NOTICE

On Wednesday, April 1, 2026, a public hearing is being held by the City Planning Commission (CPC), accessible in-person and remotely, in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning an application by 760 12th, LLC and 801 11th Ave., LLC (the Applicants). The Applicants are seeking several discretionary actions including zoning map amendments, zoning text amendments, and zoning special permits (collectively, the Proposed Actions). The area subject to the proposed actions is located in the Hell's Kitchen neighborhood of Manhattan Community District 4 and is comprised of two non-contiguous areas: Manhattan Block 1102, Lot 11 (Development Site 1), bounded by Twelfth Avenue to the west, West 55th Street to the north, West 54th Street to the south, and a line parallel to and 175 feet east of Twelfth Avenue to the east; Manhattan Block 1103, Lot 36 (Development Site 2) and p/o Lot 23, bounded by Eleventh Avenue to the east, West 56th Street to the north, West 55th Street to the south, and a line parallel to and 150 feet west of Eleventh Avenue to the west.

To facilitate the Proposed Projects, the Applicants are seeking approval of the following actions with respect to the Project Area and Hudson River Park: A zoning map amendment to Zoning Map 8c, consisting of: (i) an amendment to rezone the Project Area Northern Portion from a M2-3 zoning district to a C4-7 zoning district. The proposed C4-7 (CL) (HRP) to be mapped over the Project Area Northern Portion would be bounded by Eleventh Avenue, West 56th Street, West 55th Street, and a line parallel to and 150 feet west of Eleventh Avenue; (ii) an amendment to rezone the Project Area Southern Portion from a M2-4 zoning district to a C4-7 zoning district. The proposed C4-7 (CL) (HRP) to be mapped over the Project Area Southern Portion would be bounded by Twelfth Avenue, West 55th Street, West 54th Street, and a line parallel to and 175 feet east of Twelfth Avenue; and (iii) an amendment to establish the Special Hudson River Park District on the Project Area, Pier 81/83, Pier 98, and a portion of Chelsea Piers. A zoning text amendment to the Zoning Resolution (ZR) of the City of New York, as amended, which consists of: (i) an amendment to ZR Section 89-00, et seq. to (a) designate the Granting Sites as "granting sites" as defined in ZR Section 89-02, (b) designate the Receiving Sites as "receiving sites" as defined in ZR Section 89-02, (c) modify ZR Section 89-11 to generally apply the use and bulk regulations of an M2-3 district to the Project Area Northern Portion and to generally apply the use and bulk regulations of M2-4 district to the Project Area Southern Portion, (d) create ZR Section 89-13 to allow the use and bulk regulations of a C4-7 district and a maximum residential floor area ratio of 14.4 to apply to the Receiving Sites if subject to a special permit pursuant to ZR Section 89-21, (e) modify ZR Section 89-11 to allow automobile dealers and all other motor vehicle dealers within the Receiving Sites to include repair services or preparation of vehicles for delivery; (f) redesignate certain existing granting and receiving sites with new identifiers and make conforming modifications to ZR Section 89-12; and (ii) an amendment to ZR Section 96-02 to clarify that the requirements of the Special Hudson River Park District apply to area that are within both the Special Clinton District and the Special Hudson River Park District; and (iii) an amendment to ZR Appendix F to designate the Receiving Sites as MIH areas permitting MIH Options 1 and 2. Zoning special permits pursuant to ZR Section 89-21 (Transfer of Floor Area from

Hudson River Park) to transfer approximately 84,349 zsf of unused development rights from the Granting Sites to Development Site 1, and approximately 64,392 zsf of unused development rights from the Granting Sites to Development Site 2 (equivalent to approximately 2.40 FAR on each Development Site), and modify certain bulk regulations, including (i) minimum base height (ZR Sections 35-632, 35-24(a)(2)(ii), and 23-432) to allow a minimum base height of 20 feet along Twelfth Avenue and within 24 feet of Twelfth Avenue along West 54th and 55th Streets at Development Site 1, which is lower than the permitted 60 feet; (ii) maximum base height (ZR Sections 35-632, 35-24(a)(2)(ii), and 23-432) to allow a maximum base height of 177 feet along West 55th Street at Development Site 1, which is greater than the permitted 155 feet; (iii) minimum setback (ZR Sections 35-632, 35-24(a)(2)(ii), and 23-433) to allow a setback of 10 feet from West 54th Street at Development Site 1, less than the required 15-foot setback; and (iv) street wall (ZR Section 35-631(a)) to allow the portion of the street wall at Development Site 2 along Eleventh Avenue within 66 feet of West 55th Street to not be located at the street line. In addition to the Proposed Actions, the Board of Directors of Hudson River Park Trust must approve the sale of the floor area from the Granting Sites. This approval requires a Signification Action process, as required by the Hudson River Park Act. In addition, the Applicants will seek separate Chairperson's Certifications pursuant to ZR Section 89-21(d) to allow building permits and certificates of occupancy to be issued for the Proposed Projects.

The Proposed Actions would facilitate the construction of two new buildings containing a total of approximately 1,179,321 gross square feet (gsf), including approximately 939,934 gsf of residential floor area and 199,750 gsf of commercial floor area across the development sites. The building on Development Site 1 would contain a total of approximately 664,245 gsf, including up to approximately 529,581 gsf of residential space (617 DUs, of which 154 to 185 would be designated as permanently affordable pursuant to MIH) and 113,990 gsf of commercial auto dealership space. The building on Development Site 2 would contain a total of approximately 515,076 gsf, including up to approximately 410,353 gsf of residential space (477 DUs, of which 119 to 143 would be designated as permanently affordable pursuant to MIH) and 85,760 gsf of commercial auto dealership space. The anticipated build year is 2029.

Written comments on the DEIS are requested and will be received and considered by the Lead Agency through 5:00 PM on Monday, April 13, 2026.

For instructions on how to submit comments and participate, both in-person and remotely, please refer to the instructions at the beginning of this agenda.

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 25DCP049M.