NOTICE OF CERTIFICATION

Pursuant to the Uniform Land Use Procedure

Application #:	**Project Name**: Dewitt Clinton Park North (801 Eleventh Avenue)
C 260013 ZMM	
CEQR Number:	**Borough(s)**: Manhattan
25DCP049M	**Community District Number(s)**: 4

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

***Docket Description**:*

SEE ATTACHED

Related Applications:	C 260015 ZSM	N 260014 ZRM			

Applicant(s):		**Applicant Contact**:
801 11th Ave., LLC 770 Lexington Avenue, Floor 11 New York, NY 10065		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**

##

Dewitt Clinton Park North (801 Eleventh Avenue)

CD 04 **C 260013 ZMM**

IN THE MATTER OF an application submitted by 801 11th Ave., LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 8a, 8b, and 8c:

1. changing from an M2-4 District to a C4-7 District property bounded by West 56th Street, Eleventh Avenue, West 55th Street, and a line 150 feet westerly of Eleventh Avenue; and

2. establishing a Special Hudson River Park District (HRP) bounded by:

    a. West 56th Street, Eleventh Avenue, West 55th Street, and a line 150 feet westerly of Eleventh Avenue;

    b. a line 96 feet southerly of West 59th Street, a line 45 feet easterly of the U.S. Bulkhead Line, a line 258 feet southerly of West 59th Street, the U.S. Bulkhead Line, a line 356 feet southerly of West 59th Street, and a line 571 feet westerly of the U.S. Bulkhead Line;

    c. a line 400 feet northerly of the westerly prolongation of the southerly street line of West 42nd Street, the U.S Bulkhead Line, a line 200 feet northerly of the westerly prolongation of the southerly street line of West 42nd Street, and a line 705 feet westerly of the U.S Bulkhead Line;

    d. the westerly prolongation of the southerly street line of West 42nd Street, the U.S. Bulkhead Line, a line 360 feet southerly of the westerly prolongation of the southerly street line of West 42nd Street, and a line 705 westerly of the U.S. Bulkhead line; and

    e. i. a line perpendicular to the U.S Bulkhead Line distant 71 feet northerly (as measured along the U.S. Bulkhead Line) from the point of intersection of the westerly prolongation of the northerly street line of West 21st Street and the U.S Bulkhead Line,
    ii. the U.S. Pierhead Line;
    iii. a line 125 feet northerly of the first named course;
    iv. a line 102 feet westerly of the northerly prolongation of the U.S. Bulkhead Line;
    v. a line 175 feet northerly of the first named course;
    vi. the westerly prolongation of the southerly street line of West 22nd Street; and
    vii. a line 78 feet easterly of the U.S. Bulkhead line and its northerly prolongation;

Borough of Manhattan, Community District 4, as shown on a diagram (for illustrative purposes only) dated December 15, 2025, and subject to the conditions of the CEQR Declaration E-869.