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**The City of New York
Community Board 8 Manhattan
Memorial Sloan Kettering Cancer Center Pavilion Task Force
July 6, 2023, 6:30pm
Conducted Remotely via Zoom**

MINUTES

Board Members Present: Elizabeth Ashby, Michele Birnbaum, Felice Farber, Anthony Cohn, John McClement, Mrs. Brown, Barbara Rudder, Judy Schneider, Russell Squire, Marco Tamayo, Adam Wald

Dr. Jeffrey Drebin, Chair of the Department of Surgery and Acting MSK Hospital President provided closing remarks on the need for the hospital expansion due the projected growth in cancer patients, the complexity of cancer care, and the need to accommodate modern and future technology.

Shelly Friedman, Land Use Counsel reviewed the zoning actions, noting the inclusion of a certification to permit more than one curb cut on a narrow street, and making it clear that the application will be before the community board again as a ULURP application.

He noted the following:

- Resubmission of 2001 application which was voluntarily withdrawn. Complete upzoning of MSK large scale campus
- Permit more than one curb cut on a narrow street – will need to locate more than one cut along east 67th Street Façade
- Group of land use actions within the Large-Scale Community Facility Designation — applies only to community facilities. To move floor area and distribute bulk around a multi-area site. Very unique and focused zoning amendments.
- Need a lot coverage waiver to build the full lot to bring height down (from 56% to 72% lot coverage), signage – increase the amount of navigation signage necessary. Want to make sure pedestrians, patients, etc know where to go.
- Want approval for 2 illuminated Kiosks within MSK property. The kiosks will be within the MSK property line and will lead people into the hospital to make it clear where the entrances are located.
- Adjust 2001 FAR calculations – redistributing floor area (200,000 square feet of as of right development transferred to the pavilion site). Will totally max out the zoning at 10FAR.
- Will pursue special permits on height and setback and lot coverage and signage.
- Proceeding within a zoning envelope that will top out at 594 feet above grade.
- Believe building will be around 574 feet but will need additional mechanical space. Total building will be 594.
- Additional modifications to height and set back – differences between interior and perimeter elevations. This will cover all the differences.

MSK Confirmed their support for constructing the building using union labor for both on-site and off-site fabrication; and confirmed their intention to coordinate construction activities and noise with PS 183.

Discussion:

Members of the public expressed their support for MSK and the need for the expanded facility.

Other community members expressed concern about parking issues and the increase in traffic from this project. Additional community concerns centered on the proposed size of the building and impact on nearby residents, the impact of blasting on surrounding buildings, and the potential for construction of another “soulless glass box” similar to the Koch building. Finally, one community member read an online petition, including specific comments from nearby residents in opposition to the size of the building.

Resolution:

The task force members who attended two or more of the previous four task force meetings were eligible to vote on a resolution regarding the items the task force would like considered and included in the development by MSK. It was made clear that this was not a formal vote on the application. The formal vote would take place later this year when MSK comes before the Community Board with the full ULURP application.

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 requests MSK incorporate the following recommendations in their Zoning Application and the Revocable Consent Application:

- Replacement of all 300 units of housing in the current building with 300 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 P.S.183 to minimize the impact of construction activities on the students at P.S. 183, as proposed by MSK;
- 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 regarding any 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 their 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.

Yes (9): Russell Squire, Michele Birnbaum, Adam Wald, Judy Schneider, Barbara Rudder, Elizabeth Ashby, Anthony Cohn, Felice Farber

No: (0): None

Abstain (1): Marco Tamayo

Respectfully submitted, Anthony Cohn & Felice Farber, Co-Chairs