NYC PLANNING

NOTICE OF CERTIFICATION

Pursuant to the Uniform Land Use Procedure

Application #: C 230346 ZSM	**Project Name**: 2226 Third Avenue
CEQR Number: 23DCP070M	**Borough(s)**: Manhattan **Community District Number(s)**: 11

Please use the above application number on all correspondence concerning this application

***Docket Description**:*

IN THE MATTER OF an application submitted by REEC Third Ave LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 138-42* of the Zoning Resolution to allow a reduction in the number of required loading berths from three to one loading berth, in connection with a proposed commercial building on property located at 2226 Third Avenue (Block 1770, Lot 36), in a C4-6** District, within the Special East Harlem Corridors District (EHC)**, Borough of Manhattan, Community District 11.

* Note: a zoning text amendment is proposed to create a new special permit (Special Permit for Accessory Off-street Commercial Loading Spaces) under a concurrent related application (N 230345 ZRM).

** Note: a portion of this site is proposed to be rezoned by changing an R7B District to a C4-6 District and establishing a Special East Harlem Corridors District (EHC) under a concurrent related application for a Zoning Map change (C 230344 ZMM).

Plans for this proposal are on file with the City Planning Commission and may be seen on the Zoning Application Portal at https://zap.planning.nyc.gov/projects/2021M0192 or at 120 Broadway, 31st Floor, New York, NY 10271-0001.

Related Applications:	N 230345 ZRM	C 230344 ZMM			

Applicant(s):		**Applicant Contact**:
REEC Third Ave LLC 18 East 48th Street #PH New York, NY 10017		Richard Bass Akerman LLP 1251 Avenue of the Americas New York, NY 10020

Contact: *Address questions about this application to the following DCP Office:*

DEPARTMENT OF CITY PLANNING

Manhattan Office

Address: 120 Broadway 31st Floor New York, NY 10271

Phone: 212-720-3480

Email: MN_DL@planning.nyc.gov

Public Review Timeline:

On **07/10/2023** the above listed application was certified as complete by the Department of City Planning.

The period for community board review begins on **07/19/2023** and must be completed by **10/02/2023**