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**The City of New York**  
**Community Board 8 Manhattan**  
**Zoning and Development Committee**  
*Wednesday, April 24, 2024 - 6:30 PM*  
*Conducted remotely on Zoom*

**Minutes**

**Board Members Present:** Michael Anderson, Elizabeth Ashby (Co-chair), P. Gayle Baron, Lori Bores, Alida Camp, Juno-Chowla-Song, Anthony Cohn (Co-chair), Craig Lader, Valerie Mason, John McClement, Jane Parshall, Sharon Pope-Marshall (Co-chair), Rita Popper, Margaret Price, Elizabeth Rose, Barbara Rudder, Judith Schneider, Marco Tamayo, and Sharon Weiner.

**Approximate Number of Public Attendees:** 35

The meeting was called to order at 6:35 PM.

- 1. Public Presentation: 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.**

The meeting was called to order at 6:35 PM. by Co-Chair Sharon Pope Marshall, who introduced Co-chair Anthony Cohn and the agenda item, the MSK Pavilion Proposal.

Mr. Cohn introduced the MSK Team:

Dr. Jeff Drebin, MSK  
Elizabeth McNulty, MSK  
Roger McClean, MSK  
Rob Masters, Cannon Design  
Justin Boyer, Foster+Partners  
Jason Tavarez, Turner Lendlease  
Matt Carmody, AKRF  
Shelly Friedman, Land Use Counsel

Dr. Drebin began the presentation by referring to their written responses to the CB8M Resolution from last Fall (Documents attached):

- [MSK Pavilion Committee Briefing](#)
- [Project Documents](#)
- [MSK Response to CB8 Resolution](#)
- [CB8's MSK Pavilion Resolution](#)

Their presentation continued with specific comments related to the CB8M Resolution. In particular, the MSK Team attempted to explain the adjustments they proposed to the Board concern over traffic in an already congested area:

- While not enlarged, the garage will be restricted to patients and visitors through an online reservation system with assigned arrival times.
- MSK will build a new exit ramp to reduce usage at the 66<sup>th</sup> St. exit ramp.
- Larger staging area within the garage to reduce back-up on the street.

Likewise, the MSK Team described their operational efforts to mitigate the negative environmental effects during construction.

MSK indicated that they would present the appearance of the proposed building in some detail at the Full Board Land Use meeting on May 8th. Their application does not require specificity, in that it is an application for the zoning modifications to the original 2001 “campus” zoning proposal.

Many Members of the public spoke both in support of, and in opposition to, the proposal. The negative comments fell into the following general categories:

- The building, at 596 feet tall, is too tall, and as proposed, with no setbacks, too bulky.
- The Design Team did not present any sense of the proposed appearance or materiality of the Pavilion, nor did they show any images that might explain the appearance of the bridge across 67<sup>th</sup> Street.
- Concern over the possible environmental effects of demolition and construction.
- The net loss of housing through the demolition of the “short term” hospital housing for visiting scholars. A certain number of the lost units will be replaced on Roosevelt Island, but a number of future visiting scholars and staff will have to find housing elsewhere.
- Members of the public who live close to the site were uniformly concerned about the noise and dirt from construction and the lax enforcement of work hours on the part of the Department of Buildings.
- General distrust of traffic studies and existing parking availability in the immediate area and the effect of congestion pricing on an already strained traffic infrastructure.
- A concern that a building built as a state-of-the-art 2024-2030 facility will be obsolete by 2050.

Positive comments also fell into largely predictable categories, stressing the importance of MSK in the treatment of cancer and support for their activities, while acknowledging the toll it will take on area residents.

Several Members of the Committee spoke, largely echoing and amplifying the public comments. Vague descriptions of the building exterior elicited comments advising the design team against the use of all glass facades, mentioning environmental concerns, glare from the windows reflecting into nearby apartments, and potential bird strikes.

While the Committee generally applauded the efforts to mitigate the obvious environmental concerns (dust, dirt, hazardous materials, traffic, etc.), the changes proposed to the plan as originally shown last year are operational in nature and do not address either the housing or the bulk concerns expressed during the Task Force meetings.

## **2. Old Business**

No items of Old Business were discussed.

## **3. New Business**

No items of New Business were discussed.

The meeting was adjourned at 9:00 PM.

*Elizabeth Ashby, Anthony Cohn, and Sharon Pope-Marshall, Co-Chairs*