NOTICE OF CERTIFICATION

Pursuant to the Uniform Land Use Procedure

Application #: C 260061 ZSM	**Project Name**: Dewitt Clinton Park North (629 West 54th Street)
CEQR Number: 25DCP049M	**Borough(s)**: Manhattan **Community District Number(s)**: 4

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

***Docket Description**:*

IN THE MATTER OF an application submitted by 760 12th LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 89-21* of the Zoning Resolution:

1. to allow the distribution of 84,348.6 square feet of floor area from granting sites (B-G1*, Block 1109, p/o Lot 25 and a portion of Marginal Street, Wharf or Place; B-G2*, Block 1107, p/o Lots 5 and 14; B-G3* Block 662, p/o Lots 11, 16, 19, and a portion of Marginal Street, Wharf, or Place) to a receiving site (B-R4*, Block 1102, Lot 11); and

2. to modify the minimum base height, maximum base height and setback requirements of Section 35-632 (Maximum height of buildings and setback regulations);

in connection with a proposed mixed use development on property located at 629 West 54th Street (Block 1102, Lot 11), in a C4-7** District, within the Special Hudson River Park District (HRP)** and the Special Clinton District (CL), Borough of Manhattan, Community District 4.

*Note: a Zoning Text amendment is proposed to modify several sections of Article VIII, Chapter 9 (Special Hudson River Park District) under a concurrent related application (N 260062 ZRM).

**Note: the development site is proposed to be rezoned by changing an M2-4 District to a C4-7 District, and by establishing a Special Hudson River Park District (HRP), under a concurrent related application for a Zoning Map change (C 260060 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/2023M0213, or at 120 Broadway, 31st Floor, New York, NY, 10271-0001.

Related Applications:	C 260060 ZMM	N 260062 ZRM			

Applicant(s):	**Applicant Contact**:
760 12th LLC 500 Park Avenue New York, NY 10022	Wesley O'Brien Fried Frank Harris Shriver & Jacobson LLP One New York Plaza New York, NY 10004

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 **12/15/2025** the above listed application was certified as complete by the Department of City Planning.

The period for community board review begins on **12/24/2025** and must be completed by **02/23/2026**