

NEGATIVE DECLARATION

Statement of No Significant Effect

Pursuant to Executive Order 91 of 1977, as amended, and the Rules of Procedure for City Environmental Quality Review, found at Title 62, Chapter 5 of the Rules of the City of New York and 6 NYCRR, Part 617, State Environmental Quality Review, the Department of City Planning acting on behalf of the City Planning Commission assumed the role of lead agency for the environmental review of the proposed actions. Based on a review of information about the project contained in this environmental assessment statement (EAS) and any attachments hereto, which are incorporated by reference herein, the lead agency has determined that the proposed actions would not have a significant adverse impact on the environment.

Reasons Supporting this Determination

The above determination is based on information contained in this EAS, which finds the proposed actions sought before the City Planning Commission would not have a significant adverse impact on the environment. Reasons supporting this determination are noted below.

Land Use, Zoning, and Public Policy

A detailed analysis of land use, zoning, and public policy is included in the EAS. The Applicant, 415 Madison Avenue LLC, is seeking special permits pursuant to Zoning Resolution (ZR) Section 81-645 (Special permit for a public concourse) and ZR Section 81-685 (Special permit to modify qualifying site provisions) (the "proposed actions") to facilitate development at 415 Madison Avenue in Manhattan (Block 1284, Lot 21; the "Development Site"), located at the northeast corner of the intersection of Madison Avenue and East 48th Street. The Development Site is located in a C5-3 zoning district in the Southern Subarea of the East Midtown Subdistrict in the Special Midtown District; and the Development Site is a "qualifying site" under the regulations of the East Midtown Subdistrict (Zoning Resolution [ZR] §§ 81-613 and 81-681). The proposed actions would facilitate the development of a 40-story office building on the Development Site with a maximum floor area of approximately 343,100 gross square feet (gsf) (the "Proposed Development"). With the proposed actions, the Proposed Development would use of the maximum total floor area ratio (FAR) on a qualifying site (24.6 FAR) in the Southern Subarea of the East Midtown Subdistrict pursuant to ZR § 81-64, including the maximum base FAR (15.0), the additional floor area permitted by previously obtained non-discretionary certifications (6.6 FAR), and the bonus floor area provided by the proposed public concourse special permit (3.0 FAR). The proposed actions would not result in a change in the land use of the Development Site and would not adversely affect the land use character of the study area, as it would replace an existing commercial building with new commercial office and ground-floor retail uses, and therefore would not result in significant adverse land use impacts in the surrounding area. The proposed actions would not change the zoning regulations applicable to the Development Site, and as the Proposed Development would meet the requirements of the available zoning mechanisms, there would be no significant adverse impacts to zoning to the Development Site or the surrounding area. The proposed actions would fulfill the goals of the Greater East Midtown Rezoning by increasing new office space and providing public improvements to fully utilize the available floor area, and the Proposed Development would be consistent with, and supportive of, the public policies applicable to the Development Site and the surrounding area, including East Side Access, OneNYC, New York Works, and the Grand Central Partnership Business Improvement District. Overall, the Proposed Development would not result in any significant adverse impacts to land use, zoning, or public policy, and further analysis is not warranted.

Shadows

A detailed analysis related to shadows is included in this EAS. The analysis finds that incremental shadows from the Proposed Development would reach five sunlight-sensitive resources in one or more seasons: privately-owned public plazas at 437 Madison Avenue, 12 East 49th Street, 345 Park Avenue, and the courtyard at 457 Madison Avenue, which is a New York City Landmarks Preservation Commission (LPC)-designated property that is also listed on the State and National Historic Registers (S/NR); and a decorative architectural feature at Rockefeller Center, La Maison Francaise, 610 Fifth Ave, located at the Fifth Avenue entrance. The plaza that wraps around 437 Madison Avenue, a block north of the Development Site, would receive incremental shadow in all seasons, ranging in duration from 8 minutes in winter to 40 minutes in summer. The plaza at 12 East 49th Street, would receive between 10 and 40 minutes of incremental shadow during the two late spring and summer analysis days, but none in the other months. The plaza at 345 Park Avenue and the courtyard at 457 Madison Avenue would receive 20 to 25 minutes of incremental shadow on the March 21 and September 21 analysis day only. Finally, the decorative architectural feature in Rockefeller Center would receive 6 minutes of incremental shadow on the winter analysis day only. As the incremental shadows would be limited in duration, the analysis finds the shadows would not be of substantial enough extent or duration to cause a significant impact to the public use or appreciation of the affected resources, and no further analysis is warranted.

Historic and Cultural Resources

A detailed analysis related to historic and cultural resources is included in this EAS. The analysis finds that while there are historic resources in the 400' study area surrounding the Development Site, no archaeological or architectural resources would be affected by the proposed actions. In a letter dated May 29, 2020, LPC determined that the Development Site is not archaeologically significant, and therefore, no further consideration of archaeological resources is warranted. The Development Site is not itself designated as architecturally significant and is not located within a LPC or S/NR designated historic district, however, the analysis identified five architectural resources in the 400'-boundary study-area surrounding the Development Site: buildings at 400 Madison Avenue, 250 Park Avenue, 5 East 48th Street, 611 Fifth Avenue, and 18-20 East 50th Street. As the Development Site does not contain any architectural resources, the proposed actions would not result in any adverse impacts to architectural resources on the Development Site. In consultation with the LPC, it was determined that the Proposed Development would not result in any construction-related direct impacts to architectural resources in the study area. The Proposed Development would also not result in any significant adverse indirect impacts to the architectural resources in the study area. With the proposed actions, the Proposed Development would be an additional 137 feet taller than a development that would be permitted absent the proposed actions, however, the proposed 40-story building would be similar in height to existing buildings in the study area. Existing intervening buildings obstruct views between the architectural resources and the Development Site, and the Proposed Development would not additionally obstruct views to any architectural resources in the study area, as the architectural resources are located away from the Development Site, across streets and avenues. A public concourse would be created at the Development Site, including public artwork and seating benches as well as a retail space, consistent with other developments in the area with public spaces. The proposed actions would not introduce incompatible visual, audible, or atmospheric elements to a historic resource's setting, nor would it isolate a historic resource from its relationship with the streetscape. None of the historic architectural resources in the historic and cultural resources study area have sunlight-sensitive features, and therefore, incremental shadow from the Proposed Development would not result in significant adverse impacts on any study area architectural resources. Overall, the proposed actions would not result in significant adverse impacts to historic and cultural resources, and further analysis is not warranted.

Project Name: 415 Madison Avenue

CEQR # 21DCP178M

SEQRA Classification: Unlisted

Urban Design and Visual Resources

A detailed analysis of urban design and visual resources is included in this EAS. The analysis finds that while the development facilitated by the proposed actions would result in physical alterations beyond those allowed by existing zoning, the proposed actions would not result in significant adverse impacts on urban design and visual resources and would not adversely impact the vitality, walkability, or visual character of the area. The Proposed Development would not obstruct views along any view corridor or eliminate views to any visual resources in the study area, and would not change the urban design character of the study area. The Proposed Development would be taller than the development permitted without the proposed actions by 137 feet; however, the Proposed Development would be consistent in height with many of the surrounding buildings. The Proposed Development would no longer provide continuous street walls along Madison Avenue and East 48th Street, because the public concourse would be open air and the ground floor building façade would be set back behind the concourse along Madison Avenue and a second floor terrace would be provided that exceeds the permitted recesses, however, as much of the base of the building would extend to the street line, the Proposed Development would maintain a consistent street wall character. Overall, the proposed actions would not result in significant adverse impacts to urban design and visual resources, and no further analysis is warranted.

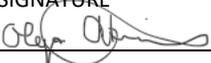
Construction

A detailed analysis of construction is included in this EAS. Construction would occur over an approximately 50-month period, and would adhere to the applicable laws, regulations, and building codes that govern construction in New York City. As detailed in the construction assessment in the EAS, while construction of the Proposed Development may result in localized, temporary disruptions, the proposed actions would not result in significant adverse construction impacts in the key technical areas of transportation, air quality, and noise. The applicant will enter a Restrictive Declaration, to be recorded against the Development Site in association with the proposed actions, that would include commitments to implement a variety of measures, including noise control, air emissions control, and Maintenance and Protection of Traffic [MPT] plans, during construction, that would preclude any potential impacts to air quality or noise related to construction activities. Therefore, the proposed actions would not result in construction-period significant adverse impacts and no further analysis is warranted.

Hazardous Materials, Air Quality and Noise

It should be noted that an E-designation (E-408) with requirements related to hazardous materials, air quality and noise, was previously assigned to (Block 1284, Lot 21) in connection with the environmental review for the Greater East Midtown Rezoning (CEQR No. 17DCP001M) The analysis in this EAS found that the requirements of this E-designation are to remain in place. No significant adverse impacts related to hazardous materials, air quality and noise.

No other significant effects upon the environment that would require the preparation of a Draft Environmental Impact Statement are foreseeable. This Negative Declaration has been prepared in accordance with Article 8 of the New York State Environmental Conservation Law (SEQRA). Should you have any questions pertaining to this Negative Declaration, you may contact ANNABELLE MEUNIER at +1 212-720-3426.

TITLE Director, Environmental Assessment and Review Division	LEAD AGENCY Department of City Planning on behalf of the City Planning Commission 120 Broadway, 31 st Fl. New York, NY 10271 212.720.3493
NAME Olga Abinader	DATE July 23, 2021
SIGNATURE 	
TITLE Chair, City Planning Commission	
NAME Marisa Lago	DATE July 26, 2021
SIGNATURE	