Lenox Hill Hospital

Pre-Hearing Review Session | May 19, 2025



Conceptual rendering (illustrative only)

Project Overview

APPLICANT – Lenox Hill Hospital

REQUESTED ACTIONS

1. Zoning Map Amendment
2. Zoning Text Amendment
3. ZR 79-904 Special Permit
4. ZR 66-511 Authorization



Project Context

Block 1461, Lots 13, 21
Lenox Hill, Manhattan
Community District 8



Proposed Project

Hospital Enlargement & Renovation

- 475 Single-bed patient rooms
- State-of-the-art operating rooms
- Right-sized Emergency Department
- Dedicated Mother-Baby Center

Improved vehicular and pedestrian circulation for patients, staff, visitors, and the community

- Internal ambulance bay
- Expanded loading area

Accessibility at southbound 77th Street subway station (6 train)

- New subway entrance with wider stairs and elevator





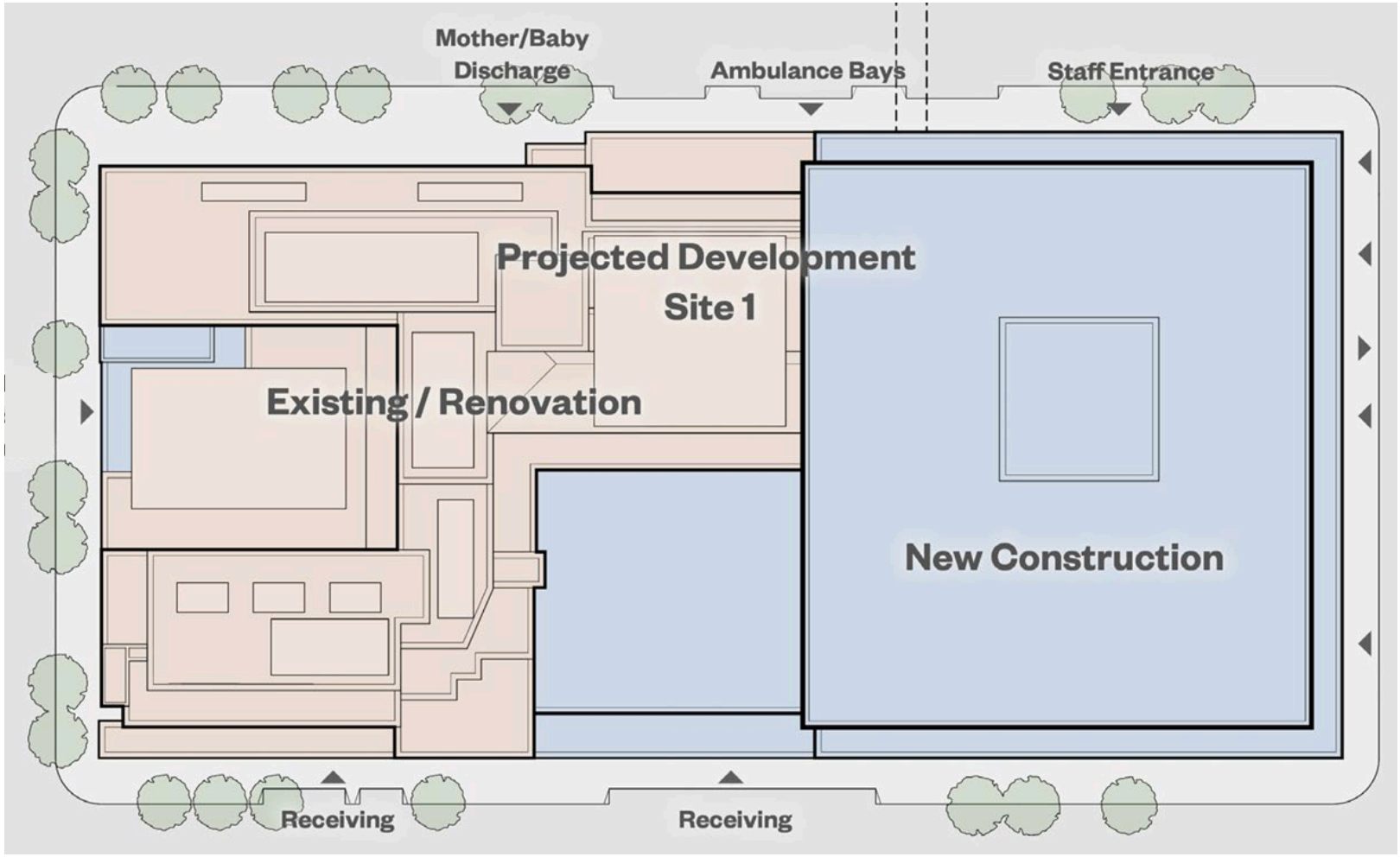


Proposed Project

Total hospital floor area: 12.5 FAR
1,034,471 square feet

- **New Building**
  600,662 square feet
- **Existing/Renovated Buildings**
  433,809 square feet

An enlargement of approximately 414,000 square feet, about 5.0 FAR



Lexington Avenue Frontage

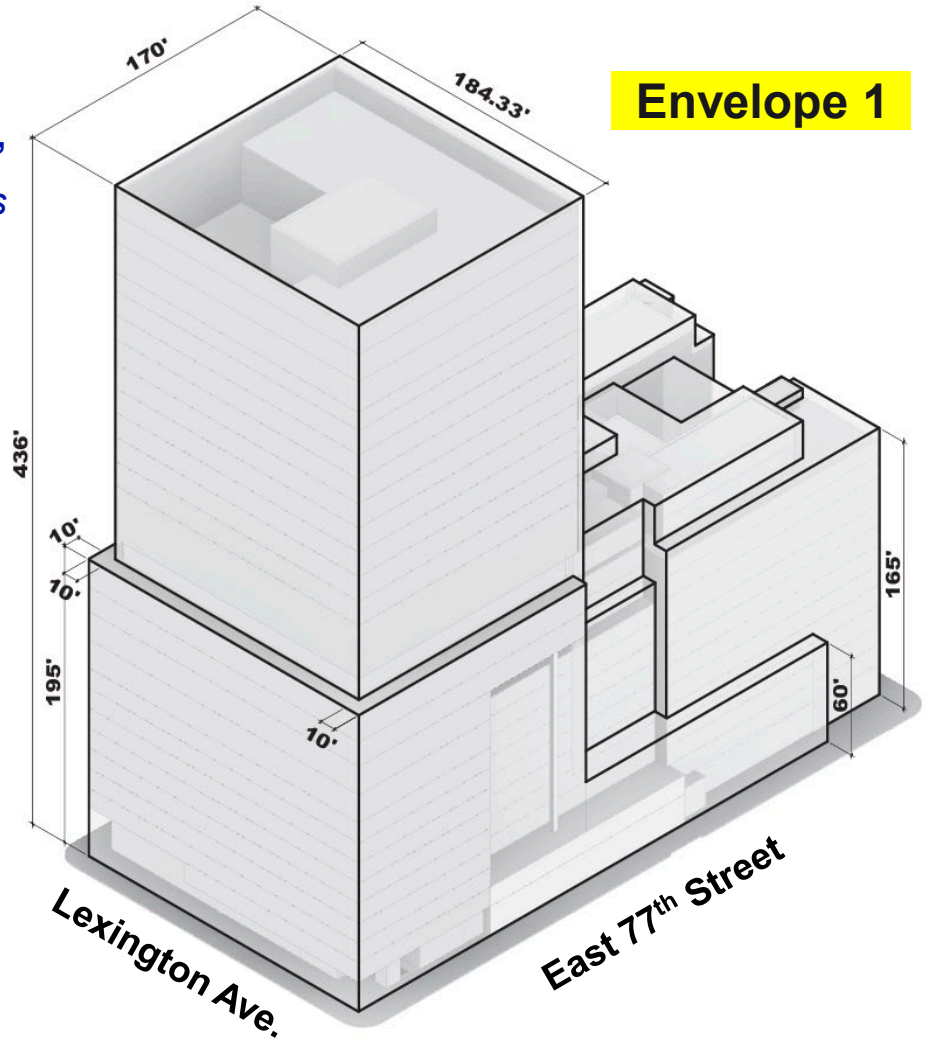


Proposed Transit Improvements

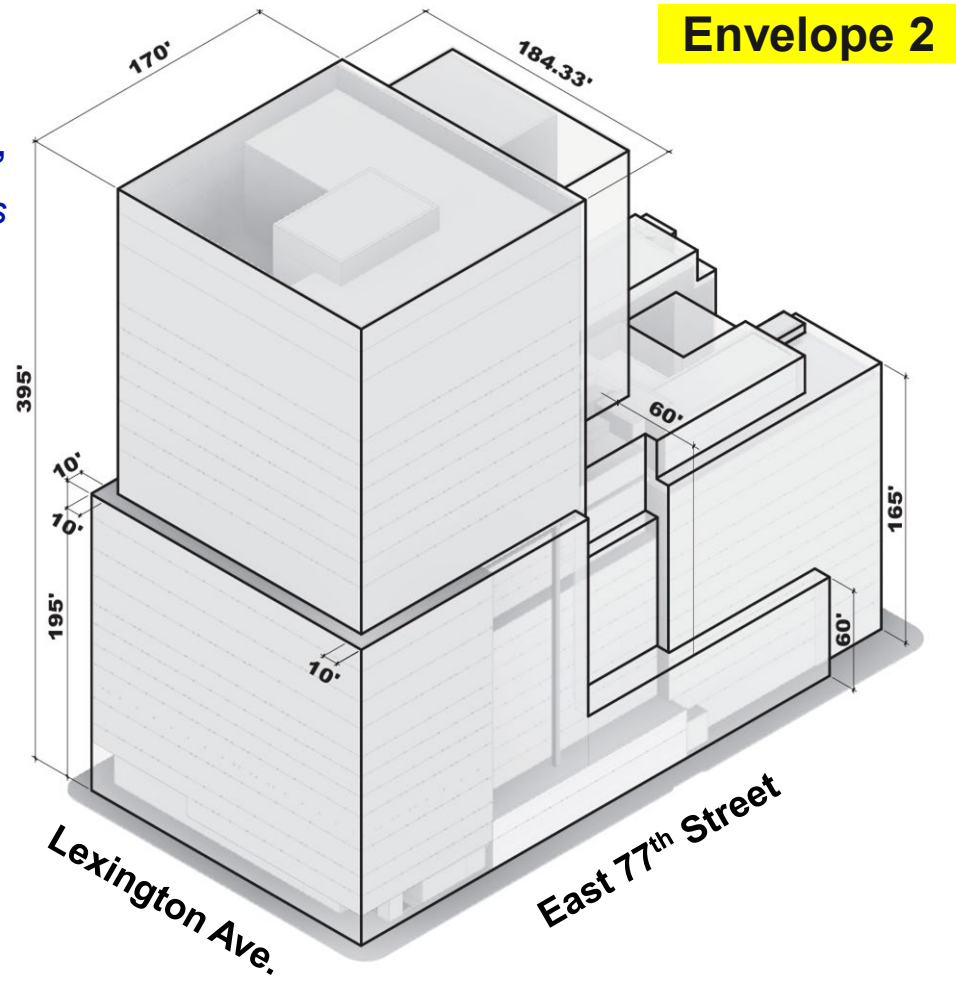


Proposed Building Envelopes

436’
26 stories



395’
21 stories

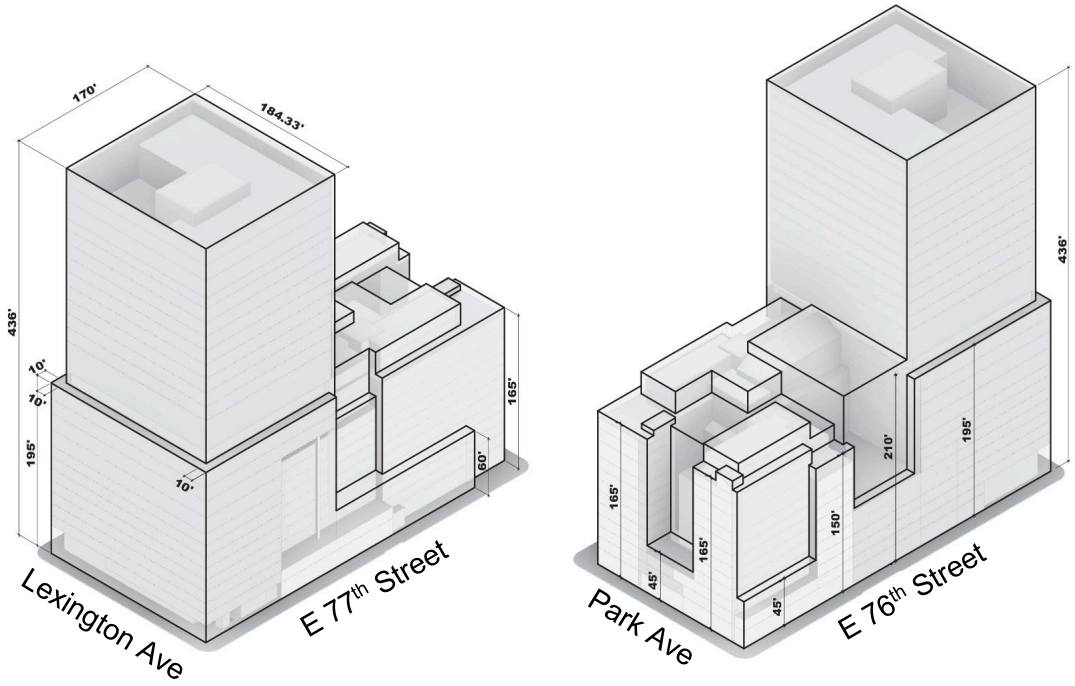


Building Envelope 1

Lexington Ave – up to 436 feet

Midblock – up to 210 feet

Park Ave – up to 165 feet



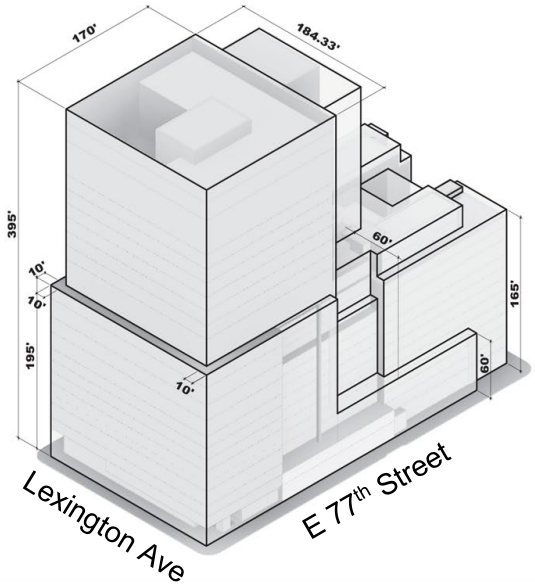


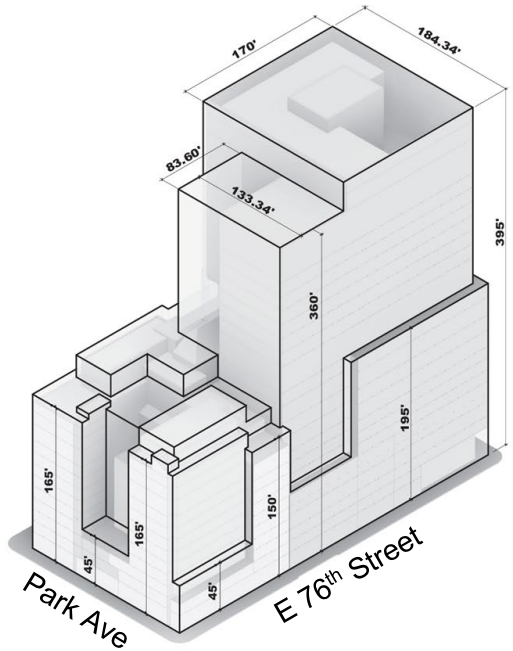
Building Envelope 2

Lexington Ave – up to 395 feet

Midblock – up to 360 feet

Park Ave – up to 165 feet







Requested Actions

1. **Zoning Map Amendment** to rezone the Lexington Avenue frontage of the development site from an C1-8X to a C1-9 district and the midblock from an R8B to a C1-8 district;

2. **Zoning Text Amendment** to:
    1. Create a new special permit under ZR Section 74-904 to permit a floor area increase of up to 20% for hospital use, allow such floor area bonus to be used in combination with a ZR Section 66-51 transit bonus, and permit modifications of applicable bulk regulations
    2. Amend ZR Section 66-513(a)(2) to allow a transit floor area bonus, in combination with other floor area bonuses, to exceed 20% of the maximum FAR
    3. Amend ZR Section 92-21 to allow the permitted FAR on a zoning lot partially within the Special Park Improvement District for which a special permit is granted under ZR Section 74-904 to exceed 10 FAR
    4. Establish part of the development site as MIH

3. **ZR 79-904 Special Permit** to facilitate development of a 12.5 FAR hospital;

4. **ZR 66-511 Authorization** for a floor area increase of up to 0.5 FAR in connection with improvements to the southbound platform of the 77th Street station.





Environmental Review

A Notice of Completion of a Draft Environmental Impact Statement (DEIS) was issued on January 31, 2025.

DEIS identified significant adverse impacts with respect to:

- *Shadows*
- *Construction (noise)*

No other significant adverse impacts were identified.

Mitigation measures are identified in the DEIS and will be explored further in the Final Environmental Impact Statement (FEIS).

Community Board 8 Recommendation

On April 9, 2025, by a vote of 23 in favor, 14 opposed, and 1 abstention, the board recommended to **disapprove with conditions:**

1. Applicant commits to a maximum height of 215’ uniformly across the entire zoning lot. No bonus mechanisms will allow any increase in height;
2. Applicant commits to either, but not both, of the Transit Improvement and Hospital Floor Area Bonuses requested by special permit (pursuant to ZR Section 74-904 and ZR Section 66-51);
3. Applicant commits to mapping the entirety of the zoning lot within an MIH district;
4. Applicant commits to an accessible entrance to BOTH Southbound and Northbound platforms of the IRT subway at the 77th Street Station;
5. Applicant commits to permanent hospital use on the entire zoning lot;
6. If Applicant sells the Park Avenue frontage for residential development, Applicant will notify the public and commit to allocating 5% of the sales price for transit improvements and other community benefits to be determined;
7. Applicant commits to provide parking (on-site or new off-site parking locations) to accommodate staff and patients/visitors;
8. Applicant commits to request NO After Hours Variance Permits in connection with this project without the prior approval of the Community Board.

Borough President Recommendation

On May 15, 2025, the Manhattan Borough President recommended **approval with conditions**:

Maintain commitments made to this point:

1. Establish a construction task force or working group of elected officials, representatives from neighboring buildings, Community Board members, and any other nearby stakeholders that begins before the start of construction and meets regularly throughout construction;
2. Expand behavioral health services through the creation of a new Upper East Side outpatient center for mental health nearby the Manhattan Eye, Ear, & Throat Hospital;

Make the following improvements to the proposal:

3. Commit to a ground-floor plan that allows ambulances to pass through or turn around within the footprint of the hospital instead of having to back out onto 77th Street;
4. Reduce the height to the maximum extent possible, while avoiding a significant reduction in hospital services;
5. Make a concerted effort to reach an agreement with property owners and commit significant resources for improvements to the northbound subway station;

Make the following commitments to healthcare:

6. Ensure that wait times and admittance times will decrease at Lenox Hill Hospital;
7. Ensure that the hospital does not diminish care to patients with public insurance and assure that the transition to single rooms does not preclude low-income patients and/or patients with public insurance;
8. Double down on healthcare services in other areas citywide, such as downtown Manhattan and other areas of the city in need of healthcare services;

Make the following commitments about construction:

9. Decrease construction time to the maximum extent possible, especially external construction;
10. Mitigate noise, traffic, and air quality issues from construction;
11. Minimize off-hours work and be in conversation with the construction task force (which will include representatives from Community Board 8) about any after-hour variance permits for construction;

Make the following commitments to the community:

12. Commit to using union labor for all aspects of the project including construction and hospital operation and maintenance, memorialized in a Project Labor Agreement;
13. Continue existing community partnerships and expand partnerships with additional community organizations;
14. Maintain permanent hospital use on the entire zoning lot, and if the Park Avenue frontage is sold for residential development to notify the public and commit 5% of the sales price for transit improvements and other community benefits;

Make the following commitments about operations:

15. Provide clear wayfinding and traffic mitigations for all entrances, including for pedestrians as well as car drop-offs and pickups, and ensure building facades are cohesive with the neighborhood context;
16. Study whether moving the Mother-Baby entrance from Park Avenue would help alleviate concerns about how the entrance would interact with the street; and
17. Ensure that there is a plan for adequate offsite parking that satisfies any additional demand from staff or visitors.

Summary

Lenox Hill Hospital Expansion and Renovation

- 475 Single-bed patient rooms
- State-of-the-art operating rooms
- New Emergency Department
- Dedicated Mother-Baby Center
- Improved vehicular and pedestrian circulation
- Access improvement for 77th Street subway station

Requested Actions

- Zoning Map Amendment
- Zoning Text Amendments
- Special Permit
- Authorization



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