



CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIR

January 31, 2022

City Council
City Hall
New York, NY 10007

Re: 415 Madison Avenue
C 210453 ZSM
Related Application: C 210454 ZSM
Borough of Manhattan

Honorable Members of the Council:

The City Planning Commission (the “Commission”) has received the attached correspondence, dated January 27, 2022, from the City Council regarding the proposed modification to the above-referenced application submitted by 415 Madison Avenue LLC for a special permit pursuant to Section 81-645 of the Zoning Resolution.

The Commission understands that the proposed modification consists of adding the following language to the two drawings indicated on the attached correspondence regarding future artwork in the public concourse: “The artwork installations shall be of a size, configuration, and materiality that do not adversely impact the use of the adjoining benches for sitting.”

In accordance with Section 197-d(d) of the New York City Charter, the Commission, on January 31, 2022, has determined that the City Council’s proposed modification does not require additional review of environmental issues or pursuant to Section 197-c of the Charter.

Very truly yours,

Kenneth J. Knuckles
Vice-Chair

c: E. Hsu-Chen D. DeCerbo A. Mohyuddin S. Williamson
S. Amron J. Mangin R. Singer H. Marcus

Kenneth J. Knuckles, Vice Chair
City Planning Commission 120 Broadway, 31st Fl. - New York, N.Y. 10271
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THE COUNCIL
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 LAND USE DIVISION
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January 27, 2022

Honorable Anita Laremont, Chair
 City Planning Commission
 120 Broadway, 31st Floor
 New York, NY 10271

**Re: Application No.: C 210453 ZSM (Pre. L.U.)
 Related Application No.: C 210454 ZSM (Pre. L.U.)**

415 Madison Avenue

Dear Chair Laremont:

On January 27, 2022 the Land Use Committee of the City Council, by a vote of 13-0-0 for Application **C 210453 ZSM** recommended modifications of the City Planning Commission's decision in the above-referenced matter.

Pursuant to Section 197-d(d) of the City Charter I hereby file the proposed modifications with the Commission:

Matter ~~double struck out~~ is old, deleted by the City Council;
 Matter double-underlined is new, added by the City Council

1. The property that is the subject of this application (C 210453 ZSM) shall be developed in size and arrangement substantially in accordance with the dimensions, specifications and zoning computations indicated on the following approved plans, prepared by Skidmore, Owings & Merrill LLP, filed with this application and incorporated in this resolution:

C 210453 ZSM

<u>Drawing No.</u>	<u>Title</u>	<u>Last Revised Date</u>
Z-01.00	Zoning Analysis	07/26/2021
Z-02.00	Zoning Lot Site Plan	07/26/2021

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Z-04.00	Zoning Diagram Waiver Plan	07/26/2021
Z-05.00	Zoning Building Sections	07/26/2021
Z-06.00	Zoning Building Sections	07/26/2021
Z-11.00	Daylight Evaluation Analysis	07/26/2021
Z-12.00	Daylight Evaluation Analysis – East 48 th Street	07/26/2021
Z-13.00	Daylight Evaluation Analysis – Madison Avenue	07/26/2021
L-100.00	Concourse – Layout Plan	07/26/2021 / /2022
L-101.00	Concourse – Seating and Amenities Plan	07/26/2021 / /2022
L-200	Concourse – Materials, Paving and Grading Plan	07/26/2021
L-301.00	Concourse – Lighting Plan	07/13/2021
L-302.00	Concourse – Photometric Plan	07/13/2021
L-501.00	Concourse Sections	07/26/2021
L-600	Typical Details	07/26/2021
L-601	Exterior Bench/Planter Plans and Details	07/26/2021
L-700	Signage	07/26/2021

2. Such development shall conform to all applicable provisions of the Zoning Resolution, except for the modifications specifically granted in this resolution and shown on the plans listed above which have been filed with this application. All zoning computations are subject to verification and approval by the New York City Department of Buildings.
3. Such development shall conform to all applicable laws and regulations relating to its construction, operation and maintenance.
4. All leases, subleases, or other agreements for use or occupancy of space at the subject property shall give actual notice of this special permit to the lessee, sublessee or occupant.
5. Development pursuant to this resolution shall be allowed only after the attached restrictive declaration, to be executed by 415 Madison Avenue LLC, and the terms of which are hereby incorporated in this resolution, shall have been recorded and filed in the Office of the Register of the City of New York, County of New York.

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6. Upon the failure of any party having any right, title or interest in the property that is the subject of this application, or the failure of any heir, successor, assign, or legal representative of such party, to observe any of the covenants, restrictions, agreements, terms or conditions of this resolution whose provisions shall constitute conditions of the special permit hereby granted, the City Planning Commission may, without the consent of any other party, revoke any portion of or all of said special permit. Such power of revocation shall be in addition to and not limited to any other powers of the City Planning Commission, or of any other agency of government, or any private person or entity. Any such failure or breach of any of the conditions as stated above, may constitute grounds for the City Planning Commission or City Council, as applicable, to disapprove any application for modification, renewal or extension of the special permit hereby granted or of the attached restrictive declaration.
7. Neither the City of New York nor its employees or agents shall have any liability for money damages by reason of the city's or such employee's or agent's failure to act in accordance with the provisions of this special permit.

Please feel free to contact me at AHuh@council.nyc.gov if you or your staff have any questions in this regard.

Sincerely,



.....
Arthur Huh,
Assistant General Counsel

AH:mcs

C: Members, City Planning Commission
Raju Mann, Director, Land Use Division
Brian Paul, Deputy Director
Chelsea Kelley, Deputy Director

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