Valerie S. Mason
Chair

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The City of New York
Community Board 8 Manhattan
Land Use Committee Meeting
PUBLIC HEARING
Wednesday, May 8, 2024 - 6:30 PM
This meeting was conducted in a hybrid format in person and via Zoom.
P.S. 183 Robert L. Stevenson School, Cafeteria
419 East 66th Steet (b/t York and First, enter on 67th Street)

MINUTES

Community Board Members Present: Bill Angelos, Elizabeth Ashby, P. Gayle Baron, Michele Birnbaum, Taína Borrero, Alida Camp, Sarah Chu, Anthony Cohn, Saundrea Coleman, Lindsey Cormack, Felice Farber, Ed Hartzog, Bradley Hershenson, David Helpern, Wilma Johnson, Paul Krikler, Addeson Lehv, Valerie Mason, John McClement, Jane Parshall, Rita Popper, Peggy Price, Barbara Rudder, Will Sanchez, Jack Sasson, Judy Schneider, Robin Seligson, Russell Squire, Marco Tamayo, Adam Wald, and Chuck Warren.

Community Board Members Virtual: Michael Anderson (Family Care), Jennifer Bayer Michaels (Family Care), Lori Bores (Work), Amir Jaffer (New Member), Craig Lader (Illness), Sharon Pope-Marshall (Illness), and Todd Stein (New Member).

Community Board Members Excused: Juno Chowla-Song, Sebastian Hallum Clarke, Sahar Husain, Maximillian Meyer, Evan Meyerson, CJ Mossman, John Philips, Elizabeth Rose, Abraham Salcedo, Sacha Sellam, and Sharon Weiner.

Community Board Members Absent: Rebecca Lamorte

Total Attendance: 38

Chair Valerie S. Mason called the meeting to order at 6:30 PM.

1. **PUBLIC HEARING: Memorial Sloan Kettering Cancer Center (MSKCC) will present a private application by MSK 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 the Manhattan Community District 8.**

A motion was made to approve this application with conditions.

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

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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;

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- 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.

Community Board 8 Manhattan approved this resolution by a vote of 24 in favor, 11 opposed, 1 abstention, and 0 not voting for cause.

2. **Committee Reports and Action Items:**
   a. Street Fairs Committee – Wilma Johnson and Barbara Rudder, Co-Chairs

SF-1: Items 1 and 2
SF-2: Items 3-7 - Unanimous Approvals

Item 1: **Final Fever (Sponsored by Hunter College) — Full Street Closure at East 69th Street between Lexington Avenue and Park Avenue, Tuesday 05/14/2024, from 12:00 PM – 4:00 PM.**

Item 2: **92nd Street Greenmarket Sundays (Council on the Environment Inc dba GROWNYC) — Sidewalk and Curb Lane Closure at First Avenue between East 92nd Street and East 93rd Street, Sundays from 06/23/2024 to 11/24/2024, from 8:00 AM – 5:00 PM.**

Community Board 8 Manhattan approved these resolutions by a vote of 35 in favor, 1 opposed, 0 abstentions, and 0 not voting for cause.

Item 3: **AH Volunteer Fair (Sponsored by Advent Hope Inc.) — Full Street Closure at East 87th Street between Lexington Avenue and Park Avenue, Saturday 06/01/2024, from 11:00 AM – 2:00 PM.**

Item 4: **Welcome Back from Summer (Sponsored by Archdiocesan Cathedral of The Holy Trinity) — Full Street Closure at East 74th Street between First Avenue and Second Avenue, Saturday 09/21/2024, from 9:00 AM – 5:00 PM.**

Item 5: **Madison Avenue Welcome Back Saturdays Launch (Sponsored by 60-86 Madison Avenue District Management Association, Inc.) — Full Street Closure at East 72nd Street between Madison Avenue and Fifth Avenue, Saturday 09/21/2024, from 10:00 AM – 5:00 PM.**

Item 6: **St. James Church Fall Picnic (Sponsored by St. James Church Fall Picnic) — Full Street Closure at East 71st Street between Madison Avenue and Park Avenue, Sunday 09/08/2024, from 11:00 AM – 2:00 PM.**

Item 7**: Museum Mile Festival (Sponsored by Museum Mile Festival) — Full Street Closure at Fifth Avenue between East 79th Street and East 109th Street, Sunday 06/18/2024, from 6:00 PM – 9:00 PM.**

Community Board 8 Manhattan unanimously approved these resolutions by a vote of 36 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

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3. **Old Business – No items of Old Business were discussed**
4. **New Business – No items of New Business were discussed**

The meeting was adjourned at 9:00 PM

Valerie S. Mason, Chair

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Name	Attendance	LU-1	SF-1	SF-2
ANDERSON, MICHAEL	Virtual	Yes	Yes	Yes
ANGELOS, BILL	Present	Yes	Yes	Yes
ASHBY, ELIZABETH	Present	Yes	Yes	Yes
BARON, P. GAYLE	Present	No	Yes	Yes
BAYER MICHAELS, JENNIFER	Virtual			
BIRNBAUM, MICHELE	Present	Yes	No	Yes
BORES, LORI ANN	Virtual	Yes	Yes	Yes
BORRERO, TAINA	Present	Yes	Yes	Yes
CAMP, ALIDA	Present	Abst	Yes	Yes
~~CHOWLA-SONG, JUNO~~	~~Excused~~			
CHU, SARAH	Present	No	Yes	Yes
COHN, ANTHONY	Present	No	Yes	Yes
COLEMAN, SAUNDREA	Present	No	Yes	Yes
CORMACK, LINDSEY	Present	No	Yes	Yes
FARBER, FELICE	Present	Yes	Yes	Yes
~~HALLUM CLARKE, SEBASTIAN~~	~~Excused~~			
HARTZOG, EDWARD	Present	No	Yes	Yes
HERSHENSON, BRADLEY	Present	No	Yes	Yes
HELPERN, DAVID P.	Present	Yes	Yes	Yes
~~HUSAIN, SAHAR~~	~~Excused~~			
JAFFER, AMIR	Virtual	Yes	Yes	Yes
JOHNSON, WILMA	Present	Yes	Yes	Yes
KRIKLER, PAUL	Present	Yes	Yes	Yes
LADER, CRAIG	Virtual	Yes	Yes	Yes
~~LAMORTE, REBECCA~~	~~Absent~~			
LEHV, ADDESON	Present	Yes	Yes	Yes
MASON, VALERIE	Present	Yes	Yes	Yes
MCCLEMENT, JOHN	Present	No	Yes	Yes
~~MEYER, MAXIMILLIAN~~	~~Excused~~			
~~MEYERSON, EVAN~~	~~Excused~~			
~~MOSSMAN, CJ~~	~~Excused~~			
PARSHALL, JANE	Present	No	Yes	Yes
~~PHILIPS, JOHN~~	~~Excused~~			
POPE-MARSHALL, SHARON	Virtual	No	Yes	Yes
POPPER, RITA	Present	Yes	Yes	Yes
PRICE, MARGARET	Present	Yes	Yes	Yes
~~ROSE, ELIZABETH~~	~~Excused~~			
RUDDER, BARBARA	Present	Yes	Yes	Yes
~~SALCEDO, ABRAHAM~~	~~Excused~~			
SANCHEZ, WILLIAM	Present	Yes	Yes	Yes
SASSON, JACK	Present	Yes	Yes	Yes
SCHNEIDER, JUDY	Present	Yes	Yes	Yes
SELIGSON, ROBIN	Present	Yes	Yes	Yes
~~SELLAM, SACHA~~	~~Excused~~			
SQUIRE, RUSSELL	Present	Yes	Yes	Yes
STEIN, TODD	Virtual			
TAMAYO, MARCO	Present	No	Yes	Yes
WALD, ADAM	Present	Yes	Yes	Yes
WARREN, CHARLES	Present	Yes	Yes	Yes
~~WEINER, SHARON~~	~~Excused~~			
Total Yes		24	35	36
Total No		11	1	0
Total Abstain		1	0	0
Total Not Vote For Cause		0	0	0
Total Votes	31 -- Quorum	36	36	36