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FAX 212-715-8000
LWECH@KRAMERLEVIN.COM

September 28, 2011

Manhattan Community Board 8
505 Park Avenue
Suite #620
New York, NY 10022

RECEIVED
SEP 28 2011
BY COMMUNITY BOARD 8

Re: Weill Cornell Medical College
Biomedical Research Building
411-431 East 69th Street
New York, New York
Block 1464, Lots 14, 15, 16, Part of 21 (Tentative Lot 8)
BSA Cal. No. 170-08-BZ

Enclosed please find our most recent submission to the Board of Standards and Appeals regarding the above-referenced application.

Sincerely,



Lindsay Wech

cc: City Council Member Jessica S. Lappin
Manhattan Borough President Scott Stringer
Department of Buildings Manhattan Borough Commissioner Derek Lee, R.A.
Department of City Planning – Edith Hsu-Chen, Director, Manhattan Office
Department of City Planning – Christopher Holme

Received this ____ day of _____, 2011

September 28, 2011

City of New York
Board of Standards and Appeals
40 Rector Street, 9th Floor
New York, NY 10006

Re: Weill Cornell Medical College
Biomedical Research Building
411-431 East 69th Street
New York, New York
Block 1464, Lots 14, 15, 16, Part of 21 (Tentative Lot 8)
BSA Cal. No. 170-08-BZ

Dear Chair Srinivasan and Commissioners:

In connection with an application on behalf of our client, Weill Cornell Medical College, for modification of a variance previously granted pursuant to Zoning Resolution Section 72-21 to allow occupancy by Hunter College of the City University of New York of one floor in the biomedical research building at the above-referenced premises, please find enclosed the following:

- (1) Form SOC;
- (2) Objection issued by the Department of Buildings dated September 16, 2011;
- (3) Statement of the Applicant;
- (4) Letter from Jennifer J. Raab, President, Hunter College of the City University of New York;
- (5) BSA-approved plans;
- (6) BSA resolution;
- (7) BSA letter of substantial compliance, dated March 30, 2010;
- (8) Proposed Floor Plans Z-1.10;
- (9) BSA Zoning Analysis;
- (10) BSA Sign Analysis;

KRAMER LEVIN NAFTALIS & FRANKEL LLP

City of New York
September 28, 2011
Page 2

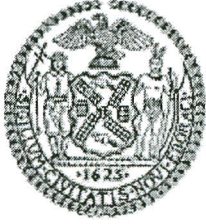
- (11) Certificate of Inspection and Compliance;
- (12) Land Use Diagram Z-1.00D;
- (13) Zoning Maps 8c and 9a;
- (14) Tax Map;
- (15) Affidavit of Ownership of Weill Cornell Medical College;
- (16) Photographs;
- (17) Certificates of Occupancy Nos. 53430, dated January 30, 1961, 53431, dated January 30, 1961, 103728628T005, dated January 30, 2008, and 102969, dated July 6, 1993;
- (18) Department of Buildings printout; and
- (19) Check in the amount of \$2,110.

Very truly yours,


Gary R. Tarnoff

Enclosures

cc: Community Board 8
City Councilmember Jessica Lappin
Manhattan Borough President Scott Stringer
Department of Buildings Manhattan Borough Commissioner Derek Lee, R.A.
Department of City Planning – Edith Hsu-Chen, Director, Manhattan Office
Department of City Planning – Christopher Holme



City of New York
Board of Standards and Appeals
40 Rector Street, 9th Floor
New York, NY 10006-1705
 Phone: (212) 788-8500
 Fax: (212) 788-8769
www.nyc.gov/bsa

SPECIAL ORDER CALENDAR (SOC)

Application Form

BSA APPLICATION NO. 170-08-BZ

Section AApplicant/
Owner

Kramer Levin Naftalis & Frankel LLP

NAME OF APPLICANT

1177 Avenue of the Americas

ADDRESS

New York NY 10036

CITY STATE ZIP

(212) 715-7833

AREA CODE TELEPHONE

(212) 715-7850

AREA CODE FAX

gtarnoff@kramerlevin.com

EMAIL

Cornell University

OWNER OF RECORD

1300 York Avenue

ADDRESS

New York NY 10021

CITY STATE ZIP

LESSEE / CONTRACT VENDEE

ADDRESS

CITY STATE ZIP

Section B

Site Data

411-431 East 69th Street

STREET ADDRESS (INCLUDE ANY A/K/A)

10021

ZIP CODE

Midblock, Block bounded by East 69th and 70th Streets, York and First Avenues

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS

1464 8, 14, 15,
16, p/21

BLOCK

LOT(S)

Manhattan

BOROUGH

8

COMMUNITY DISTRICT

NA

LANDMARK/HISTORIC DISTRICT

Jessica Lapin

CITY COUNCILMEMBER

R8

ZONING DISTRICT

(include special zoning district, if any)

9a

ZONING MAP NUMBER

Section C

Description

(LEGALIZATION ☐ YES ☐ NO ☒ IN PART)**Section D**

Actions

APPLICATION IS HEREBY MADE TO:1. ☐ Waive of the Rules of Practice and Procedure (Explain in your statement)2. ☐ Extension of Time to:☐ Complete construction ☐ Obtain a Certificate of Occupancy

Expiration Date: _____

3. ☒ Amendment to Previous Board Approval4. ☐ Extension of Term of the:☐ Variance ☐ Special Permit For a term of _____ years

Expiration Date: _____

5. ☐ Other (Explain in your statement)

Authorizing Section(s) of the Zoning Resolution:

☐ § 11-411 ☐ § 11-412 ☐ § 11-413 ☐ §§ 72-01 and 72-22 ☐ § 73-11 ☐ Other _____

Section E**Department
Of
Buildings
Information**

- | | YES | NO |
|---|-------------------------------------|-------------------------------------|
| 1. Have plans been filed? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Have plans been approved? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (If Yes, Date Approved <u>9/1/10</u>) | | |
| 3. Has a permit been obtained? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (If Yes, Permit No. <u>110098787</u> Date Issued <u>12/22/10</u>) | | |
| 4. Is work in progress? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (If Yes, Percentage of work completed <u>20</u> %) | | |
| 5. Has a temporary or permanent Certificate of Occupancy been obtained? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (If Yes, Expiration Date _____ Attach a copy) | | |
- If you have answered "No" to any of these questions, include a paragraph in your statement describing the reason(s) for delay and the projected schedule of completion.

Section F**Board
History**

List all prior Board actions associated with the subject Zoning Lot and attach one copy of each resolution:

On 1/13/09, when the Zoning District was R8, an application was granted by the Board under Section 72-21 to permit: modification of Sections 24-11, 24-36, 24-522 and 24-552 for construction of 16-story medical research building.

Section G**Inspection
and
Compliance**

- | | YES | NO |
|--|-------------------------------------|--------------------------|
| 1. Have you reviewed the Board's case file? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Have you recently inspected the premises and surrounding area? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (If Yes, date of most recent site inspection <u>9/23/11</u>) | | |
| 3. Did you find: | | |
| a. Compliance with the terms and conditions of the Board's resolution? | | |
| Attach a completed Certificate of Inspection and Compliance | | |
| b. Any significant condition changes (e.g. rezoning, city map amendments, recent Developments) within the affected area since the Board's last action on this application? | | |
| | | |
| If the answer is "yes" to any of the questions below, explain further in your statement. | | |
| 4. Is there currently a proposal before the City Planning Commission to change the subject Zoning District, or any other action which includes the premises? | | |
| (File / CP No. _____) | | |
| 5. Are there any outstanding violation(s) on the premises? | | |
| (If Yes, submit a DOB BIS printout) | | |
| 6. Is there any other application before the Board which affects the premises? | | |
| (If Yes, Cal No. _____) | | |
| 7. Is there any other application at any government agency which affects the premises? | | |

Section H**Signature**

I HEREBY AFFIRM THAT BASED ON INFORMATION AND BELIEF, THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS ARE TRUE.

Signature of Applicant, Corporate Officer or Other Authorized Representative

Gary R. Tarnoff

Print Name

Partner, Kramer Levin

Title

SWORN TO ME THIS 20th DAY OF September 2011

ANITA ROSE

NOTARY PUBLIC, State of New York

No. 03RO4755325

Qualified in Dutchess County

Commission Expires April 30, 2014

NOTARY PUBLIC





Department of Buildings
280 Broadway
New York, New York 10007
(212) 566-5000 | TTY (212) 566-4769
nyc.gov/buildings

MANHATTAN (1)
280 BROADWAY 3RD FLOOR
New York, NY 10007

BRONX (2)
1932 ARTIUR AVENUE
BRONX, NY 10457

BROOKLYN (3)
210 JORALEMON STREET
BROOKLYN, NY 11201

QUEENS (4)
120-55 QUEENS BLVD.
QUEENS, NY 11424

STATEN ISLAND (5)
BORO HALL - ST. GEORGE
STATEN ISLAND, NY 10301

Notice of Objections

Applicant:

Polshek Partnership Architects,LLP

320 West 13th Street,
New York, NY 10021
Tel (212) 807-7171

Date: September 16, 2011
Job Application #: 110098787
Application Type: NB
Premises Address: 413 East 69th Street, NYC
Zoning District: R8

Map 9A

Block 1464 Lot 8

NYC Department of Buildings Examiner: David Jimenez, R.A.

Examiner's Signature

To discuss and resolve these objections, please call 311 to schedule an appointment with the Plan Examiner listed above. You will need the application number and document number found at the top of this objection sheet. To make the best possible use of the Plan Examiner's and your time, please make sure you are prepared to discuss and resolve these objections before arriving for your scheduled plan examination appointment.

Obj. #	Doc. #	Section of Code	Objection	Date Resolved	Comments
1		ZR 12-10	Proposed occupancy by Hunter College of fourth floor is contrary to BSA resolution.		
2					
3					
4					
5					
6					

DENIED

FOR APPEAL TO BOARD OF STANDARDS AND APPEALS

DATE

SEP 1 2011

PER

Borough Commissioner

JOSEPH BRUNO
MANHATTAN CHIEF
PLAN EXAMINER

STATEMENT OF THE APPLICANT

Re: Weill Cornell Medical College
411-431 East 69th Street, New York, New York
Block 1464, Lots 8, 14, 15, 16 and Part of 21 (Tentative Lot 8)

Application ("Application") for an amendment of a variance previously granted under Section 72-21 of the Zoning Resolution of the City of New York (the "Zoning Resolution" or the "ZR") and Section 666 of the New York City Charter under Cal. No. 170-08-BZ on January 13, 2009. The variance modified the floor area, lot coverage, rear yard, side yard and front and rear height and setback regulations of the Zoning Resolution to allow the construction of a new research building (the "MRB") for the Weill Cornell Medical College ("WCMC") at 411-431 East 69th Street, in the midblock between York and First Avenues. The MRB will have 16 occupied stories with two mechanical floors above on a zoning lot (the "Zoning Lot") containing 26,116 square feet of lot area and located in an R8 zoning district.¹ The MRB is currently under construction and is expected to be completed in 2014.

WCMC now proposes to have Hunter College of the City University of New York ("CUNY") occupy one laboratory floor (the fourth floor) for research by its biomedical faculty and students. The MRB would be organized as a condominium, with the fourth floor unit owned by CUNY and the other condo unit, consisting of the other 12 laboratory floors and the common areas, owned by WCMC. WCMC would oversee all operations in the building, including safety training, materials deliveries and waste disposal. Hunter researchers located in the MRB would have access to the research cores and services in the building as well as those on the east side of York Avenue in WCMC facilities, and the institutions will seek to develop a process whereby their respective faculty members can obtain joint appointments at Hunter and WCMC.

The proposed change relates to the ownership of the 4th floor of the new MRB and arises from an institutional collaboration between WCMC and Hunter College that has become very important to both institutions since the time the original variance was requested. The collaboration has led to several successful research partnerships between Hunter and WCMC scientists and enhanced the ability of both institutions to attract scarce governmental grants to fund research of the type described in the original variance application and which is so fundamental to WCMC and Hunter's respective missions. The proposed change would not change the use of the space, and the type of scientific research undertaken on Hunter's floor in

¹ By letter dated March 30, 2010, your Board approved certain modifications to the plans originally approved under the variance. Those changes included the elimination of one below-grade research support floor, the relocation of support and mechanical spaces and an increase in the height of the roof. Your Board concluded that the proposed changes were in substantial compliance with the Board's grant.

the MRB will be comparable to that done on WCMC's floors. Therefore, Hunter does not anticipate making any design modifications to the 4th floor.

As discussed further below, the leadership of WCMC and Hunter agreed that it would be highly desirable to expand their collaborative education and research programs. Construction of the MRB is an ideal opportunity to address key facilities needs for the enhancement of these programs. By having scientific faculty from Hunter College co-located in a new state-of-the-art laboratory building, enormous potential can be realized for more collaborative education and research.

The Zoning Lot

The Zoning Lot that is the subject of this Application is located on the block bounded by York Avenue, East 70th Street, First Avenue and East 69th Street. It is comprised of Lots 8, 14, 15, 16 and Part of 21 (Tentative Lot 8) on Block 1464. It is a midblock site commencing 164 feet 11 inches west of York Avenue. It has 260 feet 1 inch of frontage on the north side of East 69th Street, a depth of 100 feet 5 inches and a total lot area of 26,116 square feet.

The Zoning Lot is located in an R8 zoning district.

The Neighborhood

The Zoning Lot is located within the Upper East Side area of Manhattan. The area is generally bounded by East 59th Street to the south, the East River to the east, East 96th Street to the north, and Fifth Avenue to the west. Although the Upper East Side is a largely residential neighborhood, the area immediately surrounding the Zoning Lot -- the York Avenue corridor between East 60th Street and East 72nd Street -- is the site of many of the City's most distinguished medical and research institutions, including Rockefeller University and Memorial Sloan-Kettering Cancer Center, in addition to WCMC and New York Presbyterian Hospital ("NYPH").

The area surrounding the Zoning Lot is primarily defined on its eastern side by large-scale institutional buildings—such as hospitals, schools and research facilities—and on its western side by a mix of low-rise tenements and high-density residential towers that represent the other predominant use in the area. The WCMC –NYPH large-scale community facility development (the "LSCFD") is located to the east of the Zoning Lot, across York Avenue. The LSCFD spans from former East 68th Street to East 71st Street and is bounded by York Avenue to the west and the East River to the east. The blocks to the southeast of the Zoning Lot are occupied by the campus of Rockefeller University, which extends from East 62nd Street to former East 68th Street and is bounded by York Avenue to the west and the East River to the east.

The portion of Block 1464 not comprising the zoning lot is a single zoning lot. To the west of the Zoning Lot, there are three 5-story residential buildings fronting on First Avenue, three 5-story residential buildings fronting on 69th Street, and the Kingsley Condominium, a 40-story residential building on the corner of East 70th Street and First Avenue. Properties to the north and east are all owned and occupied by WCMC, including their 15-story Jacob S. Lasdon

House dormitory on East 70th Street, the 10-story Olin Hall dormitory and administrative building on the corner of York Avenue and 69th Street and the newly completed 15-story Weill Greenberg Center, an ambulatory care facility on the corner of 70th Street and York Avenue, which was the subject of a variance granted by the Board of Standards and Appeals (the "BSA") in 2003.² The proximity of these buildings to the MRB is critical to WCMC's operation and mission.

The campus of Memorial Sloane Kettering Cancer Center ("MSK") is located on the blocks immediately to the south of the Zoning Lot, between East 66th and East 69th Streets and First and York Avenues. The Zuckerman Building, MSK's 26-story, approximately 420-foot tall research building was recently constructed on the midblock portion of the block bounded by First and York Avenues and East 69th and East 68th Streets across the street from the zoning lot. The MSK Research Building was the subject of approvals by the City Planning Commission ("CPC"), the City Council and the BSA in 2001.

The MRB

The MRB would contain 503,701 gross square feet (331,945 square feet of floor area, or 12.71 FAR). It would have 16 occupied stories plus 2 mechanical stories above grade, with an interstitial level between the 16th and 17th floors, and 3 floors below grade with two interstitial levels. The MRB would rise 230 feet 11 inches above mean curb elevation along 69th Street to the top of the uppermost research floor before setting back from the street line 13'0" to the face of the mechanical penthouse. The MRB would then rise to a total building height of 302 feet 7 inches above mean curb elevation to the top of the parapet screen wall enclosure required to shield the exterior roof top mechanical equipment.

Background - Rationale for Initial Variance

Weill Cornell Medical College sought and received variances from the Board in order to permit construction of a state of the art medical science and research facility of a size and configuration to meet its programmatic needs for interdisciplinary and translational research in laboratories that are proximate to the existing medical complex at East 69th Street and York Avenue. Building occupants will include fulltime scientific research faculty (PhDs), physician scientists (MDs) and graduate students as well as ancillary research technicians. The physician scientists, who are faculty of both Weill Cornell Medical College and Weill Cornell Graduate School of Medical Sciences, conduct research concurrent to fulfilling their teaching responsibilities and treating patients in the College's adjacent ambulatory care buildings and nearby inpatient hospital buildings of the New York Presbyterian Hospital. The collaboration between these two faculty groups is what leads biomedical researchers to understand the causes and progress of disease.

² Under BSA Cal. No. 71-03-BZ, by resolution dated August 12, 2003, the BSA granted a variance under Section 72-21 of the ZR to allow the construction of the Weill Greenberg Center, which serves as a new ambulatory care facility for WCMC.

Proximity of laboratories to patients

The proximity of labs to patient care sites is essential to facilitate interaction among scientists working at the bench, practicing physician scientists and a diverse patient population on a daily basis. This synergistic interaction has been shown to speed translation of bench research to patient care and is a strategic initiative of the National Institutes of Health (NIH), the most significant biomedical research funding source in the nation. Many of the patients come to the Medical Center campus specifically for the specialized cutting-edge medicine available only at academic medical centers with this translational capability.

Diverse faculty disciplines and student interactions

In addition to proximity, another key ingredient to speed translational medicine is collaboration among faculty of many scientific disciplines and diverse clinical specialties. Academic Medical Centers are essential for educating future physicians and biological scientists who will carry the discoveries to the patient population and expand on these advances in the future. In a collaborative environment, new ideas develop and science graduate students as well as medical students and residents are able to work with faculty who may address problems differently than they do in their primary specialty. Scientists and students alike can develop knowledge and expand their skills in a uniquely creative environment.

State-of-the-art Technologies

The world of scientific research and clinical care has benefited greatly from the development of new technologies, and the use of new technologies in novel settings has led to groundbreaking discoveries. Not every academic institution can afford all of these technologies or the experts who are most adept in their use. Pooling the cost of purchasing high technology equipment, hiring the experts who run these complex technologies and concentrating them in a single location has become a common practice at biomedical research institutions in the last 20 years. These centralized research resources are commonly referred to as “research cores and technologies” and access to the specialized technology available in cores is essential for modern research projects because their use increases the possibility of new scientific directions and clinical advances. Examples of such cores at WCMC are Functional MRI’s, PET Scanner, Animal MRI, X-ray Crystallography, BLS3, Electron Magnetic Resonance Imaging, Bioinformatics and Computational Biology, Bulk immunodiagnostic and chemical assays equipment, Oligonucleotide Synthesis & DNA Sequencing Genotyping, Gene expression profiling Molecular Analysis Core, Gene Therapy Core, Insectory, and Aquatics facilities. Other cores are shared with Memorial Sloan-Kettering Cancer Center and the Hospital for Special Surgery. These facilities and equipment cost many millions of dollars to purchase, install and operate, and it is most efficient to spread those costs among as many research projects and institutions as possible.

BSA Variance

In the resolution approving the variances under Cal. No. 170-08-BZ, your Board explained that the approval was based upon the following:

- WCMC is a non-profit educational institution that needs a state-of-the-art medical science and research facility with floor plates that facilitate interdisciplinary and translational research and laboratories and which are proximate to the Weill Cornell Medical Center
- WCMC has adopted a strategic plan focusing on translational and clinical research in metabolic, cardiovascular and neuro-psychiatric disorders, infectious diseases, genetics, nano-biotechnology and stem cell biology and intends to recruit additional tenure-track research faculty, and to enroll an additional graduate students, post-doctoral fellows, technicians, non-tenure track research faculty, and support personnel to conduct this research
- Weill Cornell's existing research facilities are inadequate in size and quality, lack floor plates capable of supporting modern research and are largely located in obsolete buildings constructed before 1960
- Weill Cornell cannot fulfill its research mission, remain competitive, and attract and retain highly-skilled physicians, researchers, and medical students without providing modern research laboratories
- to achieve this multi-disciplinary collaborative model with efficiency and adaptability, the laboratory floors require large uniform floor plates
- the waiver to floor area is sought to provide the square footage necessary to meet Weill Cornell's' research and educational programmatic needs, and the waivers to lot coverage, front and rear height and setbacks, and rear and side yards, allow Weill Cornell to achieve research facility floor plates that are efficient and encourage collaboration among research teams
- the proposed site is the most viable to satisfy its programmatic needs because the nature of clinical research requires that facilities be located proximate to patient care facilities and the subject site is adjacent to the Weill Greenberg Ambulatory Care Center at the corner of East 70th Street and York Avenue
- the site's location within the WCMC's campus also facilitates connectivity and allows students to be integrated into research programs and clinical physician faculty to have easy access to both their patients and to research laboratories
- applications for variances that are needed in order to meet the programmatic needs of non-profit institutions, particularly educational and religious institutions, are entitled to significant deference (see Cornell University v. Bagnardi, 68 N.Y.2d 583 (1986))
- the proposed research facility has been designed to be consistent and compatible with adjacent uses and with the scale and character of the surrounding neighborhood and is, therefore, consistent with the standard established by the decision in Cornell v. Bagnardi
- the variances will not alter the essential character of the surrounding neighborhood, impair the appropriate use and development of adjacent property or be detrimental to the public welfare
- the practical difficulties and unnecessary hardship that necessitate this application have not been created by WCMC or a predecessor in title.

In the resolution approving the variances, your Board also provided that the building is "to be occupied by Weill Cornell Medical College."

The Department of Buildings has raised the following objection with respect to the Current Proposal:

1. Proposed occupancy by Hunter College of fourth floor is contrary to BSA resolution.

WCMC is proceeding to develop the MRB in accordance with the Board's prior approvals, and the current proposal would not affect the bulk variances that were granted. The proposed change relates to the ownership of the fourth floor of the MRB, but does not change the use of the space. The type of scientific research undertaken on Hunter's floor in the MRB will be comparable and complimentary to that done on WCMC's floors. Further, Hunter's leadership does not anticipate making any design modifications to the fourth floor. The current proposal is only contrary to the Board's resolution, which recited that the MRB was "to be occupied for community facility use by the Weill Cornell Medical College."

Following is a discussion of why occupancy by Hunter of the fourth floor is appropriate and consistent with the rationales for the original variance.

Why Hunter's Biomedical Faculty should be Located in the MRB

As discussed in the letter from Jennifer J. Raab, President of Hunter College, submitted with this Application, Hunter College faculty receive the most NIH funding of any other College within the City University of New York system; in fiscal 2010, its world-class research faculty obtained 39 NIH grants valued at \$16.1 million. It would be extremely helpful to Hunter in obtaining future grants if some of its research faculty could be located in a physical environment where they can have regular interactions with clinicians that will permit translation of their discoveries to new diagnostic and treatment modalities. The current proposal will allow Hunter to locate between 7 and 10 Hunter bench scientists and their laboratory teams in the MRB where they will be able to partner and collaborate with WCMC research faculty and physician scientists.

WCMC and Hunter College have important existing research collaborations that will be significantly enhanced through this proposal. In an effort to encourage and advance the nation's translational research mission, the NIH has been incentivizing institutions and investigators to restructure their organizations, increase interdisciplinary investigation, improve access to state-of-the-art scientific technology and speed the application of discoveries to the clinical setting. One such "incentive" was the \$49 million NIH award to establish a "Clinical Translation Sciences Center" ("CTSC"), obtained by Dr. Julianne Imperato-McGinely of WCMC, which has its "home" at WCMC and includes other institutions as members. The members include (in addition to WCMC) Memorial Sloan-Kettering Cancer Center, Cornell University in Ithaca, Hospital for Special Surgery, Hunter College School of Nursing, the Hunter College Center for Gene Structure and Function and the Cornell University Cooperative Extension in New York City. CTSC inter-institutional collaborations help fulfill the NIH mandate by opening new and novel pathways for scientific education and investigation. The "partnership" of multiple

institutions in a single CTSC is a highly attractive characteristic of our CTSC and Hunter's participation was instrumental to WCMC's successfully obtaining the initial CTSC funding in 2008.

Hunter College does not have a medical school or the clinical infrastructure that exists on the New York Presbyterian/Weill Cornell Medical College Campus. Access to clinicians and the populations they utilize for research is critical to creating a seamless pipeline for translational research that takes basic discoveries from the laboratory and turns them into human therapeutic candidates that are then tested for viability in clinical populations.

The initial steps toward research partnerships have been extremely fruitful for both WCMC and Hunter. Nonetheless, Hunter College Faculty's progress in translating its science is limited by the absence of a physician scientist community and patient population with whom their scientists can interact in furtherance of the translation mission. They would benefit significantly if they were able to easily consult with physician scientists in the initial structuring of their research projects and grant submissions. The on-going participation of scientists from WCMC or the Weill Cornell Graduate School of Medical Sciences (in which Sloane-Kettering Institute, with laboratories on E. 69th Street, is an equal partner) would enrich their investigation effort. And the large population of patients at WCMC's ambulatory care building, New York Presbyterian Hospital and Memorial Sloan-Kettering Cancer Center, all of which immediately surround the MRB, would be available to participate in clinical trials when projects reach that stage of investigation.

Hunter College is a major educator of PhD candidates in scientific disciplines and many plan to pursue careers in biomedical research. In any given year, Hunter will have approximately 160 graduate students working under the tutelage of faculty in Biology, Physics, Chemistry and Psychology labs, many of who are focused on biomedical pursuits. Those students will have better access to physician scientists in the MRB that will enrich their academic experience and expand their horizons. Additionally, many of Weill Cornell's 450 graduate students will be working under faculty in the MRB and will benefit from interaction with faculty from Hunter who conduct research in different disciplines than their WCMC mentors. These opportunities will make both WCMC and Hunter more attractive to the best and brightest PhD degree applicants.

Hunter researchers located in the MRB will also have easier physical access to the research cores and services in the building as well as those on the east side of York Avenue in existing WCMC facilities. This should improve their investigative techniques and advance their grant-getting capability. The faculty members at Hunter currently have made as much use of the research cores at other CTSC member institutions as is feasible given that they work in remote lab buildings. The Hunter scientists' proximity to WCMC research cores will enhance their collaborative research projects and allow the research to progress past the "seed funding" phases, as well as attract significant new research support from the NIH and other institutions.

Although Hunter has not yet determined which specific researchers will be assigned to lab space on the fourth floor of the MRB, the objective is to achieve a mix of researchers with active externally funded research projects (preferably projects that are currently being

undertaken jointly with one or more faculty of WCMC) in the biological or chemical sciences, including neuroscience research, cancer research and neurodegenerative disease research. These projects will be biomedical in focus and will make use of the superlative research core technology and facilities at WCMC or MSKCC and require wet labs.

Only with proximity to patients and increased interactions with a diversity of students, clinicians and research faculty will Hunter's research move beyond the bench and achieve its disease-oriented potential. This will insure that NIH funding of WCMC and Hunter continues and grows, and insure that these research dollars remain in New York City.

The Relationship between Weill Cornell and Hunter College

The two institutions will seek to develop a process whereby their respective faculty members can obtain joint appointments at Hunter and WCMC. This process will be similar to the model in place for decades between WCMC and physicians and scientists at Memorial Sloan Kettering Cancer Center (both the Memorial Hospital and Sloan-Kettering Research Institute) as well as between WCMC and physicians at Hospital for Special Surgery. This faculty appointment system has attracted superior individuals who have, in turn, brought the finest science and medical progress to our citizens. This model of joint faculty appointments has successfully met the needs of all participating institutions and remarkably enhanced the prestige and success of all participating institutions on the York Avenue medical and science corridor of New York's Upper East Side. Hunter's participation is the next step in this on-going effort.

The proposal to include Hunter faculty on one floor in the MRB is enthusiastically endorsed by WCMC leadership for several reasons. Hunter's participation was instrumental to its successfully obtaining the initial CTSC funding in 2008, the largest single grant in the WCMC's history. In turn, the CTSC provides seed grants to faculty at CTSC member institutions, including Hunter College, provides technical assistance, coordinates educational programs and assists faculty in matching their educational and research objectives with those of faculty in other member institutions with the objective of "marrying" non-traditional partners. The \$49 Million CTSC grant is now up for renewal and hopefully Hunter's continued participation and location of its faculty in the MRB will add the benefit of physical proximity to this new and fruitful relationship.

Looking to the Future

Based on the successes in recent years, the leadership of both WCMC and Hunter agreed that it is highly desirable to expand their collaborative education and research programs. The MRB construction is an ideal opportunity to address key facilities needs for the enhancement of these programs. By having scientific faculty from Hunter College co-located in a new state-of-the-art laboratory building, enormous potential can be realized for more collaborative educational and research. Faculty of diverse disciplines will be able to interact in physical proximity, both formally in seminars and lectures as well as informally over lunch or hallway conversations, which will facilitate creative scientific exploration. Hunter scientists and WCMC physicians will be able to work even more closely in developing new and novel research ideas, consult earlier in project design undertake more collaborations that are patient-focused and take these endeavors to

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the level of patient trials. Hunter's bench researchers can more easily access core research technologies at WCMC, and new educational opportunities will be available to both WCMC and Hunter students in graduate level biomedical science areas. The co-location of faculty from the two Colleges will open opportunities that have not been heretofore available and help New York City institutions remain competitive for NIH grant funding in a time of federal budget reductions.

Department of Buildings Violations

The accompanying records of the Department of Buildings show that there are ten active violations on the Zoning Lot. Seven of those violations concern the previously existing buildings, which have now been demolished, and the other three are scheduled to be addressed at hearings on October 13, 2011. In any event, any violations will be resolved and dismissed prior to the issuance of a certificate of occupancy for the Proposed Building.

Conclusion

WCMC is proceeding to develop the MRB in accordance with the Board's prior approvals, and the current proposal would not affect the bulk variances that were granted. The current proposal is only contrary to the prior approval in that the Board's resolution recited that the MRB was "to be occupied for community facility use by the Weill Cornell Medical College." The MRB and the requested modification would not alter the essential character of the neighborhood or district in which the Zoning Lot is located, would not impair the appropriate use and development of adjacent property, would not be detrimental to the public welfare, and would, in fact, provide a great benefit to the neighborhood and the City as a whole, as it will help WCMC maintain its position as a world-renowned institution at the center of New York City's medical community and a vital resource for the City and the Upper East Side.

For the foregoing reasons, we respectfully request your Board's favorable action on this application.

Respectfully submitted,

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By: 

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