NOTICE OF CERTIFICATION

Pursuant to the Uniform Land Use Procedure

Application #:	**Project Name**: One45 for Harlem
C 250117 ZSM	
CEQR Number:	**Borough(s)**: Manhattan
21DCP167M	**Community District Number(s)**: 10

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

***Docket Description**:*

IN THE MATTER OF an application submitted by One45 Lenox LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-743 of the Zoning Resolution to modify the tower regulations of Section 35-64 (Special Tower Regulations for Mixed Buildings) of a mixed-use building (Building A), 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 westerly of Lenox Avenue - Malcolm X. Boulevard, a line midway between West 144th Street and West 145th Street, and a line 160 feet easterly of Adam Clayton Powell Jr. Boulevard (Block 2013, Lot 29), in a C4-6* District, Borough of Manhattan, Community District 10.

* 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 on the Zoning Application Portal at https://zap.planning.nyc.gov/projects/2023M0297 or the Department of City Planning, 120 Broadway, 31st Floor, New York, NY 10271-0001.

Related Applications:	N 250115 ZMM	N 250116 ZRM	C 250118 ZSM	N 250119 ZCM	

Applicant(s):		**Applicant Contact**:
One45 Lenox LLC 85 Delancey Street New York, NY 10002		Valerie Campbell, Esq. Kramer Levin Naftalis & Frankel LLP 1177 Avenue of the Americas New York, NY 10036

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 **12/02/2024** the above listed application was certified as complete by the Department of City Planning.

The period for community board review begins on **12/11/2024** and must be completed by **02/10/2025**