



CITY PLANNING COMMISSION  
CITY OF NEW YORK  
OFFICE OF THE CHAIR

July 02, 2025

New York City Council  
City Hall  
New York, NY 10007

Re: One45 for Harlem  
ULURP No. C 250117 ZSM and N 250116 ZRM, N 250233 LDM  
Related Applications: N 250119 ZCM, C 250115 ZMM  
Borough of Manhattan

Honorable Members of the Council:

The City Planning Commission (the “Commission”) has received the attached correspondence, dated June 27, 2025, from the City Council regarding the proposed modifications to the above-referenced applications submitted by One Lenox LLC for a zoning text amendment to modify Appendix F of the Zoning Resolution; a zoning special permit pursuant to ZR Section 74-743; and a modification to the restrictive declaration.

In accordance with Section 197-d(d) of the New York City Charter, the Commission, on July 02, 2025, has determined that the City Council’s proposed modifications do not require additional review of environmental issues or pursuant to Section 197-c of the Charter.

Very truly yours,

Daniel R. Garodnick

c: E. Botsford  
S. Amron

D. DeCerro  
S. Whitham

J. Trucios  
S. Myers