akerman

Akerman LLP
1251 Avenue of the Americas
37th Floor
New York, NY 10020

T: 212 880 3800
F: 212 880 8965

September 3, 2026

Hon. Sideya Sherman, Chair
City Planning Commission
120 Broadway, 31st Floor
New York, NY 10271

RE: 4506 Park Avenue Rezoning (C 240216ZMX & N 240217ZRX)

Dear Chair Sherman & Commissioners,

On behalf of the Applicant, Rocky & Brothers Realty LLC, the revised application filing submitted through the Department of City Planning's Zoning Application Portal on September 2, 2026 reflects revisions to the Project Description (LR Item 3). The zoning district descriptions in Sections 3 and 6 of the Project Description have been updated to reflect the City of Yes for Housing Opportunity zoning text amendments, including current Use Group designations, floor area ratios, height and setback regulations, and parking requirements. Additional minor edits were made throughout for consistency and accuracy. All other application materials remain the same.

Please feel free to reach out with any questions.

Sincerely,

Eleanore Martins
Akerman LLP