THE COUNCIL OF THE CITY OF NEW YORK
RESOLUTION NO. 28

Resolution approving the decision of the City Planning Commission on ULURP No. C 230344 ZMM, a Zoning Map amendment (L.U. No. 3).

By Council Members Salamanca and Riley

WHEREAS, REEC Third Ave., LLC, filed an application pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6b, by changing from an R7B District to a C4-6 District and establishing a Special East Harlem Corridors District (EHC), which in conjunction with the related actions would facilitate the construction of a ten-story predominantly life sciences building at 2226 Third Avenue in the East Harlem neighborhood of Manhattan, Community District 11 (ULURP No. C 230344 ZMM) (the "Application");

WHEREAS, the City Planning Commission filed with the Council on December 29, 2023 its decision dated November 29, 2023 (the "Decision") on the Application;

WHEREAS, the Application is related to applications N 230345 ZRM (L.U. No. 4), a zoning text amendment to modify the regulations for floor area and loading in Article XIII, Chapter 8 (Special East Harlem Corridors District) and to modify APPENDIX F (Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas) for the purpose of establishing a Mandatory Inclusionary Housing (MIH) area; and C 230346 ZSM (L.U. No. 5), Zoning Special Permit pursuant to Section 138-42 of the Zoning Resolution to allow a reduction in the number of required loading berths for Accessory Off Street Commercial Loading Spaces;

WHEREAS, the Decision is subject to review and action by the Council pursuant to Section 197-d of the City Charter;

WHEREAS, upon due notice, the Council held a public hearing on the Decision and Application on January 23, 2024;

WHEREAS, the Council has considered the land use and other policy issues relating to the Decision and Application; and

WHEREAS, the Council has considered the relevant environmental issues, including the Negative Declaration issued July 10th, 2023 (CEQR No. 23DCP070M), which includes an (E) designation to avoid the potential for significant adverse impacts related to air (E-713) (the "Negative Declaration").

RESOLVED:

The Council finds that the action described herein will have no significant impact on the environment as set forth in the (E) Designation (E-713) and Negative Declaration.

Pursuant to Sections 197-d and 200 of the City Charter and on the basis of the Decision and Application, and based on the environmental determination and consideration described in the report, C 230344 ZMM, incorporated by reference herein, and the record before the Council, the Council approves the Decision of the City Planning Commission.

The Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended by changing the Zoning Map, Section No. 6b:

1. changing from an R7B District to a C4-6 District property bounded by a line 75 feet southerly of East 122nd Street, a line 100 feet westerly of Third Avenue, East 121st Street, and a line 150 feet westerly of Third Avenue;

2. establishing a Special East Harlem Corridors District (EHC) bounded by a line 75 feet southerly of East 122nd Street, a line 100 feet westerly of Third Avenue, East 121st Street and a line 150 feet westerly of Third Avenue;

as shown on a diagram (for illustrative purposes only) dated July 10, 2023, and subject to the conditions of CEQR Declaration E-713, Borough of Manhattan, Community District 11.

Adopted.

Office of the City Clerk, }
The City of New York, } ss.:

I hereby certify that the foregoing is a true copy of a Resolution passed by The Council of The City of New York on _____, 2024, on file in this office.

.....
City Clerk, Clerk of The Council