



# 343 Madison Avenue

CEQR No. 21DCP020M

ULURP Nos.: 210369ZSM and 2110370ZSM

November 16, 2021

## Technical Memorandum

### Introduction

This Technical Memorandum summarizes the potential environmental effects related to modifications to the 343 Madison Avenue Project—specifically, a modification to reduce the maximum height of the parapet and terrace along all three street wall frontages to no higher than the height of the parapet wall and terrace of the Yale Club building—that was previously analyzed in the 343 Madison Avenue Final Environmental Impact Statement (FEIS) dated September 10, 2021. As set forth below, this technical memorandum concludes that the application as approved by the City Planning Commission (CPC) with the modification to reduce the maximum height of the parapet and terrace of the building would not result in any new or different significant adverse impacts and would not change the conclusions of the FEIS issued on September 10, 2021.

### Background

The Project Site is comprised of Lots 23-25 and 48 on Block 1279 in the East Midtown neighborhood of Manhattan and is bounded by Madison Avenue to the west, Vanderbilt Avenue to the east, East 44th Street to the south, and East 45th Street to the north. BP 347 Madison Associates, LLC (BP) and the Metropolitan Transportation Authority (MTA) are seeking two Vanderbilt Corridor Subarea special permits, pursuant to Zoning Resolution § 81-633 (Grand Central public realm improvements) and 81-634 (modifications to bulk regulations and mandatory district plan elements), in order to redevelop the Project Site. These actions (issuance of the special permits and approval of the net lease) together comprise the Proposed Action, and MTA and BP are referred to, collectively, as the Applicant.

The Proposed Action would facilitate the redevelopment of the Project Site with the Proposed Project, a new, approximately 925,630-gross-square-foot (gsf) commercial office building up to 1,050 feet tall (including the bulkhead), with ground floor retail uses and below-grade space (i.e., mechanical and back-of-house space). The building would be a tower on a podium with a maximum height of 295 feet of the podium or the street wall of the building.

The Department of City Planning (DCP), acting on behalf of CPC as lead agency, issued a Notice of Completion for the FEIS on September 10, 2021. Following the publication of the FEIS, the CPC adopted the Proposed Actions on September 22, 2021 (the "Approved Application") and referred the application to the City Council.

Since the CPC adoption of the Approved Application, the City Council requested that the Applicant's proposal be modified to reduce the maximum height of the parapet and terrace along all three street wall frontages (Madison Avenue, 44th Street and 45th Street) to no higher than the height of the parapet wall and terrace of the Yale Club building ("Potential Modification"). This technical memorandum examines whether the Potential Modification would result in any new or different significant adverse environmental impacts not already identified in the FEIS as pertains to the Approved Application.

## Description of Potential City Council Modification

The Potential Modification would reduce the maximum height of the parapet and terrace along all three street wall frontages to no higher than the height of the parapet wall and terrace of the Yale Club building, as described below.

"The maximum street wall height on each street frontage shall be no higher than the surveyed height of the Yale Club's parapet but in no event higher than the height specified in the proposed maximum building envelope. The setbacks at such maximum street wall height on each street frontage must be at least the minimum distance specified in the proposed maximum building envelope (4'-6" or 5'-10" as applicable). Additionally, the finished roof level of each setback shall be no higher than the surveyed finished floor level of the Yale Club terrace."

## Environmental Assessment of Potential Modification

Since the Potential Modification would not result in any change to the proposed building program or building uses, the maximum building height, or the area of ground disturbance for the footprint for the building, the Potential Modification would not affect the analysis in the FEIS for land use, zoning and public policy; open space; hazardous materials; water and sewer infrastructure; transportation; air quality; greenhouse gas emissions; noise; public health; neighborhood character; or construction.

The assumptions for the Proposed Project, as related to the street wall height, are included in the framework for analyses for shadows, historic and cultural resources, and urban design and visual resources. However, the reduction in the height of the street wall as a result of the Potential Modification would not affect the FEIS findings in those areas, as summarized below.

- › Shadows: No impacts were identified in the FEIS for shadows. As the Potential Modification would not change the maximum building height and would reduce the height of the parapet and terrace along all three street wall frontages, it would marginally decrease the area of shadow cast by the Proposed Project. Therefore, it would not alter the FEIS findings.
- › Historic and Cultural Resources: No impacts were identified in the FEIS for historic and cultural resources. As the Potential Modification would reduce the height of the parapet and terrace along all three street wall frontages of the building to no greater than the height of the parapet wall and terrace of the Yale Club building at 50 Vanderbilt Avenue (a New York City Landmark and eligible State/National Registers of Historic Places property), it would not substantially alter the visual context of the adjacent Yale Club. Therefore, it would not alter the FEIS findings.
- › Urban Design and Visual Resources: No impacts were identified in the FEIS for urban design and visual resources. As the Potential Modification would not change the maximum building height and would reduce the height of the parapet and terrace along all three street wall frontages of the building, it would not substantially alter the urban design and visual context of proposed building on the surrounding area. Therefore, it would not alter the FEIS findings.