

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Thursday, January 27, 2022

1:00 PM

HYBRID HEARING - Council Chambers - City Hall

Committee on Land Use

Rafael Salamanca, Jr., Chair

*Members: Joseph C. Borelli, Erik D. Bottcher, Selvena N. Brooks-Powers,
Kamillah Hanks, Ari Kagan, Shekar Krishnan, Farah N. Louis, Darlene Mealy,
Francisco P. Moya, Kevin C. Riley, Carlina Rivera and Pierina Ana Sanchez*

Roll Call

Present: Salamanca Jr., Borelli, Bottcher, Brooks-Powers, Hanks, Kagan, Krishnan, Louis, Mealy, Moya, Riley, Rivera and Sanchez

Other Council Members Attending: Paladino

LU 0005-2022

Application No. C 210453 ZSM (415 Madison Avenue) submitted by 415 Madison Avenue LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 81-645 of the Zoning Resolution to allow an increase in the amount of floor area ratio permitted on a qualifying site where an above-grade public concourse, in the form of an open publicly accessible space is provided, in connection with a proposed commercial building, on property located at 415 Madison Avenue (Block 1284, Lot 21), in a C5-3 District, within the Special Midtown District (Southern Subarea), Borough of Manhattan, Community District , Council District 4. (LU 0958-2021)

Attachments: December 15, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Zoning Subcommittee Meeting - January 21, 2022, Calendar of the Zoning Subcommittee and Land Use Meetings - January 27, 2022, Hearing Transcript - Land Use 1/27/22, Committee Report, Res. No. 15, Restrictive Declaration

This Land Use Application was Hearing on P-C Item by Comm

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A motion was made that this Land Use Application be P-C Item Approved by Committee with Modifications and Referred to CPC approved by Roll Call.

Affirmative: 13 - Salamanca Jr., Borelli, Bottcher, Brooks-Powers, Hanks, Kagan, Krishnan, Louis, Mealy, Moya, Riley, Rivera and Sanchez

LU 0006-2022

Application No. C 210454 ZSM (415 Madison Avenue) submitted by 415 Madison Avenue LLC pursuant to Sections 197-c and 201 of the New York City Charter for, in conjunction with the related special permit pursuant to Section 81-645, the grant of a special permit pursuant to Section 81-685 of the Zoning Resolution, to modify: the height and setback requirements of Section 81-27 (Alternate Height and Setback Regulations – Daylight Evaluation), as modified by Section 81-66 (Special Height and Setback Requirements); the mandatory district plan elements of Section 81-42 (Retail Continuity Along Designated Streets); and the mandatory street wall requirements of Sections 81-43 (Street Wall Continuity Along Designated Streets) and 81-671 (Special Street Wall Requirements); in connection with a proposed commercial building, on property located at 415 Madison Avenue (Block 1284, Lot 21), in a C5-3 District, within the Special Midtown District (Southern Subarea), Borough of Manhattan, Community District , Council District 4. (LU 0959-2021)

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This Land Use Application was Hearing on P-C Item by Comm

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