



October 18, 2021 / Calendar No. 6

C 210417 PPM

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter, for the disposition of a city-owned property located at 175 Park Avenue aka 109 East 42nd Street (Block 1280, Lot 30), pursuant to zoning.

This application for a disposition of City-owned non-residential property was filed by the Department of Citywide Administrative services in order to facilitate the development of a 2.25 million-square-foot hotel and office tower, located at 175 Park Avenue (Block 1280, Lot 30), in the East Midtown neighborhood of Manhattan Community District 5.

RELATED ACTIONS

In addition to the disposition of City-owned non-residential property that is the subject of this report (C 210417 PPM), implementation of the proposed project also requires action by the City Planning Commission on the following applications, which are being considered concurrently with this application:

- C 210412 ZSM** Special Permit pursuant to Zoning Resolution (ZR) Section 81-685 to allow for modifications to the East Midtown Subdistrict regulations
- C 210413 ZSM** Special Permit pursuant to ZR Section 81-621 to permit hotel use.
- C 210414 ZSM** Special Permit pursuant to ZR Section 81-644 to permit an increase in floor area to allow for transit improvements.
- C 210415 ZSM** Special Permit pursuant to ZR Section 81-645 to permit an increase in floor area to allow for public concourse improvements and modify loading regulations.
- N 210416 ZRM** Zoning text amendment to amend provisions relating to existing special permits.

BACKGROUND

A full background discussion and description of this application appears in the report for the related special permit (C 210412 ZSM).

ENVIRONMENTAL REVIEW

The application (C 210417 PPM), in conjunction with the applications for the related actions (C 210412 ZSM, C 210413 ZSM, C 210414 ZSM, C 210415 ZSM, and N 210416 ZRM) was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA), and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et seq. and the New York City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 21DCP057M. The lead is the City Planning Commission.

A summary of the environmental review appears in the report for the related special permit application (C 210412 ZSM).

UNIFORM LAND USE REVIEW

This application (C 210417 PPM), in conjunction with the applications for the related actions (C 210412 ZSM, C 210413 ZSM, C 210414 ZSM, C 210415 ZSM, N 210416 ZRM), was certified as complete by the Department of City Planning on May 17, 2021, and was duly referred to Community Board 5 and the Manhattan Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b), along with the related application for a zoning text amendment (N 210416 ZRM), which was referred for information and review in accordance with the procedures for non-ULURP matters.

Community Board Recommendation

Community Board 5 held a public hearing on this application (C 210417 PPM) on July 8, 2020, and, on that date, by a vote of 35 in favor, none opposed, and one abstaining, adopted a resolution recommending approval of the application with conditions. A summary of the

Community Board's recommendations appears in the report for the related special permit (C 210412 ZSM).

Borough President Recommendation

This application (C 210417 PPM) was considered by the Manhattan Borough President, who, on August 19, 2021, issued a recommendation to approve the application with conditions. A summary of the Borough President's recommendations appears in the report for the related special permit (C 210412 ZSM).

City Planning Commission Public Hearing

On August 18, 2021 (Calendar No. 20), the City Planning Commission scheduled September 1, 2021 for a public hearing on this application (C 210417 PPM) and the related applications (C 210412 ZSM, C 210413 ZSM, C 210414 ZSM, C 210415 ZSM, and N 210416 ZRM). The hearing was duly held on September 1, 2021 (Calendar No. 41), in conjunction with the public hearing on the application for the related actions.

There were a number of speakers, as described in the report on the related special permit application (C 210412 ZSM), and the hearing was closed.

CONSIDERATION

The Commission believes that the disposition (C 210417 PPM), along with the related actions (C 210412 ZSM, C 210413 ZSM, C 210414 ZSM, C 210415 ZSM, and N 210416 ZRM), is appropriate. A full consideration and discussion of the issues appears in the report on the related application (C 210412 ZSM).

RESOLUTION

RESOLVED, that the City Planning Commission finds that the action described herein will have no significant adverse impact on the environment; and be it further

RESOLVED, by the City Planning Commission, pursuant to Sections 197–c, that the application submitted by the Department of Citywide Administrative Services, for the disposition of city-owned non-residential property (Block 1280, Lot 30), Borough of Manhattan, Community District 5, is approved.

The above resolution (C 210417 PPM), duly adopted by the City Planning Commission on October 18, 2021 (Calendar No. 6), is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

ANITA LAREMONT, *Chair*

KENNETH J. KNUCKLES, Esq., *Vice Chairman*

ALLEN P. CAPPELLI, RICHARD W. EADDY, HOPE KNIGHT, ANNA HAYES LEVIN, ORLANDO MARIN, LARISA ORTIZ, RAJ RAMPERSHAD, *Commissioners*

DAVID J. BURNEY, *Commissioner, VOTING NO*

ALFRED C. CERULLO, III, *Commissioner, RECUSED*