ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Daniel R. Garodnick, *Director*
Department of City Planning

To: Hilary Semel, Director and General Counsel
Mayor's Office of Environmental Coordination
100 Gold Street, 2nd Floor
New York, NY 10038

CITY ENVIRONMENTAL QUALITY REVIEW
NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re:	**2226 Third Avenue**
CEQR No.	23DCP070M
ULURP No(s).	Pending
SEQRA Classification:	Type I
Manhattan Community District:	M11

The above-referenced application involves discretionary action(s) subject to City Planning Commission approval, and subject to review under the City Environmental Quality Review (CEQR), Executive Order No. 91, and the State Environmental Quality Review Act (SEQRA), 6 NYCRR 617. Pursuant to Sections 5.03 and 5.05 of the Rules of Procedure for CEQR, the Department of City Planning, acting on behalf of the City Planning Commission, is assuming lead agency status for this application.

Project Description: The Applicant, REEC Third Ave LLC, is seeking following actions to facilitate the development of a 10-story, approximately 145-foot-tall,159,603 gross square feet (gsf) (133,426 zoning square feet; 7.06 FAR) life science use (Use Group 9A) building on 2226 Third Avenue (Block 1770, Lot 36) (the "Development Site") in the East Harlem neighborhood of Manhattan Community District 11:

1. A Zoning Map Amendment from C4-6/Special East Harlem Corridor District ("EHC") and R7B to C4-7/EHC for Block 1770, Lot 36, 38, 39, and 40 (the "Project Area") in the East Harlem neighborhood of Manhattan Community District (CD) 11;
2. A Zoning Text Amendment to the Zoning Resolution ("ZR") Article XIII Chapter 8 ("Special East Harlem Corridor District') to extend the EHC boundaries to include the entirety of the Development Site;
3. A Zoning Text Amendment to Appendix F of the ZR to extend an existing Mandatory Inclusionary Housing area ("MIH") to include the entirety of the Development Site;
4. A Zoning Text Amendment to establish ZR Section 138-42 to enable the Chairperson of the City Planning Commission ("CPC") to reduce the number of required loading berths for zoning lots located within C4-7/EHC zoning districts;
5. A Chairperson Certification pursuant to the proposed ZR Section 138-42 to reduce the number of required loading berths at the Development site (the "Proposed Actions").

An Environmental Assessment Statement is attached. Please contact Yuning Feng of the Department of City Planning at *yfeng@planning.nyc.gov* if you have questions regarding the application.

Sincerely,

Stephanie Shellooe, AICP, *Director*

December 22, 2022
Date

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