DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Daniel R. Garodnick, Director
Department of City Planning

January 30, 2023

PUBLIC NOTICE OF A SCOPING MEETING
DRAFT ENVIRONMENTAL IMPACT STATEMENT
(CEQR No. 23DCP079M)

Notice is hereby given that pursuant to Section 5-07 of the Rules of Procedure for Environmental Review (CEQR) AND 6 NYCRR 617.8 (State Environmental Quality Review) that the New York City Department of City Planning, acting on behalf of the City Planning Commission as CEQR lead agency, has determined, based on the Environmental Assessment Statement, that a draft environmental impact statement (DEIS) is to be prepared for the **Lenox Hill Hospital** project (CEQR Number 23DCP079M). The CEQR lead agency hereby requests that the applicant prepare a DEIS in accordance with 6 NYCRR 617.9(b) and Sections 6-08 and 6-12 of Executive Order No. 91 of 1977 as amended (City Environmental Quality Review).

A public scoping meeting has been scheduled for Thursday, March 2, 2023 at 2:00 PM. In support of the City's efforts to contain the spread of COVID-19, DCP will hold the public scoping meeting remotely. To join the meeting and comment, please visit NYC Engage (https://www1.nyc.gov/site/nycengage/events/index.page).

To dial into the meeting to listen by phone you may call any of the following numbers:

- 877-853-5247 (Toll-free)
- 888-788-0099 (Toll-free)
- 1-213-338-8477
- 1-253-215-8782

Enter the following meeting ID and password when prompted:

- Meeting ID: 857 0604 4028
- Password: 1
- [The Participant ID can be skipped by pressing #]
- [The Participant ID can be skipped by pressing #]

If you would like to **register to testify via phone**, need assistance with **technical issues**, or have any **questions about participation**, you may call any of the phone numbers listed above. Then enter the following meeting ID and password when prompted:

- Meeting ID: 618 237 7396

Stephanie Shellooe, AICP, *Director,* (212) 720-3328 | sshellooe@planning.nyc.gov
Evren Ulker-Kacar, AICP, *Deputy Director,* (212) 720-3493 | eulker@planning.nyc.gov
120 Broadway, 31st Floor, New York, N.Y. 10271 | Fax: (212) 720-3488

- Password: 1

Instructions on how to participate, as well as materials relating to the meeting, will be posted on the site in advance of the meeting, at least one hour prior to the meeting start time. To help the meeting host effectively manage members of the public who sign up to comment, those who do not intend to actively participate are invited to watch the livestream or the recording that will be posted after the meeting. The livestream can be found in the above NYC Engage link and will be made available on the day of the scoping meeting.

Written comments will be accepted through 5:00 pm, Monday, March 13, 2023. They can be submitted through the above webpage or mailed to Stephanie Shellooe, AICP, Director, Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, New York 10271.

Copies of the Draft Scope of Work and the Environmental Assessment Statement may also be obtained by contacting the Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, New York 10271, Stephanie Shellooe, AICP Director, by calling (212) 720-3328 or by emailing sshellooe@planning.nyc.gov. In addition, to view the Lenox Hill Hospital Draft Scope of Work and the Environmental Assessment Statement, navigate to the project page in ZAP and select Public Documents, then "Draft Scope of Work_23DCP079M" and "EAS_23DCP079M." To view the Scoping Protocol, select the Public Documents, then "Scoping Protocol."

Please inform the Department of City Planning if you need a reasonable accommodation, such as a sign language interpreter, in order to participate in the meeting. Requests for a reasonable accommodation or foreign language assistance during the meeting should be emailed to AccessibilityInfo@planning.nyc.gov or made by calling 212-720-3508. Requests must be submitted at least ten business days before the meeting, by Friday, February 16, 2023.

The Applicant, Lenox Hill Hospital ("LHH") is seeking the approval of a series of discretionary actions including a zoning map amendment, zoning text amendment, special permits, and a zoning authorization (the "Proposed Actions"). The Proposed Actions would facilitate the enlargement and modernization of the existing LHH complex located on the 1.9-acre block bounded by Park and Lexington Avenues and East 76th and East 77th Streets (Block 1411, Lots 1 and 113; "Projected Development Site 1") in the Upper East Side neighborhood of Manhattan Community District 8. The Proposed Project would include a new approximately 771,000 gross square foot (gsf), 26-story building rising to a height of approximately 436 feet; 56,000 gsf of additions to the existing LHH; renovations to the existing hospital to accommodate connections to the new hospital building; improvements to the new internal loading docks (East 76th Street); off-street parking for ambulances (East 77th Street); and improvements to the Lexington Avenue 77th Street subway station which would provide for 725 sf of new open area at street level. Construction of the Proposed Project would result in a state-of-the-art 1,398,000 gsf (12.5 FAR) hospital complex that would include 475 single-bedded patient rooms, 30 operating suites, and a right-sized emergency department.

The Proposed Actions may facilitate redevelopment of one additional site; therefore, the environmental review considers a future with-action scenario that also includes Projected Development Site 1a, an existing LHH building located at 111-115 East 77th Street (Block 1412,

Lots 9, 10, and 11). The future with-action scenario also includes a below grade utility tunnel containing a separate utility and pedestrian/service corridor under 77th Street connecting Projected Development Sites 1 and 1a.

Specifically, the Proposed Actions include:

- **Zoning map amendment** to rezone the Lexington Avenue frontage of Projected Development Site 1 from a C1-8X district to a C1-9 (R10 equivalent) district; and to rezone the midblock of Projected Development Site 1 from an R8B district to a C1-8 (R9 equivalent) district.
- **Zoning text amendment** to the New York City Zoning Resolution (ZR) to:
    - Map a Mandatory Inclusionary Housing (MIH) area over the rezoned portions of the block.
    - Modify ZR Section 66-513 (Additional rules, limitations, conditions, findings, and requirements) to allow a floor area bonus for transit improvements in addition to other floor area bonuses where explicitly permitted by a special permit of the City Planning Commission (CPC).
    - Modify the Special Park Improvement District regulations (ZR Section 92-041) to allow for a community facility bonus pursuant to ZR Section 74-904.
    - Create a new special permit under ZR Section 74-904 to allow:
        - A floor area increase of up to 12.0 FAR for a project with a substantial quantity of the zoning lot's floor area dedicated to community facility uses;
        - A further floor area increase in connection with an authorization or special permit pursuant to ZR Section 66-51; and
        - Modifications of applicable bulk regulations.
- **Special Permits** pursuant to new ZR Section 74-904 to facilitate the proposed redevelopment by:
    - Receiving a floor area bonus of 2.0 FAR for a community facility project;
    - Incorporating a further floor area bonus of 0.5 FAR in connection with an authorization pursuant to ZR Section 66-511; and
    - Modifying street wall, height, and setback and other bulk regulations.
- **Authorization** pursuant to ZR Section 66-511 to allow a floor area bonus of 0.5 FAR in connection with a major improvement to a mass transit station.

The Proposed Actions also include an additional non-discretionary ministerial action: CPC chairperson certification of a transit easement volume pursuant to ZR Section 66-21. In addition, the Proposed Project would require a Certificate of Need from the New York State Department of Health (DOH) and the Applicant would likely seek tax-exempt financing of project costs to be issued through the Dormitory Authority of the State of New York (DASNY). A coordinated review will be conducted.

Implementation of the proposed actions would require review and approval of the discretionary action pursuant to the City's Uniform Land Use Review Procedure (ULURP). DCP is acting as lead agency on behalf of the CPC and is conducting a coordinated environmental review under the City Environmental Quality Review (CEQR) process.

The Analysis Year for the Proposed Actions is 2036.