



IN THE MATTER OF an application submitted by Lenox Hill Hospital pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-904* of the Zoning Resolution to:

1. allow an increase in the maximum community facility floor area ratio by up to a maximum of 20 percent of the maximum floor area ratio otherwise permitted, and to allow such 20 percent maximum to be exceeded when used in combination with a floor area bonus permitted pursuant to Section 66-51 (Additional Floor Area for Mass Transit Station Improvements);
2. modify the height and setback regulations of Section 24-50 (HEIGHT AND SETBACK REGULATIONS), Section 33-40 (HEIGHT AND SETBACK REGULATIONS), and Section 92-20 (Special Bulk Regulations); and
3. modify the lot coverage regulations of Section 24-11 (Maximum Floor Area Ratio and Percentage of Lot Coverage) and 24-12 (Height and Application of Lot Coverage);

in connection with the proposed enlargement and renovation of an existing hospital and related facilities occupying an entire block, on property located at 100 East 77th Street (Block 1411, Lots 1 & 113), in R10, C1-8**, and C1-9** Districts, partially within the Special Park Improvement District (PI), Borough of Manhattan, Community District 8.

*Note: A zoning text amendment is proposed to create a new Section 74-904 (Non-profit or voluntary hospitals in R9 or R10 Districts and certain Commercial Districts) under a concurrent related application (N 250152 ZRM).

**Note: Portions of the site are proposed to be rezoned by changing from existing R8B and C1-8X Districts to C1-8 and C1-9 Districts under a concurrent related application for a Zoning Map change (C 250151 ZMM).

This application for a zoning special permit pursuant to Section 74-904 of the Zoning Resolution (ZR) was filed by Lenox Hill Hospital on January 2, 2025. This application, in conjunction with the related applications, would facilitate the redevelopment and enlargement of Lenox Hill Hospital, located at 100 East 77th Street (Block 1411, Lots 1 and 113), in the Lenox Hill neighborhood of Manhattan, Community District 8.

RELATED ACTIONS

In addition to the zoning special permit (C 250153 ZSM) that is the subject of this report, the proposed project also requires action by the City Planning Commission (CPC) on the following actions, which are being considered concurrently with this application:

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| C 250151 ZMM | Zoning map amendment to change an R8B district to a C1-8 district and a C1-8X district to a C1-9 district. |
| N 250152 ZRM | Zoning text amendment to create a new hospital special permit to facilitate a floor area increase of up to 20 percent for non-profit hospital use, allow such floor area bonus to be used in conjunction with a transit improvement bonus, permit modifications of applicable bulk regulations, and designate a Mandatory Inclusionary Housing (MIH) area. |
| N 250154 ZAM | Zoning authorization to enable a floor area increase from proposed subway station improvements. |

BACKGROUND

This application (C 250153 ZSM) would facilitate the expansion and modernization of the century-old Lenox Hill Hospital campus at its historic Upper East Side location occupying a full city block (Block 1411, Lots 1 and 113). The complex of buildings on the eastern half of the block would be demolished for a new hospital building with larger, more efficient floorplates to accommodate new single-bed patient rooms, state-of-the-art operating rooms, an expanded emergency department, and new ambulance and loading bays. The buildings on the western half of the block would be renovated to seamlessly connect with the new hospital building and accommodate improvements to the hospital's labor and delivery department along with additional patient and operating facilities. The proposed hospital program would fit within a 12.5 floor area ratio (FAR) building containing approximately 1,034,000 square feet of floor area. The proposed development would also facilitate transit improvements at the 77th Street subway station, including increased stair

capacity, an ADA-accessible elevator, improved pedestrian circulation, and a new covered entrance.

The area surrounding the development site is mapped with high-density residential and commercial districts along the avenues and wide crosstown streets. Only Third Avenue is zoned with a non-contextual district, a C1-9 district. Other major thoroughfares have height and bulk controls through C1-8X or R10A contextual zoning districts or special districts mapped over non-contextual R10 or C5-1 districts that mandate height limits. Midblock sections of narrow streets are mapped with contextual medium-density R8B districts.

In 1973, the Special Park Improvement District (PI) was mapped over the R10 district along Park Avenue and along Fifth Avenue (CP-22240), which enacted street wall requirements and height limit of 300 feet or 25 stories intended to maintain the architectural quality and continuity of existing buildings fronting on Fifth and Park avenues and created a floor area bonus available through contributions into a fund to improve the Park Avenue medians and Central Park, or provisions of a plaza, plaza-connected open area or arcade. In 1982, following the 1981 designation of the East Side Historic District by the Landmarks Preservation Commission, the Commission approved a zoning text amendment that, among other things, removed the floor area bonus mechanisms and reduced the maximum building height to 210 feet or 19 stories (N 820188(A) ZRM). Most recently, the Commission adopted a zoning text amendment known as “City of Yes for Housing Opportunity” (CHO) which increased the building height to 215 feet or 19 stories and 235 feet for Universal Affordability Preference (UAP) or MIH developments (N 240290 ZRY). R10 districts allow a maximum 10.0 FAR for community facility and market-rate residential uses and 12.0 FAR for UAP developments. No commercial uses are permitted.

In 1983, the depth of the R10 district and PI district from Park Avenue was reduced by 25 feet, and the midblock R8 district was extended by the same amount towards Park Avenue (C 830111 ZMM). Under the same action, the Lexington Avenue frontage was rezoned to a C1-8A district, which established a contextual building envelope with mandatory street wall location and setback requirements. But in 1984, the C1-8A district was replaced with a newly-created C1-8X district,

which maintained the contextual building envelope with mandatory street wall location and setback requirements and established a reduced sky exposure plane regulation controlling building heights along Lexington Avenue (N 840235 ZRY and C 840364 ZMM). The CPC subsequently approved zoning text amendments to modify the contextual building envelope to establish a maximum height limit in contextual and non-contextual zoning districts, including the C1-8X and R8B districts (N 870197(A) ZRY and N 940257 ZRY). CHO further amended the contextual building envelope, and along wide streets like Lexington Avenue, the minimum base height for C1-8X districts is 105 feet, the maximum base height is 125 feet (155 feet for UAP developments), and the maximum building height is 175 feet (215 feet for UAP developments). The C1-8X district permits 2.0 FAR for commercial uses, a maximum of 9.0 FAR for community facility and market-rate residential uses, and 10.8 FAR for UAP developments.

In 1985, the R8 district initially mapped on the midblocks in 1961 was rezoned to an R8B district (C 850539 ZMM). In 1986, the CPC approved a zoning text amendment to increase the permitted FAR for community facility uses in R8B districts to 5.1 FAR (N 860470 ZRM). As amended by CHO, R8B districts facilitate a minimum base height of 55 feet, a maximum base height of 65 feet (85 feet for UAP developments), and a maximum height of 75 feet (95 feet for UAP developments). To the west of Lexington Avenue, a Limited Height District is also mapped within all midblock sections excluding the development site and the northern frontage of East 77th Street between Lexington and Park avenues. Within the Limited Height District, the maximum permitted building height is 60 feet, excluding UAP or MIH developments. R8B permits 4.0 FAR for market-rate residential uses, increasing to 4.8 FAR for UAP developments and no commercial uses are permitted.

C1-9 districts mapped along Third Avenue permit a maximum FAR of 10.0 for community facility and market-rate residential uses, while up to 12.0 FAR is allowed for UAP developments. A maximum of 2.0 commercial FAR is permitted, facilitating offices and a range of neighborhood commercial uses.

C5-1 districts, mapped along Madison Avenue, permit a maximum of 10.0 FAR for community facility and market-rate residential uses and 12.0 FAR for UAP developments. A maximum of 4.0 commercial FAR is allowed for a variety of uses. All C5-1 districts in the surrounding area overlap with the Special Madison Avenue Preservation District (CP-22493), which mandates the height requirements of C5-1A districts should apply. As amended by CHO, base heights between 125 and 155 feet and a maximum height of 215 feet are allowed, although Section 99-22 specifies that all stories located completely above a height of 170 feet shall not exceed 80 percent of the gross area of the immediately preceding story. This provision does not apply to UAP or MIH developments, which maintain a maximum height of 235 feet without additional restrictions.

The surrounding area is primarily residential and has a variety of building typologies, with density concentrated on the avenues and major cross streets. To the west and north along Park Avenue, Madison Avenue, and East 79th Street, pre-war masonry buildings with high street walls up to 150 feet tall abound. Many of these buildings have community facility uses, primarily doctor's offices, on the ground floor. The blocks to the west vary in height from low-rise townhomes to mid-rise multifamily buildings and include the prominent 40-story Carlyle Hotel. The blocks to the north include low-scale, predominantly residential buildings on narrow lots as well as 14- to 21-story residential buildings along the south side of East 79th Street. To the east, on Lexington and Third avenues, typologies and uses are more varied, featuring five-story mixed-use walk-ups alongside taller, more contemporary apartment buildings. Ground floor commercial uses on Lexington Avenue primarily consist of restaurants along with clothes and accessory shops, while Third Avenue features a wider range of neighborhood services and retail.

An expansive assortment of community facility uses are present in the surrounding area. Many sites are affiliated with the applicant for medical uses related to Lenox Hill Hospital, including offices and labs directly to the south of the development site on East 76th Street and east of the development site on East 77th Street between Third and Lexington avenues. The applicant also controls three low-rise buildings directly to the north of the development site on East 77th Street that are intended to be redeveloped as-of-right for hospital support functions. Medical offices for independent practitioners are concentrated along Park Avenue. Nearby religious institutions are

concentrated to the south of the development site and include the Eighth Church of Christ, Scientist, St. Jean Baptiste Church, Temple Israel of the City of New York, and Episcopal Church of the Resurrection. Private schools in the surrounding area are predominately located on midblocks and include the Ramaz School Upper School, the Allen-Stevenson School, the Hewitt School, St. Jean Baptiste High School, Resurrection Episcopal Day School, and the Sephardic Academy of Manhattan.

Open space in the area consists of Central Park, located two blocks to the west of the development site and a tennis facility on East 75th Street between Second and Third avenues. The garden of Eighth Church of Christ, Scientist, to the immediate north, is also intermittently open to the public.

The area is well served by public transportation. At the intersection of Lexington Avenue directly to the east of the development site lies the 77th Street subway station, where the 6 train provides service throughout the east side of Manhattan and north to the Bronx. The nearest fully accessible subway station, the 72nd Street station, lies approximately seven blocks southeast of the development site where the Q train provides service to Midtown Manhattan and Brooklyn. Nearby east-west local buses include the M79 Select Bus Service along East 79th Street and the M72 along East 72nd Street, which both connect to the Upper West Side. North-south local bus lines run along all nearby avenues except Park Avenues. The M98, M101, M102, and M103 run along Third and Lexington avenues and serve neighborhoods spanning from the Financial District to Washington Heights. Further west, the M1, M2, M3, and M4 run along Madison and Fifth avenues, spanning from SoHo north to Washington Heights. Third, Lexington, Madison, and Fifth avenues also host 11 express buses which extend north to the Bronx. The nearest CitiBike bike share stations are located at the intersections of Park Avenue and East 76th Street along with Third Avenue and East 77th Street.

The development site is bounded by East 77th Street to the north, East 76th Street to the south, Park Avenue to the west, and Lexington Avenue to the east, and is in the Lenox Hill neighborhood of Manhattan Community District 8. It comprises two privately owned lots at 100 East 77th Street (Block 1411, Lot 1) and 1080 Lexington Avenue (Block 1411, Lot 113) with a total lot area of

82,758 square feet. The two lots are improved with ten buildings developed between the late 1800s and early 1970s. The buildings have been interconnected to operate as the Lenox Hill Hospital, which has a total of 620,500 square feet of zoning floor area or about 7.5 FAR.

Four existing buildings occupy the Lexington Avenue frontage. Two four-story brownstones, which were constructed in the late 1800s, are located at the intersection of Lexington Avenue and East 76th Street. The Lexington Avenue midblock is improved with the Achelis Building, a nine-story building that was constructed between 1884 and 1917, while the intersection of Lexington Avenue and East 77th Street is occupied by Black Hall, a 13-story building constructed in 1963. The sidewalk width on Lexington Avenue is narrow, 12 feet, and there are no public hospital entrances on this frontage.

On East 77th Street, a public entrance to the hospital is located near the intersection with Lexington Avenue, adjacent to an existing sidewalk stair for the 77th Street subway station. The midblock of the East 77th Street frontage is improved with the Lachman Building, a 12-story building built in 1966 which provides the public entrance to the hospital's emergency department, including the entrance for patients arriving by ambulance. As the existing complex does not include off-street ambulance bays, East 77th Street is used by necessity for ambulance parking and unloading, with patients transported across the public sidewalk to the hospital entrance. The Wollman Building, a 12-story building constructed in 1959, occupies the intersection of the East 77th Street and Park Avenue frontage. It was constructed pursuant to a variance from the Board of Standards and Appeals (BSA) granted in 1958 (Cal. No. 582-29-II-BZ) to allow the street wall heights along East 77th Street to exceed then-applicable regulations and match those provided along Park Avenue. A third public entrance to the hospital on East 77th Street is found in the Wollman Building.

The remainder of the Park Avenue frontage is occupied by the Uris building, which was granted a variance for bulk and special permit for height and setback from the BSA in 1970 (Cal. No. 287-70-BZ) and further modified in 1972. This building includes a low-rise, one- to three-story portion at the midblock, a 12-story portion just north of the intersection with East 76th Street, and a two-story, approximately 10-foot-wide portion at the southwest corner of the site. The East 76th Street

portion of this building includes the entrance to the hospital's existing loading facility, which is limited to three bays and is undersized for the trucks necessary to serve the needs of a contemporary hospital. The Park Avenue frontage of the hospital includes minimal ground floor transparency and no public entrances. There are three additional buildings fronting on East 76th Street. Closest to Park Avenue is the West Building, a ten-story building constructed in 1913 that features a staff entrance on the ground floor. The midblock hosts the Main/East Building, which was constructed later in 1931 pursuant to a BSA variance granted in 1929 (Cal. No. 582-29-BZ), which allowed a maximum street wall height of 141 feet to match the adjacent West building's street wall. The East Building section rises to 13 stories, while the Main Building portion rises to 11 stories. Closest to Lexington Avenue lies the Einhorn Building, a three-story building constructed in 1931.

The development site is currently mapped with three zoning districts. The Lexington Avenue frontage, to a depth of 100 feet, is mapped with a C1-8X district. The Park Avenue frontage, to a depth of 100 feet, is mapped with an R10 district within the PI district. Finally, the midblock is mapped with an R8B district.

Proposed Development

The proposed development for Lenox Hill Hospital includes two project components. On the eastern portion of the block, the proposed development would involve the demolition of several existing structures, including the brownstones, Black Hall, Achelis, and Einhorn buildings, and portions of the Main/East and Lachman buildings. These demolitions would facilitate the construction of a new hospital building along Lexington Avenue extending into parts of the midblock. The new hospital building would include a podium rising to approximately 195 feet in height, containing a double-height entrance lobby, an expanded emergency department, industry-standard operating rooms, single-bedded patient rooms, diagnostic and support services, and mechanical spaces. To accommodate ongoing hospital operation, buildings on the western portion of the block, including the Wollman, Uris, and West buildings, would be retained and renovated, with internal connections integrating the new and existing buildings.

Above the podium, the applicant is proposing two options for the new hospital building known as “Envelope 1” and “Envelope 2” to maximize flexibility. Under both envelopes, the tallest section of the new hospital building would rise to within 180 feet of Lexington Avenue. There would be 10-foot setbacks from Lexington Avenue, East 77th Street, and East 76th Street.

Envelope 1 would allow the new hospital building to rise to a maximum height of 436 feet, including mechanical bulkheads. Under this option, the midblock portion of the structure extending toward East 76th Street would be limited to a maximum height of 210 feet, consistent with the existing building heights on that portion of the site.

Envelope 2 proposes a shorter structure along the Lexington Avenue frontage, with a maximum height of 395 feet inclusive of mechanical bulkheads. To accommodate the height reduction along Lexington Avenue, this envelope would allow for increased height on the midblock portion, with a maximum height of 360 feet.

The proposed development would result in a total floor area of 1,034,471 square feet, including approximately 1,031,971 square feet of hospital use and up to 2,500 square feet of ground-floor commercial use, which is anticipated to be used for a pharmacy. Of this total, 600,662 square feet would be located within the new building, while 433,809 square feet would be accommodated within the retained and renovated buildings. The proposed 12.5 FAR hospital development would include an increase of approximately 5.0 FAR, or approximately 414,000 square feet, over the floor area currently existing on the site.

The existing hospital currently provides 450 beds within a mix of 172 single-bedded rooms and 139 double-bedded rooms, averaging approximately 130 square feet per patient. The proposed development would provide 475 single-bedded rooms, each averaging approximately 360 square feet. The number of operating rooms would increase from 25 to 30, with the average room size expanding from approximately 300 square feet to approximately 900 square feet. A new, dedicated entrance for the labor and delivery department would be located on the Park Avenue frontage.

Both the main hospital entrance and the emergency department entrance would be located on the Lexington Avenue frontage with a staff entrance on the East 77th Street frontage.

The proposed development would also address long-standing issues related to curbside emergency vehicle access and loading by introducing six on-site ambulance bays on East 77th Street and four new on-site loading berths on East 76th Street.

The proposal would also include improvements to the southbound portion of the Lexington Avenue–77th Street subway station, including the replacement of existing stairways with wider 15'-4" stairs to increase capacity by 50 percent, additional circulation space and weather protection by setting the new covered station entrance back from the street, improved lighting and security systems, and installation of a new elevator from street to mezzanine level as well as an accessible ramp from mezzanine to platform. These improvements would result in full ADA accessibility for the southbound platform. A transit easement of approximately 1,593 square feet at the southwest corner of Lexington Avenue and East 77th Street would facilitate these improvements and is the subject of a separate Chairperson's certification (N 250155 ZCM).

Requested Actions

Zoning Map Amendment (C 250151 ZMM)

A zoning map amendment is proposed on portions of the development site to facilitate the proposed hospital buildings. The Lexington Avenue frontage to a depth of 100 feet would be changed from a C1-8X zoning district to a C1-9 zoning district, and the midblock R8B zoning district would be changed to a C1-8 zoning district.

C1-9 districts permit a maximum community facility FAR of 10.0, a maximum residential MIH FAR of 12.0, and a maximum commercial FAR of 2.0. C1-8X and C1-9 districts permit the same range of uses, but unlike C1-8X districts, C1-9 districts are non-contextual. The proposed rezoning to a C1-9 district would increase the permitted community facility floor area by 1.0 FAR along the Lexington Avenue frontage.

C1-8 districts permit a maximum community facility FAR of 10.0, a maximum residential MIH FAR of 9.02, and a maximum commercial FAR of 2.0. Unlike R8B districts, C1-8 districts permit a wide range of commercial uses and are non-contextual. The proposed rezoning to C1-8 would increase the permitted community facility floor area from 5.10 FAR to 10 FAR in the midblock portion of the development site.

The proposed rezoning to C1-8 and C1-9 districts would facilitate 10.0 FAR for community facility use across the entire development site, increasing the base permitted community facility floor area by approximately 225,693 square feet to 827,577 square feet.

Zoning Text Amendment (C 250152 ZRM)

The applicant is requesting a zoning text amendment to establish a new special permit under ZR Section 74-904 (Non-profit or voluntary hospitals in R9 or R10 Districts and Certain Commercial Districts), specifically for existing non-profit or voluntary hospitals located within R9 and R10 zoning districts and their commercial equivalents, including sites partially within the PI. The proposed text would allow the Commission to modify floor area and bulk regulations to facilitate hospital redevelopment projects that provide significant public benefits.

Pursuant to the proposed Section 74-904, the Commission would be authorized to permit an increase of up to 20 percent in community facility floor area, which may be increased beyond 20 percent when combined with floor area bonus for qualifying transit improvements pursuant to ZR Section 66-51(Additional Floor Area for Mass Transit Station Improvements). The special permit would be subject to conditions, including that at least 75 percent of the development or enlargement must be dedicated to hospital use, that any bonus floor area generated from the special permit must be used exclusively for hospital purposes, and that floor area on portions of the zoning lot within the PI shall not exceed an FAR of 10.0. Findings for the special permit include the provision of significant public benefit, improved site planning, and a satisfactory urban design relationship with adjacent buildings and open areas.

The proposed text amendment would also modify related provisions of the Zoning Resolution to implement the new special permit. Specifically, Section 66-513 (Additional rules and limitations, conditions, findings and requirements) would be amended to allow a transit improvement bonus to exceed 20 percent of base floor area where authorized by special permit. Section 92-21 (Special Floor Area Regulations) would be amended to clarify that bonus floor area pursuant to Section 74-904 is permitted within the PI.

Additionally, the text amendment would amend Appendix F to map the portions of the development site proposed to be rezoned as an MIH area in Community District 8, designating MIH Options 1 and 2. Pursuant to MIH Option 1, any future development is required to provide 25 percent of the residential floor area as permanently income-restricted housing at 60 percent AMI or lower. Pursuant to MIH Option 2, any future development is required to provide 30 percent of the residential floor area as permanently income-restricted housing at 80 percent AMI or lower.

Zoning Special Permit (C 250153 ZSM)

The applicant is requesting a zoning special permit pursuant to the proposed ZR Section 74-904, as established by the related text amendment (N 250152 ZRM). The special permit would allow for a 2.0 FAR increase in permitted community facility floor area and enable modifications to various bulk controls, including front wall height and location, setback controls, sky exposure plane regulations, and community facility lot coverage.

Height and Setback Regulations of Section 33-40 (HEIGHT AND SETBACK REGULATIONS)

The new hospital building on the eastern portion of the site would require various height and setback modifications to Section 33-40 (HEIGHT AND SETBACK REGULATIONS) through the special permit. ZR Section 33-432 prescribes maximum front wall heights of 85 feet or six stories, whichever is less, setbacks of 15 feet from wide streets and 20 feet from narrow streets, and a sky exposure plane of 2.7:1 along narrow streets and 5.6:1 along wide streets. Both Envelope 1 and Envelope 2 would allow front wall heights up to 195 feet and setbacks of 10 feet from both narrow and wide streets. The building would also penetrate the sky exposure plane, up to a height of 395 feet in Envelope 1 and up to 436 feet in Envelope 2.

Height and Setback Regulations of Sections 24-50 (HEIGHT AND SETBACK REGULATIONS) and 92-20 (Special Bulk Regulations)

Special permit modifications to height, setback and sky exposure planes would also facilitate compliance for the Lachman, Wollman, Uris, West, and Main/East buildings across the western portion of the site proposed to be renovated along with some bulk expansions. Within 50 feet of Park Avenue, Section 92-22 (Mandatory Front Building Walls Along Certain Street Lines) outlines that front walls must rise between 125 and 150 feet. Further than 50 feet from Park Avenue, the maximum height for street walls is the lesser of 85 feet or 9 stories within R10 districts pursuant to Section 24-522 (Front setbacks in districts where front yards are not required) and the lesser of 85 feet or 6 stories within the midblock C1-8 district pursuant to Section 33-432 (In other Commercial Districts). Additionally, Sections 92-22(a) and 33-432 prescribe setbacks of 10 feet, increasing to 20 feet further than 50 feet from Park Avenue, along with a sky exposure plane of 2.7:1 along C1-9 sections of the midblock. The special permit would facilitate streets walls ranging in height from 0 feet to 175 feet, setbacks ranging from 0 to 32 feet, and sections of the midblock building to pierce the sky exposure plane. These modification would accommodate the existing buildings developed pursuant to previous zoning regulations or BSA action while also allowing for additions such as the labor and delivery entrance along Park Avenue.

Lot coverage regulations of Sections 24-11 (Maximum Floor Area Ratio and Percentage of Lot Coverage) and 24-12 (Height and Application of Lot Coverage)

Within both proposed envelopes, the special permit would facilitate a community facility lot coverage of approximately 97.3 percent above 23 feet in height within the R10 district, exceeding the 75 percent corner and 65 percent interior lot coverage limits established in Sections 24-11 and 24-12.

Zoning Authorization (N 250154 ZAM)

The applicant requests a zoning authorization pursuant to ZR Section 66-511 (Additional floor area for mass transit station improvements by authorization) to permit a floor area increase of 0.5 FAR (41,379 square feet) in connection with the proposed improvements to the southbound

platform of the 77th Street subway station. These improvements would increase capacity and accessibility on a heavily used subway corridor and have been designed in consultation with the Metropolitan Transportation Authority (MTA). In connection with this authorization, the applicant is also seeking a Chairperson certification (N 250155 ZCM) pursuant to ZR Section 66-21 (Determination and Certification for Transit Volume) with respect to a transit volume encompassing the mass transit station improvements to be constructed.

ENVIRONMENTAL REVIEW

This application (C 250153 ZSM), in conjunction with the related actions, was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA) and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 *et seq.* and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The lead is the City Planning Commission. The designated CEQR number is 23DCP079M.

It was determined that this application, in conjunction with the applications for the related actions, may have a significant effect on the environment, and that an Environmental Impact Statement (EIS) would be required. A Positive Declaration was issued on January 30, 2023, and subsequently distributed, published, and filed. Together with the Positive Declaration, a Draft Scope of Work for the Draft Environmental Impact Statement (DEIS) was issued on January 30, 2023. A public scoping meeting was held on March 2, 2023, and the Final Scope of Work was issued on January 31, 2025.

A DEIS was prepared and a Notice of Completion for the DEIS was issued on January 31, 2025. On May 16, 2025, a Technical Memorandum (“Technical Memorandum 001”) was issued to address two recent City policy changes that occurred since the preparation of the DEIS: New York City's implementation of the Central Business District (CBD) Tolling Program; and the New York State Department of Environmental Conservation’s proposed legislation requiring an evaluation as part of the State Environmental Quality Review Act (SEQRA) process of whether an action may cause or increase a disproportionate pollution burden on a disadvantaged community.

Pursuant to SEQRA regulations and the CEQR procedure, a joint public hearing was held on May 21, 2025, in conjunction with the public hearing on the related Uniform Land Use Review Procedure items (C 250151 ZMM and C 250153 ZSM). A Final Environmental Impact Statement (FEIS) reflecting comments made during the public review process was completed, and a Notice of Completion for the FEIS was issued on June 20, 2025. Significant adverse impacts related to hazardous materials, air quality and noise would be avoided through the placement of (E) designation (E-777) on the project sites as specified in Chapters 8, 11, and 13, respectively of the FEIS.

The application, as analyzed in the FEIS, contained Project Components Related to the Environment (PCREs), which are set forth in Chapter 16 “Construction.” To ensure the implementation of the PCREs, the applicant would enter into a Restrictive Declaration at the time of the approval of land use-related actions and prior to the issuance of any permits.

The proposed project as analyzed in the FEIS identified significant adverse impacts with respect to shadows and construction (noise). The identified significant adverse impacts and proposed mitigation measures under the proposed actions are summarized in Chapter 18, “Mitigation,” of the FEIS. The significant adverse impacts that would not be fully mitigated are summarized in Chapter 19, “Unavoidable Adverse Impacts,” of the FEIS. To ensure the implementation of the mitigation measures identified in the FEIS, the mitigation measures are included in the Restrictive Declaration.

UNIFORM LAND USE REVIEW

This application for a zoning special permit (C 250153 ZSM) and the related application for a zoning map amendment (C 250151 ZMM) was certified as complete by the Department of City Planning on February 3, 2025, and duly referred to Manhattan Community Board 8 and the Manhattan Borough President in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b), along with the related applications for a zoning text amendment (N 250152 ZRM) and zoning authorization (N 250154 ZAM) which were referred in accordance with the procedures

for non-ULURP matters.

Community Board Review

Manhattan Community Board 8 held a public hearing on this application (C 250153 ZSM) along with the related applications for a zoning map amendment (C 250151 ZMM), zoning text amendment (N 250152 ZRM), and zoning authorization (N 250154 ZAM) on March 12, 2025, and on April 9, 2025, by a vote of 23 in favor, 14 opposed, and one abstaining adopted a resolution recommending disapproval of the application with the following conditions.

- “A. Applicant commits to a maximum height of 215’ uniformly across the entire zoning lot. No bonus mechanisms will allow any increase in height; and
- B. Applicant commits to either, but not both, of the Transit Improvement and Hospital Floor Area Bonuses requested by special permit (pursuant to ZR Section 74-904 and ZR Section 66-51); and
- C. Applicant commits to mapping the entirety of the zoning lot within an MIH district; and
- D. Applicant commits to an accessible entrance to BOTH Southbound and Northbound platforms of the IRT subway at the 77th Street Station; and
- E. Applicant commits to permanent hospital use on the entire zoning lot; and
- F. If Applicant sells the Park Avenue frontage for residential development, Applicant will notify the public and commit to allocating 5% of the sales price for transit improvements and other community benefits to be determined; and
- G. Applicant commits to provide parking (on-site or new off-site parking locations) to accommodate staff and patients/visitors; and
- H. Applicant commits to request NO After Hours Variance Permits in connection with this project without the prior approval of the Community Board.”

Borough President Recommendation

On May 14, 2025, the Manhattan Borough President issued a recommendation on this application (C 250153 ZSM) along with the related applications for a zoning map amendment (C 250151 ZMM), zoning text amendment (N 250152 ZRM), and zoning authorization (N 250154 ZAM), to approve the application with the following conditions.

“Maintain commitments made to this point:

1. Establish a construction task force or working group of elected officials, representatives from neighboring buildings, Community Board members, and any other nearby stakeholders that begins before the start of construction and meets regularly throughout construction;
2. Expand behavioral health services through the creation of a new Upper East Side outpatient center for mental health nearby the Manhattan Eye, Ear, & Throat Hospital;

Make the following improvements to the proposal:

3. Commit to a ground-floor plan that allows ambulances to pass through or turn around within the footprint of the hospital instead of having to back out onto 77th Street;
4. Reduce the height to the maximum extent possible, while avoiding a significant reduction in hospital services;
5. Make a concerted effort to reach an agreement with property owners and commit significant resources for improvements to the northbound subway station;

Make the following commitments to healthcare:

6. Ensure that wait times and admittance times will decrease at Lenox Hill Hospital;
7. Ensure that the hospital does not diminish care to patients with public insurance and assure that the transition to single rooms does not preclude low-income patients and/or patients with public insurance;
8. Double down on healthcare services in other areas citywide, such as downtown Manhattan and other areas of the city in need of healthcare services;

Make the following commitments about construction:

9. Decrease construction time to the maximum extent possible, especially external construction;
10. Mitigate noise, traffic, and air quality issues from construction;
11. Minimize off-hours work and be in conversation with the construction task force (which will include representatives from Community Board 8) about any after-hour variance

permits for construction;

Make the following commitments to the community:

12. Commit to using union labor for all aspects of the project including construction and hospital operation and maintenance, memorialized in a Project Labor Agreement;
13. Continue existing community partnerships and expand partnerships with additional community organizations;
14. Maintain permanent hospital use on the entire zoning lot, and if the Park Avenue frontage is sold for residential development to notify the public and commit 5% of the sales price for transit improvements and other community benefits;

Make the following commitments about operations:

15. Provide clear wayfinding and traffic mitigations for all entrances, including for pedestrians as well as car drop-offs and pickups, and ensure building facades are cohesive with the neighborhood context;
16. Study whether moving the Mother-Baby entrance from Park Avenue would help alleviate concerns about how the entrance would interact with the street; and
17. Ensure that there is a plan for adequate offsite parking that satisfies any additional demand from staff or visitors.”

City Planning Commission Public Hearing

On May 7, 2025, (Calendar No. 7), the City Planning Commission scheduled May 21, 2025, for a public hearing on this application (C 250153 ZSM) and the related actions for a zoning map amendment (C 250151 ZMM), and zoning text amendment (N 250152 ZRM). The hearing was duly held on May 21, 2025 (Calendar No. 14). Twenty-four speakers testified in favor of the application, and 46 were in opposition.

The applicant team, comprising four applicant representatives, testified in favor of the application, providing an overview of the proposed project and answering Commission questions. They emphasized how the project would help meet the programmatic needs of the hospital to modernize

and provide optimal patient care in a purpose-built facility that meets industry standards. The team described the spatial and mechanical needs for operating rooms, single-occupancy patient rooms, an expanded emergency department, an off-street ambulance bay, and expanded loading berths. The team also highlighted how both the programmatic improvements would enable the hospital to continue to provide world-class healthcare services and the transit improvements to the 77th Street subway station included in the proposed development would provide a significant public benefit to the Lenox Hill neighborhood and the overall New York City community.

Twenty speakers testified in favor of the application. Community advocacy group Association for a Better New York (ABNY), the New York Professional Nurses Union, and hospital staff, many of whom are also local residents, emphasized the critical need to invest in long-term public health infrastructure and to modernize outdated hospital infrastructure, citing undersized patient rooms and an overcrowded emergency department. Hospital staff, including nurses, physicians, and administrators, highlighted the importance of expanding single-bedded patient rooms, enlarging operating rooms, and improving infection prevention measures. They described first-hand challenges working in the existing facility and viewed the proposed redevelopment as essential for maintaining quality care and patient dignity.

Representatives from labor unions and trade groups, including Local 79, Local 3 IBEW, New York City District Council of Carpenters, and the Building Trades Employers Association, spoke in favor of the project citing the creation of union construction jobs and improved working conditions for hospital staff. Several speakers also highlighted the proposed transit improvements at the 77th Street subway station, noting enhanced ADA access and pedestrian circulation.

Fourty-six speakers testified in opposition to the application. These included several local residents, community advocacy groups, preservation advocates, and representatives of Community Board 8. Community groups who testified in opposition included Friends of the Upper East Side, New York Landmarks Conservancy, Protect Our Lenox Hill Neighborhood, the City Club of NY, and Civitas. A number of speakers opposed to the proposed project cited concerns about its size, height, and density. Many residents and advocacy organizations expressed that the scale of the

development would overwhelm the surrounding low- to mid-rise residential context, particularly along Lexington Avenue and the midblocks. Several speakers argued that the proposed tower would cast shadows, reduce sunlight access, and negatively affect neighborhood character.

Many questioned the necessity of the floor area increase given the limited net gain in patient beds and expressed skepticism over whether the project's public benefits justified the requested zoning relief. Speakers cited concerns about the nine-year construction timeline and its potential impact on air quality, traffic, small businesses, and overall quality of life. Others called for upgrades within the existing buildings, or a new hospital building capped at a maximum height of 215 feet, or at an alternative site. Some also raised broader equity concerns about prioritizing healthcare investment in the Upper East Side, an area well-served by hospitals, over other underserved areas of the city. Several speakers, including Community Board 8 representatives, stated that their support would be contingent on meeting conditions outlined in Community Board 8's resolution.

There were no other speakers, and the hearing was closed.

The Commission also received approximately 500 written testimonies. Written testimony in opposition came primarily from local residents and community groups, echoing concerns raised during the hearing about project scale, construction impacts, and the project's alignment within the context of the neighborhood.

CONSIDERATION

The Commission believes that this application for a zoning special permit (C 250153 ZSM), in conjunction with the related actions for a zoning map amendment (C 250151 ZMM), zoning text amendment (N 250152 ZRM), and zoning authorization (N 250154 ZAM) is appropriate.

The proposed development will facilitate the redevelopment and enlargement of Lenox Hill Hospital, a long-standing healthcare institution located on the Upper East Side of Manhattan. The hospital is an anchor institution that plays a critical role in providing healthcare access to both the local and greater New York City community. It currently operates in a series of interconnected

buildings constructed between the late 19th and mid-20th centuries that do not meet current industry standards for hospital infrastructure, with undersized and shared patient rooms, limited operating space, and insufficient emergency room capacity. These spatial limitations have a significant impact on the hospital's ability to provide quality care affecting patient privacy, infection control, and operational efficiency. The Commission acknowledges the need to modernize the campus to support the delivery of high-quality medical care in a purpose-built facility that meets industry standards.

The proposed development will increase hospital capacity and modernize facilities by renovating and replacing outdated infrastructure with a new facility that includes an expanded emergency department, modern surgical suites, and single-bedded patient rooms. The proposal includes two zoning envelope options for the new hospital building along Lexington Avenue, rising to maximum heights of 395 or 436 feet. In total, the proposed development will contain approximately 1.03 million square feet, including hospital and limited accessory commercial use, resulting in an increase of approximately 414,000 square feet of floor area on the development site. The proposed develop will also include on-site ambulance bays, loading facilities, and public transit improvements at the adjacent Lexington Avenue–77th Street subway station.

The Commission believes the proposed actions are appropriate and support the continued operation of a critical healthcare facility while delivering public benefits through transit accessibility, improved patient care, and modernized infrastructure.

Zoning Map Amendment (C 250151 ZMM)

The Commission believes that the proposed zoning map amendment is appropriate. The proposed action will change the zoning along the Lexington Avenue frontage from C1-8X to C1-9 and the midblock portion from R8B to C1-8. The proposed commercial districts allow for greater community facility FAR and remove contextual height limits. The C1-9 and C1-8 districts will allow for a maximum community facility FAR of 10.0, which is already permitted on the Park

Avenue frontage of the block and can better accommodate the programmatic needs of the hospital. The development site is a full city block with frontages on two wide streets and is located in an area characterized by a range of building densities and typologies, including other similarly scaled community facility and commercial buildings along the avenues. The proposed zoning will result in a zoning framework that better reflects existing and proposed conditions on this block.

During public review, the Commission heard testimony suggesting that Lenox Hill Hospital consider relocating or distributing its proposed program elsewhere in the city. The Commission notes, however, that the hospital is situated within a well-established medical ecosystem with proximity to medical offices, outpatient clinics, and healthcare providers. Lenox Hill has longstanding relationships with these surrounding institutions and specialists, and maintaining proximity is essential to supporting coordinated patient care, efficient clinical operations, and continuity of service. Expanding in place allows Lenox Hill to build on its existing infrastructure, retain access to affiliated providers, and remain a key healthcare anchor within the neighborhood.

Zoning Text Amendment (N 250152 ZRM)

The Commission believes that the proposed zoning text amendment is appropriate. The text amendment will establish a new special permit under ZR Section 74-904 for non-profit or voluntary hospitals in R9 or R10 districts and their commercial equivalents, where sites are partially located within the Special Park Improvement District. The new special permit will allow additional community facility floor area and bulk modifications where necessary for hospital programming and public benefit considerations. The proposed text establishes clear parameters for eligibility, including minimum use thresholds and FAR limitations, and sets forth findings related to site planning and urban design. The Commission notes that Section 74-904 will be limited in scope and applicable only under specific locational and programmatic conditions. Related amendments to Sections 66-513 and 92-21 will clarify how the new special permit interacts with the existing transit improvement bonus and PI District regulations.

The proposed special permit will establish a mechanism to accommodate the unique spatial and operational needs of existing non-profit hospitals, many of which face physical constraints when modernizing within aging facilities. By allowing limited modifications in floor area and bulk, tied to generating a public benefit, this special permit will facilitate investments in healthcare facilities to help them grow in place and keep state-of-the-art healthcare and talent within the city.

Additionally, the proposed text amendment will modify Appendix F of the Zoning Resolution to map an MIH area on the portions of the project site that will be rezoned. Although no residential development is currently proposed, the Commission supports this mapping in accordance with the City's policy to apply MIH where zoning amendments substantially increase permitted residential density.

Zoning Special Permit (C 250153 ZSM)

The Commission believes that the special permit pursuant to the proposed Section 74-904 is appropriate. The special permit will facilitate a 2.0 FAR increase in community facility floor area and various bulk modifications necessary to accommodate the design of the new hospital building and integrate it with existing facilities. As a condition of the special permit, 100 percent of the bonus floor area will be exclusively for hospital use to ensure that the additional floor area granted through the special permit directly supports the intended institutional and public benefit goals.

The proposed development will convert all inpatient rooms to single-bedded rooms, increasing the number of rooms from 311 to 475, with each room sized to meet industry standards. These rooms will provide adequate space for patients, family members, and clinical teams, supporting better infection control and patient outcomes. In addition to modernized patient care areas, the proposal will expand the hospital's surgical department, providing 30 industry-standard operating rooms along with necessary support spaces. Additional upgrades include off-street ambulance bays, compliant loading berths, enlarged emergency department, and enhanced labor and delivery care access. The proposed upgrades will also enable the hospital to incorporate latest medical

technologies and create a facility that can continue meeting the long-term needs of the evolving healthcare industry. The Commission finds that these improvements represent a substantial public benefit that merits the requested floor area increase.

The applicant has proposed two zoning envelopes, Envelope 1 and Envelope 2, both of which accommodate the required hospital program while offering design flexibility. The Commission understands that while both are appropriate for the site, the applicant will ultimately pick one for the design of the building. The requested bulk modifications for both envelopes include relief from height and setback regulations, sky exposure plane requirements, and lot coverage regulations for community facility developments.

Envelope 1 proposes a new hospital tower rising to a height of 436 feet (inclusive of mechanicals) above a podium of approximately 195 feet along Lexington Avenue. Envelope 2 provides an alternative design with a reduced tower height of 395 feet (inclusive of mechanicals) along Lexington Avenue and a small midblock section higher at 360 feet to redistribute floor area. Both envelopes place the bulk along the eastern portion of the site and allow the existing buildings on the western portion to be retained and renovated. This design approach is consistent with zoning controls in this portion of the Upper East Side, which concentrate bulk and height along wide street frontages, with lower scale development at the midblock.

The proposed bulk modifications for the eastern portion with the new hospital building include front wall height, setbacks, and sky exposure plane relief. These modifications are essential to achieve the necessary floorplate dimensions and mechanical space requirements for a hospital building that meets industry standards. The proposed bulk modifications will also allow the existing buildings on the western portion of the development site to remain largely in their current form while providing limited flexibility for minor enlargements and alterations needed to upgrade patient care and improve hospital operations within that portion of the campus. Both zoning envelopes allow for seamless connection between new and existing buildings and support an

upgraded site layout, including relocated entrances, service access, and better circulation.

The proposed project includes on-site weather-protected ambulance bays and expanded loading infrastructure, which will address longstanding operational and circulation challenges and improve both patient care and neighborhood quality of life. Currently, ambulances must queue along the curb on East 77th Street and transport patients into the hospital across the public sidewalk, even in inclement weather. The proposed ambulance bays will allow for direct, covered transfers into the hospital, dramatically enhancing patient dignity, privacy, and safety.

Similarly, the hospital's existing loading bays are undersized and unable to fully accommodate delivery vehicles, resulting in trucks routinely extending into the sidewalk and street. This condition compromises pedestrian circulation, obstructs traffic flow, and creates unnecessary congestion along East 76th Street. The proposed loading bays on East 76th Street will provide appropriately sized, off-street facilities that will enable all loading activities to be within the building. By relocating loading/unloading of both patients and materials off-street, the project will reduce congestion, improve pedestrian safety, and mitigate impacts to the surrounding public realm, resulting in safer street conditions.

The Commission acknowledges the extensive testimony received from the community throughout the public review process. Testimony reflected a broad range of perspectives, including support for the hospital's modernization efforts and concerns regarding the scale of the proposed development, construction impacts, and long-term implications for neighborhood character. Many residents and local organizations expressed concerns with the building height, the project's phased nine-year construction timeline, and potential disruption to pedestrian safety, air quality, and traffic. Others raised concerns about whether the proposed investment was proportionate to the Upper East Side's healthcare needs relative to citywide disparities.

The Commission carefully considered these comments and recognizes the community's

longstanding interest in maintaining the quality and character of the neighborhood. The Commission notes that the applicant adjusted the proposal in response to early community feedback – most notably reducing overall building height from prior iterations, designing two building envelope options, preserving and renovating buildings along Park Avenue to limit construction impact, and enhancing public realm improvements. The Commission encourages the applicant to continue engaging with local stakeholders leading up to and during construction to address quality-of-life concerns, provide transparent updates, and address construction-related disruptions to the greatest extent possible.

Zoning Authorization (N 250154 ZAM)

The Commission understands that the applicant is seeking an authorization for a floor area bonus pursuant to ZR Section 66-511 related to improvement of transit facilities. Necessary pre-requisites for the consideration of this authorization were not finalized at the time of the Commission's vote on the other requested actions, however the Commission supports the requested transit improvement authorization, contingent upon the submission of an executed agreement between the applicant and the MTA, and a final approval letter from the MTA. The proposed special permit bulk envelope has been designed to accommodate the additional floor area that would be permitted under the authorization once granted.

The authorization would permit a floor area bonus of 0.5 FAR in connection with improvements to the Lexington Avenue–77th Street station. These improvements include a wider stairway entrance, an ADA-accessible elevator, and additional circulation space at the street. These improvements would provide full ADA access to the southbound platform and are consistent with the findings for the requested zoning authorization. The Commission finds that the scale and scope of the transit improvements merit the requested 0.5 FAR floor area bonus.

The Commission supports the proposed development and recognizes the need to upgrade Lenox Hill Hospital into a modern facility that reflects current industry standards. As a long-standing

institution and healthcare anchor on the Upper East Side, the continued investment in this important community asset will help ensure it is responsive to evolving technologies and the needs of both patients and providers as it continues to serve the local community, city and region for decades to come.

FINDINGS

Based upon the above consideration, the City Planning Commission hereby makes the following findings required by Section 74-904 (Non-profit or voluntary hospitals in R9 or R10 Districts and certain Commercial Districts):

1. the public benefit derived from such proposed hospital development or enlargement merits the additional floor area being granted pursuant to this special permit;
2. where bulk modifications are utilized, such modifications will provide a more satisfactory physical relationship to existing hospital buildings or other structures on the zoning lot, and facilitate a more efficient and integrated site plan; and
3. where modifications to bulk regulations are utilized, the distribution of bulk on the zoning lot will result in a satisfactory site plan and urban design relationships of buildings or other structures to adjacent streets and the surrounding area.

RESOLUTION

RESOLVED, that having considered the Final Environmental Impact Statement (FEIS), for which a Notice of Completion was issued on June 20, 2025, with respect to this application (CEQR No. 23DCP079M), the City Planning Commission finds that the requirements of the New York State Environmental Quality Review Act and Regulations have been met and that:

1. The environmental impacts disclosed in the FEIS were evaluated in relation to the social, economic, and other considerations associated with the actions that are set forth in this report; and

2. Consistent with social, economic, and other essential considerations, from among the reasonable alternatives provided in the application, the actions are one which minimizes or avoids adverse environmental impacts to the maximum extent practicable; and
3. The adverse environmental impacts disclosed in the FEIS will be minimized or avoided to the maximum extent practicable by incorporating as conditions to the approval, pursuant to the restrictive declaration dated June 30, 2025, those project components related to the environment and mitigation measures that were identified as practicable.

The report of the City Planning Commission, together with the FEIS, constitutes the written statement of findings that form the basis of the decision, pursuant to Section 617.11(d) of the SEQRA regulations; and be it further

RESOLVED, by the City Planning Commission, pursuant to Sections 197-c and 200 of the New York City Charter, that based on the environmental determination, and the consideration and findings described in this report, that the application submitted by Lenox Hill Hospital pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-904 of the Zoning Resolution to:

1. allow an increase in the maximum community facility floor area ratio by up to a maximum of 20 percent of the maximum floor area ratio otherwise permitted, and to allow such 20 percent maximum to be exceeded when used in combination with a floor area bonus permitted pursuant to Section 66-51 (Additional Floor Area for Mass Transit Station Improvements);
2. modify the height and setback regulations of Section 24-50 (HEIGHT AND SETBACK REGULATIONS), Section 33-40 (HEIGHT AND SETBACK REGULATIONS), and Section 92-20 (Special Bulk Regulations); and
3. modify the lot coverage regulations of Section 24-11 (Maximum Floor Area Ratio and Percentage of Lot Coverage) and 24-12 (Height and Application of Lot Coverage);

in connection with the proposed enlargement and renovation of an existing hospital and related facilities occupying an entire block, on property located at 100 East 77th Street (Block 1411, Lots 1 & 113), in R10, C1-8, and C1-9 districts, partially within the Special Park Improvement District (PI), Borough of Manhattan, Community District 8

is approved, subject to the following terms and conditions:

1. The property that is the subject of this application (C 250153 ZSM) shall be developed in size and arrangement substantially in accordance with the dimensions, specifications and zoning computations indicated on the following plans, prepared by Ennead Architects, LLP, filed with this application and incorporated in this resolution:

Development Option A (Drawing Set A)

<u>Drawing No.</u>	<u>Title</u>	<u>Last Revised Date</u>
Z-02	Zoning Analysis	06/27/2025
Z-02.1	Streetscape Regulations	06/27/2025
Z-03	Zoning Diagram	06/27/2025
Z-04	Zoning Lot Site Plan	06/27/2025
Z-05	Waiver Plan	06/27/2025
Z-07	Waiver Section East West Through Hospital Addition on 76 Street	06/27/2025
Z-08	Waiver Section East West Through Lobby Addition on Park Avenue	06/27/2025
Z-09	Waiver Section East West Through Lobby Addition on Park Avenue	06/27/2025
Z-10	Waiver Sections North South	06/27/2025
Z-11	Waiver Sections North South	06/27/2025
Z-12	Waiver Sections North South	06/27/2025
ZZ-01	Accessibility Program Bonus Plan and Section	06/27/2025

Development Option B (Drawing Set B)

<u>Drawing No.</u>	<u>Title</u>	<u>Last Revised Date</u>
Z-02	Zoning Analysis	06/27/2025
Z-02.1	Streetscape Regulations	06/27/2025
Z-03	Zoning Diagram	06/27/2025
Z-04	Zoning Lot Site Plan	06/27/2025
Z-05	Waiver Plan	06/27/2025
Z-07	Waiver Section East West Through Hospital Addition on 76 Street	06/27/2025
Z-08	Waiver Section East West Through Lobby Addition on Park Avenue	06/27/2025
Z-09	Waiver Section East West Through Lobby Addition on Park Avenue	06/27/2025
Z-10	Waiver Sections North South	06/27/2025
Z-11	Waiver Sections North South	06/27/2025
Z-12	Waiver Sections North South	06/27/2025
ZZ-01	Accessibility Program Bonus Plan and Section	06/27/2025

2. Such development shall conform to all applicable provisions of the Zoning Resolution, except for the modifications specifically granted in this resolution and shown on the plans listed above which have been filed with this application. All zoning computations are subject to verification and approval by the New York City Department of Buildings.
3. Such development shall conform to all applicable laws and regulations relating to its construction, operation and maintenance.

4. All leases, subleases, or other agreements for use or occupancy of space at the subject property shall give actual notice of this special permit to the lessee, sublessee or occupant.
5. In the event the property that is the subject of the application is developed, sold as, or converted to condominium units, a homeowners' association, or cooperative ownership, a copy of this resolution and restrictive declaration described above and any subsequent modifications to either document shall be provided to the Attorney General of the State of New York at the time of application for any such condominium, homeowners' or cooperative offering plan and, if the Attorney General so directs, shall be incorporated in full in any offering documents relating to the property.
6. The development shall include those mitigation measures listed in the Final Environmental Impact Statement (CEQR No. 23DCP079M) issued on June 20, 2025, and identified as practicable.
7. Upon the failure of any party having any right, title or interest in the property that is the subject of this application, or the failure of any heir, successor, assign, or legal representative of such party, to observe any of the covenants, restrictions, agreements, terms or conditions of this resolution whose provisions shall constitute conditions of the special permit hereby granted, the City Planning Commission may, without the consent of any other party, revoke any portion of or all of said special permit. Such power of revocation shall be in addition to and not limited to any other powers of the City Planning Commission, or of any other agency of government, or any private person or entity. Any such failure or breach of any of the conditions as stated above, may constitute grounds for the City Planning Commission or City Council, as applicable, to disapprove any application for modification, renewal or extension of the special permit hereby granted or of the attached restrictive declaration.

8. Neither the City of New York nor its employees or agents shall have any liability for money damages by reason of the city's or such employee's or agent's failure to act in accordance with the provisions of this special permit.

The above resolution (C 250153 ZSM), duly adopted by the City Planning Commission on July 2, 2025 (Supplemental Calendar No. 3, is filed with the Office of the Speaker, City Council, and the Borough President, in accordance with the requirements of Section 197-d of the New York City Charter.

DANIEL R. GARODNICK, Esq., *Chair,*
KENNETH J. KNUCKLES, Esq., *Vice Chairman*
GAIL BENJAMIN, ALFRED C. CERULLO, III, Esq., ANTHONY W. CROWELL, Esq.,
JOSEPH I. DOUEK, DAVID GOLD, Esq., LEAH GOODRIDGE, Esq.,
RASMIA KIRMANI-FRYE, ORLANDO MARÍN,
JUAN CAMILO OSORIO, RAJ RAMPERSHAD, *Commissioners*



COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: Lenox Hill Hospital			
Applicant:	Northwell Health	Applicant's Primary Contact:	Melanie Meyers
Application #	250152ZRM	Borough:	
CEQR Number:	23DCP079M	Validated Community Districts:	M08

Docket Description:

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

RECOMMENDATION: Conditional Unfavorable			
# In Favor: 23	# Against: 14	# Abstaining: 1	Total members appointed to the board: 38
Date of Vote: 4/9/2025 8:00 AM		Vote Location: https://www.cb8m.com/event/33784/	

Please attach any further explanation of the recommendation on additional sheets as necessary

Date of Public Hearing: 3/12/2025 6:00 PM	
Was a quorum present? Yes	<i>A public hearing requires a quorum of 20% of the appointed members of the board but in no event fewer than seven such members</i>
Public Hearing Location:	This hearing will be conducted hybrid in person and via Zoom. Memorial Sloan Kettering's Rockefeller Research Laboratories 430 East 67th Street (b/t First and York) https://www.cb8m.com/event/33781/

CONSIDERATION: see attached resolution		
Recommendation submitted by	MN CB8	Date: 4/15/2025 10:32 AM

Valerie S. Mason
Chair

Will Brightbill
District Manager



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(212) 758-4616 (Fax)
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**The City of New York
Community Board 8 Manhattan**

April 10, 2025

Daniel R. Garodnick, Chair
City Planning Commission
120 Broadway, 31st Floor
New York, NY 10271

Re: Lenox Hill Hospital (N250152ZRM, C250153ZSM, N250155ZCM, N250154ZAM, and C250151ZMM)

Dear Chair Garodnick,

At the Land Use Meeting of Community Board 8 Manhattan held on Wednesday, April 9, 2025, the board approved the following resolution by a vote of 23 in favor, 14 opposed, 1 abstention, and 0 not voting for cause:

WHEREAS the Applicant, Lenox Hill/Northwell Health proposes a major expansion to its hospital on the block bordered by 76th and 77th Streets and Lexington and Park Avenues; and

WHEREAS the Applicant first proposed alterations to the campus in March of 2019 and few changes have been made to reflect community input following several meetings since that date; and

WHEREAS it is acknowledged that the Applicant needs to modernize certain aspects of the Lenox Hill Hospital campus; and

WHEREAS the proposed development will consist of a new tower on the Lexington Avenue portion of the site, a renovation to the Park Avenue portion of the site, and a mix of new and renovated construction in the midblock; and

WHEREAS the hospital plans to remain open throughout the projected nine year construction period; and

WHEREAS the Applicant proposes the following changes to the Zoning Resolution to accomplish the proposed development:

1. Zoning Map Amendments to rezone:
 - a. Only a 75% portion of the property's tax lot and zoning lot as follows:
 - i. The Lexington Avenue frontage of the Development Site from C1-8X to a C1-9 district; and
 - ii. The midblock of the Development Site from an R8B to a C1-8 district;
2. Zoning Text Amendment to:
 - a. Create a new special permit under ZR Section 74-904 (Non-profit or voluntary hospitals in R9 or R10 districts and certain Commercial Districts) pursuant to which the City Planning Commission may, for a development or enlargement predominantly for Use Group III(B) hospital use on a full-block zoning lot improved with an existing hospital use and located in R9 or R10 districts, or equivalent commercial districts, and partially within the Special Park Improvement District:

- i. permit a floor area increase of up to 20% for community facility use;
 - ii. allow such floor area bonus to be used in combination with a floor area bonus permitted by authorization in connection with mass transit station improvements pursuant to ZR Section 66-51; and
 - iii. permit modifications of applicable bulk regulations, provided that the amount of floor area located within the Special Park Improvement District not exceed 10.0 FAR;
 - b. amend ZR Section 66-513(a)(2) to allow a floor area bonus pursuant to Section 66-511 or 66-512 in combination with other floor area bonuses, to exceed 20 percent of the maximum floor area otherwise permitted on the zoning lot where explicitly allowed by a special permit of the Commission;
 - c. amend ZR Section 92-21 to allow the permitted floor area ratio on a zoning lot partially within the Special Park Improvement District for which a special permit is granted under ZR Section 74-904 to exceed 10.0 FAR; and
 - d. establish the portions of the Development Site within the new C1-9 and C1-8 districts as a Mandatory Inclusionary Housing (“MIH”) area;
3. Zoning special permit pursuant to ZR Section 74-904 to permit a redevelopment of the Development Site predominantly for Use Group 4 non-profit hospital use with up to 1,034,471 square feet of floor area (12.5 FAR);
 4. To permit up to 75% of the zoning lot to be programmed with hospital uses;
 5. Zoning Authorization pursuant to ZR Section 66-511 to permit, as part of the total proposed 12.5 FAR, a floor area increase of up to 0.5 FAR in connection with improvements to the southbound platform of the 77th Street station of the Lexington Avenue subway line;
 6. Zoning Certification pursuant to ZR Section 66-21 for a transit volume easement;
 7. Zoning special permit modifying street wall, height, and setback and other bulk regulations; and

WHEREAS the existing development on the block comprises approximately 781,500 gross square feet and approximately 620,500 zoning square feet (FAR 7.5), which is in excess of the allowable zoning floor area under the current zoning (approximately 600,000 zoning square feet); and

WHEREAS the applicant proposes a development (both renovated and new construction) comprising approximately 1,390,000 gross square feet and 1,034,471 zoning square feet (FAR 12.5); and

WHEREAS the applicant claims a desperate need for an expansion of the improvements, but is not seeking to rezone the entirety of the zoning lot, omitting a 20,833 square foot portion of the zoning lot fronting along Park Avenue; and

WHEREAS the applicant’s proposed effective FAR of 12.5 is unprecedented for a hospital campus in Manhattan as it exceeds the effective FAR of, at least, the following:

- a. St. Luke’s Roosevelt / Mt. Sinai West at 424 10th Avenue
- b. Mt. Sinai Hospital and 1440 Madison Avenue
- c. New York Presbyterian 1176 York Avenue
- d. The proposed MSK development and existing campus on Blocks 1461 and 1462
- e. The David Koch hospital at 530 West 74th Street (MSK)
- f. NYU Langone
- g. Bellevue Hospital
- h. The VA hospital at 423 East 23rd Street
- i. CU Medical Center and Morgan Stanley Children’s Hospital; and

WHEREAS the proposed development will feature one of two tower configurations on the Lexington Avenue portion of the site:

- A. A tower approximately 200 feet by 180 feet in ground plan and a height of 436 feet with an attached midblock portion on the 76th street side approximately 80 feet by 90 feet and a height of 210 feet; or
- B. A tower approximately 200 feet by 180 feet in ground plan and a height of 395 feet with an attached midblock portion on the 76th street side approximately 80 feet by 90 feet and a height of 360 feet; and

WHEREAS the existing hospital has 172 beds in single-bedded rooms and 278 beds in double-occupancy rooms (139 rooms) for a total of 450 beds, and the proposed hospital will have 475 single-bedded rooms (234 square feet each, exclusive of ADA bathroom and nurse's station); and

WHEREAS the proposed development will include an increased number (and size) of Operating Rooms, additional loading bays, interior ambulance bays, and an increase in the size of the Emergency Department which will be located on the Second Floor; and

WHEREAS the hospital will have its main entrance at the corner of 76th Street and Lexington Avenue, and a "Mother and Baby" entrance on Park Avenue; and

WHEREAS the proposal will provide an accessible entry to the Uptown platform of the Lexington Avenue Subway at 77th Street; and

WHEREAS the proposed zoning and proposed bulk for the Lexington Avenue portion of the site creates an imbalance of the floor area distribution across the site although spreading the proposed floor area equally across the site could produce a building about 250 feet tall; and

WHEREAS the proposed tower would be over twice the height of the tallest building permitted under the current zoning on Lexington Avenue, and its footprint, occupying the entire Lexington Avenue blockfront at its full height, is too massive and out of scale with the surrounding neighborhood; and

WHEREAS in order to build the proposed development, the applicant requires not only a change of zoning designation on three quarters of the entire site, but then must obtain permission for modification of height, setback and other bulk controls, selecting the most generous bulk and area regulations while seeking relief from those rules; and.

WHEREAS the massive tower will create a "canyon" shadow effect along Lexington Avenue and both side streets; and

WHEREAS the requested floor area bonus for Transit Improvement does not take into account the absence of accessible access to the Northbound IRT at 77th Street, which is an urgent need at this location; and

WHEREAS no real consideration has been given to the way that many patients arrive at the hospital – via public transportation or by car; and

WHEREAS no drop-off area is proposed, further obstructing traffic on Lexington Avenue, as the entrance to the hospital is located on the corner of Lexington and 76th Street, adjacent to a bus lane; and

WHEREAS the proposed entrance to the "Mother and Baby" hospital with no drop-off area on Park Avenue will also disrupt traffic on Park Avenue; and

WHEREAS the proposal requires ambulances and trucks to enter the hospital but are then forced to back out, twice crossing sidewalks on 77th and 76th Streets and disrupting both pedestrian and vehicular traffic; and

WHEREAS the small increase in hospital beds increases the height of the Lexington Avenue tower by at least one floor; and

WHEREAS the DEIS (Draft Environmental Impact Statement) failed to identify potential impact of this project (transportation, open space, water and sewer infrastructure, and neighborhood character) while identifying impacts that can, under the proposal have no real mitigation; and

WHEREAS despite comments to the contrary made by the applicant, common sense would indicate that a much larger hospital will need more staff to run it, increasing traffic in the immediate area; and

WHEREAS no parking is proposed for this development, despite a current lack of parking on the Upper East Side which may be exacerbated by congestion pricing; and

WHEREAS the proposed construction schedule, a result of maintaining operations at the hospital while it is substantially reconstructed, is too long; and

WHEREAS Saturday and late work permits will be requested throughout the construction period, disrupting normal activities for a generation of East Siders; and

WHEREAS no provisions have been identified for traffic disruption mitigation during construction; and

WHEREAS no provisions for unloading of building materials or possible additional lane closures for construction vehicles have been presented; and

WHEREAS the applicant assumes that construction workers will all arrive by subway or bus which is unrealistic; and

WHEREAS noise and dust and debris are unavoidable with any construction, but the length of construction time anticipated in this development proposal amplifies these issues beyond what is reasonable; and

WHEREAS construction activities on 77th Street will interfere with the arrival of ambulances and the functioning of the Emergency Department throughout the construction period; and

WHEREAS the working conditions within the hospital during construction will likely degrade patient care and at the very least inconvenience staff; and

WHEREAS the proposed decade of construction will upend our dense residential neighborhood: a thriving community filled with schools, houses of worship, small businesses, hotels and institutions cannot survive the noise, pollutants/dust, danger, traffic and overall chaos that will accompany construction of this magnitude; and

WHEREAS the delicate balance of the architecture on the narrowest avenue on the Upper East Side will be upset forever; and

WHEREAS the portion of the development site within the Park Improvement District will not be subject to Mandatory Inclusionary Housing, and could, at a later date, be split off from the proposed development and developed as of right as housing; and

WHEREAS the proposed 12.5 FAR for the Development Site represents the application of every available floor area bonus after a rezoning of the entire site to 10 FAR, increasing the overall size of the project by 250,000 zoning square feet; and

WHEREAS the Community Board acknowledges and agrees with Lenox Hill Hospital that it is in need of modernization and we have no objection to a temporary closing of the hospital during any construction period, to speed up the modernization of the hospital; and

WHEREAS the community has opposed the project through petitions (over 6000 signatures), written testimony for the Community Board Land Use Meeting in March (522 opposed with 164 in favor), and in-person testimony at the March Land Use Meeting (over 100 speakers); and

WHEREAS healthcare equity would indicate that the applicant's resources could be put to better use in other parts of the city which have been described as "Health Care Deserts"; and

THEREFORE, BE IT RESOLVED that this application is **DISAPPROVED** as presented **unless all of the following conditions are met:**

- A. Applicant commits to a maximum height of 215' uniformly across the entire zoning lot. No bonus mechanisms will allow any increase in height; and
- B. Applicant commits to either, but not both, of the Transit Improvement and Hospital Floor Area Bonuses requested by special permit (pursuant to ZR Section 74-904 and ZR Section 66-51); and
- C. Applicant commits to mapping the entirety of the zoning lot within an MIH district; and
- D. Applicant commits to an accessible entrance to BOTH Southbound and Northbound platforms of the IRT subway at the 77th Street Station; and
- E. Applicant commits to permanent hospital use on the entire zoning lot; and
- F. If Applicant sells the Park Avenue frontage for residential development, Applicant will notify the public and commit to allocating 5% of the sales price for transit improvements and other community benefits to be determined; and
- G. Applicant commits to provide parking (on-site or new off-site parking locations) to accommodate staff and patients/visitors; and
- H. Applicant commits to request NO After Hours Variance Permits in connection with this project without the prior approval of the Community Board.

Please advise our office of any action taken on this matter, and, of course, we remain available to discuss any of the conditions set forth in our resolution and continue a dialogue with the applicant.

Sincerely,

Valerie S. Mason

Valerie S. Mason
Chair

cc: Honorable Kathy Hochul, Governor of New York
Honorable Eric Adams, Mayor of the City of New York
Honorable Jumaane Williams, Public Advocate of the City of New York
Honorable Mark Levine, Manhattan Borough President
Honorable Jerry Nadler, 12th Congressional District Representative
Honorable Liz Krueger, NYS Senator, 28th Senatorial District
Honorable José M. Serrano, NYS Senator, 29th Senatorial District
Honorable Edward Gibbs, NYS Assembly Member 68th Assembly District

Honorable Alex Bores, NYS Assembly Member, 73rd Assembly District
Honorable Rebecca Seawright, NYS Assembly Member 76th Assembly District
Honorable Keith Powers, NYC Council Member, 4th Council District
Honorable Julie Menin, NYC Council Member, 5th Council District
Honorable Diana Ayala, NYC Council Member, 8th Council District
Dr. Daniel J. Baker, President, Lenox Hill Hospital



BOROUGH PRESIDENT RECOMMENDATION

Project Name: Lenox Hill Hospital	
Applicant: Northwell Health	Applicant's Administrator: Melanie Meyers
Application # 250152ZRM	Borough: Manhattan
CEQR Number: 23DCP079M	Validated Community Districts: M08

Docket Description:
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Please use the above application number on all correspondence concerning this application

RECOMMENDATION: Conditional Favorable
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Please attach any further explanation of the recommendation on additional sheets as necessary

CONSIDERATION: 		
Recommendation submitted by	MN BP	Date: 5/14/2025 6:18 PM



OFFICE OF THE

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Mark Levine, Borough President

May 14, 2025

**Recommendation on ULURP Application Nos. N250152ZRM, C250153ZSM,
N250155ZCM, N250154ZAM, C250151ZMM – Lenox Hill Hospital
By Northwell Health**

PROPOSED ACTIONS

Northwell Health (the “Applicant”) is proposing multiple land use actions to facilitate the redevelopment and enlargement of the existing Lenox Hill Hospital (the “Proposed Project”) located on the block bounded by East 76th Street, East 77th Street, Lexington Avenue, and Park Avenue (Block 1411, Lots 1 and 113), in Manhattan Community District 8 (the “Site”).

The Applicant proposes the following actions:

1. A zoning map amendment to rezone the Lexington Avenue frontage of the Site from C1-8X to C1-9 and the midblock portion of the Site from R8B to C1-8 (the “Rezoning Area”);
2. A zoning text amendment that includes the following:
 - a. Create a new special permit per Section 74-904 of the New York City Zoning Resolution (ZR), for non-profit or voluntary hospitals in R9, R10, and certain commercial districts, occupying a full-block zoning lot, and partially within the Special Park Improvement District, the City Planning Commission (CPC) can permit:
 - i. A floor area increase of up to 20% for community facility use;
 - ii. The floor area bonus can be used in combination with a floor area bonus from an authorization connected to mass transit station improvements (ZR 66-51);
 - iii. Modifications of applicable bulk regulations provided that the amount of floor area located in the Special Park Improvement District does not exceed a floor area ratio (FAR) of 10.0;
 - b. Amend ZR Section 66-513(a)(2) to allow a floor area bonus pursuant to ZR Section 66-511 or 66-512 in combination with other floor area bonuses to exceed 20% of the maximum FAR otherwise allowed where permitted by CPC special permit;
 - c. Amend ZR Section 92-21 to allow the permitted FAR on a zoning lot partially within the Special Park Improvement District for which a special permit is granted under ZR Section 74-904 to exceed 10.0 FAR;
 - d. Amend ZR Appendix F to establish the Rezoning Area as a Mandatory Inclusionary Housing (“MIH”) area;
3. A special permit pursuant to ZR Section 74-904 to permit redevelopment of the Site predominantly for Use Group III(B) non-profit hospital use, containing up to 1,034,471 square feet of floor area and an FAR of 12.5;

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4. Authorization pursuant to ZR Section 65-511 to permit a floor area increase of up to .5 FAR for improvements to the southbound platform of the 77th Street station on the Lexington Avenue line as part of the total proposed 12.5; and
5. Certification pursuant to ZR Section 66-21(c) transit volume encompassing the mass transit station improvements in connection with the Proposed Project.

These actions would facilitate the redevelopment and enlargement of Lenox Hill Hospital, with single-bed rooms, larger operating suites, a right-sized emergency department, new entrances, ambulance bays, loading bays, and subway improvements.

BACKGROUND

Lenox Hill Hospital was founded at its current location in 1857, and the first hospital building opened in the late 1860s. The Site has since grown to include ten buildings, built between the 1800s and the early 1970s.

While six of the hospital's ten buildings were built before the establishment of the 1961 Zoning Resolution, the area has undergone a series of zoning changes since then. The Special Park Improvement District was mapped in 1973 and the depth of the Special District's R10 boundary was reduced in 1983. Lexington Avenue was rezoned to C1-8A then C1-8X in 1983 and 1984 respectively, the midblock was rezoned to R8B in 1985, and maximum height limits were established. Three of the hospital buildings have existing variances from the New York City Board of Standards and Appeals (BSA), including variances for exceeding various maximum height and lot coverage requirements.

The Applicant first proposed the redevelopment of Lenox Hill Hospital in 2019. The proposal originally contemplated a 516-foot hospital building fronting Lexington Avenue and a 490-foot residential building fronting Park Avenue. Then Manhattan Borough President Gale Brewer and Council Member Keith Powers convened a task force that met seven times between December 2019 and November 2020, and by the conclusion the Applicant had revised their proposal to the 436-foot envelope on Lexington Avenue and eliminated the residential building, which is reflected in the current Proposed Development.

Lenox Hill Hospital currently has 450 beds and has an average of 360 patients per day, an occupancy rate of 80%. This occupancy rate is the standard called for in New York State to provide proper patient care, allow flexibility for hospital volume surges, ensure staff capacity, and respond to emergencies. The existing emergency department (ED) is approximately 14,000 square feet, with 34 existing ED positions, 15 of which are located in the hallway and separated by a curtain, and the ED is often over capacity. The Applicant projects that by 2036 Lenox Hill will have 62,000 ED visits annually and need 48 treatment spaces.

Other standalone hospital campuses exceed the square footage of the proposed redevelopment. The campuses of NYU Langone, Mount Sinai, New York-Presbyterian/Weill-Cornell, Memorial

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Sloan Kettering Pavilion and MSK-CUNY, and NYP/Columbia have zoning square footages ranging from 2.65 million to 4.58 million, as well as comparable heights.¹

Proposed Development

The Proposed Project would redevelop Lenox Hill Hospital with up to 1,034,471 square feet of non-profit hospital use and up to 2,500 square feet of retail use. The hospital would include 475 single-bed rooms; 30 operating rooms; 48 emergency department positions; 13 labor, delivery, and recovery rooms; enlarged operating suites; an enlarged emergency department of 41,500 square feet; new entrances, ambulance bays, and loading berths; and a new subway entrance. The retail space would likely be occupied by a ground-floor pharmacy.

The Applicant proposes two building envelope options, “Envelope 1” and “Envelope 2.” The two envelopes propose the same zoning square footage and hospital program. Envelope 1 proposes a 436-foot hospital building with a width of 180 feet on Lexington Avenue and 210 feet tall in the midblock, which is the same as the tallest existing midblock building. Envelope 2 proposes a 395-foot hospital building with a width of 180 feet on Lexington Avenue, 360 feet tall in an 84-foot-wide portion of the midblock, then decreasing to approximately 190 feet. According to the Applicant, both envelopes would satisfy the clinical needs of the hospital. Both envelopes propose an FAR of 12.5, facilitated by the 10.0 FAR from the rezoning and an additional 2.5 FAR from the community facility and mass transit improvement bonuses.

The proposed development would move the hospital entrances from the side streets they are on today to the avenues. On Lexington Avenue, the main hospital lobby would be located furthest south towards 76th Street, the retail entrance would be in the middle of Lexington Avenue, and the emergency department walk-in entrance would be furthest north close to 77th Street. The renovated southbound subway station entrance would be located at the corner of Lexington Avenue and 77th Street. Lastly, a new dedicated Mother-Baby entrance is proposed on Park Avenue. The sidewalks are also proposed to be widened for improved pedestrian circulation.

Additionally, the proposal includes six ambulance bays on 77th Street, accessible by three proposed curb cuts, compared to no ambulance bays in the current hospital where patients are unloaded from ambulances in the street. The Applicant also proposes four new loading berths on 76th Street in addition to the existing three, with the new berths sized to accommodate modern trucks.

The proposed subway station improvements include a larger covered entrance within the footprint of the hospital building, widening the staircase from two separate five-foot staircases to one 15-foot staircase, and installing an elevator to the mezzanine and then a ramp to the platform for Americans with Disabilities Act (ADA) compliance. The Applicant is proposing a floor area increase of .5 FAR connected to this mass transit improvement. No improvements to the northbound subway entrance are currently proposed, as the Applicant has stated they do not control the property on the northbound side.

¹ NYP/Columbia: 250 feet, NYU Langone: 374 feet, NYP/Weill-Cornell: 376 feet, Mount Sinai: 436 feet, MSK-CUNY: 438 feet, MSK Pavilion (not yet complete): 598 feet

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Area Context

The Site is located in Manhattan Community District 8 in the Lenox Hill neighborhood. The surrounding area is primarily zoned C1-8X, R8B, R10, and C1-9. A portion of the Site is located in the Special Park Improvement District. The Site is adjacent to the Upper East Side Historic District.

The Site is well served by transit by the 6 train at 77th Street and Lexington Avenue and the M101, M102, M103, and M79-SBS buses.

COMMUNITY BOARD RESOLUTION

Manhattan Community Board 8 (“CB8”) held a public hearing on the project on March 12, 2025 and accepted additional written commentary from members of the public.

On April 9, 2025, CB 8 voted 23-14-1 to recommend disapproval of the project unless the following conditions are met:

1. Commit to a maximum height of 215 feet across the entire zoning lot with no bonuses to increase the height;
2. Choose either the community facility floor area bonus or the mass transit improvement bonus, not both;
3. Establish the entirety of the zoning lot as a Mandatory Inclusionary Housing (MIH) area;
4. Along with the commitment of other stakeholders, make the subway entrance to both southbound and northbound platforms accessible;
5. Maintain permanent hospital use on the entire zoning lot, and if the Park Avenue frontage is sold for residential development the public should be notified and 5% of the sales price should be used for transit improvements and other community benefits;
6. Provide parking on site or off site for staff and visitors; and
7. No after hour variance permits for construction without Community Board approval.

BOROUGH PRESIDENT’S COMMENTS

New York City faces growing and urgent healthcare needs. Hospital closures, particularly in Manhattan’s downtown, have strained access across the boroughs and decaying infrastructure have forced hospitals to make difficult choices. To maintain a strong citywide healthcare system, it’s essential we invest in the institutions we have—starting with those already embedded in our neighborhoods.

Since 2019 the Upper East Side has been grappling with the proposed redevelopment of Lenox Hill Hospital and its implications for the neighborhood, for the patients who rely on healthcare services, and for the state of healthcare citywide.

Up until now, the development of the hospital has been piecemeal, with the last meaningful work to the hospital completed over 60 years ago. The building is out of compliance with current zoning. The aging facilities no longer meet present day needs. Half of the current emergency department beds are located in the hallway, patients per day exceeds capacity, and patients are

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unloaded from ambulances in the street, leading to severe congestion. In the six years since the initial proposal was contemplated, we have experienced a global pandemic, task forces have been formed, and Community Board meetings held, leading to the significant alteration of the original proposal. As the project continues to move through public review, we must ensure that the work of the past six years culminates in a project that provides high-quality healthcare to the Upper East Side and the city while also balancing the need to be a good neighbor to the surrounding community.

The redevelopment plan proposes to drastically improve patient care and experiences at the hospital. Improvements would include new operating rooms that can accommodate changing technologies, new ambulance bays that would allow ambulances to drop-off patients away from the chaos of the street, single rooms that help prevent the spread of disease, an expanded emergency department that would meet current and future capacity needs and get patients out of the hallway, wider sidewalks for better pedestrian circulation, and a more spacious and accessible southbound subway station.

While there is broad consensus that Lenox Hill is in urgent need of modernization, local residents have raised significant concerns about the current plan, including: building height, construction timeline and disruptions, patient experience and access to care, and lack of improvements to the northbound subway station.

My office and Lenox Hill have heard these concerns, and I have been working with them to identify opportunities to improve the proposal.

Height:

The height of the proposed building has been a primary concern for many local residents, and subsequently significant changes to height have been made since the plan was first proposed in 2019. Lenox Hill's current plan has reduced the proposed height of the building on Lexington Avenue by 16.8% with Envelope 1 or by 26.6% with Envelope 2. Lenox Hill has also maintained that any further reduction in height would lead to cutting hospital services. **However, I continue to call on Lenox Hill to explore creative solutions for further reduction in height without significantly reducing hospital services.**

Construction:

While the construction timeline has been reduced by two years and is now projected to be nine years (up to 6.5 externally with the rest done within the facility), it would still pose a serious disturbance. As the project continues through the design process, **I would like to see additional reduction in construction timeline, particularly the external construction, to the furthest extent possible.** The construction time period will also require extensive engagement by Lenox Hill, including communication with Community Board 8 and neighbors, and mitigations for noise, air quality, and traffic. Lenox Hill has already shared plans to soundproof patient rooms during construction and temporarily relocate the emergency department entrance to 76th Street during the period of peak construction, but ongoing coordination is needed.

Patient experience and access to care:

While the construction of six new ambulance bays is already a vast improvement to the existing campus, the current proposal requires ambulances to back out onto 77th Street, which poses operational and emergency response challenges. **I urge Lenox Hill to create a ground-floor plan that would allow ambulances to exit the hospital without having to back out, whether by turning around within the footprint of the building or passing through the building to exit on the other side.** Ensuring that ambulances can exit as seamlessly as possible will improve local street conditions.

It is important that all communities in the city have access to quality healthcare. Northwell has shown a commitment to expanding their care citywide, including a new eight-bed inpatient medical/surgical unit and cardiac catheterization suite in addition to existing services at Northwell Greenwich Village. **I am asking Northwell to continue to expand their healthcare services to areas of need citywide.**

While single-bed rooms would improve the standard of care for patients, their families, and medical staff, I also share concerns about whether patients with government insurance will still be able to access care in single-bed rooms. Lenox Hill has confirmed that Medicare and Medicaid will cover single-bed rooms. **I am still asking the hospital to ensure that cost of care not increase as a result of the renovation.**

Subway access:

Lenox Hill has committed to an upgraded and accessible subway station at the southbound platform. But failing to implement similar improvements for the northbound platform is problematic. Lenox Hill has explained multiple barriers to achieving this—they do not control the northbound properties, for the property owners to accommodate a subway entrance they would likely have to give up ground-floor retail space and lose a revenue source, and a sewer line would prevent an underpass from the southbound station. However, **I am asking Lenox Hill to continue making a concerted effort to come to an agreement with the property owners and provide adequate resources to support those improvements.**

Community and labor partnerships:

The plan includes commitments to community partnerships and good labor standards. This includes support and future commitment to support beloved Manhattan organizations like Harlem Grown and Carter Burden, as well as a commitment to using union labor for construction and maintaining their unionized workforce. **I urge Lenox Hill to enter a Project Labor Agreement for the renovation.**

To address these concerns and help improve access to healthcare in the area, I am pleased to announce two significant commitments to enhance this proposal:

First, to help facilitate close coordination with the local community and ensure construction impacts are mitigated, Lenox Hill has committed to hosting a construction task force. Lenox Hill will invite elected officials, representatives from neighboring buildings, and members of Community Board 8 to participate. Importantly, meetings will begin before the start of

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construction. This partnership between the community and the hospital is an important part of ensuring that the neighborhood is top of mind during all phases of the project.

Second, to help address our mental health crisis and ensure we are investing in healthcare infrastructure to support New Yorkers in need, I have secured a guarantee from Lenox Hill Hospital that they will be expanding their services to address this crisis head on. Northwell's mental health center in the Manhattan Eye, Ear, & Throat Hospital is at capacity with 21,000 patient visits a year and cannot accommodate the current volume of referrals and requests for care. Lenox Hill has committed to making a \$6 million capital investment in its mental health outpatient services, using vacant retail space nearby the Manhattan Eye, Ear, & Throat Hospital to create a new 10,000-square-foot outpatient mental health center that expects to see 30,000 patient visits annually. They intend to expand child and adolescent mental health services, partner with community organizations, and undertake important training and research, all of which will help address our citywide behavioral health needs.

Holding Lenox Hill Hospital to these improvements, in addition to the conditions related to construction, community partnership, and building size, will help ensure we invest in the future of healthcare in New York City while minimizing local disruption wherever possible. I recognize that the success of this project will require continuous work by Lenox Hill to engage with the community and be responsive to concerns at all phases of the project. My hope is that Lenox Hill Hospital and the community can come together throughout the remainder of this ULURP process and beyond to reach a reasonable outcome.

BOROUGH PRESIDENT'S RECOMMENDATION

Therefore, I recommend **approval** of ULURP Application Nos. N250152ZRM, C250153ZSM, N250155ZCM, N250154ZAM, C250151ZMM with the following conditions:

Maintain commitments made to this point:

1. Establish a construction task force or working group of elected officials, representatives from neighboring buildings, Community Board members, and any other nearby stakeholders that begins before the start of construction and meets regularly throughout construction;
2. Expand behavioral health services through the creation of a new Upper East Side outpatient center for mental health nearby the Manhattan Eye, Ear, & Throat Hospital;

Make the following improvements to the proposal:

3. Commit to a ground-floor plan that allows ambulances to pass through or turn around within the footprint of the hospital instead of having to back out onto 77th Street;
4. Reduce the height to the maximum extent possible, while avoiding a significant reduction in hospital services;
5. Make a concerted effort to reach an agreement with property owners and commit significant resources for improvements to the northbound subway station;

Make the following commitments to healthcare:

Nos. N250152ZRM, C250153ZSM, N250155ZCM, N250154ZAM, C250151ZMM – Lenox Hill Hospital

6. Ensure that wait times and admittance times will decrease at Lenox Hill Hospital;
7. Ensure that the hospital does not diminish care to patients with public insurance and assure that the transition to single rooms does not preclude low-income patients and/or patients with public insurance;
8. Double down on healthcare services in other areas citywide, such as downtown Manhattan and other areas of the city in need of healthcare services;

Make the following commitments about construction:

9. Decrease construction time to the maximum extent possible, especially external construction;
10. Mitigate noise, traffic, and air quality issues from construction;
11. Minimize off-hours work and be in conversation with the construction task force (which will include representatives from Community Board 8) about any after-hour variance permits for construction;

Make the following commitments to the community:

12. Commit to using union labor for all aspects of the project including construction and hospital operation and maintenance, memorialized in a Project Labor Agreement;
13. Continue existing community partnerships and expand partnerships with additional community organizations;
14. Maintain permanent hospital use on the entire zoning lot, and if the Park Avenue frontage is sold for residential development to notify the public and commit 5% of the sales price for transit improvements and other community benefits;

Make the following commitments about operations:

15. Provide clear wayfinding and traffic mitigations for all entrances, including for pedestrians as well as car drop-offs and pickups, and ensure building facades are cohesive with the neighborhood context;
16. Study whether moving the Mother-Baby entrance from Park Avenue would help alleviate concerns about how the entrance would interact with the street; and
17. Ensure that there is a plan for adequate offsite parking that satisfies any additional demand from staff or visitors.



Mark Levine
Manhattan Borough President