NOTICE OF PUBLIC HEARING ON THE
DRAFT ENVIRONMENTAL IMPACT STATEMENT
(CEQR No. 23DCP118M)

MSK Pavilion

Project Identification
CEQR No. 23DCP118M
ULURP No. C240236GFM, M240240LDM, N240239ZAM, N240242ZCM, C240237ZMM, N240238ZRM, C240235ZSM, M240241ZSM
SEQRA Classification: Type I

Lead Agency
City Planning Commission
120 Broadway, 31st Floor
New York, New York 10271

Contact Person
Stephanie Shellooe, AICP, Director, 212-720-3328
Environmental Assessment and Review Division
New York City Department of City Planning

The City Planning Commission (CPC), acting as lead agency, issued a Notice of Completion on April 26, 2024 for a Draft Environmental Impact Statement (DEIS) for the MSK Pavilion proposal in accordance with Article 8 of the Environmental Conservation Law. **A public hearing on the DEIS will be held on Wednesday, June 26, 2024, at 11:00 AM at the City Planning Commission Hearing Room, located at 120 Broadway, Lower Concourse, New York, New York 10271, in conjunction with the CPC's public hearing pursuant to ULURP. Comments are requested on the DEIS and will be accepted through 5:00 PM, Monday July 8, 2024. To continue to allow for broad public participation, DCP will hold the public hearing accessible both in-person and remotely via the teleconferencing application Zoom. Anyone attending the meeting in-person is encouraged to wear a mask.**

To join the meeting and comment remotely, please visit the NYC Engage site, https://www.nyc.gov/engage

If you would like to register to testify remotely via phone, need assistance with technical issues, or have any questions about participation you may call any of the phone numbers listed below, then enter the following Meeting ID.

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

Then enter the following meeting ID and password when prompted.

Meeting ID: 618 237 7396
Password: 1
[The Participant ID can be skipped by pressing #]

Instructions on how to participate remotely, as well as materials relating to the hearing, will be posted on the NYC Engage site on the day of the Public Hearing, no later than 1 hour prior to the

hearing. 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 Public Hearing livestream can be found in the above referenced NYC Engage site and will be made available on the day of the Public Hearing.

Comments are requested on the DEIS and will be accepted through 5:00 PM, Monday, July 8, 2024. They can be submitted via email to 23DCP118M_DL@planning.nyc.gov 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 DEIS may also be obtained by contacting the Environmental Assessment and Review Division, at the contact address above, by calling (212) 720-3328 or by emailing sshellooe@planning.nyc.gov.

In addition, the DEIS and Final Scope of Work are available for download on the project ZAP page: https://zap.planning.nyc.gov/projects/2022M0359. To view the MSK Pavilion Final Scope of Work, DEIS Notice of Completion and full DEIS and Appendix, navigate to the MSK Pavilion project page in ZAP and select Public Documents, then "Final Scope of Work," "DEIS_Notice of Completion" and "DEIS_23DCP118M".

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 by calling 212-720-3508. Requests must be submitted at least ten business days before the meeting.

Memorial Sloan Kettering Cancer Center (MSKCC), the Applicant, is requesting a series of zoning actions including a rezoning from an R8 district to an R9 district; a zoning text amendment, authorizations, a special permit; a modification to a previously established Large Scale Community Facility Development (2001 LSCFD) (the Project Area), a curb cut certification and a revocable consent to construct an enclosed patient bridge across East 67th Street (Patient Bridge) to facilitate the development of a new 31-story inpatient hospital building (the Proposed Project) on MSKCC's campus on the east end of the block bounded by York and First Avenues and East 66th and East 67th Streets (Block 1461, on a portion of Lot 21 and a portion of Lot 13) (the Development Site) in Manhattan Community District 8.

In order to accomplish the Proposed Project, the Applicant is requesting the following zoning actions, all of which occur within the Project Area:

1. Zoning map amendment to rezone Block 1461, Lot 13 and the western portion of Lot 21 from R8 to R9. The existing maximum permitted zoning floor area within the Project Area (a/k/a the 2001 LSCFD) is approximately 2,212,906 sf and the utilized zoning floor area is approximately 1,962,800 sf (inclusive of the Sloan and Scholars buildings). With this proposed rezoning, the permitted zoning floor area within the Project Area would increase by 140,584.5 sf.
2. Zoning text amendment to Zoning Resolution (ZR) Section 79-43 to authorize CPC, by special permit, to allow modification of lot coverage and signage regulations in Manhattan Community District 8, for zoning lots located in R9 and R10 districts.
3. Authorizations pursuant to ZR Section 79-21 to allow for the location of a new 31-story inpatient hospital building on the south block within the 2001 LSCFD without regard for (a) height and setback regulations applicable within the interior of the 2001 LSCFD, (b) rear yard regulations to facilitate construction of the Proposed Project, and (c) to allow for

the distribution of floor area for all zoning lots within the 2001 LSCFD without regard for zoning lot lines and streets.

4. Special permit pursuant to ZR Section 79-43, as amended, to allow modifications of regulations relating to height, setback applicable to the perimeter of the 2001 LSCFD, lot coverage, and signs to facilitate construction of the Proposed Project.
5. Modification to the 2001 LSCFD to update the Site Plans and zoning calculations for the three zoning lots previously authorized by the CPC.
6. Cancellation of the 2001 LSCFD Restrictive Declaration.
7. Certification pursuant to ZR Section 26-15 to permit more than one curb cut on East 67th Street for accessory parking, loading bays and the through block driveway and on East 66th Street for accessory parking and the through block driveway.
8. Revocable Consent from the New York City Department of Transportation (DOT) for the Patient Bridge over East 67th Street. The Revocable Consent application will be coordinated with required approvals for the Patient Bridge from the New York City Public Design Commission.

The Proposed Project would also require a Certificate of Need from the New York State Department of Health (DOH). A coordinated review will be conducted.

The Proposed Actions would facilitate development of the Proposed Project, also referred to as the "MSK Pavilion," a new, 31-story, approximately 903,065 gross square feet (gsf), state-of-the-art facility entirely devoted to in-patient care for acutely ill cancer patients, providing 28 new state-of-the-art operating rooms and up to 206 new specialized single-bedded patient rooms and the necessary clinical and mechanical support spaces, connected to MSKCC's existing campus and medical services via the two-story patient bridge over East 67th Street. The Proposed Project would replace the only two existing non-clinical, non-medical MSKCC buildings within the 2001 LSCFD, Scholars and Sloan. These two buildings contain contract housing for MSKCC medical staff and students as well as administrative offices. Below-grade parking connects with the existing Rockefeller Research Laboratories (RRL) building adjacent to the west. Existing research functions and staff would remain in RRL. However, some ground floor conference room space (approximately 2,080 square feet [sf]) would be removed to provide a new two-way parking garage ramp on East 67th Street to serve the existing 263 spaces in the garage, which would remain. The garage would continue to have an entrance on East 66th Street and would be available exclusively to MSKCC staff, patients, and visitors with valet service. Located on the east side of the building along York Avenue, the glass-enclosed lobby would be set back from the building line providing entry plazas with space for sidewalks, landscaping, seating, signage, and possibly public art. The new entry plazas would provide approximately 2,800 sf of public open space.

The Proposed Project would be built out over the course of approximately six years. Following land use approvals, construction of the Proposed Project would commence in late 2024. The Proposed Project is expected to be completed and operational by 2030.

The DEIS identifies potential significant adverse impacts related to shadows and construction (transportation and noise). Mitigation measures to address those impacts, where feasible and/or practical, are proposed in the DEIS. DCP, as the Lead Agency, will continue to coordinate with interested and involved agencies and further examine and refine these recommended measures between the DEIS and FEIS. If no feasible and practicable mitigation can be identified, the impacts would remain an unavoidable significant adverse impact of the Proposed Actions. The DEIS considered two alternatives – a No Action Alternative and a Reduced Height Alternative. Neither of these alternatives would meet the primary objectives of the Proposed Actions, and no

feasible alternatives are available that would result in no unmitigated impacts and meet the Proposed Action's goals.