

## Press Release

# Akerman Advises 515 Seventh Avenue Realty LLP on NYC Council Approval of Special Permits for Midtown Redevelopment

September 10, 2025

Akerman represented 515 Seventh Avenue Realty LLP in securing approval from the New York City Council for two special permits that pave the way for the redevelopment of 515 Seventh Avenue in Midtown Manhattan.

The Council's approval authorizes the replacement of the current five-story retail and parking structure with a modern, mixed-use development designed to respond to shifting market demands. The special permits include authorization for hotel use — a rare approval resulting from extensive negotiations with the Hotel Trades Council — and the creation of a publicly accessible, covered pedestrian space at the ground level that advances the City's goal of enhancing public amenities.

“This successful outcome reflects Akerman's ability to navigate complex land use processes, from negotiating with stakeholders to adapting to policy changes, all while helping position our client for long-term success,” said [Richard Bass](#), Senior Planning and Development Consultant in Akerman's New York Land Use and Zoning Group. “We are proud to have guided 515 Seventh Avenue Realty LLP through every stage of this effort, culminating in today's Council approval.”

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### Related People

Richard Bass, AICP, PP  
Michael Curley  
Lisa M. Orrantia  
Jaclyn Scarinci  
Steven M. Sinacori

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### Related Work

Land Use and Development  
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The project aligns with the Midtown South Mixed Use (MSMX) Plan, which removed the need for additional land use approvals and facilitated the Council's approval of the project.

The development team includes acclaimed architecture firm Kohn Pedersen Fox (KPF) and environmental consultants PHA/AKRF. Akerman's counsel for the project was led by Richard, along with Partners Steve Sinacori and Jackie Scarinci, Of Counsel Lisa Orrantia, and Planning and Development Consultant Michael Curley.

With approvals now granted, the client is advancing plans for a best-in-class redevelopment that may feature a hotel, office uses, or a blend of both, designed to contribute to the continued revitalization of Midtown South.

#### **About Akerman**

Founded in 1920, Akerman is recognized as one of the country's premier law firms, with more than 700 lawyers in 25 offices throughout the United States.