NOTICE OF CERTIFICATION

Pursuant to the Uniform Land Use Procedure

Application #: C 250115 ZMM	**Project Name**: One45 for Harlem
CEQR Number: 21DCP167M	**Borough(s)**: Manhattan **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 an amendment of the Zoning Map, Section No. 6a:

1. eliminating from an existing R7-2 District a C1-4 District bounded by a line midway between West 144th Street and West 145th Street, Lenox Avenue - Malcolm X. Boulevard, West 144th Street, and a line 100 feet westerly of Lenox Avenue - Malcolm X. Boulevard;

2. changing from an R7-2 District to a C4-6 District property bounded by a line midway between West 144th Street and West 145th Street, Lenox Avenue - Malcolm X. Boulevard, West 144th Street, and a line 100 feet westerly of Lenox Avenue - Malcolm X. Boulevard; and

3. changing from a C8-3 District to a C4-6 District property bounded by West 145th Street, 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;

Borough of Manhattan, Community District 10, as shown on a diagram (for illustrative purposes only) dated December 2, 2024, and subject to the conditions of CEQR Declaration E-823.

Related Applications:	N 250116 ZRM	C 250117 ZSM	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**