DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Daniel R. Garodnick, Director
Department of City Planning

March 28, 2023

PUBLIC NOTICE OF A SCOPING MEETING
DRAFT ENVIRONMENTAL IMPACT STATEMENT
(CEQR No. 23DCP118M)

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 **MSK Pavilion** project (CEQR Number 23DCP118M). 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, April 27, 2023 at 2:00 PM. To continue to allow for broad public participation options, 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

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

Enter the following meeting ID and password when prompted:

- Meeting ID: 870 1190 7319
- Password: 1
- [The Participant ID can be skipped by pressing #]

For technical support during the meeting 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
- Password: 1

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

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 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, May 8, 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, Director, by calling (212) 720-3328 or by emailing sshellooe@planning.nyc.gov. In addition, to view the MSK Pavilion 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_23DCP118M" and "EAS_23DCP118M." 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 Thursday, April 13, 2023.

The Applicant, Memorial Sloan Kettering Cancer Center (MSKCC), is requesting a series of zoning actions including a rezoning of a 40,168-square-foot (sf) section of its Large Scale Community Facility Development (LSCFD) from R8 to R9; zoning text amendments, authorizations and special permits; and a modification to the LSCFD to facilitate the development of a new inpatient hospital building for MSKCC (the Proposed Project) on the east end of the block bounded by York and First Avenues and East 66th and East 67th Streets (Block 1461, Lot 21) (the Development Site) in the Upper East Side neighborhood of Manhattan Community District 8. The Proposed Project would contain a new 31-story building of approximately 901,193 gross square feet (gsf) of community facility floor area, and would rise to a maximum building height of 590 feet (including mechanical bulkhead).

The Proposed Project, also referred to as the "MSK Pavilion," is intended to be devoted entirely to patient care for those whose cancer treatments cannot be addressed through MSKCC's extensive network of ambulatory services on the Main Campus and neighboring and regional facilities. The Proposed Project would provide 28 operating/procedural suites, including recovery and intensive care facilities on 11 floors and approximately 202 in-patient beds for acutely ill patients on 9 floors. In addition, there would be four clinical support floors and five mechanical floors distributed throughout the building. The Proposed Project would have a lobby space along the east side of the building and a proposed two-story bridge connecting floors 5 and 6 of the Proposed Project with floors 8 and 9 of the Memorial Hospital building (across East 67th Street) which would serve as

the primary connector for patients and staff in either building to access medical services in the other building.

The Proposed Project would be located on Lot 21 and would replace the Scholars and Sloan buildings, which provide contract housing for MSKCC staff as well as administrative offices. The west-adjacent Rockefeller Research Laboratories building (RRL) on Lot 14 would continue in its research functions. However, there would be modifications to its below grade garage and its ground level to create garage egress to East 67th Street. The garage under both sites would continue to provide 263 spaces available exclusively to staff, patients, and visitors on a valet basis. RRL would lose some ground-floor conference room space (approximately 2,080 gsf) to accommodate the new garage exit. Public entrances to the Proposed Project would be located on East 67th and East 66th Streets just off of York Avenue, and on the proposed through-block driveway and drop-off area. The entrance to the one-way southbound driveway would be through a new curb cut on East 67th Street and the exit would be through a new curb cut on East 66th Street. The garage would continue to operate with its existing number of spaces, but it would have an optimized layout for improved maneuverability. The garage entrance would continue to be on East 66th Street, similar to existing/No Action conditions, but the exit would be relocated to East 67th Street. There would be a total of four service bays (including three loading docks): three on East 67th Street that would be accessed via two new curb cuts and one on East 66th Street (also via a new curb cut).

The Proposed Actions are limited to the Project Area which exclusively contains Applicant-controlled sites and would not result in development beyond that proposed for the Development Site. Since the Proposed Actions would only apply to the Development Site, there would be no other "affected sites" that would be potentially developed as a result of the Proposed Actions.

Specifically, the Proposed Actions are:

- Zoning map amendment to rezone Block 1461, Lot 13 and the western portion of Lot 21 from R8 to R9.
- Zoning text amendment to ZR Section 79-43 to authorize CPC, by special permit, to permit modification of regulations relating to lot coverage and signage within an LSCFD.
- Modification pursuant to ZR Section 79-21 of the 2001 LSCFD Site Plans and zoning calculations previously authorized by CPC (C 010548ZSM, N 010549ZAM) to authorize the maximum permitted floor area for all zoning lots within the LSCFD to be distributed without regard for zoning lot lines.
- Authorizations pursuant to ZR Section 79-21 to allow for the location of a new 31-story inpatient hospital building within the 2001 LSCFD without regard for (a) height and setback regulations and (b) rear yard regulations to facilitate construction of the Proposed Project.
- Special permit pursuant to ZR Section 79-43, as amended, to permit modifications of regulations relating to height, setback, lot coverage, and signage to facilitate construction of the Proposed Project.
- Modification as required to the 2001 LSCFD Restrictive Declaration, Drawings, and Approvals (2001 Approvals).

In addition, a Revocable Consent from the New York City Department of Transportation is necessary for the bridge over East 67th Street. The Proposed Project would additionally require a Certificate of Need from the New York State Department of Health (DOH). A coordinated review will be conducted.

Absent the Proposed Actions, no changes would occur in the Project Area, and existing conditions would remain.

The analysis year of the Proposed Actions is 2030.