Cultural Resources**

The EAS includes an analysis of historic and cultural resources. The proposed actions are classified as Type I pursuant to SEQRA as the project area contains multiple historic districts as well as individual landmarks.

*Architectural Resources* The proposed actions would not result in any type of visual or contextual impacts to the known historic resources within the study area, which represent the thresholds of impact significance in the *CEQR Technical Manual*. As both projected development sites, under the proposed actions, would be commercial structures of heights and bulk consistent with those urban design features of the area, the proposed actions would not introduce any incompatible visual, audible, or atmospheric elements to the settings of historic resources. As such, no significant adverse impacts to architectural resources would occur.

*Archaeological Resources* NYC Landmarks Preservation Commission (LPC) determined that there is a reasonable likelihood, based on the projected development sites' location and characteristics, that significant archaeological resources could exist within those sites. However, projected development on sites 1 and 2 would not result in increased in-ground disturbance between the analyzed No-Action and With-Action scenarios, and therefore, as defined in the *CEQR Technical Manual*, no further analysis is warranted. As such, no significant adverse impacts related to archaeological resources would occur.

**Conceptual Analysis**

The EAS includes a conceptual analysis that assesses potential environmental impacts that could result if a special permit is applied for and obtained to build a hotel within Subdistrict B. Approval of such a special permit would be subject to discretionary approval, and any environmental impacts associated with such action would be assessed and disclosed pursuant to a separate, project-specific environmental review.

**Project Name: Union Square South**  
**CEQR #: 20DCP058M**  
**SEQRA Classification: Type I**

<p><i>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). Should you have any questions pertaining to this Revised Negative Declaration, you may contact Rachel Antelmi at (212) 720-3621.</i></p>	
<p><b>TITLE</b> Director, Environmental Assessment and Review Division</p>	<p><b>LEAD AGENCY</b> 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</p>
<p><b>NAME</b> Olga Abinader</p>	<p><b>DATE</b> January 15, 2020</p>
<p><b>SIGNATURE</b> </p>	
<p><b>TITLE</b> Chair, City Planning Commission</p>	
<p><b>NAME</b> Marisa Lago</p>	<p><b>DATE</b> January 21, 2020</p>
<p><b>SIGNATURE</b></p>	

Following certification of the Union Square South proposal on October 28, 2019, a Revised EAS dated January 15, 2020, prepared in connection with the proposal, has been issued. Based on further consultation with the Landmarks Preservation Commission (LPC), the revised EAS includes edits to the Historic and Cultural Resources narrative, figures and tables, for clarification purposes. The Revised EAS supersedes the original EAS issued on October 25, 2019.

This Revised Negative Declaration supersedes the original Negative Declaration issued on October 28, 2019. The original Negative Declaration conclusions, which found that the proposed actions would not result in significant adverse impacts to the environment, remain unchanged.