DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

TECHNICAL REVIEW DIVISION

Daniel R. Garodnick, Director
Department of City Planning

February 21, 2024

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

Re: C 230344 ZMM, N 230345 ZRM & C 230346 ZSM
2226 Third Avenue
Block 1770, Lot 36
C4-6 District
Special East Harlem Corridors District (EHC)
Borough of Manhattan
Community District 11

Dear Commissioner Raine:

Please be advised that the application (C 230346 ZSM) submitted by REEC Third Ave LLC 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 at the above referenced location, was approved by the City Planning Commission on November 29, 2023, (Cal. No. 16) and by the City Council on February 8, 2024 (Res. No. 30), on which date said Resolution of Approval became effective.

THIS SPECIAL PERMIT (C 230346 ZSM) HAS BEEN APPROVED SOLELY PURSUANT TO Section 138-42 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 this proposed development also requires the following actions:

C 230344 ZMM – Zoning map amendment to change an R7B District to a C4-6 District and establish a Special East Harlem Corridors District (EHC), which was approved by the City Planning Commission on November 29, 2023 (Cal. No. 14), and by the City Council on February 8, 2024 (Res. No. 28); and

N 230345 ZRM – Zoning text amendment to modify the regulations for floor area and loading in Article XIII, Chapter 8 (Special East Harlem Corridors District) and to establish a Mandatory Inclusionary Housing (MIH) area, which was approved by the City Planning Commission on November 29, 2023 (Cal. No. 15), and by the City Council on February 8, 2024 (Res. No. 29).

Steven Lenard, Director
Ken Ramnarine, Deputy Director
120 Broadway, 31st Floor, New York, NY 10271
(212) 720-3226 / FAX (212) 720-3488
www.nyc.gov/planning

Enclosed for your information are the following:

1. a copy of applications C 230344 ZMM, N 230345 ZRM & C 230346 ZSM;

2. a copy of the City Planning Commission reports for applications C 230344 ZMM, N 230345 ZRM & C 230346 ZSM, dated November 29, 2023 (Cal. Nos. 14, 15, & 16, respectively);

3. a copy of the City Council's Resolutions of Approvals for applications C 230344 ZMM, N 230345 ZRM & C 230346 ZSM, dated February 8, 2024 (Res. Nos. 28, 29, & 30, respectively); and

4. the following approved drawings prepared by DXA studio Architecture PLLC:

Dwg No.	**Title**	**Last Date Revised**
Z-101	Site Plan (Ground Floor Plan)	5/30/2023
Z-102	Cellar, 2nd - 7th Floor Plans	5/30/2023
Z-103	8th - 10th Floor Plans	5/30/2023

Sincerely,

Steven Lenard

cc: LURDOB_DL
K. Ramnarine
X. Chang
N. Malik
J. Trucios
C. Clarke
D. Answini
Applicant