ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

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

To: Hilary Semel, Director and General Counsel
Mayor's Office of Environmental Coordination
100 Gold Street, 2nd Floor
New York, NY 10038

CITY ENVIRONMENTAL QUALITY REVIEW
NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re:	**Lenox Hill Hospital**
CEQR No.	23DCP079M
ULURP Nos.	Pending
SEQRA Classification:	Type I
Manhattan Community District:	M08

The above-referenced application involves discretionary actions subject to City Planning Commission approval, and subject to review under the City Environmental Quality Review (CEQR), Executive Order No. 91, and the State Environmental Quality Review Act (SEQRA), 6 NYCRR 617. Pursuant to Sections 5.03 and 5.05 of the Rules of Procedure for CEQR, the Department of City Planning, acting on behalf of the City Planning Commission, is assuming lead agency status for this application. 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.

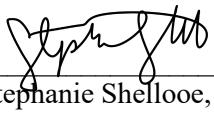
Project Description: The Applicant, Lenox Hill Hospital ("LHH"), is seeking the approval of a series of discretionary actions including a zoning map amendment, zoning text amendment, special permits, and a zoning authorization (the "Proposed Actions"). The Proposed Actions would facilitate the enlargement 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.

An Environmental Assessment Statement is attached. Please contact Stacey Barron of the Department of City Planning at sbarron@plnning.nyc.gov if you have questions regarding the application.

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

Sincerely,



Stephanie Shellooe, AICP, *Director*

January 30, 2023
Date

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