DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

TECHNICAL REVIEW DIVISION

Dan Garodnick, Director
Department of City Planning

July 3, 2025

John Raine, R.A.
Borough Commissioner
Department of Buildings
280 Broadway, 3rd Floor
New York, NY 10007

Re: C 240235 ZSM, C 240236 GFM, C 240237 ZMM, N 240238 ZRM, N 240239 ZAM, M 240240 LDM, M 010548(A) ZSM, & N 240242 ZCM
MSK Pavilion
Generally bounded by East 69th Street, a line 338 feet easterly of First Avenue, a line midway between East 69th Street and East 68th Street, a line 463 feet easterly of First Avenue, East 68th Street, York Avenue, East 66th Street, a line 300 feet westerly of York Avenue, East 67th Street, First Avenue, East 68th Street, and a line 100 feet easterly of First Avenue
Block 1461, Lots 13 & 21, Block 1462, Lots 1 & 5, and Block 1463, Lots 5 and 7501 (condo lot 1001)
R8, R9, and R10 Districts
Large Scale Community Facility Development
Borough of Manhattan
Community District 8

Dear Commissioner Raine:

On August 7, 2002, the Department of Buildings was advised of the following applications submitted by Memorial Sloan-Kettering Cancer Center, as follows:

1. C 010548 ZSM – an application for the grant of a special permit pursuant to Section 79-43 of the Zoning Resolution to allow the modification of the height and setback regulations along a portion of the south side of East 69th Street on the periphery of a large-scale community facility development, on property at the above referenced location, was approved by the City Planning Commission on November 28, 2001 (Cal. No. 2) and by the City Council, with modifications, on December 19, 2001 (Res. No. 2194); and

2. N 010549 ZAM – an application for the grant of an authorization pursuant to Section 79-21 of the Zoning Resolution to allow the location of buildings without regard for height and setback regulations which would otherwise apply along East 68th Street, a street wholly within the development, and the distribution of floor area without regard for zoning lot lines, on property at the above referenced location, was approved by the City Planning Commission, with modifications, on by the November 28, 2001 (Cal. No. 3).

Presently, please be advised of the applications (C 240235 ZSM, C 240236 GFM, N 240239 ZAM, M 240241 ZSM, and N 240242 ZCM) submitted by Memorial Sloan Kettering Cancer Center in connection with a proposed 31-story inpatient medical facility, within the existing large-scale community facility development, on property at the above referenced location, as follows:

1. C 240235 ZSM – an application for the grant of a special permit pursuant to Section 79-43 of the Zoning Resolution to modify the height and setback requirements of Section 24-522 (Front setbacks in districts where front yards are not required), the lot coverage requirements of Section 24-11 (Maximum Floor Area Ratio and Percentage of Lot Coverage), and the sign regulations of Section 22-321 (Nameplates or identification signs) and Section 22-342 (Height of signs), was approved by the City Planning Commission on August 7, 2024 (Cal. No. 16) and by the City Council on September 26, 2024 (Res. No. 583) on which date said Resolution of Approval became effective;

2. C 240236 GFM – an application for a revocable consent to construct, maintain, and use a 24 foot-wide pedestrian bridge over East 67th Street approximately 67 feet westerly of First Avenue, was approved by the City Planning Commission on August 7, 2024 (Cal. No. 17) and by the City Council on September 26, 2024 (Res. No. 585) on which date said Resolution of Approval became effective;

3. N 240239 ZAM – an application for the grant of an authorization pursuant to Section 79-21 of the Zoning Resolution to modify the height and setback requirements of Section 24-522 (Front setbacks in districts where front yards are not required) within the interior of a large-scale community facility development, the maximum floor area ratio of Section 24-11 (Maximum Floor Area Ratio and Percentage of Lot Coverage), and the rear yard equivalent regulations of Section 24-382 (Required rear yard equivalents), was approved by the City Planning Commission on August 7, 2024 (Cal. No. 18);

4. M 010548(A) ZSM – an application for modification to the previously approved large-scale community facility development, as subsequently modified, to update previously approved plan and zoning calculations to reflect changes associated with a proposed 31-story inpatient medical facility, was approved by the City Planning Commission on August 7, 2024 (Cal. No. 19);

5. M 240240 LDM – the cancellation of a Restrictive Declaration associated with the approved applications C 010145 ZSM and N 010549 ZAM, which was recorded on December 21, 2001 in Reel 3413, Page 1860 in the Office of the New York County Register, was approved by the City Planning Commission on August 7, 2024 (Sup. Cal. No. 1) and the City Council on September 26, 2024 (Res. No. 584) on which date said Resolution became effective; and

6. N 240242 ZCM – an application for certification by the City Planning Commission and the Department of Transportation to the Commissioner of Buildings pursuant to Section 26-15 of the Zoning Resolution to allow more than one curb cut on a narrow street (66th Street and 67th Street) for a zoning lot in excess of 30,000 square feet of lot area, was approved by the City Planning Commission on August 7, 2024 (Cal. No. 20).

THE SPECIAL PERMIT (C 240235 ZSM), AUTHORIZATION (N 240239 ZAM), AND CERTIFICATION (N 240242 ZCM) HAVE BEEN APPROVED SOLELY PURSUANT TO SECTIONS 79-43, 79-21, AND 26-15, RESPECTIVELY, OF THE ZONING RESOLUTION AND ARE SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL OTHER APPLICABLE PROVISIONS OF THE ZONING RESOLUTION.

Implementation of this proposal also requires the following related action:

C 240237 ZMM – an application for the amendment of the Zoning Map, Section No. 8c, by changing an R8 District to an R9 District, was approved by the City Planning Commission on August 7, 2024 (Cal. No. 14) and by the City Council on September 26, 2024 (Res. No. 581) on which date said Resolution of Approval became effective; and

N 240238 ZRM – an application for an amendment of the Zoning Resolution of the City of New York, modifying Article VII, Chapter 9 (Special Regulations Applying to Large-Scale Community Facility Developments) was approved by the City Planning Commission on August 7, 2024 (Cal. No. 15) and by the City Council on September 26, 2024 (Res. No. 582) on which date said Resolution of Approval became effective.

Enclosed for your information are the following:

1. copies of applications C 240235 ZSM, C 240236 GFM, C 240237 ZMM, N 240238 ZRM, N 240239 ZAM, M 240240 LDM, M 240241 ZSM, & N 240242 ZCM;

2. copies of the City Planning Commission Reports for applications C 240235 ZSM, C 240236 GFM, C 240237 ZMM, N 240238 ZRM, and M 240240 LDM dated August 7, 2024 (Cal. Nos. 1, 14, 15, 16, and 17 respectively);

3. copies of the City Council's Resolutions of Approval for applications C 240235 ZSM, C 240236 GFM, C 240237 ZMM, N 240238 ZRM, & M 240240 LDM dated September 26, 2024 (Res. Nos. 581, 582, 583, 584, & 585); and

4. the following approved drawings prepared by AAI Architects, P.C.:

C 240235 ZSM, N 240239 ZAM, M 010548A ZSM, & N 240242 ZCM:

Dwg. No.	Title	Last Date Revised
Z-10	LSCFD Site Plan (Proposed)	01/12/2024
Z-11	LSCFD Zoning Analysis (Proposed)	07/30/2024
Z-22	South-Block Zoning Lot – Zoning Diagrams	01/12/2024
Z-23	South-Block Zoning Lot – Site Plan	01/12/2024
Z-30	Zoning Waiver Plan – Development Site	01/12/2024
Z-31	Zoning Waiver Section North-South 1	07/30/2024
Z-32	Zoning Waiver Section North-South 2	07/30/2024
Z-33	Zoning Waiver Section North-South 3	07/30/2024
Z-34	Zoning Waiver Section North-South 4	07/30/2024
Z-35	Zoning Waiver Section East-West	07/30/2024
Z-71	Signage Diagrams	01/12/2024
Z-72	Signage Diagrams	01/12/2024

C 240236 GFM:

Dwg. No.	Title	Last Date Revised
Z-61	Bridge Site Plan	01/12/2024
Z-62	Bridge Plans and Sections	01/12/2024

Sincerely,

Steven Lenard

cc: LURDOB_DL
K. Ramnarine
C. Ogilvie-Laing
G. Tellez
E. Botsford
N. Malik
A. Mohyuddin
D. Answini
S. Wong
Applicant