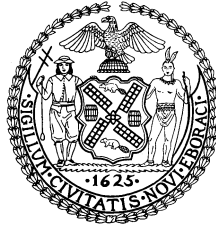


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**The City of New York
Community Board 8 Manhattan
Zoning and Development Committee
695 Park Avenue, CUNY Hunter College – Glass Café
March 28, 2019 at 6:30 PM**

MINUTES

Community Board Members Present: Gayle Baron, Barbara Chocky, Billy Freedland, Craig Lader, Valerie Mason, Rita Popper, Tricia Shimamura, Barry Schneider, Marco Tamayo, Adam Wald, Elaine Walsh.

Excused: Elizabeth Ashby, Shari Weiner

1. Presentation by Manhattan Assistant District Attorney (ADA) Diana Florence on the Manhattan District Attorney’s Construction Task Force.

Allan Valerio and Manhattan ADA Diana Florence from the Construction Fraud Task Force Unit of the Manhattan District Attorney’s office gave a presentation on the scope and goals of their Task Force. A copy of the presentation can be found on Community Board 8’s website.

ADA Florence explained that the Task Force looks into fraud, injuries and other concerning incidences on construction sites throughout Manhattan. Their cases often include incidences involving poor attention to safety standards, misuse of equipment, and wage theft. ADA Florence reviewed several cases in which construction workers and/or pedestrians walking near a construction site were endangered, seriously harmed, or killed, as well as construction companies who were withholding wages from their employees.

The Manhattan DA’s office has asked that community residents stay vigilant in reporting concerns about safety and fraud at construction sites. ADA Florence urged community members to take photos and videos on their phones (while also maintaining a safe distance from injury), and to text these photos to the Task Force. ADA Florence and her team continue to investigate leads that are sent in by community residents. **The Task Force has set up a phone line for texts/WhatsApp. Number: (646) 712-0298.** Given the limited time allotted, Q&A session was not available, they agreed to come back in the fall for a second presentation

2. Presentation by the Waterfront Alliance on the WEDG Program for development along the waterfront.

Sarah Dougherty (sdougherty@waterfrontalliance.org) from the Waterfront Alliance gave a presentation on the WEDG program. A copy of the presentation can be found on Community Board 8’s website. The Waterfront Edge Design Guides (WEDG) program provides community boards and other neighborhood organizations tools to help guide new projects along a unified set of standards. The WEDG program is a combined rating system and set of guidelines that helps design projects and was created to act similar to that of the LEED building rating system. The Waterfront Alliance is urging all community boards to consider taking the “WEDG Pledge” in encouraging all future projects to subscribe to the WEDG standards.

The Waterfront Alliance originated as an offshoot of the Municipal Arts Society of New York (MAS) and has been in existence for 12 years as an advocate for thoughtful waterfront design and use.

3. Presentation by Lenox Hill Hospital on their planned construction in CB8, and discussion of other potential locations for development.

Melanie Meyers, a land use attorney representing Lenox Hill Hospital (LHH), began the presentation on the “Renewal and Redevelopment of LHH”. A copy of the presentation can be found on Community Board 8’s website.

Ms. Meyers emphasized that LHH is in the very preliminary stages of its plans. LHH will enter into the formal ULURP process in about a year from now. **During construction the hospital will remain open and some swing space will be used on the 3rd avenue site.** This meeting was intended to provide information to the community.

Josh Strugatz, Vice President of LHH, outlined the goals of the project and gave a brief review of LHH as it relates to Northwell Health. The goal of the LHH redevelopment is to create a world-class facility for the next generation of healthcare. Northwell Health is the largest integrated healthcare system in the country according to Mr. Strugatz, and LHH joined Northwell Health in 2010.

Dr. Jill Kalman, Executive Director of LHH, outlined the main needs of LHH that are meant to be addressed through the redevelopment:

1. Upgrade to patient rooms: LHH is aiming to have only single bed rooms for their patients, which would reduce risk of infection, increase patient confidentiality, increase family comfort and create new flex-rooms that could provide different levels of care to the patient while staying in the same place and provide for equipment to come to the patient room rather than patient going to the various testing locations. Mr. Strugatz later noted that under New York State law, any new hospital construction must be for single, private rooms. He also noted that once these private rooms are built, there will be no additional cost carried over to the patient. All current Health plans/insurance will continue to be accepted and also be subsidized by LHH.
2. Increase the quality and quantity of operating suites: LHH is in need of larger operating rooms that can accommodate more modern, technological medical equipment and improve on infection control.
3. Upgrade Emergency Department including single rooms.
4. Improve ambulance drop-off: currently LHH has no way of efficiently bringing in patients into an ambulance bay. Ambulances currently block traffic and transporting patients into LHH generally means bringing patients onto the sidewalk and putting them more at risk. LHH’s redesign would create an ambulance bay under the hospital which would ease traffic concerns and aid in patient transport.
5. Dedicated Mother-Baby hospital: LHH would like to create a dedicated facility for maternal-fetal medicine, located at the south-east corner of 77th Street and Park Avenue with entrances on Park Ave and 77st The Mother-Baby Hospital would feature single-bed rooms and have a private NICU area. The height of the maternity building would be the existing height as it is now.

In addition to these needs, Mr. Strugatz noted additional features of the redesign:

- Dedicated loading docks for deliveries and trash removal
- Subway improvements
- Atrium and other publically-accessible spaces for engagement and wellness education.

Mr. Strugatz acknowledged that this would be a multi-billion dollar endeavor. As part of their project, LHH would like to create a luxury residential building on Park Avenue and 76th Street in order to fund the redevelopment. It was clear that the site for the residential tower needed to be sold for the project to move

forward. Mr. Strugatz stated that LHH would develop a capital fund raising campaign that included selling of 76th Street and Park Avenue lot, funds from Northwell and philanthropy. (Exact cost of projects not known)

Thomas Rossan of Ennead Architects provided additional details about the zoning changes and the planned height of the new buildings. Through the ULURP process, LHH is aiming to change their current FAR to 15FAR, which would be an increase of approximately 1.2 million zoning square feet. The current LHH FAR is a mix of 5.0 FAR and 7.5 FAR. LHH would use approximately 75% of this increased FAR for the hospital, and 25% for the residential building. The new LHH building would be approximately 516ft tall, and the residential building would be approximately 490ft tall. LHH and Mr. Rossan did not go into detail as to the number or layout of units in the residential building – the design has not been completed. The design team was looking into making the residential building as complimentary to others along Park Avenue, using limestone instead of glass for the façade. It was mentioned that nowhere in our community is there 15 FAR. The basis or number of variances to be requested was not answered nor was the question of why they believe there should be variances.

With regard to public amenities, Mr. Rossan explained that the second floor of the new LHH would be a resource space primarily designed for community use, including a dining area with educational programming, a resource center, meeting rooms for community use, and a second café. Emphasis was placed on improving the streetscape, make area less congested and safe. Ambulances will pull into a covered area. LHH has been meeting with City Planning and has submitted a pre-application for the main site of Lex and Park 76-77 Street area.

After the presentation there were numerous questions raised by the community and board members. They were asked by the zoning co-chair **that the ULURP and EIS not be scheduled to come to the board during June, July and August or near religious holidays in the Fall. The EIS scoping review is planned for the fall. Not following our request will limit community and board input, and they agreed.** Concerns about the size, scope and design of the project which is overbuilt for the location and not in harmony with existing building; questions about variances was skimmed over; there was no pretense of even discussing what the zoning limits were on the property. (Height 210' on Park Ave & 170' on Lexington Ave.) The presenters made it clear that the project was for the public good and the Park Avenue residential tower had to be the proposed height to secure funds to make the redevelopment a reality. At no point when concerns were raised did they indicate a less grand plan was feasible. Community Board members expressed concern about the lack of affordable units in the tower as well as the minimal improvements to the subway entrance, and that the only subway improvement was to the downtown southwest corner entrance, and that there would be an entrance right to the hospital.

Additional information about subway ADA enhancements and the possibility of affordable housing was requested LHH noted that they are still in discussion with the MTA and would be willing to continue to discuss other community benefits.

Additionally questions were raised that if this **zoning map amendment this would trigger Mandatory Inclusionary Housing—no response given;** no affordable housing units planned; need for staff housing not addressed. Discussion regarding the loading bays was of major importance to residents currently dealing with the disregard for the community, including trucks lined up waiting to get to the loading zone; dumpster on 76th Street and constant noise and disruption. (There has been legal action taken as a result of the conditions). LHH stated the loading berths were be enlarged and added to with the plan for trucks to be accommodated inside and doors closed; trucks will not be idling as they will be all from LHH/NW and monitored. Location of the bays will move eastward from Park Ave. Members of the public questioned the lack of specifics regarding financing and pointed out lack of air, light and shadows would ruin the quality of

life in the neighborhood. Overall there were numerous concerns raised by the community and board regarding the entire project.

On a programmatic note: LHH/NW must submit their plans to the NYS Health Systems Agency. There will be a needs assessment done regarding their plan. HSA must review and grant approval for all actions including # of beds, if all services needed or replicate other hospital facilities. We have asked to see those filings and responses.

During the Q&A portion of the presentation, many community members asked about the LHH project at Third Avenue and 77th Street. (The community has been waiting for communication regarding this site since the Fall) Mr. Strugatz noted that this building was sold last year to University Financial Foundation, with which LHH is partnering. The building is being planned as an ambulatory outpatient facility (not operating 24 hours), and will include space for outpatient imaging, ambulatory operating rooms, cancer treatment services, and space for practicing physicians. Abatement is underway in the building and demolition will likely continue until the first quarter of 2020. LHH does not have a design for the building, but the project is as-of-right for approximately 200,000 – 250,000 sq. feet, which will be between 12-14 stories.

The overall timeline for the project is 8-10 years. The LHH team emphasized that construction on the entire area would not happen all at once time, and that the hospital tower is the first phase, and would be completed in approximately 4-5 years.

A follow up meeting will take place in the Fall and LHH/NW were asked to keep us in the loop re any updated information and scheduling. For 3rd Ave, a request was made to present at a Zoning and Development meeting soon.

Mr. Strugatz provided the following contact information for the project:

Renewinglenox@northwell.edu

(212) 434-4360

www.renewinglenox.org

Elizabeth Ashby and Elaine Walsh, Co-Chairs