DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

TECHNICAL REVIEW DIVISION

Dan Garodnick, Director
Department of City Planning

February 28, 2025

John Raine, R.A.
Borough Commissioner
Department of Buildings
280 Broadway, 3rd Floor
New York, NY 10007

Re: Applic. Nos. C 240342 ZMM, C240343 ZSM, and N 240344 ZRM
455 First Avenue
455 First Avenue
Block 932, Lot 17
C6-4 District
Borough of Manhattan
Community District 6

Dear Commissioner Raine:

Please be advised of the application (C 240343 ZSM) submitted by the 455 First Avenue Associates LLC and the New York City Economic Development Corporation for the grant of a special permit pursuant to Section 74-901 of the Zoning Resolution to modify the height and setback requirements of Section 33-432 (In other Commercial Districts) in connection with a proposed development on property at the above referenced location, was approved by the City Planning Commission on December 16, 2024 (Cal. No. 17) and by the City Council on February 13, 2025 (Res. No. 0755) on which date said Resolution of Approval became effective;

THE SPECIAL PERMIT (C 240343 ZSM) HAS BEEN APPROVED SOLELY PURSUANT TO SECTION 74-901 OF THE ZONING RESOLUTION AND IS SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL OTHER APPLICABLE PROVISIONS OF THE ZONING RESOLUTION.

Implementation of the proposal also requires the following related actions:

1. C 240342 ZMM – an application for the amendment of the Zoning Map, Section Nos. 8d, by changing R8 and R8/C2-5 Districts to a C6-4 District, was approved by the City Planning Commission on December 16, 2024 (Cal. No. 15) and by the City Council on February 13, 2025 (Res. No. 0753) on which date said Resolution of Approval became effective; and

2. N 240344 ZRM – an application for an amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F, for the purpose of establishing a Mandatory Inclusionary Housing Area, was approved by the City Planning Commission on December 16, 2024 (Cal. No.

16) and by the City Council on February 13, 2025 (Res. No. 0754) on which date said Resolution of Approval became effective;

Enclosed for your information are the following:

1. a copy of applications C 240342 ZMM, C 240343 ZSM, and N 240344 ZRM;

2. a copy of the City Planning Commission Reports for applications C240342 ZMM, N 240344 ZRM, and C 240343 ZSM dated December 16, 2024 (Cal. Nos. 15, 16, and 17 respectively);

3. a copy of the City Council's Resolutions of Approval for applications C 240342 ZMM, N 240344 ZRM, and C 240343 ZSM dated February 13, 2025 (Res. Nos. 0753, 0754, and 0755 respectively); and

4. the following approved drawings prepared by Ennead Architects, LLP:

Dwg. No.	Title	Last Date Revised
Z-002.00	Zoning Analysis	06/14/2024
Z-003.00	Zoning Lot Site Plan	06/14/2024
Z-005.00	Waiver Plan	06/14/2024
Z-006.00	Waiver Sections N/S 1	06/14/2024
Z-007.00	Waiver Sections N/S 2	06/14/2024
Z-008.00	Waiver Sections N/S 3	06/14/2024
Z-009.00	Waiver Sections E/W 1	06/14/2024
Z-010.00	Waiver Sections E/W 2	06/14/2024

Sincerely,

Steven Lenard

cc: LURDOB_DL
K. Ramnarine
T. Wong
E. Botsford
A. Mohyuddin
A. Song
D. Answini
S. Wong
Applicant