# THE COUNCIL

**JOINT REPORT OF THE LAND USE COMMITTEE**

**AND THE**

**SUBCOMMITTEE ON ZONING AND FRANCHISES**

**L.U. Nos. 867 and 868**

**(Res. Nos. 1818 and 1819)**

**By Council Members Salamanca and Moya**

## SUBJECT

**MANHATTAN CB-5 – TWO APPLICATIONS RELATED TO 343 MADISON AVENUE-**

 **MTA/HQ**

**C 210369 ZSM (L.U. No. 867)**

 City Planning Commission decision approving an application submitted by BP 347 Madison Associates, LLC and Metropolitan Transportation Authority, pursuant to Sections 197-c and 201 of the New York City Charter for, in conjunction with the grant of a special permit pursuant to 81-633 of the Zoning Resolution (Special permit for Grand Central public realm improvements), the grant of a special permit pursuant to Section 81-634 to modify the street wall requirements of Sections 81-43 (Street Wall Continuity along Designated Streets) and 81-671 (Special Street Wall Requirements), the height and setback requirements of Section 81-27 (Alternative Height and Setback Regulations - Daylight Evaluation); and the mandatory district plan elements of Section 81-42 (Retail Continuity Along Designated Streets), Section 81-45 (Pedestrian Circulation Space), Section 37-50 (REQUIREMENTS FOR PEDESTRIAN CIRCULATION SPACE), Sections 81-47 (Major Building Entrances), Section 81-674 (Ground floor use provisions), Section 81-44 (Curb Cut Restrictions), and Section 81-675 (Curb cut restrictions and loading berth requirements); in connection with a proposed commercial development, on property located at 343 Madison Avenue (Block 1279, Lots 23, 24, 25 & 48), in a C5-3 District, within the Special Midtown District (Vanderbilt Corridor Subarea).

**C 210370 ZSM (L.U. No. 868)**

 City Planning Commission decision approving an application submitted by BP 347 Madison Associates, LLC and the Metropolitan Transportation Authority, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 81-633 of the Zoning Resolution to allow an increase in floor area in excess of the basic maximum floor area ratio established in the Table in Section 81-63 (Special Floor Area Provisions for the Vanderbilt Corridor Subarea) up to a maximum floor area as set forth in such Table, in connection with a proposed commercial development, on property located at 343 Madison Avenue (Block 1279, Lots 23, 24, 25 & 48), in a C5-3 District, within the Special Midtown District (Vanderbilt Corridor Subarea).

## INTENT

 To grant an approval of the special permit pursuant to ZR Section 81-634 to modify certain district plan elements, street wall, height and setback, loading and curb cut regulations and grant an approval of the zoning special permit pursuant to ZR Section 81-633 granting additional floor area for the provisions of public realm improvements to allow for the development of a commercial building on the property at 317-341 Madison Avenue (Block 1279, Lots 23, 24, 25 & 48) in the East Midtown neighborhood of Manhattan Community District 5.

## PUBLIC HEARING

 **DATE:** October 12, 2021

 **Witnesses in Favor:** Seven **Witnesses Against:** None

## SUBCOMMITTEE RECOMMENDATION

 **DATE:** November 10, 2021

 The Subcommittee recommends that the Land Use Committee approve with modifications the decisions of the City Planning Commission on L.U. Nos. 867 and 868.

**In Favor: Against: Abstain:**

Moya None None

Levin

Reynoso

Grodenchik

Ayala

Rivera

Borelli

**COMMITTEE ACTION**

 **DATE:** November 10, 2021

 The Committee recommends that the Council approve the attached resolutions.

**In Favor: Against: Abstain:**

Salamanca None None

Gibson

Barron

Koo

Levin

Miller

Reynoso

Treyger

Grodenchik

Adams

Ayala

R. Diaz Sr.

Moya

Rivera

Riley

Brooks-Powers

Feliz

Borelli

**FILING OF MODIFICATIONS WITH THE CITY PLANNING COMMISSION**

 The City Planning Commission filed a letter dated November 17, 2021, with the Council on November 22 , 2021, indicating that the proposed modifications are not subject to additional environmental review or additional review pursuant to Section 197-c of the City Charter.