Foreword

This document is the Final Environmental Impact Statement (FEIS) for the Proposed Actions to allow the enlargement and modernization of the existing LHH and the creation of a purpose-built hospital complex (the Proposed Project) to address critical infrastructure challenges and space needs. The Proposed Project would be built on Block 1411, Lots 1 and 113 (Projected Development Site 1), bounded by Park and Lexington Avenues and East 76th and East 77th Streets. This FEIS also considers the as-of-right development of a building with hospital support functions at 111-115 East 77th Street between Lexington and Park Avenues (Block 1412, Lots 9, 10, and 11) (Projected Development Site 1a) as part of the Proposed Project. It would be connected to Projected Development Site 1 by a utility tunnel under East 77th Street. In addition, the Applicant proposes to provide improvements to the 77th Street subway station of the Lexington Avenue (No. 6) line, providing Americans with Disabilities Act (ADA) access to the downtown platform and improving sidewalk conditions in the immediate area.

The New York City Department of City Planning (DCP), acting on behalf of the City Planning Commission (CPC), published a Notice of Completion for the Draft Environmental Impact Statement (DEIS) on January 31, 2025. A Public Notice for the Hearing on the DEIS was published in the City Record on May 5, 2025 as well as the New York State Department of Environmental Conservation *Environmental News Bulletin* on May 7, 2025, and was also placed in the New York Daily News on May 5, 2025. Subsequent to the publication of the DEIS, *Technical Memorandum 001 to the Lenox Hill Hospital Redevelopment DEIS* was issued on May 16, 2025 to address two recent City policies that occurred after the preparation of the DEIS (which are addressed in this FEIS). A public hearing on the DEIS was held on Wednesday, May 21, 2025 at 10:00 AM in the City Planning Commission Hearing Room at 120 Broadway, Lower Level, New York, NY 10271. The public hearing was also accessible remotely via NYC Engage Portal. Public comments on the DEIS were accepted at that hearing and throughout the comment period, which remained open through 5:00 PM Monday, June 2, 2025.

This FEIS addresses all substantive comments made on the DEIS since its publication, during the public hearing and in the subsequent comment period. Those comments are summarized and responded to in Chapter 23, "Response to Comments on the DEIS." Written comments received during the public comment period for the DEIS are included as a new appendix (Appendix F). Changes to the text from the DEIS have been made in this FEIS, as necessary, in response to these comments.

In addition to this Foreword, Chapter 23, and Appendix F (described above), the principal changes between the DEIS and FEIS include the following:

- As a result of updates to the New York State Environmental Conservation Law, which became effective on December 30, 2024, a new chapter, Chapter 22, "Effects on Disadvantaged Communities," was added to the FEIS.
- The Executive Summary has been updated to include any of the changes listed below that may affect any principal conclusions of the technical chapters.

- Chapter 1, "Project Description," has been updated to reference the new Attachment 2, "Additional Information Regarding the Proposed Project's Program" to Appendix A, and to provide clarifications to the chapter text and Table 1-1.
- Chapter 4, "Shadows," has been revised to describe updates to potential mitigation measures including partial mitigation for the shadow on Eighth Church of Christ, Scientist garden.
- Chapter 6, "Historic and Cultural Resources," has been revised to include additional figure references and study area description. No new figures have been added to the chapter.
- Chapter 7, "Urban Design and Visual Resources," has been revised to include additional figure references. No new figures have been added to the chapter.
- Chapter 8, "Hazardous Materials," has been revised to include clarifying language about testing and remediation procedures under the hazardous materials (E) Designation (E-777).
- Chapter 11, "Air Quality," has been revised to update values in Tables 11-7 and 11-8a and to provide clarifications to the text.
- Chapter 12, "Greenhouse Gas and Climate Change," has been updated to reflect the latest information on federal policies.
- Chapter 17, "Alternatives," has been revised to correct two typographical errors.
- Chapter 16, "Construction," has been revised to include a discussion of New York City's recently implemented Central Business District Tolling Program and to update values in Tables 16-7 and 16-8.
- Chapter 18, "Mitigation," has been revised to describe updates to potential mitigation measures including partial mitigation for the shadow on Eighth Church of Christ, Scientist garden.
- Chapter 19, "Unavoidable Adverse Impacts," has been revised to reflect the revisions made to Chapter 18, "Mitigation."
- Appendix A has been updated with a new Attachment 2, "Additional Information Regarding the Proposed Project's Program."

All text changes or additions to the FEIS are indicated by double-underlining. Text that has been removed for the FEIS has been identified by strikethroughs. However, no double-underlining is used for this Foreword, Chapter 22, "Effects on Disadvantaged Communities," Chapter 23, "Responses to Comments on the DEIS," Attachment 2 of Appendix A, or Appendix F, which are entirely new to the Final EIS. ✷