Environmental Assessment Statement (EAS)

MSK PAVILION

CEQR No. 23DCP118M

ULURP Nos. pending

lead agency:
New York City Department of City Planning (DCP)
120 Broadway, 31st Floor
New York, NY 10271

prepared by:
AKRF, Inc.
440 Park Avenue South, 7th Flr.
New York, NY 10016

March 28, 2023

City Environmental Quality Review
ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) FULL FORM

Please fill out and submit to the appropriate agency (see instructions)

Part I: GENERAL INFORMATION

PROJECT NAME MSK Pavilion

1. *Reference Numbers*

CEQR REFERENCE NUMBER (to be assigned by lead agency)	BSA REFERENCE NUMBER (if applicable)
23DCP118M	
ULURP REFERENCE NUMBER (if applicable)	OTHER REFERENCE NUMBER(S) (if applicable) (*e.g.*, legislative intro, CAPA)
Pending	

2a. *Lead Agency Information*			**2b. *Applicant Information***		
NAME OF LEAD AGENCY New York City Deprtment of City Planning			NAME OF APPLICANT Memorial Sloan Kettering Cancer Center (MSKCC)		
NAME OF LEAD AGENCY CONTACT PERSON Stephanie Shellooe, AICP, Director Environmental Assessment and Review Division New York City Department of City Planning			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON Shelly S. Friedman Friedman & Gotbaum, LLP		
ADDRESS 120 Broadway, 31st Floor			ADDRESS 568 Broadway, Suite 505		
CITY New York	STATE NY	ZIP 10271	CITY New York	STATE NY	ZIP 10012
TELEPHONE (212) 729-3328	EMAIL sshellooe@planning.nyc.gov		TELEPHONE (212) 925-4545	EMAIL sfriedman@frigot.com	

3. *Action Classification and Type*

SEQRA Classification

☐ UNLISTED ☒ TYPE I: Specify Category (see 6 NYCRR 617.4 and NYC Executive Order 91 of 1977, as amended): 617.4 (b)(6)(vi); 617.4 (b)(9).

Action Type (refer to CEQR Technical Manual Chapter 2, "Establishing the Analysis Framework" for guidance)

☐ LOCALIZED ACTION, SITE SPECIFIC ☒ LOCALIZED ACTION, SMALL AREA ☐ GENERIC ACTION

4. *Project Description*

The Applicant is requesting a series of zoning actions to facilitate the development of a new 31-story (up to 590 feet including mechanical bulkhead; 594 feet to top of maximum zoning envelope as described in the With Action Condition section below), approximately 901,193-gsf inpatient hospital building for MSKCC (the Proposed Project). The Proposed Project, also referred to as the "MSK Pavilion," would be devoted entirely to patient care for those whose cancer treatments cannot be addressed through MSKCC's extensive network of ambulatory services on the Main Campus and neighboring and regional facilities. The Proposed Project would provide 28 operating/procedural suites, including recovery and intensive care facilities on 11 floors and approximately 202 in-patient beds for acutely ill patients on 9 floors. In addition, there would be four clinical support floors and five mechanical floors distributed throughout the building. The Proposed Project would have a lobby space along the east side of the building, and a proposed two-story bridge connecting floors 5 and 6 of the MSK Pavilion with floors 8 and 9 of the Memorial Hospital building (across East 67th Street) which would serve as the primary connector for patients and staff in either building to access medical services in the other building.

The Proposed Project would be located on Lot 21 and would replace the Scholars and Sloan buildings, which provide contract housing for MSKCC staff as well as administrative offices. The west-adjacent Rockefeller Research Laboratories building (RRL) on Lot 13 would continue in its research functions, However, there would be modifications to its below-grade garage and its ground level to create garage egress to East 67th Street. The garage under both sites would continue to provide 263 spaces available exclusively to staff, patients, and visitors on a valet basis. RRL would lose some ground floor conference room space (approximately 2,080 gsf) to accommodate the new garage exit.

Project Location

BOROUGH Manhattan	COMMUNITY DISTRICT(S) 8	STREET ADDRESS 1233 York Avenue
TAX BLOCK(S) AND LOT(S) Block 1461, Lot 21		ZIP CODE 10065
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS York Avenue between East 66th and East 67th Streets		

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY R8, R10 | ZONING SECTIONAL MAP NUMBER 8c

5. *Required Actions or Approvals* (check all that apply)

***City Planning Commission*:** ☒ YES ☐ NO ☒ UNIFORM LAND USE REVIEW PROCEDURE (ULURP)

☐ CITY MAP AMENDMENT ☐ ZONING CERTIFICATION ☐ CONCESSION
☒ ZONING MAP AMENDMENT ☒ ZONING AUTHORIZATION ☐ UDAAP
☒ ZONING TEXT AMENDMENT ☐ ACQUISITION—REAL PROPERTY ☒ REVOCABLE CONSENT
☐ SITE SELECTION—PUBLIC FACILITY ☐ DISPOSITION—REAL PROPERTY ☐ FRANCHISE
☐ HOUSING PLAN & PROJECT ☒ OTHER, explain: Modification of LSCFD
☒ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☐ other); EXPIRATION DATE:
SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION 79-21, 79-43

***Board of Standards and Appeals*:** ☐ YES ☒ NO

☐ VARIANCE (use)
☐ VARIANCE (bulk)
☐ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☐ other); EXPIRATION DATE:
SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

***Department of Environmental Protection*:** ☐ YES ☒ NO ☐ Cogeneration Facility ☐ Title V Permit

Other City Approvals Subject to CEQR (check all that apply)

☐ LEGISLATION ☐ FUNDING OF CONSTRUCTION, specify:
☐ RULEMAKING ☐ POLICY OR PLAN, specify:
☐ CONSTRUCTION OF PUBLIC FACILITIES ☐ FUNDING OF PROGRAMS, specify:
☐ 384(b)(4) APPROVAL ☐ PERMITS, specify:
☐ OTHER, explain:

Other City Approvals Not Subject to CEQR (check all that apply)

☐ PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC)
☐ LANDMARKS PRESERVATION COMMISSION APPROVAL
☒ OTHER, explain: Revocable Consent from New York City Department of Transportation

***State or Federal Actions/Approvals/Funding*:** ☒ YES ☐ NO If "yes," specify: Certificate of Need from the New York State Department of Health

6. *Site Description:* *The directly affected area consists of the project site and the area subject to any change in regulatory controls. Except where otherwise indicated, provide the following information with regard to the directly affected area.*

***Graphics*:** *The following graphics must be attached and each box must be checked off before the EAS is complete. Each map must clearly depict the boundaries of the directly affected area or areas and indicate a 400-foot radius drawn from the outer boundaries of the project site. Maps may not exceed 11 x 17 inches in size and, for paper filings, must be folded to 8.5 x 11 inches.*

☒ SITE LOCATION MAP ☒ ZONING MAP ☒ SANBORN OR OTHER LAND USE MAP
☒ TAX MAP ☐ FOR LARGE AREAS OR MULTIPLE SITES, A GIS SHAPE FILE THAT DEFINES THE PROJECT SITE(S)
☒ PHOTOGRAPHS OF THE PROJECT SITE TAKEN WITHIN 6 MONTHS OF EAS SUBMISSION AND KEYED TO THE SITE LOCATION MAP

Physical Setting (both developed and undeveloped areas)

Total directly affected area (sq. ft.): 60,249 (Lots 13 and 21) | Waterbody area (sq. ft.) and type: 0
Roads, buildings, and other paved surfaces (sq. ft.): 60,249 | Other, describe (sq. ft.): 0

7. *Physical Dimensions and Scale of Project* (if the project affects multiple sites, provide the total development facilitated by the action)

SIZE OF PROJECT TO BE DEVELOPED (gross square feet): 901,193
NUMBER OF BUILDINGS: 1 | GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): 901,193
HEIGHT OF EACH BUILDING (ft.): up to 590 (including mechanical); 594 to top of maximum zoning envelope | NUMBER OF STORIES OF EACH BUILDING: 31

Does the proposed project involve changes in zoning on one or more sites? ☒ YES ☐ NO
If "yes," specify: The total square feet owned or controlled by the applicant: approx. 40,168
The total square feet not owned or controlled by the applicant: 0

Does the proposed project involve in-ground excavation or subsurface disturbance, including, but not limited to foundation work, pilings, utility lines, or grading? ☒ YES ☐ NO
If "yes," indicate the estimated area and volume dimensions of subsurface disturbance (if known):
AREA OF TEMPORARY DISTURBANCE: approx. 32,560 sq. ft. (width x length) | VOLUME OF DISTURBANCE: approx. 1,735,560 cubic ft. (width x length x depth)

AREA OF PERMANENT DISTURBANCE: Approx. 32,560 sq. ft. (width x length)

8. *Analysis Year* CEQR Technical Manual Chapter 2

ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2030

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: approx. 65 (approx. 5.5 years)

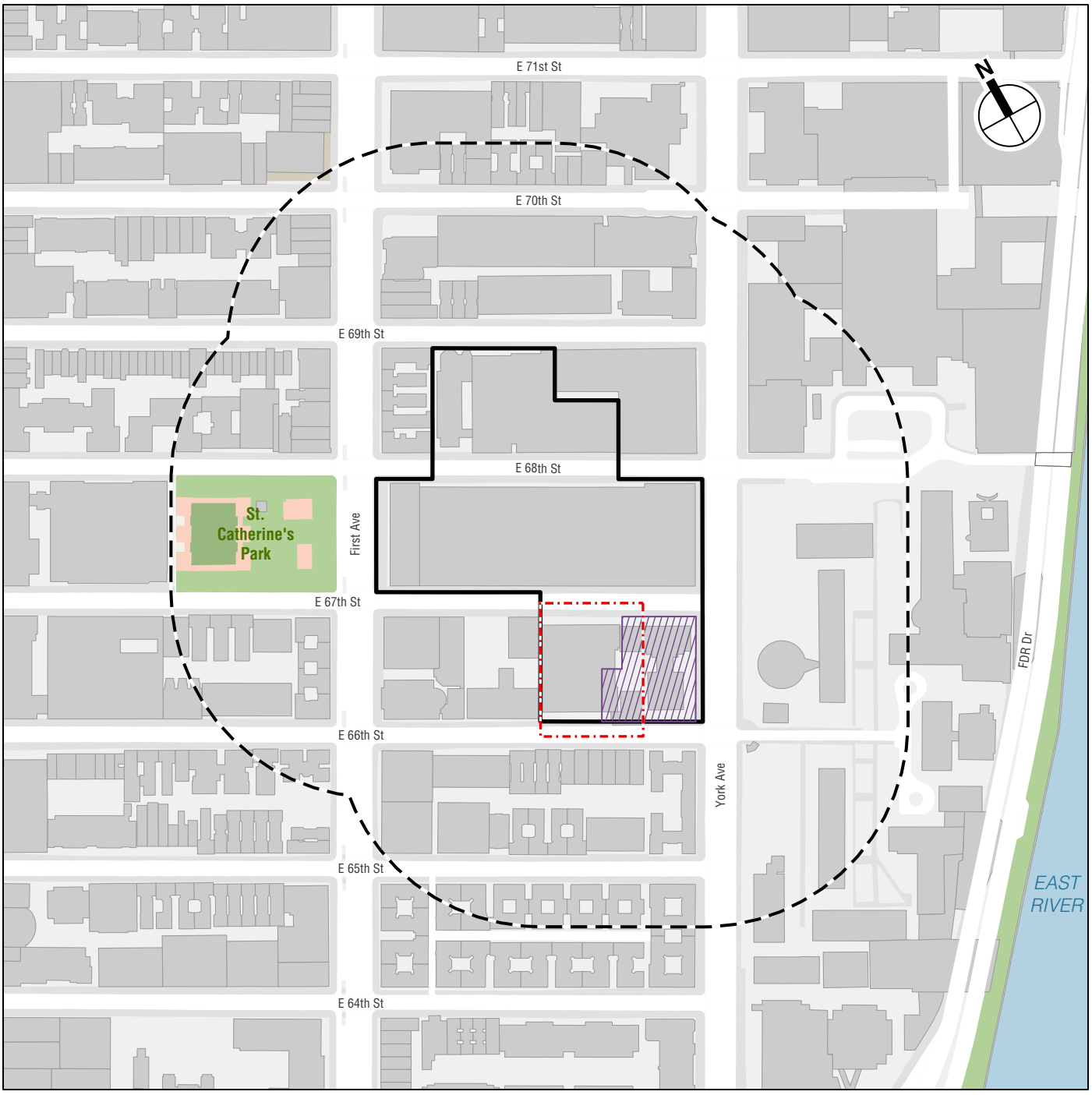
WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? ☒ YES ☐ NO | IF MULTIPLE PHASES, HOW MANY?

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: The Proposed Project would be built out over the course of approximately five and a half years. Following land use approvals, construction of the Proposed Project would commence in early 2025 with approximately 16 months of demolition and abatement, followed by 13 months of excavation and foundation work. Superstructure and core work would follow and would last approximately 14 months. Facade and interior fit-out work would commence approximately 5 months into the superstructure phase (overlapping for 9 months) and would last approximately 19 months. This would be followed by 11 months of commissioning and closeout work. The Proposed Project is expected to be completed and fully operational by 2030.

9. *Predominant Land Use in the Vicinity of the Project* (check all that apply)

☒ RESIDENTIAL ☐ MANUFACTURING ☒ COMMERCIAL ☐ PARK/FOREST/OPEN SPACE ☒ OTHER, specify: Public Facilities & Institutions

11.29.22



Development Site

Proposed Rezoning Area

Project Area (LSCFD Boundary)

400-foot perimeter

MSK PAVILION

Project Location

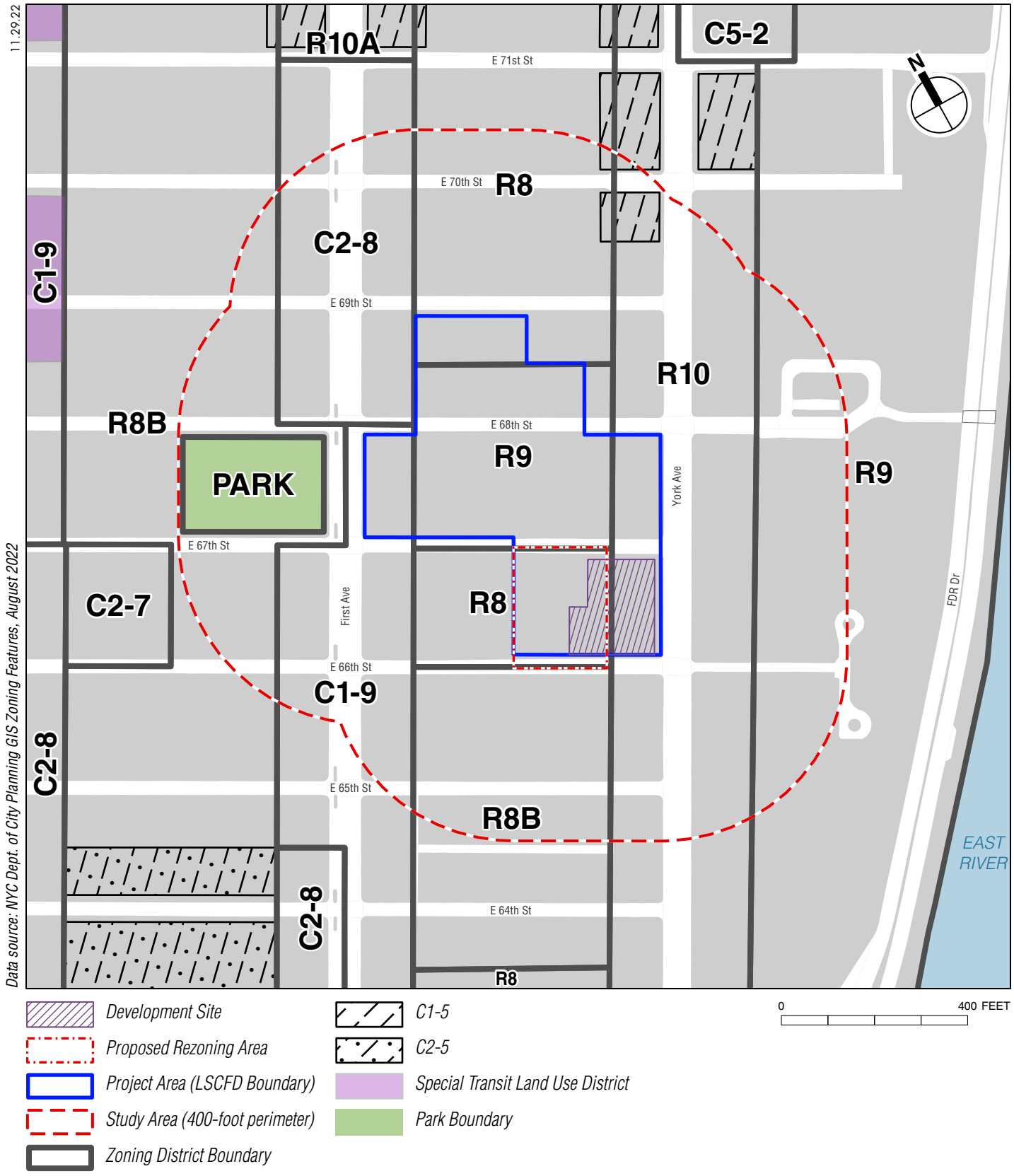
Figure 1



Existing Land Use

MSK PAVILION

Figure 2



Existing Zoning

MSK PAVILION

Figure 3



Tax Map

MSK PAVILION

Figure 4

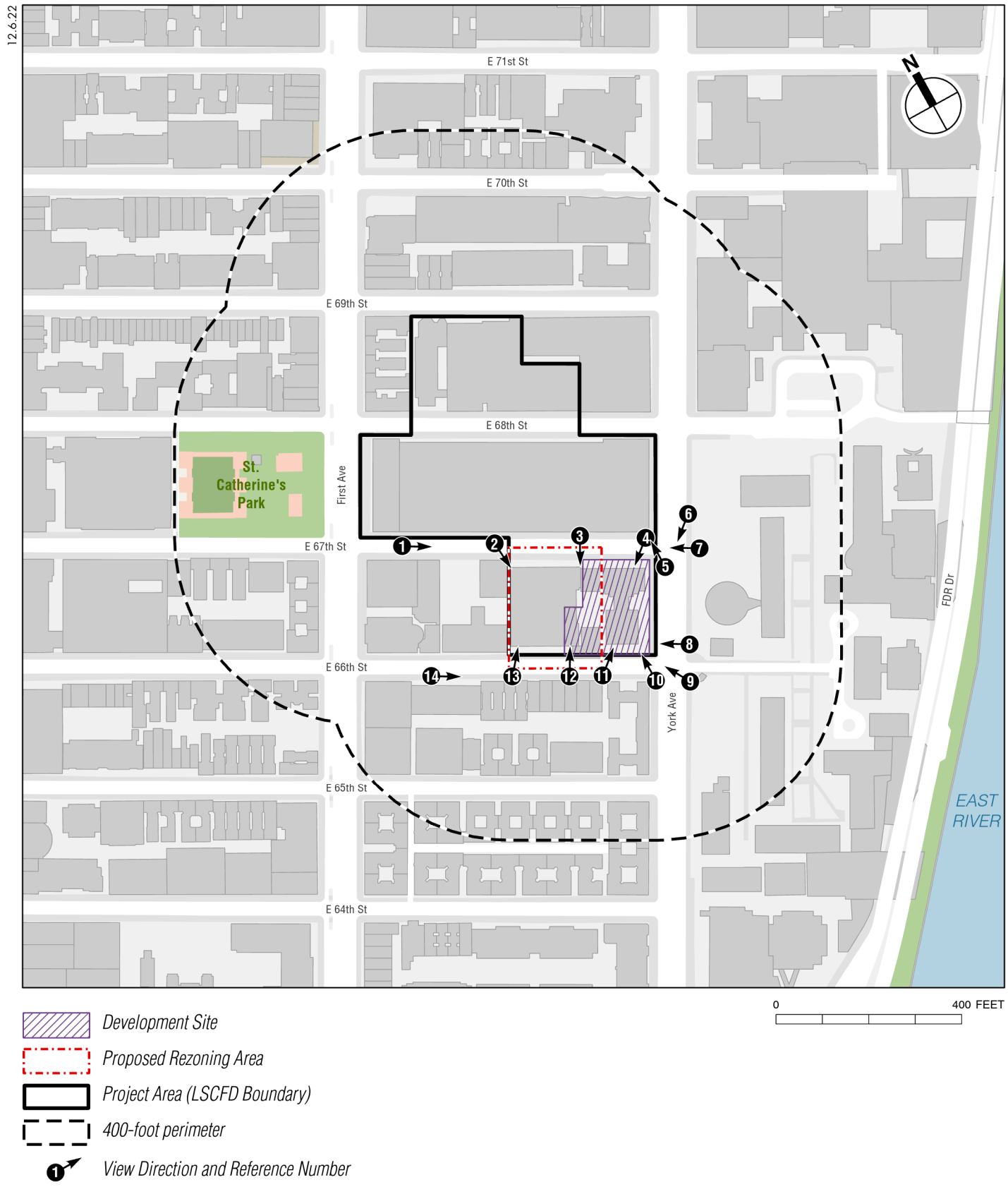


Photo Key

MSK PAVILION

Figure 5



View east along East 67th Street **1**



View of Rockefeller Research Laboratories (RRL) looking southeast along East 67th Street **2**



View of RRL and the Development Site looking south across East 67th Street **3**



View of RRL and the Development Site looking southwest across East 67th Street **4**



View of MSKCC Main Campus (Memorial Hospital) looking northwest at York Avenue and East 67th Street **5**



View of the Development Site looking southwest at York Avenue and East 67th Street **6**



View west along East 67th Street **7**



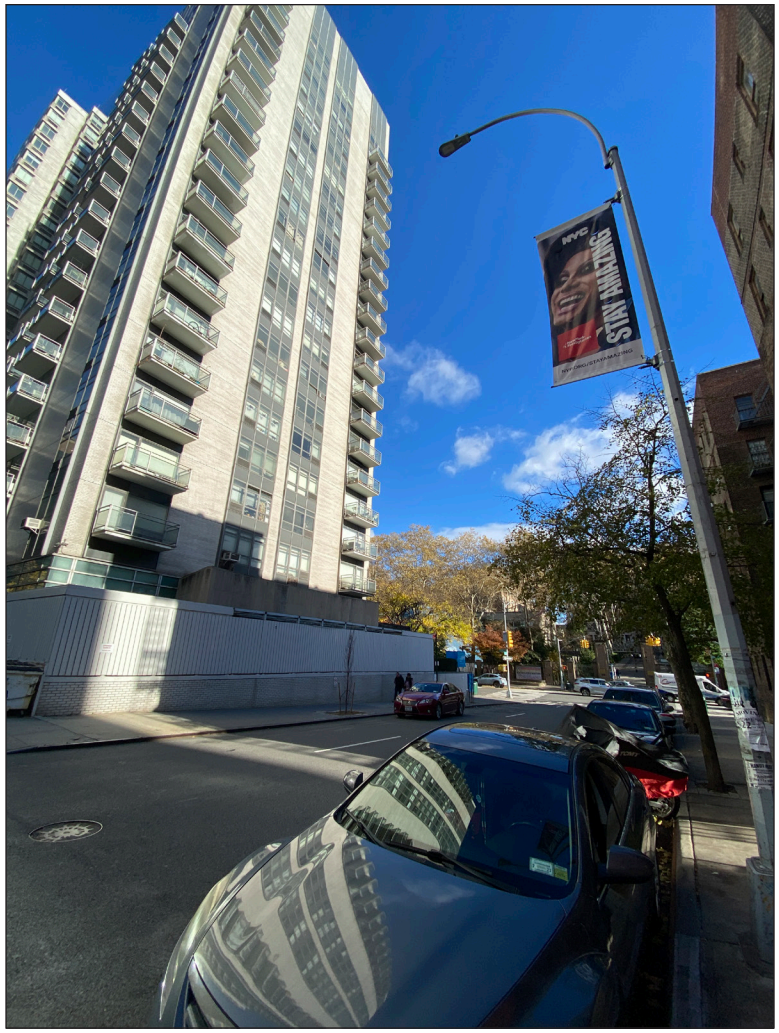
View of the Development Site looking west across York Avenue **8**



View of the Development Site looking northwest across York Avenue and East 66th Street **9**



View of the Development Site and RRL looking northwest from the west side of York Avenue and East 66th Street **10**



View of the Development Site looking northwest York Avenue and East 66th Street **11**



View of the Development Site, RRL, and MSKCC parking garage looking north East 66th Street **12**



View northeast of RRL (Development Site in the background) looking northeast along East 66th Street **13**



View east along East 66th Street **14**

DESCRIPTION OF EXISTING AND PROPOSED CONDITIONS

The information requested in this table applies to the directly affected area. The directly affected area consists of the project site and the area subject to any change in regulatory control. The increment is the difference between the No-Action and the With-Action conditions.

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
LAND USE				
Residential	☒ YES ☐ NO	☒ YES ☐ NO	☐ YES ☒ NO	
If "yes," specify the following:				
Describe type of residential structures	Development Site (Lot 21) - adjoining apartment buildings	Development Site (Lot 21) - adjoining apartment buildings		
No. of dwelling units	308	308	0	-308
No. of low- to moderate-income units	0	0	0	0
Gross floor area (sq. ft.)	224,291	224,291		-224,291
Commercial	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify the following:				
Describe type (retail, office, other)				
Gross floor area (sq. ft.)				
Manufacturing/Industrial	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify the following:				
Type of use				
Gross floor area (sq. ft.)				
Open storage area (sq. ft.)				
If any unenclosed activities, specify:				
Community Facility	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify the following:				
Type	RRL (Lot 13) - Medical Research/Labs; Development Site (Lot 21) - Hospital Admin./Office	RRL (Lot 13) - Medical Research/Labs; Development Site (Lot 21) - Hospital Admin./Office	RRL (Lot 13) - Medical Research/Labs; Development Site (Lot 21) - Inpatient Hospital	
Gross floor area (sq. ft.)	324,485 Medical Research; 45,039 Hospital Admin./Office	324,485 Medical Research; 45,039 Hospital Admin./Office	322,405 Medical Research; 850,287 Inpatient Hospital	-2,080 Medical Research; -45,039 Hospital Admin./Office; 850,287 Inpatient Hospital
Vacant Land	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," describe:				
Publicly Accessible Open Space	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify type (mapped City, State, or Federal parkland, wetland—mapped or otherwise known, other):				
Other Land Uses	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," describe:				
PARKING				
Garages	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify the following:				
No. of public spaces	0	0	0	
No. of accessory spaces	263	263	263	
Operating hours	24/7	24/7	24/7	
Attended or non-attended	attended	attended	attended	
Lots	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
If "yes," specify the following:				
No. of public spaces				
No. of accessory spaces				
Operating hours				
Other (includes street parking)	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," describe:				
POPULATION				
Residents	☒ YES ☐ NO	☒ YES ☐ NO	☐ YES ☒ NO	
If "yes," specify number:	487	487		-487
Briefly explain how the number of residents was calculated:	Based on 2020 U.S. Census data for average household size (1.58 persons/household) in Manhattan Census Tract 116.			
Businesses	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify the following:				
No. and type	Lot 13 - 1 Medical Research/Lab; Lot 21 - 1 Hospital Admin./Support	Lot 13 - 1 Medical Research/Lab; Lot 21 - 1 Hospital Admin./Support	Lot 13 - 1 Medical Research/Lab; Lot 21 - 1 Hospital (Clinical and Support)	
No. and type of workers by business	663 Lab Staff; 180 Admin./Support Staff	663 Lab Staff; 180 Admin./Support Staff	663 Lab Staff; 837 Hospital Staff	657 workers (-180 Admin./Support Staff; 837 hospital staff)
No. and type of non-residents who are not workers	0	0	240 patients	240 patients
Briefly explain how the number of businesses was calculated:	Medical Research/Labs (RLL) staff obtained from MSKCC; Office workers based on standard CEQR employment rate of 1 employee/250 gsf; Daily hospital staff and patient estimates provided by MSKCC Facilities Planning.			
Other (students, visitors, concert-goers, *etc.*)	☐ YES ☒ NO	☐ YES ☒ NO	☒ YES ☐ NO	
If any, specify type and number:			480 visitors	480 visitors
Briefly explain how the number was calculated:	Visitor estimates provided by MSKCC Facilities Planning.			
ZONING				
Zoning classification	R8	R8	R9	
Maximum amount of floor area that can be developed	2,212,906 (total LSCFD)	2,212,906 (total LSCFD)	2,353,486 (total LSCFD)	140,580 (total LSCFD)
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	Public Facilities and Institutions, Residential, Mixed-Use Residential/Commercial	Public Facilities and Institutions, Residential, Mixed-Use Residential/Commercial	Public Facilities and Institutions, Residential, Mixed-Use Residential/Commercial	
Attach any additional information that may be needed to describe the project. If your project involves changes that affect one or more sites not associated with a specific development, it is generally appropriate to include total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site.				

Part II: TECHNICAL ANALYSIS

INSTRUCTIONS: For each of the analysis categories listed in this section, assess the proposed project's impacts based on the thresholds and criteria presented in the CEQR Technical Manual. Check each box that applies.

- If the proposed project can be demonstrated not to meet or exceed the threshold, check the "no" box.
- If the proposed project will meet or exceed the threshold, or if this cannot be determined, check the "yes" box.
- For each "yes" response, provide additional analyses (and, if needed, attach supporting information) based on guidance in the CEQR Technical Manual to determine whether the potential for significant impacts exists. Please note that a "yes" answer does not mean that an EIS must be prepared—it means that more information may be required for the lead agency to make a determination of significance.
- The lead agency, upon reviewing Part II, may require an applicant to provide additional information to support the Full EAS Form. For example, if a question is answered "no," an agency may request a short explanation for this response.

	YES	NO
1. *LAND USE, ZONING, AND PUBLIC POLICY*: CEQR Technical Manual Chapter 4		
(a) Would the proposed project result in a change in land use different from surrounding land uses?	☐	☒
(b) Would the proposed project result in a change in zoning different from surrounding zoning?	☒	☐
(c) Is there the potential to affect an applicable public policy?	☒	☐
(d) If "yes," to (a), (b), and/or (c), complete a preliminary assessment and attach. See DSOW		
(e) Is the project a large, publicly sponsored project?	☐	☒
○ If "yes," complete a PlaNYC assessment and attach.		
(f) Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries?	☐	☒
○ If "yes," complete the Consistency Assessment Form.		
2. *SOCIOECONOMIC CONDITIONS*: CEQR Technical Manual Chapter 5		
(a) Would the proposed project:		
○ Generate a net increase of more than 200 residential units *or* 200,000 square feet of commercial space?	☐	☒
▪ If "yes," answer *both* questions 2(b)(ii) and 2(b)(iv) below.		
○ Directly displace 500 or more residents?	☐	☒
▪ If "yes," answer questions 2(b)(i), 2(b)(ii), and 2(b)(iv) below.		
○ Directly displace more than 100 employees?	☐	☒
▪ If "yes," answer questions under 2(b)(iii) and 2(b)(iv) below.		
○ Affect conditions in a specific industry?	☐	☒
▪ If "yes," answer question 2(b)(v) below.		
(b) If "yes" to any of the above, attach supporting information to answer the relevant questions below. If "no" was checked for each category above, the remaining questions in this technical area do not need to be answered.		
i. Direct Residential Displacement		
○ If more than 500 residents would be displaced, would these residents represent more than 5% of the primary study area population?	☐	☐
○ If "yes," is the average income of the directly displaced population markedly lower than the average income of the rest of the study area population?	☐	☐
ii. Indirect Residential Displacement		
○ Would expected average incomes of the new population exceed the average incomes of study area populations?	☐	☐
○ If "yes:"		
▪ Would the population of the primary study area increase by more than 10 percent?	☐	☐
▪ Would the population of the primary study area increase by more than 5 percent in an area where there is the potential to accelerate trends toward increasing rents?	☐	☐
○ If "yes" to either of the preceding questions, would more than 5 percent of all housing units be renter-occupied and unprotected?	☐	☐
iii. Direct Business Displacement		
○ Do any of the displaced businesses provide goods or services that otherwise would not be found within the trade area, either under existing conditions or in the future with the proposed project?	☐	☐
○ Is any category of business to be displaced the subject of other regulations or publicly adopted plans to preserve,	☐	☐

	YES	NO
enhance, or otherwise protect it?		
iv. Indirect Business Displacement		
○ Would the project potentially introduce trends that make it difficult for businesses to remain in the area?	☐	☐
○ Would the project capture retail sales in a particular category of goods to the extent that the market for such goods would become saturated, potentially resulting in vacancies and disinvestment on neighborhood commercial streets?	☐	☐
v. Effects on Industry		
○ Would the project significantly affect business conditions in any industry or any category of businesses within or outside the study area?	☐	☐
○ Would the project indirectly substantially reduce employment or impair the economic viability in the industry or category of businesses?	☐	☐
3. *COMMUNITY FACILITIES*: CEQR Technical Manual Chapter 6		
(a) Direct Effects		
○ Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, health care facilities, day care centers, police stations, or fire stations?	☒	☐
(b) Indirect Effects		
i. Early Childhood Programs		
○ Would the project result in 20 or more eligible children under age 6, based on the number of low or low/moderate income residential units? (See Table 6-1 in Chapter 6)	☐	☒
○ If "yes," would the project result in a collective utilization rate of the Early Childhood Programs in the study area that is greater than 100 percent?	☐	☐
○ If "yes," would the project increase the collective utilization rate by 5 percent or more from the No-Action scenario?	☐	☐
ii. Public Schools		
○ Would the project result in 50 or more elementary or middle school students, or 150 or more high school students based on number of residential units? (See Table 6-1 in Chapter 6)	☐	☒
○ If "yes," would the project result in a utilization rate of the elementary or middle schools that is equal to or greater than 100 percent?	☐	☐
○ If "yes," would the project generate 100 or more elementary or middle school students past the 100% utilization rate?	☐	☐
○ If "yes," would the project result in a utilization rate of the high schools that is equal to or greater than 100 percent?	☐	☐
○ If "yes," would the project increase the high school utilization rate by 5 percent or more from the No-Action scenario?	☐	☐
iii. Libraries		
○ Would the project result in a 5 percent or more increase in the ratio of residential units to library branches? (See Table 6-1 in Chapter 6)	☐	☒
○ If "yes," would the project increase the study area population by 5 percent or more from the No-Action levels?	☐	☐
○ If "yes," would the additional population impair the delivery of library services in the study area?	☐	☐
iv. Health Care Facilities		
○ Would the project result in the introduction of a sizeable new neighborhood?	☐	☒
○ If "yes," would the project affect the operation of health care facilities in the area?	☐	☐
v. Fire and Police Protection		
○ Would the project result in the introduction of a sizeable new neighborhood?	☐	☒
○ If "yes," would the project affect the operation of fire or police protection in the area?	☐	☐
4. *OPEN SPACE*: CEQR Technical Manual Chapter 7		
(a) Would the project change or eliminate existing open space?	☐	☒
(b) Would the project generate more than 200 additional residents or 500 additional employees?	☒	☐
5. *SHADOWS*: CEQR Technical Manual Chapter 8		
(a) Would the proposed project result in a net height increase of any structure of 50 feet or more?	☒	☐
(b) Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource?	☒	☐
(c) If "yes" to either of the above questions, attach supporting information explaining whether the project's shadow would reach any sunlight-sensitive resource at any time of the year. See DSOW		

	YES	NO
6. *HISTORIC AND CULTURAL RESOURCES*: CEQR Technical Manual Chapter 9		
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; that is listed or eligible for listing on the New York State or National Register of Historic Places; or that is within a designated or eligible New York City, New York State or National Register Historic District? (See the GIS System for Archaeology and National Register to confirm)	☒	☐
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	☒	☐
(c) If "yes" to either of the above, list any identified architectural and/or archaeological resources and attach supporting information on whether the proposed project would potentially affect any architectural or archeological resources. See DSOW		
7. *URBAN DESIGN AND VISUAL RESOURCES*: CEQR Technical Manual Chapter 10		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?	☒	☐
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?	☒	☐
(c) If "yes" to either of the above, please provide the information requested in Chapter 10. See DSOW		
8. *NATURAL RESOURCES*: CEQR Technical Manual Chapter 11		
(a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of Chapter 11?	☐	☒
○ If "yes," list the resources and attach supporting information on whether the project would affect any of these resources.		
(b) Is any part of the directly affected area within the Jamaica Bay Watershed?	☐	☒
○ If "yes," complete the Jamaica Bay Watershed Protection Plan Project Tracking Form and submit according to its instructions.		
9. *HAZARDOUS MATERIALS*: CEQR Technical Manual Chapter 12		
(a) Would the proposed project allow commercial or residential uses in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?	☒	☐
(b) Would the proposed project introduce new activities or processes using hazardous materials and increase the risk of human or environmental exposure?	☐	☒
(c) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?	☐	☒
(d) Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in the Hazardous Materials Appendix (including nonconforming uses)?	☒	☐
(e) Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin?	☒	☐
(f) Would the project result in development on or near a site that has or had underground and/or aboveground storage tanks (*e.g.*, gas stations, oil storage facilities, heating oil storage)?	☒	☐
(g) Would the project result in renovation of interior existing space on a site with the potential for compromised air quality; vapor intrusion from either on-site or off-site sources; or the presence of asbestos, PCBs, mercury or lead-based paint?	☐	☒
(h) Would the project result in development on or near a site with potential hazardous materials issues such as government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, coal gasification or gas storage sites, railroad tracks or rights-of-way, or municipal incinerators?	☐	☒
(i) Has a Phase I Environmental Site Assessment been performed for the site?	☐	☒
○ If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify:	☐	☐
(j) Based on the Phase I Assessment, is a Phase II Investigation needed?	☐	☐
10. *WATER AND SEWER INFRASTRUCTURE*: CEQR Technical Manual Chapter 13		
(a) Would the project result in water demand of more than one million gallons per day?	☐	☒
(b) If the proposed project located in a combined sewer area, would it result in at least 1,000 residential units or 250,000 square feet or more of commercial space in Manhattan, or at least 400 residential units or 150,000 square feet or more of commercial space in the Bronx, Brooklyn, Staten Island, or Queens?	☒	☐
(c) If the proposed project located in a separately sewered area, would it result in the same or greater development than that listed in Table 13-1 in Chapter 13?	☐	☐
(d) Would the project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?	☐	☒
(e) If the project is located within the Jamaica Bay Watershed or in certain specific drainage areas, including Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek, would it involve development on a site that is 1 acre or larger where the amount of impervious surface would increase?	☐	☐
(f) Would the proposed project be located in an area that is partially sewered or currently unsewered?	☐	☒

	YES	NO
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or contribute contaminated stormwater to a separate storm sewer system?	☐	☒
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	☐	☒
(i) If "yes" to any of the above, conduct the appropriate preliminary analyses and attach supporting documentation. See DSOW		
11. *SOLID WASTE AND SANITATION SERVICES*: CEQR Technical Manual Chapter 14		
(a) Using Table 14-1 in Chapter 14, the project's projected operational solid waste generation is estimated to be (pounds per week): See Page 10g		
○ Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?	☐	☒
(b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?	☐	☒
○ If "yes," would the proposed project comply with the City's Solid Waste Management Plan?	☐	☐
12. *ENERGY*: CEQR Technical Manual Chapter 15		
(a) Using energy modeling or Table 15-1 in Chapter 15, the project's projected energy use is estimated to be (annual BTUs): See Page 10h		
(b) Would the proposed project affect the transmission or generation of energy?	☐	☒
13. *TRANSPORTATION*: CEQR Technical Manual Chapter 16		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16?	☒	☐
(b) If "yes," conduct the appropriate screening analyses, attach back up data as needed for each stage, and answer the following questions:		
○ Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?	☒	☐
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? ***It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of Chapter 16 for more information.*	☒	☐
○ Would the proposed project result in more than 200 subway/rail, bus trips, or 50 Citywide Ferry Service ferry trips per project peak hour?	☐	☒
If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction), 200 subway/rail trips per station or line, or 25 or more Citywide Ferry Service ferry trips on a single route (in one direction), or 50 or more passengers at a Citywide Ferry Service landing?	☐	☐
○ Would the proposed project result in more than 200 pedestrian trips per project peak hour?	☒	☐
If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, bus stop, or Citywide Ferry Service landing?	☐	☒
14. *AIR QUALITY*: CEQR Technical Manual Chapter 17		
(a) *Mobile Sources*: Would the proposed project result in the conditions outlined in Section 210 in Chapter 17?	☒	☐
(b) *Stationary Sources*: Would the proposed project result in the conditions outlined in Section 220 in Chapter 17?	☒	☐
○ If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in Chapter 17? (Attach graph as needed) See DSOW	☐	☐
(c) Does the proposed project involve multiple buildings on the project site?	☐	☒
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?	☐	☒
(e) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?	☐	☒
(f) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation. See DSOW		
15. *GREENHOUSE GAS EMISSIONS*: CEQR Technical Manual Chapter 18		
(a) Is the proposed project a city capital project or a power generation plant?	☐	☒
(b) Would the proposed project fundamentally change the City's solid waste management system?	☐	☒
(c) Would the proposed project result in the development of 350,000 square feet or more?	☒	☐
(d) If "yes" to any of the above, would the project require a GHG emissions assessment based on guidance in Chapter 18?	☒	☐
○ If "yes," would the project result in inconsistencies with the City's GHG reduction goal? (See Local Law 22 of 2008; § 24-803 of the Administrative Code of the City of New York). Please attach supporting documentation. See DSOW	☐	☒
16. *NOISE*: CEQR Technical Manual Chapter 19		
(a) Would the proposed project generate or reroute vehicular traffic?	☒	☐
(b) Would the proposed project introduce new or additional receptors (see Section 114 in Chapter 19) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?	☒	☐

	YES	NO
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?	☒	☐
(d) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?	☐	☒
(e) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation. See DSOW		
17. *PUBLIC HEALTH*: CEQR Technical Manual Chapter 20		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality; Hazardous Materials; Noise?	☒	☐
(b) If "yes," explain why an assessment of public health is or is not warranted based on the guidance in Chapter 20, "Public Health." Attach a preliminary analysis, if necessary. See DSOW		
18. *NEIGHBORHOOD CHARACTER*: CEQR Technical Manual Chapter 21		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Land Use, Zoning, and Public Policy; Socioeconomic Conditions; Open Space; Historic and Cultural Resources; Urban Design and Visual Resources; Shadows; Transportation; Noise?	☒	☐
(b) If "yes," explain why an assessment of neighborhood character is or is not warranted based on the guidance in Chapter 21, "Neighborhood Character." Attach a preliminary analysis, if necessary. See DSOW		
19. *CONSTRUCTION*: CEQR Technical Manual Chapter 22		
(a) Would the project's construction activities involve:		
○ Construction activities lasting longer than two years?	☒	☐
○ Construction activities within a Central Business District or along an arterial highway or major thoroughfare?	☒	☐
○ Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, *etc.*)?	☒	☐
○ Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	☐	☒
○ The operation of several pieces of diesel equipment in a single location at peak construction?	☒	☐
○ Closure of a community facility or disruption in its services?	☐	☒
○ Activities within 400 feet of a historic or cultural resource?	☒	☐
○ Disturbance of a site containing or adjacent to a site containing natural resources?	☐	☒
○ Construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap or last for more than two years overall?	☐	☒
(b) If any boxes are checked "yes," explain why a preliminary construction assessment is or is not warranted based on the guidance in Chapter 22, "Construction." It should be noted that the nature and extent of any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination. See DSOW		

20. *APPLICANT'S CERTIFICATION*

I swear or affirm under oath and subject to the penalties for perjury that the information provided in this Environmental Assessment Statement (EAS) is true and accurate to the best of my knowledge and belief, based upon my personal knowledge and familiarity with the information described herein and after examination of the pertinent books and records and/or after inquiry of persons who have personal knowledge of such information or who have examined pertinent books and records.

Still under oath, I further swear or affirm that I make this statement in my capacity as the applicant or representative of the entity that seeks the permits, approvals, funding, or other governmental action(s) described in this EAS.

APPLICANT/REPRESENTATIVE NAME	SIGNATURE	DATE
Noah Bernstein, AICP		3/28/2023

PLEASE NOTE THAT APPLICANTS MAY BE REQUIRED TO SUBSTANTIATE RESPONSES IN THIS FORM AT THE DISCRETION OF THE LEAD AGENCY SO THAT IT MAY SUPPORT ITS DETERMINATION OF SIGNIFICANCE.

Part III: DETERMINATION OF SIGNIFICANCE (To Be Completed by Lead Agency)

INSTRUCTIONS: In completing Part III, the lead agency should consult 6 NYCRR 617.7 and 43 RCNY § 6-06 (Executive Order 91 or 1977, as amended), which contain the State and City criteria for determining significance.

1. For each of the impact categories listed below, consider whether the project may have a significant adverse effect on the environment, taking into account its (a) location; (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude.

IMPACT CATEGORY	Potentially Significant Adverse Impact: YES	NO
Land Use, Zoning, and Public Policy	☒	☐
Socioeconomic Conditions	☐	☒
Community Facilities and Services	☒	☐
Open Space	☒	☐
Shadows	☒	☐
Historic and Cultural Resources	☒	☐
Urban Design/Visual Resources	☒	☐
Natural Resources	☐	☒
Hazardous Materials	☒	☐
Water and Sewer Infrastructure	☒	☐
Solid Waste and Sanitation Services	☐	☒
Energy	☐	☒
Transportation	☒	☐
Air Quality	☒	☐
Greenhouse Gas Emissions	☒	☐
Noise	☒	☐
Public Health	☒	☐
Neighborhood Character	☒	☐
Construction	☒	☐

2. Are there any aspects of the project relevant to the determination of whether the project may have a significant impact on the environment, such as combined or cumulative impacts, that were not fully covered by other responses and supporting materials? ☐ YES ☒ NO

If there are such impacts, attach an explanation stating whether, as a result of them, the project may have a significant impact on the environment.

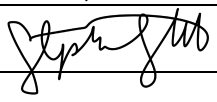
3. Check determination to be issued by the lead agency:

☒ **Positive Declaration**: If the lead agency has determined that the project may have a significant impact on the environment, and if a Conditional Negative Declaration is not appropriate, then the lead agency issues a *Positive Declaration* and prepares a draft Scope of Work for the Environmental Impact Statement (EIS).

☐ **Conditional Negative Declaration:** A *Conditional Negative Declaration* (CND) may be appropriate if there is a private applicant for an Unlisted action AND when conditions imposed by the lead agency will modify the proposed project so that no significant adverse environmental impacts would result. The CND is prepared as a separate document and is subject to the requirements of 6 NYCRR Part 617.

☐ **Negative Declaration:** If the lead agency has determined that the project would not result in potentially significant adverse environmental impacts, then the lead agency issues a *Negative Declaration*. The *Negative Declaration* may be prepared as a separate document (see template) or using the embedded Negative Declaration on the next page.

4. ***LEAD AGENCY'S CERTIFICATION***

TITLE	LEAD AGENCY
Director, Environmental Assessment & Review Division	NYC Department of City Planning on behalf of City Planning Commission as lead agency
NAME: Stephanie Shellooe, AICP	DATE: March 28, 2023
SIGNATURE: 	

A. PROJECT DESCRIPTION

INTRODUCTION

Memorial Sloan Kettering Cancer Center (MSKCC) (the Applicant) is requesting a series of zoning actions including a rezoning of a 40,168-square-foot (sf) section of its Large Scale Community Facility Development (LSCFD) from R8 to R9; zoning text amendments, authorizations and special permits; and a modification to the LSCFD to facilitate the development of a new 31-story inpatient hospital building for MSKCC (the Proposed Project) on the east end of the block bounded by York and First Avenues and East 66th and East 67th Streets (Block 1461, Lot 21) (the Development Site) in Manhattan Community District 8. The Proposed Project, also referred to as the "MSK Pavilion," would be devoted entirely to patient care for those whose cancer treatments cannot be addressed through MSKCC's extensive network of ambulatory services on the Main Campus and neighboring and regional facilities.

DEVELOPMENT SITE AND PROJECT AREA

As noted above, the Development Site is located on Manhattan Block 1461, Lot 21 (1233 York Avenue). Two adjoining buildings occupy the entire frontage of the east side of York Avenue between East 66th and East 67th Streets. Both buildings are owned by MSKCC and provide contract housing to its professional staff and students and offices for administrative support services on the lower floors. The north building (Scholars) is 23 stories tall, the south building (Sloan) is 20 stories tall, and together they total approximately 292,837 gross square feet (gsf). They contain a total of 308 dwelling units (primarily for medical students, interns, and residents for their terms of service or academic affiliation with MSKCC) and approximately 45,039 gsf of hospital administrative office space. There is a 263-space below-grade parking garage below the Sloan and Scholars buildings and the adjacent Rockefeller Research Labs (RRL) building (Lot 13 and a portion of Lot 21), which is also owned by MSKCC and would continue in its current function. Use of the parking garage is limited to MSKCC staff, patients, and visitors. There is no accessory parking for Sloan and Scholars building residents in the garage.

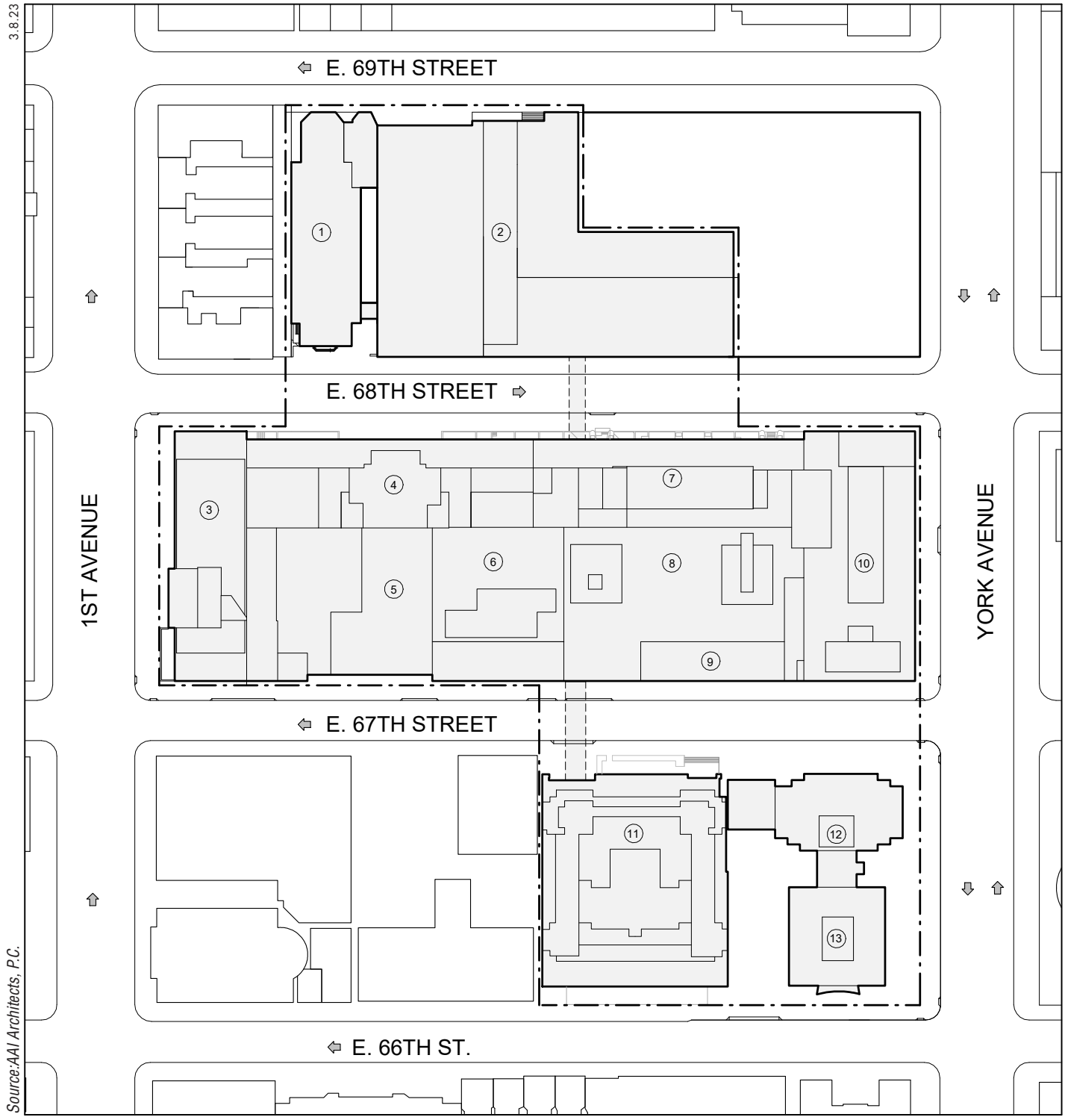
The Project Area is the previously established 2001 LSCFD containing primarily MSKCC medical buildings ranging in height from 1 to 23 stories. This interconnected campus spanning over most of three city blocks (Main Campus/Block 1462 and portions of Blocks 1461 and 1463) is used exclusively for the treatment of cancers and research related exclusively to cancers. Current staff and patients in the Memorial Hospital building at 1275 York Avenue (across East 67th Street from the Development Site) on the Main Campus utilize these interconnections to access treatment centers, diagnostic centers, and procedural facilities throughout the Project Area (see **Figure 7**). The Applicant's buildings are interconnected at many levels, including through tunnels running below both East 67th and East 68th Streets. However, there is no connection between the Sloan and Scholars buildings and the rest of campus, and these buildings must be accessed through street level entrances.

The permitted zoning floor area within the Project Area is approximately 2,212,906 zoning square feet (zsf) and the existing utilized zoning floor area is approximately 1,962,800 zsf.

DESCRIPTION OF THE PROPOSED PROJECT

The Applicant is requesting a series of zoning actions to facilitate the development of a new 31-story (up to 590 feet including mechanical bulkhead; 594 feet to top of maximum zoning envelope as described in the With Action Condition section below), approximately 901,193-gsf inpatient hospital building for MSKCC (the Proposed Project). The Proposed Project, also referred to as the "MSK Pavilion," would be devoted entirely to patient care for those whose cancer treatments cannot be addressed through MSKCC's extensive network of ambulatory services on the Main Campus and neighboring and regional facilities. The Proposed Project would provide 28 operating/procedural suites, including recovery and intensive care facilities on 11 floors and approximately 202 in-patient beds for acutely ill patients on 9 floors. In addition, there would be four clinical support floors and five mechanical floors distributed throughout the building. The Proposed Project would have a lobby space along the east side of the building and a proposed two-story bridge connecting floors 5 and 6 of the Proposed Project with floors 8 and 9 of the Memorial Hospital building (across East 67th Street) which would serve as the primary connector for patients and staff in either building to access medical services in the other building (see **Figures 8 through 12**).

The Proposed Project would be located on Lot 21 and would replace the Scholars and Sloan buildings, which provide contract housing for MSKCC staff as well as administrative offices. The west-adjacent Rockefeller Research Laboratories building (RRL) on Lot 14 would continue in its research functions, However, there would be modifications to its below-grade garage and its ground level to create garage egress to East 67th Street. The garage under both sites would continue to



LEGEND

- LSCFD BOUNDARY
- EXISTING UNDERGROUND TUNNEL
- EXISTING CURB CUT
- EXISTING LSCFD BUILDING FOOTPRINT
- EXISTING BUILDING FOOTPRINT
- STREET DIRECTION

NORTH BLOCK:

1. SAINT CATHERINE OF SIENA CHURCH / 1 FLOOR
2. THE ZUCKERMAN RESEARCH CENTER / 23 FLOORS

MAIN HOSPITAL BLOCK:

3. SCHWARTZ BUILDING / 13 FLOORS
4. HOWARD BUILDING / 15 FLOORS
5. RADIATION ONCOLOGY BUILDING / 4 FLOORS
6. ENID A. HAUPT PAVILION / 7 FLOORS
7. BOBST BUILDING / 14 FLOORS
8. INFILL INFRASTRUCTURE / 9 FLOORS
9. WINSTON SURGICAL PAVILION / 4 FLOORS
10. MEMORIAL HOSPITAL / 20 FLOORS

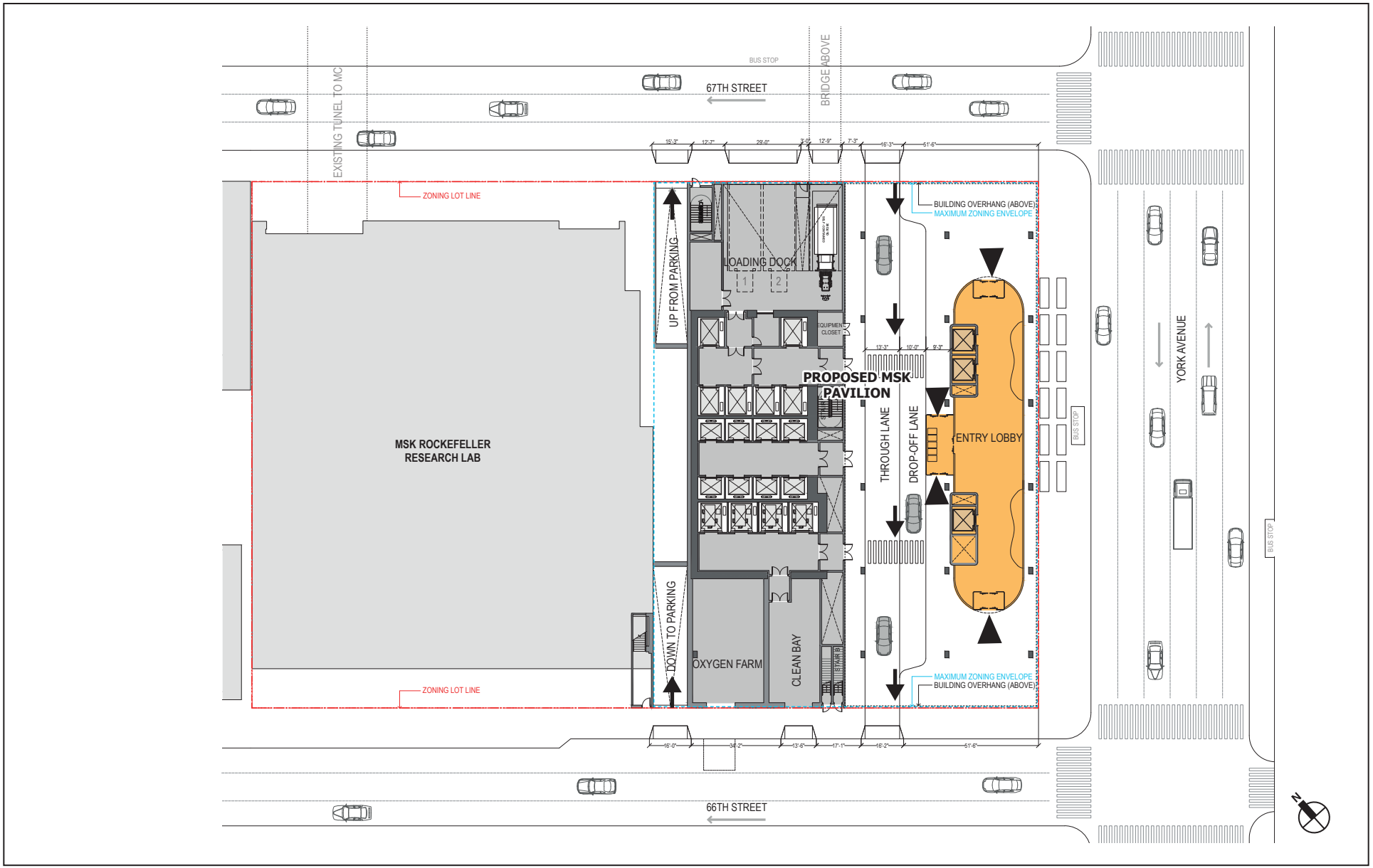
SOUTH BLOCK:

11. ROCKEFELLER RESEARCH LABORATORY / 16 FLOORS
12. SCHOLARS RESIDENCE / 23 FLOORS
13. SLOAN HOUSE / 20 FLOORS

N

0' 50' 100' 200'

Existing LSCFD/MSKCC Campus Site Plan



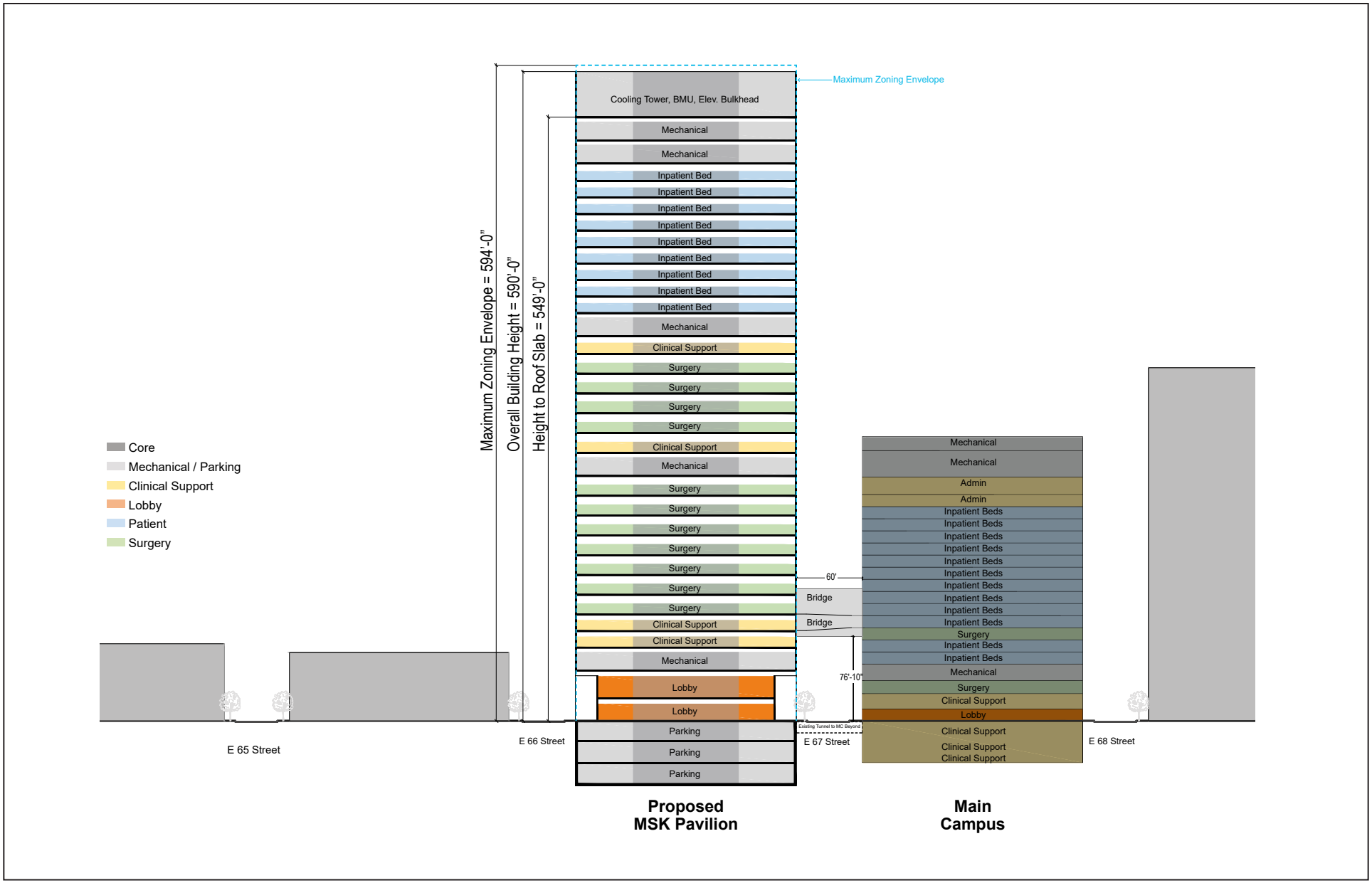
Source: Foster + Partners

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

Proposed Ground Floor Plan

MSK PAVILION

Figure 8



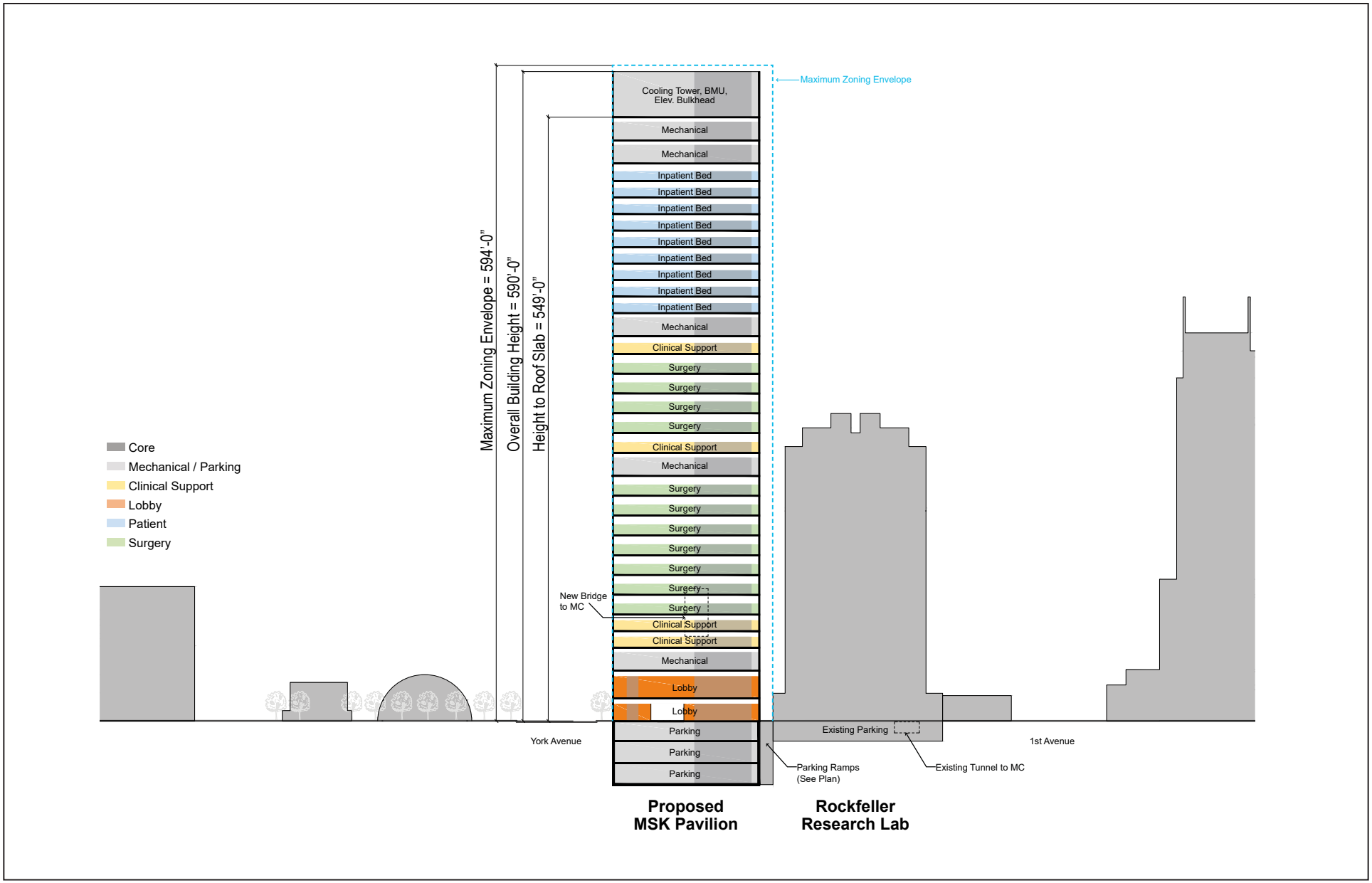
Source: Foster + Partners

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

Proposed Program Stack
(North-South Section Looking West from York Avenue)

MSK PAVILION

Figure 9



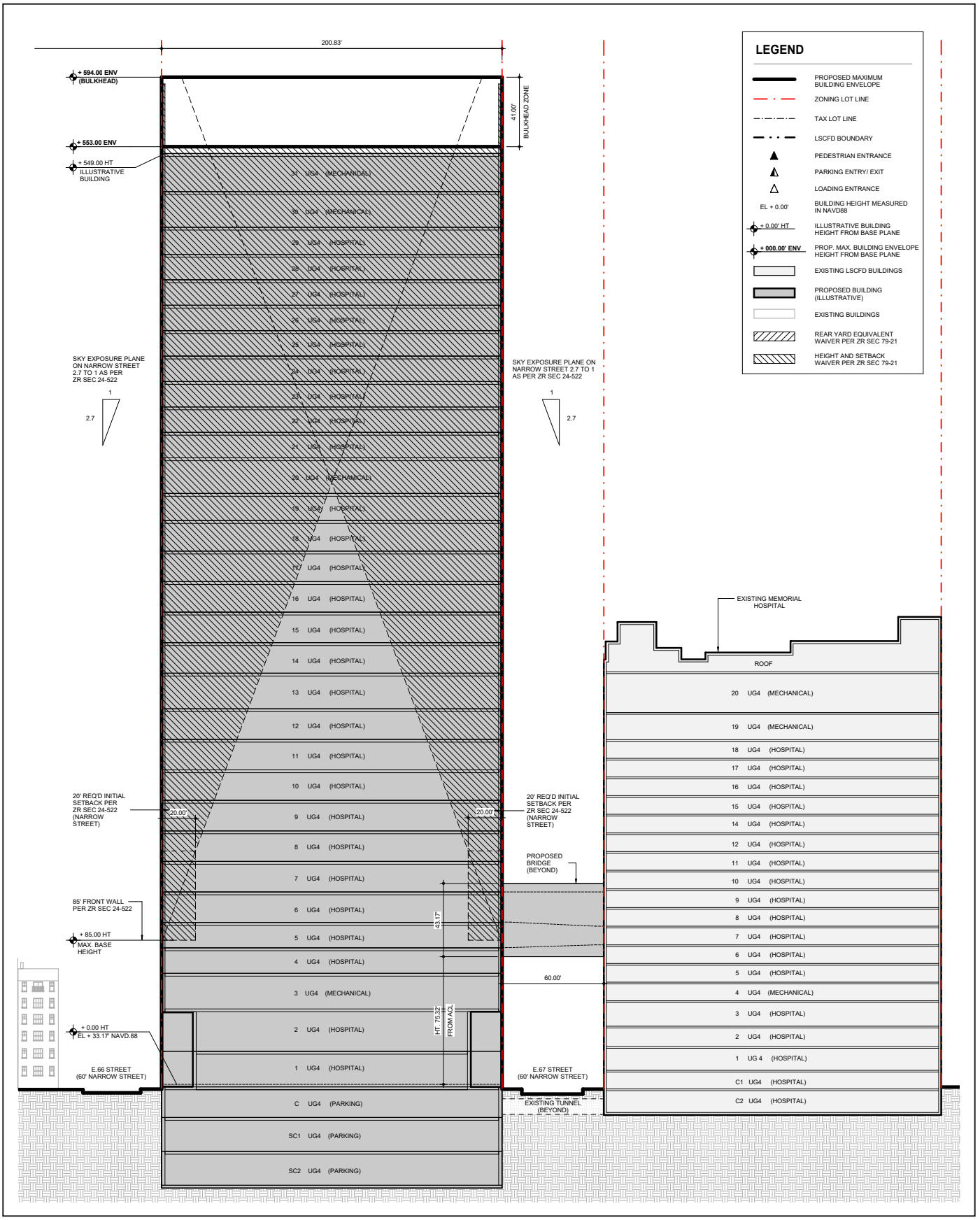
Source: Foster + Partners

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

Proposed Program Stack
(East-West Section Looking South)

MSK PAVILION

Figure 10



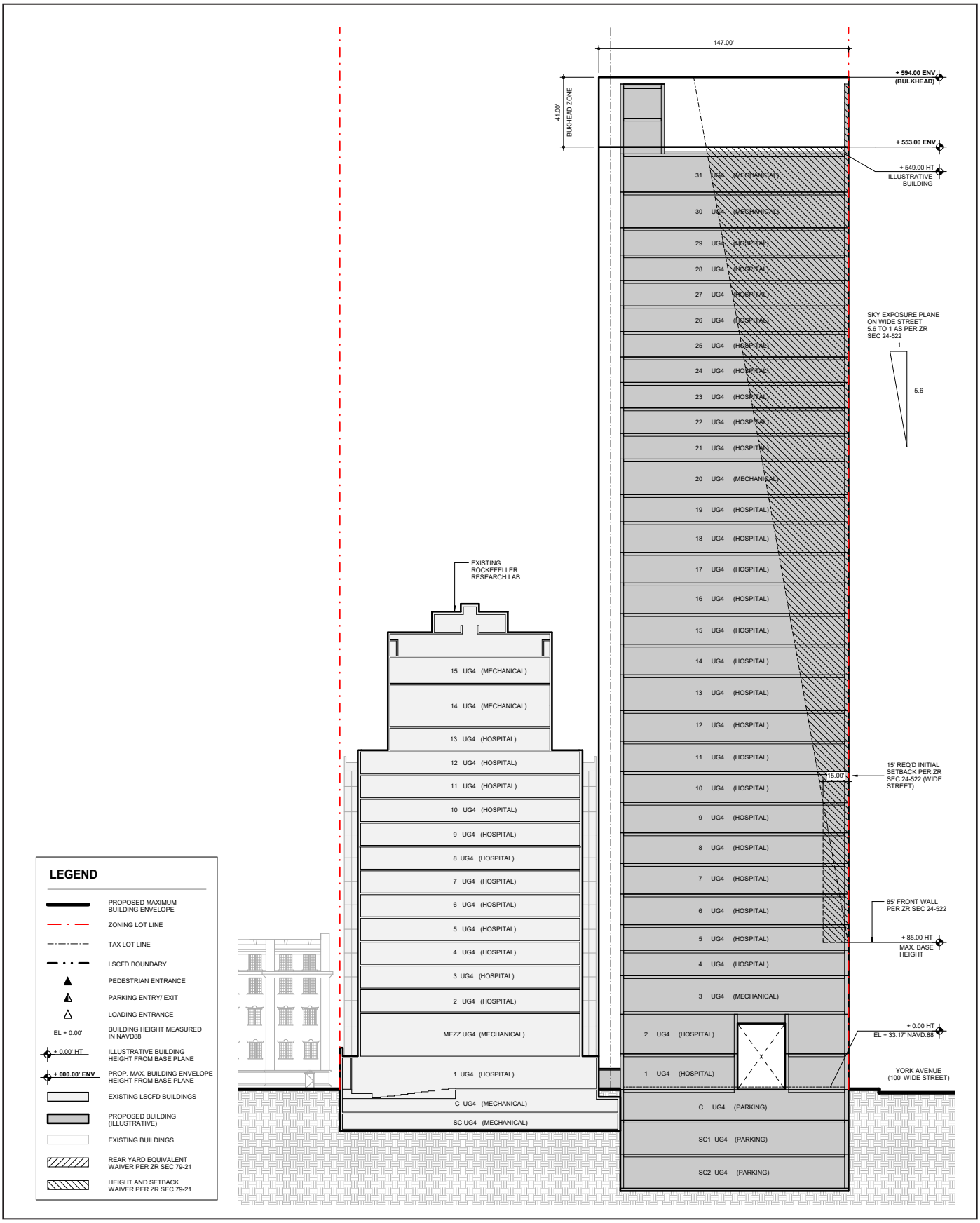
Source:AAI Architects, P.C.

Building Section - North-South Section

MSK PAVILION

Figure 11

3.8.23



Source:AAI Architects, P.C.

Building Section - East-West Section

MSK PAVILION

Figure 12

provide 263 spaces available exclusively to staff, patients, and visitors on a valet basis. RRL would lose some ground-floor conference room space (approximately 2,080 gsf) to accommodate the new garage exit.

Public entrances to the Proposed Project would be located on East 67th and East 66th Streets just off of York Avenue, and on the proposed through-block driveway and drop-off area. The entrance to the one-way southbound driveway would be through a new curb cut on East 67th Street and the exit would be through a new curb cut on East 66th Street. The garage would continue to operate with its existing number of spaces, but it would have an optimized layout for improved maneuverability. The garage entrance would continue to be on East 66th Street, similar to existing/No Action conditions, but the exit would be relocated to East 67th Street. There would be a total of four service bays (including three loading docks): three on East 67th Street that would be accessed via two new curb cuts and one on East 66th Street (also via a new curb cut).

PURPOSE AND NEED FOR THE PROPOSED PROJECT

The Proposed Project represents the culmination of the site selection planning for the "New Hospital Building" first identified in the 2001 FEIS. Following two decades of strategic planning, MSKCC has now identified the Development Site as the location for this building, which would be connected physically and programmatically to the existing Memorial Hospital via a two-story patient bridge. The Proposed Project would utilize the zoning floor area attributable to the Development Site, the remaining unused zoning floor area within the 2001 LSCFD and the additional floor area resulting from the proposed zoning map amendment to change the midblock portion of Block 1461 Lot 13 occupied by the existing RRL Building and a western portion of Lot 21 from R8 to R9. R9 districts have consistently been identified as the appropriate zoning for significant hospital campuses in Manhattan and, in fact, the rezoning of the Block 1461 midblock to R9 was certified by the Commission in 2001 as such along with the midblock portions of Blocks 1462 and 1463. However, the rezoning of the Block 1461 midblock was voluntarily withdrawn by MSKCC in November 2001 prior to final adoption of CPC Report 010548ZSM, with specific text stating that the rezoning of the midblock portion of Block 1461 to R9 should be more appropriately considered at such time as MSKCC's "plans for this block are more concrete." The Proposed Project represents that concrete milestone.

In addition, with the identification of the Development Site as the future location of the Proposed Project, the specific zoning actions under the 2001 Approvals can now be identified with greater site-specific specificity, including new actions necessitated by the location of the Proposed Project on the perimeter of the 2001 LSCFD at York Avenue and East 66th Street that will include bulk and signage waivers. Finally, a revocable consent would be required for the patient bridge over East 67th Street connecting the Proposed Project to Memorial Hospital and other clinical buildings on Block 1462 (aka the Main Campus block).

Long-term, the construction of the Proposed Project would permit the staged modernization of the patient rooms in Memorial Hospital, which is now 49 years old, so that it too will be able to provide greater access to MSKCC's state-of-the-art inpatient care. MSKCC would remain operational throughout construction of the Proposed Project.

PROPOSED ACTIONS

The Proposed Actions, all of which occur within the Project Area, include:

1. Zoning map amendment to rezone Block 1461 Lot 13 and the western portion of Lot 21 from R8 to R9.
2. Zoning text amendment to ZR Section 79-43 to authorize the City Planning Commission (CPC), by special permit, to permit modification of regulations relating to lot coverage and signage within an LSCFD.
3. Modification pursuant to ZR Section 79-21 of the current LSCFD Site Plans and zoning calculations previously authorized by CPC (C 010548ZSM, N 010549ZAM) to authorize the maximum permitted floor area for all zoning lots within the LSCFD to be distributed without regard for zoning lot lines.
4. Authorizations pursuant to ZR Section 79-21 to allow for the location of a new 31-story inpatient hospital building within the current LSCFD without regard for (a) height and setback regulations and (b) rear yard regulations.
5. Special permit pursuant to ZR Section 79-43, as amended, to permit modifications of regulations relating to height, setback, lot coverage, and signage.
6. Modification as required to the LSCFD Restrictive Declaration, Drawings, and Approvals.

In addition, a Revocable Consent from the New York City Department of Transportation is necessary for the bridge over East 67th Street. 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.

ANALYSIS FRAMEWORK

The analysis framework lays out the conditions upon which the potential impacts of the Proposed Project will be measured.

REASONABLE WORST CASE DEVELOPMENT SCENARIO (RWCDS)

An RWCDS is used to identify the maximum development allowed by the Proposed Project and to allow a comparison of that development to future No Action Conditions in order to project potential significant adverse impacts. In this case the Proposed Project is the Reasonable Worst Case Development based on the goals of the Applicant, the nature of the Proposed Actions, and the size and scale of the proposed building

IDENTIFICATION OF DEVELOPMENT SITES

The Proposed Actions are limited to the Project Area which exclusively contains Applicant-controlled sites and would not result in development beyond that proposed for the Development Site. Since the Proposed Actions would only apply to the Development Site, there would be no other "affected sites" that would be potentially developed as a result of the Proposed Actions.

BUILD YEAR

The Proposed Project would be built out over the course of approximately five and a half years. Following land use approvals, construction of the Proposed Project would commence in early 2025 with approximately 16 months of demolition and abatement, followed by 13 months of excavation and foundation work. Superstructure and core work would follow and would last approximately 14 months. Facade and interior fit-out work would commence approximately 5 months into the superstructure phase (overlapping for 9 months) and would last approximately 19 months. This would be followed by 11 months of commissioning and closeout work. The Proposed Project is expected to be completed and fully operational by 2030.

THE FUTURE WITHOUT THE PROPOSED PROJECT (NO ACTION CONDITION)

The No Action condition anticipates conditions in 2030 absent the Proposed Project. Under this scenario, the Sloan and Scholars buildings would remain on the Development Site and would continue to operate with 308 contract housing units for medical students, interns, and residents for their terms of service or academic affiliation with the MSKCC. The units are assumed to be fully occupied under the No Action condition. In addition, the building would continue to provide approximately 45,039 gsf of hospital administrative office space. The existing office space is occupied by departmental staff that support the administrative and operations functions for a portion of MSKCC's Medical & Surgical Oncology services, in addition to staff from supporting services in Environmental Health & Facilities. These operations would remain on the Development Site in the No Action scenario. As a LSCFD, all future development modifying the LSCFD's boundaries or zoning calculations within the Project Area boundaries is subject to regulation, so there are no as-of-right development opportunities within the Project Area. If the Proposed Actions are not approved, the Proposed Project could not be built. The Applicant has determined that the Development Site is the only feasible site for the construction of the Proposed Project that can proceed without disruption or diminishment to existing hospital services.

THE FUTURE WITH THE PROPOSED PROJECT (WITH ACTION CONDITION)

The With Action condition is generally the same as Proposed Project described in Section 2c; however, the zoning approvals would allow for a slightly larger building envelope (extending an additional 4 feet in height and an additional 13 feet to the west) to provide flexibility in the building massing; therefore, to account for the With Action RWCDS in terms of bulk and height, the maximum zoning envelope will be used to conservatively represent the With Action condition in the environmental analysis.

The With Action condition would include the development of a new 31-story (up to 590 feet including mechanical bulkhead; 594 feet to top of maximum zoning envelope), approximately 901,193-gsf inpatient hospital building for MSKCC (the Proposed Project). The Proposed Project, also referred to as the "MSK Pavilion," would be devoted entirely to patient care for those whose cancer treatments cannot be addressed through MSKCC's extensive network of ambulatory services on the Main Campus and neighboring and regional facilities. The Proposed Project would provide 28 operating/procedural suites, including recovery and intensive care facilities on 11 floors and approximately 202 in-patient beds for acutely ill patients

on 9 floors. In addition, there would be four clinical support floors and five mechanical floors distributed throughout the building. The Proposed Project would have a lobby along the east side of the building, and a proposed two-story bridge connecting floors 5 and 6 of the Proposed Project with floors 8 and 9 of the Memorial Hospital building (across East 67th Street) would serve as the primary connector for patients in either building to access medical services in the other building. See **Figures 8 through 12**.

The Proposed Project would be located on Lot 21 and would replace the Scholars and Sloan buildings, which serve as contract housing for MSKCC staff and administrative offices. The RRL building would remain and there would be no redevelopment on Lot 13 other than for modifications to the below-grade garage and to create garage egress off of East 67th that would continue to be available exclusively to staff, patients, and visitors on a valet basis. There are no programmatic changes proposed for the RRL building; however, it would lose some ground floor conference room space (approximately 2,080 gsf) to accommodate the modified garage exit.

Public entrances to the Proposed Project would be located on East 67th and East 66th Streets just off of York Avenue, and on the through-block driveway and drop-off area. The entrance to the one-way southbound driveway would be through a new curb cut on East 67th Street and the exit would be through a new curb cut on East 66th Street. The garage would continue to have a total of 263 accessory parking spaces but would have an optimized layout for improved maneuverability. The garage entrance would be on East 66th Street, similar to existing/No Action conditions, but the exit would be relocated to East 67th Street. There would be a total of four service bays (including three loading docks): three on East 67th Street that would be accessed via two new curb cuts and one on East 66th Street (also via a new curb cut).

As shown in **Table 1**, the Proposed Project would result in an overall development increment of approximately 606,276 gsf of hospital/community facility uses including 202 additional hospital beds under the With Action condition as compared to the No Action condition.

Table 1
Development Program Summary

Components	Existing/No Action Condition	With Action Condition	Increment
Development Site			
Residential (GSF)	224,291	0	-224,291
Residential (DUs)	308	0	-308
Hospital Support/Office (GSF)	45,039	0	-45,039
Inpatient Hospital (GSF)	0	850,287	850,287
Inpatient Hospital (beds)	0	202	202
Parking (spaces)[1]	263	263	0
Total (gsf)	**292,837[2]**	**901,193[2]**	**606,276[2, 3]**

Notes:
gsf = gross square feet; Square footages shown are approximate and include mechanical/utility space.
DUs = dwelling units
1) Parking facility encompasses the Rockefeller Research Labs (RRL) (Lot 13) and the MSK Pavilion (Development Site) cellars.
2) includes parking square footage.
3) Includes loss of approximately 2,080 gsf of RRL conference room space located above proposed garage exit.
Source: MSKCC, Adamson Associates International, Foster+Partners

B. CEQR ANALYSIS AREAS

LAND USE, ZONING, AND PUBLIC POLICY

According to the 2021 *City Environmental Quality Review (CEQR) Technical Manual*, a land use analysis characterizes the uses and development trends in the area that may be affected by a project, describes the public policies that guide development, and determines whether a project is compatible with those conditions and policies or whether it may affect them. The Proposed Project would include a zoning map amendment, zoning text amendments and authorizations, and special permits as described in page 2a of the EAS Form. Therefore, the potential effects of the Proposed Project on land use trends, zoning, and applicable public policies in the study area will be assessed in the Environmental Impact Statement (EIS), as described in the Draft Scope of Work (DSOW).

SOCIOECONOMIC CONDITIONS

The socioeconomic character of an area includes its population, housing, and economic activity. According to the *CEQR Technical Manual*, the five principal issues of concern with respect to socioeconomic conditions are whether a proposed project would result in significant adverse impacts due to: (1) direct residential displacement; (2) direct business displacement; (3) indirect residential displacement; (4) indirect business displacement; and (5) adverse effects on a specific industry. The following describes whether each of these issues needs to be addressed in the EIS.

The Proposed Project would not directly displace more than 500 residents or introduce any residential units. Tenancy in the existing contract housing (Sloan and Scholars buildings) on the Development Site is transient in nature and would be relocated to other MSK affiliated sites under the Proposed Project. Therefore, an assessment of direct or indirect residential displacement is not warranted.

In addition, the Proposed Project would not directly displace any businesses; therefore, an assessment of direct business displacement is not warranted.

INDIRECT BUSINESS DISPLACEMENT

The Proposed Project would not introduce over 200,000 sf of new commercial uses to the study area, which is the CEQR threshold for assessment of potential indirect business displacement. Therefore, an assessment of potential indirect business displacement is not warranted.

ADVERSE EFFECTS ON SPECIFIC INDUSTRIES

The Proposed Project would not directly displace any businesses and does not have the potential to result in significant indirect business displacement. Therefore, the Proposed Project would not result in any uses that would adversely affect any specific industry, and an assessment of adverse effects on specific industries is not required.

Therefore, no further assessment is required and there would be no potential for significant adverse impacts to socioeconomic conditions as a result of the Proposed Project.

COMMUNITY FACILITIES AND SERVICES

According to the *CEQR Technical Manual*, a community facilities and services assessment is warranted if a project has the potential to result in either direct or indirect effects on community facilities. Community facilities include public schools, libraries, publicly funded early childhood programs, and healthcare facilities, as well as fire and police protection. Direct effects occur when a proposed project physically alters or displaces a community facility. Indirect effects result from increases in population that place added demand on community facility service delivery, and CEQR guidance provides that an indirect effects assessment of health care facilities and fire and police protection are typically only warranted when the proposed project would result in the introduction of a new neighborhood where none existed before. The Proposed Project would have direct effects on a health care facility, MSKCC; it would not have direct effects on other types of community facilities. Since no residential units are included in the project, which would increase population in the area, there is no need to analyze indirect effects of the Proposed Project. Therefore, the assessment will be limited to direct effects of the Proposed Project on health care facilities, as described in the Draft Scope of Work. If the elimination or disruption of service caused by the Proposed Project would place an additional demand on other nearby facilities, an examination of indirect effects on those facilities caused by the initial direct impact may be warranted and would be conducted following CEQR guidance.

OPEN SPACE

The *CEQR Technical Manual* recommends performing an open space assessment if a project would have a direct effect on an area open space or an indirect effect through increased population. The threshold for an assessment is whether a project would introduce more than 200 residents or 500 non-residents. The Proposed Project would result in a net increment of 657 workers, 240 patients and 480 daily visitors; therefore, an analysis of indirect effects on open space is warranted for the EIS as described in the Draft Scope of Work. If warranted based on the results of the shadows analysis, an analysis of direct effects to open space will also be prepared.

SHADOWS

The *CEQR Technical Manual* requires a shadows assessment for Proposed Project that would result in new structures (or additions to existing structures) greater than 50 feet in height or located adjacent to, or across the street from, a sunlight-sensitive resource. Such resources include publicly accessible open spaces, important sunlight-sensitive natural features, or historic resources with sun-sensitive features.

With a maximum zoning envelope of 594 feet in height, the Proposed Project would reach a height greater than 50 feet. In addition, it is across York Avenue from a portion of the Rockefeller University campus, which has been determined eligible for listing as a historic district on the State and National Registers of Historic Places and designation as a New York City Historic District and is about one block away from St. Catherine's Park which is considered to be a sunlight-sensitive resource. Therefore, a shadows assessment will be provided in the EIS to determine whether and when project-generated shadow could reach these or any other nearby sunlight-sensitive resources, and how much of the resources would be affected in each season, as described in the Draft Scope of Work.

HISTORIC AND CULTURAL RESOURCES

According to the *CEQR Technical Manual*, a historic and cultural resources assessment is required if there is the potential to affect either archaeological or architectural resources. The study area for archaeological resources is defined as the area where new subsurface disturbance would occur (the Development Site). In a comment letter dated December 23, 2022, the New York City Landmarks Preservation Commission (LPC) determined that it has no archaeological concerns for the Project Site (see **Appendix A**). Therefore, no further archaeological analysis is required.

There are no known architectural resources on the Development Site. In a comment letter dated December 23, 2022, LPC determined that it has no concerns for the buildings on the Projected Development Site as they are not architecturally significant properties (see **Appendix A**). However, there are known architectural resources in the surrounding area, including the Rockefeller University campus, which has been determined eligible for listing as a historic district on the State and National Registers of Historic Places (S/NR-eligible) and for designation as a New York City Historic District (NYCL-eligible). For architectural resources, known architectural resources include NYCLs, Interior Landmarks, Scenic Landmarks, New York City Historic Districts; resources calendared for consideration as one of the above by LPC; resources listed on or formally determined eligible for inclusion on the S/NR, or contained within a historic district listed on or formally determined eligible for listing on the S/NR; resources recommended by the New York State Board for listing on the S/NR; and National Historic Landmarks (NHLs) and potential architectural resources (those properties that appear to meet S/NR and NYCL criteria) will be identified within 400 feet of the Development Site. Potential project impacts will be assessed for all identified resources, as described in the Draft Scope of Work.

URBAN DESIGN AND VISUAL RESOURCES

According to the methodologies of the *CEQR Technical Manual*, if a project requires actions that would result in physical changes to a project site beyond those allowed by existing zoning and which could be observed by a pedestrian from street level, a preliminary assessment of urban design and visual resources should be prepared. The Proposed Project includes a series of zoning approvals to allow additional floor and to waive bulk and height, setback, and signage regulations on the Development Site. In addition, a two-story bridge would be constructed over East 67th Street connecting the Proposed Project and Memorial Hospital. These actions and the pedestrian bridge would change the urban design and visual character of the Project Site. Therefore, as described in the Draft Scope of Work, a preliminary assessment of urban design and visual resources will be prepared to determine whether the Proposed Project, in comparison to the No Action condition, would create a change to the pedestrian experience that is sufficiently significant to require greater explanation and further study.

NATURAL RESOURCES

A natural resources assessment is conducted when a natural resource is present on or near the project site and when an action involves the disturbance of that resource. The *CEQR Technical Manual* defines natural resources as water resources, including surface waterbodies and groundwater; wetland resources, including freshwater and tidal wetlands; upland resources, including beaches, dunes, and bluffs, thickets, grasslands, meadows and old fields, woodlands and forests, and gardens and other ornamental landscaping; and built resources, including piers and other waterfront structures. The project site is occupied by existing buildings and is located in a fully developed area in the Upper East Side of Manhattan. There are no significant natural resources within the project area. Therefore, in accordance with *CEQR Technical Manual* guidelines, a natural resources analysis is not warranted, and the Proposed Project would not result in any significant adverse impacts on natural resources.

HAZARDOUS MATERIALS

According to the *CEQR Technical Manual*, a hazardous materials assessment is conducted when elevated levels of hazardous materials exist on a site, when an action would increase pathways to their exposures, either human or environmental, or when an action would introduce new activities or processes using hazardous materials, thereby increasing the risk of human or environmental exposure. A Phase I Environmental Site Assessment (ESA) will be prepared and will

be used to summarize the potential for hazardous materials at the site. It is anticipated that the lead agency and the New York City Department of Environmental Protection (DEP) will require preparation of a Phase II Subsurface Investigation (laboratory analysis of soil, groundwater, and soil vapor samples) during the CEQR process. In advance of conducting the testing, a Work Plan for the investigation will need to be submitted to the agencies for approval. Based on the results of the testing, DEP may require preparation of a Remedial Action Plan (RAP) and associated Construction Health and Safety Plan (CHASP) for implementation during construction. If necessary, an (E) Designation, in accordance with the *CEQR Technical Manual*, Section 11-15 (Environmental Requirements) of the Zoning Resolution of the City of New York and Chapter 24, Title 15, of the Rules of the City of New York governing the placement (E) Designations, will be placed on the property. The potential for the presence of hazardous materials on the project sites will be discussed in the EIS, as described in the Draft Scope of Work.

WATER AND SEWER INFRASTRUCTURE

According to the *CEQR Technical Manual*, an analysis of an action's impact on the water supply system should be conducted only for actions that would have exceptionally large demand for water, such as power plants, very large cooling systems, or large developments. In addition, analysis should be conducted if the project is located in an area that experiences low water pressure (e.g., areas at the end of the water supply distribution system such as the Rockaway Peninsula and Coney Island). The Proposed Project does not meet any of these criteria, and therefore an analysis of water supply is not warranted.

According to the guidelines of the *CEQR Technical Manual*, a preliminary analysis of wastewater and stormwater conveyance and treatment is warranted if a project is located in a combined sewer area and would have an incremental increase above the No Action condition of 1,000 residential units or 250,000 sf of commercial, public facility, and institution and/or community facility space in Manhattan. Since the Proposed Project would result in an increase of approximately 606,276 gsf, an analysis of wastewater and stormwater conveyance and treatment will be performed, as described in the Draft Scope of Work.

SOLID WASTE AND SANITATION SERVICES

The Proposed Project would result in new development that would require sanitation services. However, according to the *CEQR Technical Manual*, few projects have the potential to generate substantial amounts of solid waste (50 tons per week or more) and, therefore, most projects would not result in a significant adverse impact. However, it is recommended in the *CEQR Technical Manual* that the solid waste and service demand generated by a project be disclosed, based on standard waste generation rates. The Proposed Project would result in a project increment of 202 inpatient beds and a decrease of 487 residents and 180 hospital support employees compared to the No Action condition.

As shown in **Table 2**, the total solid waste generation for the Proposed Project would be approximately 0.20 tons (403 pounds) per week, which is below the threshold for detailed analysis. Solid waste generated by the hospital would be collected by private commercial carters, and the Proposed Project would be subject to mandatory recycling requirements. Therefore, solid waste generated by the Proposed Project would not overburden the City's solid waste handling systems, and the Proposed Project would not have a significant adverse impact on the City's solid waste and sanitation services.

Table 2
With Action Solid Waste Generation for the Project Site

	Component	Project Generated Units	Solid Waste Generation Rate (lbs/wk)	Solid Waste Generation (lbs/week)	Solid Waste Generation (tons/wk)
No Action Condition	Residential	487 residents	17 per individual	8,279	4.14
	Office (Hospital Support)	180 employees	9 per employee	1,620	0.81
With Action Condition	Hospital	202 beds	51 per bed	10,302	5.15
			Net Solid Waste Generation	**403**	**0.20**

Source: *CEQR Technical Manual* Table 14-1

ENERGY

According to the *CEQR Technical Manual*, because all new structures requiring heating and cooling are subject to the New York State Energy Conservation Code, which reflects State and City energy policy, actions resulting in new construction would not create significant adverse energy impacts, and as such would not require a detailed energy assessment.

The Proposed Project would result in a net development increment of 805,248 gsf of hospital floor area and a decrease of 224,291 gsf of residential floor area and 45,039 gsf of hospital support/office floor area. As shown in **Table 3**, the total

increase in energy consumption on the project site would be approximately 175 billion BTUs per year. Compared with the approximately 388 trillion BTUs of energy consumed annually within Con Edison's New York City and Westchester County service area, this increase would be considered a negligible change (approximately 0.05 percent of Con Edison's annual consumption). Therefore, the Proposed Project would not have any significant adverse impacts on energy, and no further analysis is required.

Table 3
Project Generated Annual Energy Consumption for the Project Site

	Use	Development Increment (gsf)	Average Annual Energy Rate (Thousand btu (Mbtu)/sf/year)	Energy Consumption (btu/Year)
No Action Condition	Residential	224,291	126.7	28,417,669,700
	Office (Hospital Support)	45,039	216.3	9,741,935,700
With Action Condition	Institutional (Hospital)	606,276	250.7	213,166,950,900
			Net Energy Consumption	**175,007,345,500**
Source: *CEQR Technical Manual*, Table 15-1, "Average Annual Whole-Building Energy Use in New York City."				

TRANSPORTATION

Based on the *CEQR Technical Manual*, further transportation analyses may be warranted if a proposed action is anticipated to result in an incremental increase of 50 or more vehicle trips, 50 or more bus/Citywide Ferry Service (CWFS) trips, and/or 200 or more subway/railroad/pedestrian trips during a given peak hour. Based on initial estimates, a transportation assessment of the Proposed Project is warranted as there could be a potential for the Proposed Project to result in significant adverse impacts. This assessment will be conducted as described in the Draft Scope of Work.

AIR QUALITY

The projected number of project-generated vehicle trips is not expected to exceed the *CEQR Technical Manual* carbon monoxide (CO) or particulate matter (PM) mobile source analysis screening thresholds. If any screening thresholds are exceeded, a microscale analysis of CO and/or PM mobile source emissions at a critical intersection would be performed. Proposed Project would not be within 200 feet of an atypical roadway (such as a highway or bridge with a total of more than two lanes) that would require further analysis. The Proposed Project would not include any new or additional off-street parking facilities and potential impacts from the existing parking garage on the Proposed Project are expected to be minimal. Therefore, an air quality analysis of parking facilities is not anticipated to be required.

The Proposed Project may utilize natural gas powered heating and hot water systems during peak demand periods or as a backup system, while fossil fuel-fired generator would be used for emergency back-up power. Therefore, as a worst-case condition, an analysis will be performed to evaluate potential air quality impacts associated with the Proposed Project's stationary sources as described in the Draft Scope of Work. In addition, industrial emission sources within 400 feet of the Project Area or large and major sources of emissions within 1,000 feet of the project area will be evaluated, as described in the Draft Scope of Work.

The Proposed Project is anticipated to include laboratories with fume hoods. Therefore, an analysis will be performed to examine the expected use of potentially hazardous materials in the proposed laboratories, following procedures outlined in the *CEQR Technical Manual,* as described in the Draft Scope of Work.

GREENHOUSE GAS EMISSIONS

According to the *CEQR Technical Manual*, GHG assessments are appropriate for projects in New York City being reviewed in an EIS that would result in the development of 350,000 square feet or more. The Proposed Project would result in development greater than 350,000 square feet; therefore, an analysis of GHG emissions generated by the Proposed Project will be undertaken, as described in the Draft Scope of Work.

The project site is located over 400 feet outside of the nearest potential end-of-century flood hazard zone identified by the New York City Panel on Climate Change (NPCC). Therefore, the Proposed Project is unlikely to be impacted by future climate conditions, and an assessment of the potential impacts of climate change on the Proposed Project (e.g., sea level rise, flooding, etc.) is not warranted.

NOISE

The noise analysis will examine impacts of existing and future noise sources (e.g., vehicular traffic from adjacent roadways) on the proposed noise-sensitive medical uses and the impacts of project-generated traffic on noise-sensitive land uses nearby. The CEQR noise methodology addresses whether proposed projects would result in a significant increase in noise levels (particularly at sensitive land uses) and what level of building attenuation is necessary to provide acceptable interior noise levels. The focus of the noise analysis will be to identify the levels of building attenuation necessary to meet CEQR interior noise levels requirements. A description of the noise analysis that will be undertaken in the EIS is included in the Draft Scope of Work.

PUBLIC HEALTH

According to the guidelines of the *CEQR Technical Manual*, a public health assessment may be warranted if an unmitigated significant adverse impact is identified in other CEQR analysis areas, such as air quality, water quality, hazardous materials, or noise. If unmitigated significant adverse impacts are identified in any one of these technical areas and the lead agency determines that a public health assessment is warranted, an analysis will be provided in the EIS, as described in the Draft Scope of Work.

NEIGHBORHOOD CHARACTER

Neighborhood character is determined by a number of factors, including land use, socioeconomic conditions, open space, historic and cultural resources, urban design, visual resources, shadows, transportation, and noise. According to the guidelines of the *CEQR Technical Manual*, an assessment of neighborhood character is generally needed when a project has the potential to result in significant adverse impacts in one of the technical areas presented above, or when a project may have moderate effects on several of the elements that define a neighborhood's character. Therefore, if warranted based on an evaluation of the Project's impacts, an assessment of neighborhood character would be prepared in the EIS, following the methodologies outlined in the *CEQR Technical Manual*, as described in the Draft Scope of Work.

CONSTRUCTION

The Proposed Project would be constructed in a single phase, with a total anticipated construction duration of approximately 5.5 years. Construction impacts, though temporary, can have a disruptive and noticeable effect on the adjacent community, as well as people passing through the area. Construction activity could affect transportation conditions, community noise patterns, air quality conditions, and mitigation of hazardous materials. Sensitive receptors adjacent to the Development Site include residential buildings as well as institutional and public facility uses. Therefore, a construction analysis will be included in the EIS, as described in the Draft Scope of Work.

Appendix A
New York City Landmarks Preservation Commission Correspondence

Landmarks Preservation Commission

1 Centre Street
9th Floor North
New York, NY 10007

Voice (212)-669-7700
Fax (212)-669-7960
http://nyc.gov/landmarks

ENVIRONMENTAL REVIEW

Project number: DEPARTMENT OF CITY PLANNING / 77DCP931M
Project: MSK PAVILION
Date Received: 12/20/2022

Properties with no Architectural or Archaeological significance:
1) 425 EAST 66 STREET, BBL: 1014610013
2) 1233 YORK AVENUE, BBL: 1014610021

Gina Santucci 12/23/2022

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

File Name: 36802_FSO_DNP_12232022.docx