NOTICE OF CERTIFICATION

Pursuant to the Uniform Land Use Procedure

Application #: C 260015 ZSM	**Project Name**: Dewitt Clinton Park North (801 Eleventh Avenue)
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 801 11 Ave., 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 64,392 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-R3*, Block 1103, Lot 36); and

2. to modify the street wall location requirements of Section 35-631(a) (Street wall location);

in connection with a proposed mixed use development on property located at 801 11th Avenue (Block 1103, Lot 36), 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 260014 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 260013 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/2024M0244, or at 120 Broadway, 31st Floor, New York, NY, 10271-0001.

Related Applications:	C 260613 ZMM	N 260614 ZRM			

Applicant(s):	**Applicant Contact**:
801 11th Ave LLC 770 Lexington Avenue, Flr 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**