DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Daniel R. Garodnick, *Director*
Department of City Planning

May 5, 2025

NOTICE OF PUBLIC HEARING ON THE
DRAFT ENVIRONMENTAL IMPACT STATEMENT
(CEQR No. 23DCP079M)

Lenox Hill Hospital

Project Identification
CEQR No. 23DCP079M
Nos. N250152ZRM, C250153ZSM, N250155ZCM
N250154ZAM, C250151ZMM
SEQRA Classification: Type I

Lead Agency
City Planning Commission ULURP
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 January 31, 2025 for a Draft Environmental Impact Statement (DEIS) for the Lenox Hill Hospital proposal in accordance with Article 8 of the Environmental Conservation Law. **A public hearing on the DEIS will be held on Wednesday, May 21, 2025, at 10:00 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. To continue to allow for broad public participation, the Department of City Planning (DCP) will hold the public hearing accessible both in-person and remotely via the teleconferencing application Zoom. Comments are requested on the DEIS and will be accepted through 5:00 PM, Monday June 2, 2025.**

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, June 2, 2025. They can be submitted via email to 23DCP079M_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, 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, the DEIS and Final Scope of Work are available for download on the project ZAP page: https://zap.planning.nyc.gov/projects/P2017M0299. To view the Lenox Hill Hospital Final Scope of Work, DEIS Notice of Completion and full DEIS and Appendix, navigate to the Lenox Hill Hospital project page in ZAP and select Public Documents, then "Final Scope of Work," "DEIS_Notice of Completion" and "DEIS_23DCP079M".

Please inform DCP 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.

The Applicant, Lenox Hill Hospital (LHH), is requesting a series of discretionary actions from the City Planning Commission (CPC), including a zoning map amendment to rezone from a C1-8X to a C1-9 zoning district, and from an R8B to a C1-8 zoning district; zoning text amendments; special permits; and a zoning authorization (collectively, 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. Two building envelopes are proposed in the Applicant's land use application, each of which would accommodate the Proposed Project's program. Envelope 1 would include a new approximately 771,000 gross square foot (gsf), 436-foot-tall, 26-story building on Lexington Avenue and 56,000 gsf of additions to the existing hospital; Envelope 2 would include a new approximately 867,000 gsf, 395-foot-tall, 21-story building and 8,000 gsf of additions to the existing hospital. The Proposed Project also includes 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); new entrance and lobby for the Mother-Baby Hospital on Park Avenue; a new emergency stairway on the Park Avenue frontage; and improvements to the Lexington Avenue 77th Street subway station which would provide for 725 sf of new open area at street level. With the existing buildings to remain, development of the Proposed Project would result in a state-of-the-art, approximately 1.4 million gsf (12.5 FAR) hospital complex that would include 475 single-bedded patient rooms, 30 operating suites, and a right-sized emergency department.

The Reasonable Worst Case Development Scenario (RWCDS) for the EIS also considers the as-of-right development of 111-115 East 77th Street between Lexington and Park Avenues (Block 1412, Lots 9, 10,

and 11; "Projected Development Site 1a") as part of the Proposed Project. Projected Development Site 1a would be redeveloped with an approximately 46,000-gsf, six-story, 75-foot-tall building to house hospital support functions, and would be connected to Projected Development Site 1 by a utility tunnel under East 77th Street. The analysis year for the Proposed Project is 2036.

The Applicant is seeking approval of the following discretionary actions from the CPC:

Zoning Map Amendments

- Rezone the Lexington Avenue frontage of Projected Development Site 1 from a C1-8X district to a C1-9 (R10 equivalent) district; and
- Rezone the midblock portion of Projected Development Site 1 from an R8B district to a C1-8 (R9 equivalent) district.

Zoning Text Amendments

- Map a Mandatory Inclusionary Housing area over the rezoned portions of Projected Development Site 1;
- Modify Zoning Resolution (ZR) Section 66-513(a)(2) to allow a floor area bonus for transit improvements in combination with other floor area bonuses where explicitly permitted by a CPC special permit.
- Modify the Special Park Improvement District regulations (ZR Section 92-21) 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 floor area ratio (FAR) for a project predominantly dedicated to Use Group III(B) hospital use;
  - A further floor area increase in connection with an authorization or special permit pursuant to ZR Section 66-51 for transit improvements, and
  - Modifications of applicable bulk regulations.

Special Permits

Obtain a special permit pursuant to new ZR Section 74-904 to facilitate the proposed redevelopment by:

- Permitting 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 for transit improvements; and
- Modifying street wall, height, and setback and other bulk regulations.

Authorization

Obtain an 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.

In addition, the Applicant would seek a Chairperson's certification of a transit easement volume pursuant to ZR Section 66-21, a non-discretionary, ministerial action through the CPC. The Applicant would request a revocable consent from the New York City Department of Transportation (DOT) and any other permits required for the proposed tunnel under East 77th Street. The Applicant would also seek a Certificate of Need from the New York State Department of Health (NYSDOH) and may seek tax-exempt financing of project costs through the Dormitory Authority of the State of New York.

In order to assess the potential effects of the Proposed Actions, a RWCDS for both the "future No Action" (No Action) and "future with the Proposed Actions" (With Action) conditions was established for the 2036 analysis year. The incremental difference between the No Action and With Action conditions serve as the basis for the impact analysis of the DEIS.

Compared to the future No Action condition, the Proposed Actions would result in an incremental increase of approximately 631,300 gsf (Envelope 2) to 639,300 gsf (Envelope 1) of hospital/community facility uses and 25 additional hospital beds. The Proposed Actions would result in an incremental increase of 17

patients, 45 visitors, and 339 workers. This net increment represents the basis for environmental analyses in the DEIS.

The DEIS assesses whether development resulting from the Proposed Actions could result in significant adverse environmental impacts. The DEIS identifies potential significant adverse impacts related to shadows, and construction (noise). Potential mitigation measures are being explored and will be refined between the DEIS and Final Environmental Impact Statement (FEIS).

The Proposed Project would cause significant adverse shadow impacts to the trees and plantings in the publicly accessible Eighth Church of Christ, Scientist garden located on the north side of East 77th Street across the street from Projected Development Site 1 and abutting Projected Development Site 1a, in the spring, summer, and fall, causing significant adverse impacts to the vegetation of the garden. An alternative to reduce the shadow impact has been considered; however, the analysis concluded that virtually any development on Projected Development Sites 1 or 1a that would be taller than the existing buildings would cause significant adverse shadow impacts on the March 21/September 21 analysis day. Therefore, the significant adverse shadow impacts to the church garden would be unavoidable. Potential mitigation measures are being explored and will be refined 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 Proposed Project's construction activities under both Envelope 1 and Envelope 2 would result in temporary significant adverse noise impacts. The construction noise analysis predicted noise levels from construction of Envelope 1 could exceed the impact criteria at 16 receptors surrounding the construction work area. Noise levels due to construction with Envelope 2 could exceed the impact criteria at 14 receptors, most but not all of which are the same receptors as with Envelope 1. While the greatest levels of construction noise would not persist throughout construction, these locations would experience construction noise levels whose magnitude and duration could constitute temporary significant adverse impacts. To the extent practicable, mitigation has been proposed for the identified significant adverse impacts. However, because no practicable mitigation has been identified to fully mitigate the temporary construction noise impacts, the significant adverse impact will remain unmitigated.

Two potential alternatives to the Proposed Project were studied in the DEIS: a No Action Alternative, and a No Unmitigated Significant Adverse Impact 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 Actions' goals.