One 45 for Harlem

CD 10 **N 250119 ZCM**

IN THE MATTER OF an application submitted by One45 Lenox LLC for certification by the City Planning Commission and the Department of Transportation to the Commissioner of Buildings pursuant to Section 26-15 of the Zoning Resolution to modify the requirements of Section 26-15 (Curb Cuts) to allow a second curb cut up to 22 feet wide on a narrow street (West 144th Street), in connection with a proposed mixed-use development, within a large-scale general development, bounded by West 145th Street, Lenox Avenue - Malcolm X. Boulevard, West 144th Street, a line 100 feet northwesterly of Lenox Avenue - Malcolm X. Boulevard, a line midway between West 144th Street and West 145th Street, and a line 160 feet southeasterly of Adam Clayton Powell Jr. Boulevard (Block 2013, Lots 29), in a C4-6* District.

* Note: This site is proposed to be rezoned by changing existing R7-2/C1-4 and C8-3 Districts to a C4-6 District, under a concurrent related application for a Zoning Map change (C 250115 ZMM).

Plans for this proposal are on file with the City Planning Commission and may be seen at 120 Broadway, 31st Floor, New York, NY 10271-0001.