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Chair

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The City of New York
Community Board 8 Manhattan

May 15, 2024

Daniel R. Garodnick, Chair
City Planning Commission
120 Broadway, 31st Floor
New York, NY 10271

Re: MSK Pavilion application requesting a zoning map amendment from R8 to R9, text amendment to ZR 79-43, authorizations per ZR 79-21, a ZR 79-43 special permit, modifications to the Large Scale Community Facility Development and Restrictive Declaration, a ZR 26-15 certification and a revocable consent to facilitate a new 31-story hospital building with a pedestrian bridge over 67th Street, within the existing MSK campus' LSCFD. at 1233 York Avenue, in Manhattan Community District 8. (C240235ZSM, C240236GFM, C240237ZMM, N240238ZRM, and N240239ZAND)

Dear Chair Garodnick,

At the Land Use Committee meeting of Community Board 8 Manhattan held on Wednesday, May 8, 2024, the board approved the following resolution by a vote of 24 in favor, 11 opposed, 1 abstention, and 0 not voting for cause:

> **WHEREAS** this is an application requesting a zoning map amendment from R8 to R9, text amendment to ZR 79-43, authorizations per ZR 79-21, a ZR 79-43 special permit, modifications to the Large Scale Community Facility Development and Restrictive Declaration (LSCFD), a ZR 26-15 certification and a revocable consent to facilitate a new 31-story hospital building with a pedestrian bridge over 67th Street, within the existing MSK campus' LSCFD. at 1233 York Avenue, in Manhattan Community District 8; and
>
> **WHEREAS** the maximum height of the building envelope will be no more than 594 feet; and
>
> **WHEREAS** the proposed Pavilion will utilize virtually all of the available Floor Area derived from the change in zoning and virtually all the remaining Floor Area of the 2001 LSCFD; and
>
> **WHEREAS** Operating Room Floors and Patient Floors will require 18-foot and 15-foot floor to floor heights respectively; and
>
> **WHEREAS** MSK has committed to constructing a new cancer Pavilion that meets the highest standards of carbon neutrality possible; and
>
> **WHEREAS** MSK has committed to constructing the building using union labor for both onsite construction and offsite fabrication; and
>
> **WHEREAS** MSK has committed to coordinating with P.S. 183 on noise mitigation and minimizing the impact of construction on P.S. 183; and

WHEREAS CB8 is home to multiple world class healthcare institutions, including MSK, with several concentrated in the vicinity of the proposed site; and

WHEREAS MSK has committed to implementing the highest levels of noise mitigation, dust control, and pest control during construction and demolition; and

WHEREAS MSK has committed to holding monthly meetings with local residents and stakeholders to provide updates on construction and address any concerns:

NOW THEREFORE BE IT RESOLVED that Community Board 8 Manhattan **APPROVES** this application subject to the following conditions:

- Replacement of all housing on the current site with new housing units in Community District 8;
- A design that meets the needs of MSK to care for the projected increase in cancer patients in a lower profile structure than currently proposed;
- That the new Pavilion meet the highest standards of carbon neutrality possible, as proposed by MSK;
- That MSK construct the building using union labor, as proposed by MSK;
- That MSK require union labor to be used for off-site fabrication, as proposed by MSK;
- That MSK design the building exterior with material that does not reflect light onto the surrounding community, including residences and parks;
- That MSK implement the highest levels of noise mitigation, dust control, and pest control as proposed by MSK;
- That MSK ensure adequate lighting on its construction fencing to ensure a well-lit and safe community;
- That MSK install artwork on the construction fence to beautify the neighborhood during the six-year construction duration;
- That MSK coordinate noise mitigation plans with PS.183 to minimize the impact of construction activities on the students at P.S. 183, as proposed by MSK during our 2023 task force meetings;
- That MSK maximize the use of greenery in the facility design and install greenery in front of the Schwartz building;
- That MSK work to mitigate the traffic back-up at the parking garage;
- That MSK holds monthly meetings with the community during the course of construction to apprise the community of construction progress and next steps, and receive feedback and address any community concerns, as proposed by MSK;
- That MSK post on the construction site and its website an emergency phone number that is different from 311, for community concerns about construction activities;
- That MSK, in its traffic studies, pay particular attention to the following issues:

- Drop-off on York Avenue (although this will be "prohibited" under the proposal);
- Queuing for parking on York and both side streets;
- Traffic headed to and from the FDR Drive at 62nd Street;
- Garage capacity both in the Pavilion and surrounding neighborhood;
- Possible effects of Congestion Pricing both on neighborhood parking capacity, and increased traffic from the 59th Street Bridge;

- That MSK conduct shadow studies and make mitigation proposals for the effects of shadows from such a tall building;
- That MSK present an appropriate aesthetic solution for the generally acceptable skybridge proposed to connect the Pavilion with the existing hospital to the north;
- That MSK do its utmost to minimize on-going noise and monitor air quality and ensure that no exhaust venting be directed towards 66th Street below the upper most mechanical level;
- That given the extraordinary benefit afforded to MSK as a result of these proposed modifications to the zoning map and text amendments, that MSK enter into a community benefits agreement with the City, acceptable to the Councilmember of Council District 5, based upon input of local residents of Community District 8 and Manhattan Community Board 8 regarding improvements and enhancements to community infrastructure, including the esplanade, the local parks, local schools and the immediately adjacent residents and other items to be agreed upon.

Please advise our office of any action taken on this matter.

Sincerely,

Valerie S. Mason

Valerie S. Mason
Chair

cc: Honorable Kathy Hochul, Governor of New York
Honorable Eric Adams, Mayor of the City of New York
Honorable Mark Levine, Manhattan Borough President
Honorable Jerry Nadler, 12th Congressional District Representative
Honorable Liz Krueger, NYS Senator, 28th Senatorial District
Honorable José M. Serrano, NYS Senator, 29th Senatorial District
Honorable Edward Gibbs, NYS Assembly Member 68th Assembly District
Honorable Alex Bores, NYS Assembly Member, 73rd Assembly District
Honorable Rebecca Seawright, NYS Assembly Member 76th Assembly District
Honorable Keith Powers, NYC Council Member, 4th Council District
Honorable Julie Menin, NYC Council Member, 5th Council District
Honorable Diana Ayala, NYC Council Member, 8th Council District