NOTICE OF CERTIFICATION

Pursuant to the Uniform Land Use Procedure

Application #: **C 250153 ZSM**	**Project Name**: Lenox Hill Hospital
CEQR Number: 23DCP079M	**Borough(s)**: Manhattan **Community District Number(s)**: 8

Please use the above application number on all correspondence concerning this application

***Docket Description**:*

SEE ATTACHED

Related Applications:	C 250151 ZMM	N 250152 ZRM	N 250154 ZAM	N 250155 ZCM	

Applicant(s): Lenox Hill Hospital 100 East 77th Street New York, NY 10075		**Applicant Contact**: Dr. Daniel Baker Lenox Hill Hospital 100 East 77th Street New York, NY 10075

Contact: *Address questions about this application to the following DCP Office:*

DEPARTMENT OF CITY PLANNING
Manhattan Office
Address: 120 Broadway 31st Floor New York, NY 10271
Phone: 212-720-3480
Email: MN_DL@planning.nyc.gov

Public Review Timeline:

On **02/03/2025** the above listed application was certified as complete by the Department of City Planning.

The period for community board review begins on 02/12/2025 and must be completed by **04/14/2025**

##

Lenox Hill Hospital

CD 08 **C 250153 ZSM**

IN THE MATTER OF an application submitted by Lenox Hill Hospital pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-904* of the Zoning Resolution to:

1. allow an increase in the maximum community facility floor area ratio by up to a maximum of 20 percent of the maximum floor area ratio otherwise permitted, and to allow such 20 percent maximum to be exceeded when used in combination with a floor area bonus permitted pursuant to Section 66-51 (Additional Floor Area for Mass Transit Station Improvements);

2. modify the height and setback regulations of Section 24-50 (HEIGHT AND SETBACK REGULATIONS), Section 33-40 (HEIGHT AND SETBACK REGULATIONS), and Section 92-20 (Special Bulk Regulations); and

4. modify the lot coverage regulations of Section 24-11 (Maximum Floor Area Ratio and Percentage of Lot Coverage) and 24-12 (Height and Application of Lot Coverage);

in connection with the proposed enlargement and renovation of an existing hospital and related facilities occupying an entire block, on property located at 100 East 77th Street (Block 1411, Lots 1 & 113), in R10, C1-8**, and C1-9** Districts, partially within the Special Park Improvement District (PI), Borough of Manhattan, Community District 8.

*Note: A zoning text amendment is proposed to create a new Section 74-904 (Non-profit or voluntary hospitals in R9 or R10 Districts and certain Commercial Districts) under a concurrent related application (N 250152 ZRM).

**Note: Portions of the site are proposed to be rezoned by changing from existing R8B and C1-8X Districts to C1-8 and C1-9 Districts under a concurrent related application for a Zoning Map change (C 250151 ZMM).

Plans for this proposal are on file with the City Planning Commission and may be seen on the Zoning Application Portal at https://zap.planning.nyc.gov/projects/P2017M0299, or the Department of City Planning, 120 Broadway, 31st Floor, New York, NY, 10271-0001.