THE NEW YORK
LANDMARKS
CONSERVANCY

July 16, 2025

STATEMENT OF THE NEW YORK LANDMARKS CONSERVANCY BEFORE THE CITY COUNCIL SUBCOMMITTEE ON ZONING AND FRANCHISES REGARDING THE LENOX HILL HOSPITAL DEVELOPMENT PROPOSAL

Good day Chair Riley and Council members. I'm Andrea Goldwyn, speaking on behalf of the New York Landmarks Conservancy. The Conservancy is a 52-year old organization dedicated to preserving, revitalizing, and reusing New York's historic buildings and neighborhoods. We want to ensure that New York's rich diversity of architecture continues to enhance the City: creating jobs, housing New Yorkers, encouraging sustainability, and welcoming visitors from around the world.

The Conservancy opposes Lenox Hill Hospital's redevelopment plan, which would radically change zoning in this neighborhood. Although this site is not a designated landmark, it contains several historic buildings designed by notable architects York & Sawyer, and it is surrounded by historic districts. This proposal calls for the demolition of those hospital buildings and would drastically disrupt the relationship of the hospital and its neighbors.

The City deserves world class medical institutions. We appreciate that Lenox Hill needs to upgrade services, but there are experts who disagree with the Hospital's insistence that this is the only sized building that can meet their needs. There must be a way to do that without such a negative impact on the character and quality of life of the neighborhood.

We urge you to demand revisions that bring this proposal closer to as-of-right. Perhaps the number of beds, the ceiling heights, and the size of the mechanical spaces could be reduced. The proposal is not a minor change to the zoning. The new building would be three times larger than what current zoning allows. The 436-foot-tall hospital tower would have massive floorplates rivaling the Freedom Tower and exceeding those of any other hospital tower in the area. In the past, the Council has exercised its authority to make changes, such as the reduction in height at the New York Blood Center (301 East 67th Street.) This site deserves the same consideration.

The upzoning of the Lexington Avenue site and the midblock on East 76th Street threatens carefully calibrated zoning protections that maintain the character of Park and Lexington Avenues and their low-rise midblock corridors. It disregards Lexington Avenue's historical constraints as a narrow, pedestrian-heavy, retail-oriented corridor with "special neighborhood character." The proposed tall building additions along 76th Street would disrupt the hard-won, low-rise character of the mid-blocks, which are largely residential. If this proposal is approved, it will set a precedent for upzoning throughout the neighborhood and the City.

One Whitehall Street, New York, NY 10004
tel 212.995.5260 | fax 212.995.5268 | nylandmarks.org

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Finally, we have to note that there have been almost no changes to this proposal despite six years of significant community opposition, alternate plans, testimony from medical experts who question the need for this program, and concerns about City-wide health equity, Early on, an out-of-scale Park Avenue residential tower was suggested and quickly rescinded. Other than that, through a task force, so-called community engagement, multiple presentations to the Community Board, and this ULURP, the project remains essentially the same.

So Council members, we ask you to make the changes that will allow both Lenox Hill Hospital and the surrounding community to co-exist and thrive. Thank you for the opportunity to express the Conservancy's views.

One Whitehall Street, New York, NY 10004
tel 212 995 5260 | fax 212 995 5268 | nylandmarks.org

TA **Tamayo Architects, P.C.**

Marco Tamayo, R.A.
515 East 81 St Street #1B
New York, NEW YORK10028
Phone: 212-517-2158

July 16, 2025

Dear, City Council Members,

I am Marco Tamayo, an architect and resident of the Upper East Side. My firm designs passive, sustainable buildings that comply with the highest energy standards. After extensive training with ASHRAE, I can confidently say Northwell's proposed hospital tower is needlessly out of scale.

Under its current plan, Northwell could reduce this building's height by **around 100 feet** — **without losing a single square foot of needed medical space** — simply by modernizing its outdated mechanical systems.

Today, **25–30% of the building's height** — about **150,000 sq. ft.** — is taken up by oversized mechanical rooms and extra floor-to-floor heights that only waste energy and space. Northwell itself admitted at Community Board 8 (Jan 28, 2025) that they are using a **"trial and error"** approach for their energy systems — a clear sign that there is no defined mechanical need to justify the bulk they're asking for.

Moreover, their glass-heavy façade, inefficient ductwork, and excessive window-to-wall ratio will make this building a giant radiator, wasting precious energy now and failing to meet NYC's Local Law 97 net zero targets by 2050.

There is a better way:

- Use a **passive building design** — better insulation, balanced fenestration, tighter infiltration — to drastically cut energy loss.
- Install a **geothermal system** (NYC DDC confirms the site is suitable) to eliminate bulky cooling towers and reduce carbon emissions.
- Use **DOAS fresh air systems** with **energy recovery** and **chilled beams** for precise, efficient ventilation — especially critical for operating rooms.

These proven solutions would shrink the mechanical footprint, cut energy use, **lower the building height by ~100 feet**, and deliver a **modern, sustainable hospital** that fully meets Northwell's programmatic needs **without burdening our neighborhood** with unnecessary bulk.

I urge the City Council Members to insist on smart, efficient design — not to rubber-stamp excessive height that serves outdated systems and oversized egos. Please make this a condition for approval."

Respectfully,

Marco Tamayo, RA

[redacted]

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I urge the City Council Members to insist on smart, efficient design — not to rubber-stamp excessive height that serves outdated systems and oversized egos. Please make this a condition for approval."

Respectfully,

“The Northwell plan can be 100 feet lower without losing medical space — by replacing obsolete systems with proven clean technologies that cut energy waste and respect our neighborhood. Please make this a condition for approval.”

Building Service 32BJ Health Fund
25 West 18th Street
New York, NY 10011-4676

www.32bjfunds.org
212-388-2000

Manny Pastreich, *Chairman*
Howard I. Rothschild, *Secretary*
Peter Goldberger, *Executive Director*
Cora Opsahl, *Fund Director*

Testimony of Jessica Zhang, Senior Manager of Policy, 32BJ Health Fund
New York City Council Hearing on Zoning Applications for Lenox Hill Hospital
Subcommittee on Zoning and Franchises
July 16, 2025

The Health Fund provides health benefits to over 200,000 32BJ union members and their families, using contributions from over 5,000 employers. Those union members are the front-line building services workers that keep our buildings in order and our airports and schools running. About 1,800 of our plan participants visit Lenox Hill Hospital as patients each year. The 32BJ Health Fund opposes special permitting and rezoning to allow Lenox Hill to expand its facilities in the most hospital-dense area of NYC, because the expansion will contribute to unnecessarily increased healthcare costs for our members. The city should not be granting expansion rights to a private entity with prices and practices that disregard patients' healthcare affordability concerns.

As a self-funded plan, hospital prices directly impact the 32BJ Health Fund's sustainability and ability to keep costs low for plan participants. Every dollar spent on higher-priced care is a dollar that can't be used for wage increases or other benefits like pensions. Since 2004, the cost of health benefits for the 32BJ Health Fund participants has increased from 17 percent of the total employee compensation package to 37 percent – meaning healthcare costs have risen four times more than wages, with a 54% increase in wages and a 230% increase in health benefit costs. New York City's high-priced hospitals are the major driver of these unsustainable increases.

Northwell hospitals' exceptionally high prices and related business practices burden our members. Lenox Hill Hospital is part of Northwell Health, which, as the largest health care system in New York State, dominates the markets in the counties it serves with almost double market share versus its closest competitor.[1] Northwell submits a consolidated audited financial statement for all of the facilities it owns, meaning that the performance, prices, and practices of the system as a whole, discussed below, are relevant for its flagship facility. Conversely, the performance, prices, and practices of Lenox Hill are relevant for the rest of the Northwell-owned system, given that hospital systems frequently distribute costs across facilities, and increased expenses or losses at a particular hospital could impact pricing across multiple facilities.

High Prices at Northwell

Lenox Hill, along with the rest of Northwell's 13 other major hospital facilities, already commands exceptionally high prices from commercial payers. According to a study conducted by RAND, compared to what Medicare pays for the same services, commercial payers paid Lenox Hill an average of 335% of Medicare prices from 2020-2022.[2] Medicare rates are commonly used as a benchmark for healthcare prices because they are designed to cover the full cost of care (based on hospital-attested reporting of their costs) plus a small amount of profit and are set administratively by the federal government – unlike commercial prices, which vary widely based on hospital market power. Prices at 335% of Medicare at Lenox Hill (as well as Northwell's overall system-wide average of 355% of Medicare) are far above what is required to cover the cost of providing

[1] Fitch Affirms Northwell, NY's Revs at 'A-'; Outlook Stable (April 23, 2023). Fitch Ratings. https://www.fitchratings.com/research/us-public-finance/fitch-affirms-northwell-ny-revs-at-a-outlook-stable-28-04-2023
[2] Sage Transparency 2.0 Database. https://dashboard.sagetransparency.org/

patient care. These commercial prices are also far above what is required to cover the hospital's claimed shortfalls due to inadequate Medicaid reimbursement and uncompensated care.

In keeping with this pattern, 32BJ Health Fund found large disparities in what it pays to Northwell versus other major NYC hospital systems for 32BJ union members. From 2022-2024, 32BJ Health Fund paid on average to Northwell:[3]

Service	Northwell	Comparator 1	Comparator 2	Comparator 3
Outpatient Gall Bladder Surgery	**$31K**	$6K NYC H+H	$12K Mount Sinai	$22K NYU Langone
Bariatric Surgery	**$73K**	$47K Mount Sinai	$52K Montefiore	
Cesarean Section	**$43K**	$19K NYC H+H	$34K Mount Sinai	$34K Maimonides
Tonsillectomy	**$19K**	$6K Mount Sinai	$9K Maimonides	$11K NYU Langone

A recent city report shows City employees are similarly burdened by these high prices, paying $1,000 for a 30-minute doctor's office visit at Lenox Hill compared to $390 on average across all hospitals.[4] These disproportionately high prices, in an already high-priced market, demonstrate the impact of Northwell's current market dominance.

Business Practices at Northwell

The 32BJ Health Found has also found that Northwell has engaged in "upside down" billing practices that contribute to excessive payments on healthcare services that inflate the overall cost of health benefits. "Upside down" billing is the practice of billing more than the actual charges for services rendered, based on the higher amount negotiated by the hospital and insurer. Northwell has then asked patients to pay the difference between the charge and the higher negotiated rate. For example, recently, one of our members was charged $18,940 for a procedure at a Northwell hospital. The Health Fund paid all but a $250 copay. And yet Northwell still billed the patient an additional $8K, insisting on thousands more than the actual charges for the service. This is a practice we see time and again with Northwell.

Affordability Impacts of Hospital Expansions

Research shows that expensive hospital capital investments such as this one lead to higher prices and a costlier healthcare system.[5] Profitable, higher-priced hospitals (like Lenox Hill) invest in capital more often than less profitable, lower-priced hospitals. These investments tend to increase the volume of patients at the higher-priced hospitals and enhance the hospitals' bargaining power in negotiations with payers, which leads to larger price increases relative to other hospitals.[6]

We have witnessed the dynamic of price increases following hospital expansions before. Northwell Health has undergone significant expansion over the past several years, with $6 billion in total net assets in 2022 – a 68%

[3] 32BJ HF Analytics Data using Prometheus Analytics definitions for procedures (industry standard for defining episodes of care). This analysis already removes outliers, excludes skewed data influenced by extreme values, and excludes emergency care.
[4] Local Law 78 of 2023 Report: Healthcare Accountability (March 21, 2025). New York City Department of Health and Mental Hygiene. https://www.nyc.gov/assets/doh/downloads/pdf/about/local-law-78-healthcare-accountability-report.pdf
[5] Beaulieu, N, Hicks, A, Chernew, M. Hospital Capital Expenditures Associated with Prices and Hospital Expansion of Withering, 2010-19 (May 2025). Health Affairs. https://www.healthaffairs.org/doi/abs/10.1377/hlthaff.2024.01172?journalCode=hlthaff
[6] Beaulieu, N, Hicks, A, Chernew, M. Hospital Capital Expenditures Associated with Prices and Hospital Expansion of Withering, 2010-19 (May 2025). Health Affairs. https://www.healthaffairs.org/doi/abs/10.1377/hlthaff.2024.01172?journalCode=hlthaff

increase since 2016.[7] Over this same period, the 32BJ Health Fund paid 232% of the Medicare rate at Northwell in 2016, and by 2023, the Health Fund paid 322% of Medicare.

Despite this, Northwell has not addressed affordability in any of their communications or proposals about the expansion. The absence of any assessment by Northwell of how a development plan of this scale – a reported $2B investment – will impact pricing exacerbates concerns for how patients access care in NYC's already high-priced healthcare environment.

Countering Lenox Hill Key Argument for Proposed Expansion

Lenox Hill describes the need for this proposal as a need to update and modernize its hospital facility. However, its plans go beyond modernizing by increasing the number of hospital beds (at a time when healthcare is generally shifting to outpatient settings that have the potential to be less expensive and more accessible),[8] and by building new single bedded rooms that are each larger than the current double-bedded rooms.[9] Although many payers, including Medicare, may not have different reimbursement rates for a single-bedded room versus a double-bedded room, or for different room sizes, this does not mean these changes will be cost-neutral for those paying for healthcare.

Instead, these differences may affect how cost-efficiently Lenox Hill is able to deliver its services. For example, the price for a given inpatient procedure may rise, not because there is a designated higher payment rate for the private room, but simply because more expensive underlying costs are eventually built into the prices charged by a hospital or health system. In fact, hospitals often refer to their margins as evidence for requiring higher reimbursement levels from both public and private payers, despite the logic that higher costs can lead to lower margins without increasing the healthcare value paid for.

In fact, Lenox Hill Hospital's operating costs per adjusted patient discharge have steadily increased yearly for more than a decade (with 2020 as an outlying year) from $13,940 in 2011 up to $26,219 in 2023. It has maintained a consistently positive and gradually increasing operating margin when comparing its revenues to its costs over this period, with an operating margin of 18.4% in 2023.[10] These numbers suggest that Lenox Hill has been able to secure higher revenues through higher prices as its costs increase, and would continue to do so to maintain its profit margin.

Mitigation Conditions

Though we oppose the City's granting of this special permit, we would like to offer conditions that could help mitigate these issues raised, in the event that the project is allowed to advance. These affordability provisions are stopgap measures to ensure the City is not subsidizing expensive healthcare at the expense of employers and workers who pay the price. These include:

- Require Northwell hospitals to stop pursuing patients for amounts exceeding the billed charges in so-called "upside down" billing circumstances;
- Limit Northwell commercial price increases to no more than the Producer Price Index for the duration of construction and for a period of five years thereafter; and
- Require Northwell to submit reports to the New York City Office of Healthcare Accountability and the NYS Attorney General on negotiated contract prices, price trends, and healthcare spending, Lenox Hill's

[7] Audited Financial Statements for Financial Years 2022 as posted on Electronic Municipal Market Access. Accessed April 2024.
[8] Kacik, Alex. Why systems are pumping billions of dollars into outpatient care (December 2, 2024). Modern Healthcare. https://www.modernhealthcare.com/providers/outpatient-construction-jefferson-health-hackensack-meridian/
[9] Testimony by Dr. Daniel Baker, CEO Lenox Hill, at Land Use Committee Hearing 7/16/25
[10] Sage Transparency 2.0 Database. https://dashboard.sagetransparency.org/

proportionate share index (a measure of how equitably a hospital is serving NYC residents),[11] and how Northwell is meeting identified citywide healthcare needs.

Granting this special permit will lead to a more unaffordable healthcare landscape in NYC. Our participants, along with other workers and employers who pay for health benefits, will shoulder the costs of this multibillion-dollar expansion during the project and for decades to come. At a time when federal cuts to Medicaid funding pose a danger to patients who may lose health coverage, and when hospitals are concerned about public payor shortfalls, this project does not seem a worthy investment in New Yorkers' pressing needs for sustainable, affordable, and equitable healthcare.

[11] Maru, Duncan et al. Measuring equitable care in multi-hospital markets: A Proportional Share Index Application in New York City. May 2025. https://academic.oup.com/healthaffairsscholar/article/3/5/qxaf088/8139886

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Friday, July 11, 2025 7:44:31 AM

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Dear NYC Council Subcommittee ,

Lenox Hill Hospital has been a lifeline in this city for generations. The plan to renew it is more than a construction project—it's an investment in public health, good union jobs, and the future of our neighborhood.

At a time when hospitals across the country are cutting services or closing altogether, Northwell is taking a different path. They're choosing to invest in healthcare right here in our community—and that's something we should all stand behind.

The truth is, Lenox Hill's facilities are outdated. Many of the buildings are more than 100 years old. Patients, families, and front line healthcare workers have been making do in cramped, aging spaces for far too long. This project will bring the hospital into the 21st century—with single-patient rooms, a state-of-the-art Emergency Department, and modern operating rooms that prioritize safety, dignity, and efficiency.

This transformation isn't just about healthcare—it's about jobs. The const ruction and upgrades will create hundreds of good-paying union jobs, ensuring that skilled local labor is at the center of the rebuild. We know that when union trades are involved, projects are done right—safely, on time, and with respect for workers.

And the impact won't stop there. Local businesses—from coffee shops to hardware stores—will benefit from increased foot traffic and long-term economic growth tied to a stronger, more accessible hospital.

As community members, we want to see thoughtful development that serves

our neighborhoods. As union members, we want to see projects that uplift working families. This project does both.

This is our chance to come together—to support a project that delivers for patients, for workers, and for the people who call this community home. Let's build the future of Lenox Hill—with union labor, community input, and a shared vision for a healthier, stronger New York.

Sincerely,

Abel Shihadeh
[redacted]
NY, NY 10011

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Friday, July 11, 2025 3:36:46 PM

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Sincerely,

adam griffin
[redacted]
SEAFORD, NY 11783

From: Baxi, Ami
To: Land Use Testimony
Subject: [EXTERNAL] Support for Lenox Hill Redevelopment - July 16 Zoning Hearing
Date: Tuesday, July 15, 2025 3:20:47 PM

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To whom it may concern -

As a mental health leader in our community, I am writing to express my enthusiastic support for the proposed hospital redevelopment project—particularly the vision for expanded and integrated care, including mental health services for our community.

The redevelopment presents a timely and transformative opportunity to meet increased demands, not only through enhanced inpatient facilities but also improved emergency room services. Direct access from the 6 train will only improve access to care. This investment will allow our healthcare system to deliver care that is coordinated, compassionate, and tailored to the complex needs of individuals and families.

I have utmost confidence in Northwell Health's ability to serve its community and consistently improve its care. They are showing this to us with their investment in a well-resourced, system-supported outpatient center for mental health, which will be essential to providing continuous, community-based care and preventing crisis-driven hospitalizations. With the inclusion of dedicated mental health spaces, multidisciplinary teams, and streamlined transitions between inpatient and outpatient care, the hospital will be better equipped to serve the full spectrum of mental health needs across the lifespan.

Our community deserves an uplift in its healthcare system and this redevelopment is a meaningful step in that direction. I look forward to seeing this project move forward with the City Council's support and to continuing our shared work in building a healthier, more resilient community.

With appreciation,

Ami Baxi, MD

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From:	Hamilton, Andrea
To:	Land Use Testimony
Cc:	Roane, David M
Subject:	[EXTERNAL] Support for Lenox Hill Redevelopment - July 16 Zoning Hearing
Date:	Tuesday, July 15, 2025 5:49:59 PM
Attachments:	image001.png

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Dear City Council Members,

I am writing in support of the Lenox Hill Hospital Redevelopment Project. As the Senior Director of Behavioral Health and Chief Psychologist at Lenox Hill Hospital, I see the impact Lenox Hill Hospital has on the lives of New Yorkers experiencing mental illness every day. Committed to health equity and quality, Lenox Hill's expansion of hospital resources will bring much needed growth and opportunity, resulting in improved access to care for residents across New York City in specialty areas such as child and adolescent mental health, treatment for those with serious mental illness, and enhanced reproductive mental health services during pregnancy and after childbirth. Furthermore, development will emphasize enhancements in care delivery systems and hospital design guided by the patients' own experiences, ensuring that the way we deliver healthcare for decades to come evolves to meet patients' needs with their voices centered and their perspectives honored.

Thank you for your time and consideration.

Sincerely,

Andrea Hamilton

Andrea Hamilton, PhD MHA
Chief Psychologist
Senior Director, Behavioral Health
Preferred Pronouns: She/Her

Department of Psychiatry
[redacted]
[redacted]
[redacted]
[redacted]u

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TESTIMONY TO NEW YORK CITY COUNCIL

July 15, 2025

If a developer were to request 9 zoning variances which exceed the current zoning limits by 250-500%, and take 10 years to do that construction in the middle of a dense residential neighborhood, you would throw him our summarily for making a ridiculous proposal. Yet Northwell, because it is a health care provider, wants you to believe that the benefits of this project outweigh any harm. Over 7,000signatures on our petition, over 400 attendees at every public meeting, thousands of letters submitted by our neighbors and other community groups in opposition to the propject, declare that this is simply NOT TRUE.

The Upper East side has the highest hospital beds/ resident areas in New York City. It is “Bedpan Alley” and does not need any more beds, being served by the largest and best hospitals in the world. Northwell wants to change Lenox Hill from the successful community hospital is has been for the past 160 years into its Manhattan flagship, competing against its largest competitors. Northwell is building for ego and market share, not for market need and is trying to do this in a small area where their dream simply does not fit.

We have provided expert testimony about the harm to our community, about the needs for healthcare in other areas of Manhattan and the outer boroughs, about the increased costs this $2 Billion development will create for all patients and insurers – and all for a net gain of 25 beds! You have received numerous letters from parents and clergy and elderly residents how this decade of construction will ruin their lives. We beg this Council to reject the requests and send Northwell back to work with the community to develop a sensible and affordable Plan, as Community Board 8 did when they rejected the proposal by a margin of 2:1 and asked for a new submission. You should do the same. And, any zoning variance granted should be provisional in that if Northwell does not build, as permitted, within 5 years, the variance will be rescinded. Northwell should not be able to resell this property with new zoning to a builder who could never get such variances granted

Andrew Gaspar

Vice President

Committee to Protect Our Lenox Hill Neighborhood

From: Stephanie Reckler
To: Land Use Testimony
Subject: [EXTERNAL] Submission from Andrew Gaspar in Opposition to the Northwell Application
Date: Saturday, July 19, 2025 10:27:42 PM

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Andrew Gaspar
Vice President
Committee to Protect Our Lenox Hill Neighborhood

WHY THE NORTHWELL HEALTH ULURP APPLICATON SHOULD BE DENIED

UNPRECEDENTED UP-ZONING

Northwell's plan requests 9 unprecedented zoning actions that will forever change the character of the Lenox Hill neighborhood. If the application is approved, it will require up to 250-500% zoning variances. Imagine the Empire State Building in a residential neighborhood. This size and scale building does not belong in ANY residential neighborhood. It would set a dangerous zoning precedent for the entire city.

MASSIVE SIZE AND SCALE

The proposed hospital tower would rise to a staggering height of 436 ft. at Lexington Avenue, (current zoning limits building height to 170 ft.), equivalent to a 44-story building (based on the standard 10-ft. ceiling height), not 26 stories depicted by Northwell based upon its proposed 16- ft. ceiling heights. Their alternate proposal "reduces" the tower height to 395 ft. at Lexington Avenue, but it does not reduce the overall bulk, instead shifting it by raising the height of the building at the midblock from 210 ft. to the confounding height of 360 ft.

The proposal will increase the hospital campus in size from its current development of approximately 781,500 gsf (620,500 zsf), approx 7.5 FAR that already exceeds the current zoning limits, to approximately 1,390,000 gsf (1,034,471 zsf), which is approximately 12.5 FAR.

CONSTRUCTION IMPACT

The proposed tower with its construction will destroy the dense residential neighborhood forever -- for no other reason than for Northwell's ambition to compete with the **five** world class hospitals on the UES. It will be an intolerable burden on the densely populated residential neighborhood. The environmental and health impacts of construction of this scale for such an extended 10-year construction period threatens the health and safety of residents as well as the hospital's patients and staff. Northwell has not considered the psychological impact and potential harm on our neighborhood of families with children and seniors forced to live in a construction zone for a decade.

NOT JUSTIFIED FOR THE UES

The expansion of Lenox Hill Hospital as proposed is not needed. With their 40% bed vacancy rates, as Lenox Hill reports daily to a NYS Health Agency, the hospital does not fill their current beds let alone need more that could remain empty.

While the Upper East Side is already overserved with hospitals, having been dubbed "Bedpan Alley," other areas of Manhattan and the outer boroughs are "hospital deserts" desperately in need of new and better hospitals. Health equity advocates gave voice to this concern at the Land Use Committee's public hearing, which underscores that the present proposal not only disregards the interests of its home in the Upper East Side neighborhood but also those of the larger community.

THE RESULT - RISING HEALTH CARE COSTS

The cost of the proposed plan is prohibitive. With inflation and tariffs, the $2+ billion price tag of the proposed hospital that Northwell estimated three years has now grown exponentially. $100 million per year will be needed just to cover the debt service, amortization, and increased operating expenses. This will result in ever higher healthcare costs for patients to make the hospital financially viable. Local 32BJ, the largest residential building service workers union in the nation, has spoken out in opposition to Northwell's plans as it will affect increase healthcare costs for their members and residents across the city. Northwell has yet to publicly address the immense financial implications of this project.

THE COMMUNITY HAS BEEN VOCAL

Northwell's proposal has drawn strong opposition from the actual residents and other stakeholders of our Upper East Side community. Yes, we understand that the current hospital needs to be renovated but not on such a massive scale. Thousands have signed our petition, and recently when CB8 solicited written testimonies from the public, 720 people wrote in opposition to Northwell's plans out of a total of 878 submissions. Moreover, several eminent UES groups -- FRIENDS of the Upper East Side, Carnegie Hill Neighbors, and CIVITAS, along with prominent NYC public interest groups including The New York Landmarks Conservancy and The City Club of New York– have joined us in opposition to Northwell's plans.

THE CITY WILL LOSE TAX REVENUE

There is no doubt what ten years of construction will do to prices of condominiums and cooperative apartments on the UES. Look at the Second Avenue subway construction and what it did to real estate prices during that lengthy construction. Prices in that area are just now beginning to recover. However, it is doubtful that prices will recover from the construction of the tower. Yes, construction will stop but other problems caused by the tower will remain. Northwell is hell-bent on taking over the UES -- buying up real estate in the area left and right for a non-contiguous UES campus. Who will want to buy a home? The Upper East Side is is not midtown.

From: ANN M GOODBODY
To: Land Use Testimony
Subject: [EXTERNAL] Lenox Hill Hospital / Northwell
Date: Tuesday, July 15, 2025 2:04:21 PM

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I am astounded that the City Planning Commission approved Northwell's Plan without change, totally ignoring the community. I listened to Chairman Garodnick and it was as if he was reading from the Northwell script. It was shameful.

There is nothing that can justify a hospital of this grandiose scale which is far beyond what is necessary to make it an excellent community hospital. It is also a complete waste of resources when hospitals and access to affordable healthcare are lacking in the rest of the city.

Northwell would have you believe that this is the only possible plan to deliver quality healthcare. That is far from true. They prefer to build their palace with a small increase in rooms but all of a large scale which they say is necessary - absolutely not true. You can refer to the Facility Guidelines Institute which develops guidelines for hospitals and healthcare facilities which states then use to develop their own codes. I have no expertise on this subject but I have heard from experts that the LHH design of single rooms is well in excess of those guidelines. It is up to you to verify this for yourselves.

We are also over-bedded in the UES while patients in the rest of the city do not have access close to home. As it is, LHH has a very high vacancy rate which argues for reducing bed count, not increasing it.

Therefore, the need for fewer rooms combined with a mix of room sizes leads to the conclusion that they need to renovate/build a smaller hospital. Further, building such a grand hospital may draw well-insured patients from hospitals other parts of the city, harming their already thin margins.

The requested zoning changes in a residential area are extreme, unprecedented, and totally unneccesary.

And this is occurring in the midst of Federal cutbacks causing hospitals to lay-off staff.

I ask you to to vote no to force Northwell to develop a sensible plan.

Thank you,
Ann Goodbody

From: Anne Namm
To: Land Use Testimony
Subject: [EXTERNAL] Lenox Hill/ Northwell
Date: Friday, July 11, 2025 5:33:54 PM

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Please renovate but stay within the building code. There's a reason for the codes! Keep our neighborhood in tact. No variance !!!

Anne Namm
[redacted]

From:	Anne Namm
To:	Land Use Testimony
Subject:	[EXTERNAL] Lenox Hill - Northwell
Date:	Friday, July 18, 2025 12:46:44 PM

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- Please vote NO to over expansion to Lenox Hill - Northwell Hospital
-
- The site, half a square block on Lexington between 77th and 76th Street, is an inadequate space for the giant tower that Northwell is proposing;
- 205%-500% zoning variances that have been requested will set a dangerous precedent in other residential neighborhoods'
- Northwell has yet to explain why there is a need for such a tower; **Lenox Hill Hospital needs to be renovated** as the good community hospital that serves residents of the UES, **not as a signature tower for Northwell Healthcare;**
- Northwell has not renovated LHH in the fifteen years that they have owned it; renovate the hospital within reason and spend the rest of the money on districts that desperately need healthcare services; the UES has over 10 hospital beds per 1,000 residents; the lower east side has .5 beds per 1,000;
- $2bln+ cost of construction will raise healthcare for all NYers;
- 10+ years of construction with street closures, etc. will ruin the vibrant community;
- Lack of transparency in construction plans such as storage of equipment and materials; dust mitigation, and noise control.

Anne Namm
[redacted]
New York, New York 10075
[redacted]

From: [redacted]m
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Friday, July 11, 2025 7:58:43 AM

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Dear NYC Council Subcommittee ,

Lenox Hill Hospital has been a lifeline in this city for generations. The plan to renew it is more than a construction project—it's an investment in public health, good union jobs, and the future of our neighborhood.

At a time when hospitals across the country are cutting services or closing altogether, Northwell is taking a different path. They're choosing to invest in healthcare right here in our community—and that's something we should all stand behind.

The truth is, Lenox Hill's facilities are outdated. Many of the buildings are more than 100 years old. Patients, families, and front line healthcare workers have been making do in cramped, aging spaces for far too long. This project will bring the hospital into the 21st century—with single-patient rooms, a state-of-the-art Emergency Department, and modern operating rooms that prioritize safety, dignity, and efficiency.

This transformation isn't just about healthcare—it's about jobs. The const ruction and upgrades will create hundreds of good-paying union jobs, ensuring that skilled local labor is at the center of the rebuild. We know that when union trades are involved, projects are done right—safely, on time, and with respect for workers.

And the impact won't stop there. Local businesses—from coffee shops to hardware stores—will benefit from increased foot traffic and long-term economic growth tied to a stronger, more accessible hospital.

As community members, we want to see thoughtful development that serves

our neighborhoods. As union members, we want to see projects that uplift working families. This project does both.
This is our chance to come together—to support a project that delivers for patients, for workers, and for the people who call this community home. Let’s build the future of Lenox Hill—with union labor, community input, and a shared vision for a healthier, stronger New York.

Sincerely,

Anthony Caratelli
Livermore ave
New York, NY 10314

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Thursday, July 10, 2025 12:23:21 PM

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Sincerely,

Mr. Anthony Lappin
[redacted]
Bronx , NY 10465

From: Torres, Arlene
To: Land Use Testimony
Subject: [EXTERNAL] Support for Lenox Hill Redevelopment - July 16 Zoning Hearing
Date: Wednesday, July 16, 2025 4:55:41 PM

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Hello,

To Whom It May Concern:

I support the Lenox Hill Redevelopment.

Best,

Arlene Torres
Administrative Support Assistant
Department of Medicine
Lenox Hill Hospital
[redacted]

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From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Monday, July 14, 2025 9:51:32 AM

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Dear NYC Council Subcommittee ,

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Sincerely,

Arthur Bain
[redacted]
Levittown , NY 11756

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Friday, July 11, 2025 11:37:29 AM

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Sincerely,

Asse ElGhaziri
[redacted]
New York, NY 11209

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Friday, July 11, 2025 2:01:28 PM

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Dear NYC Council Subcommittee ,

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Sincerely,

aurelia cotton
[redacted]
Ridgewood, NY 11385

From:	Aviva Slesin
To:	Land Use Testimony
Subject:	[EXTERNAL] Please vote NO to Northwell plan
Date:	Friday, July 18, 2025 12:20:28 PM

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Please stop Northwell from building this huge tower in our neighborhood. We live here and the promise of 50 extra beds is not worth 8 years of total chaos and pollution. I'm sure a lot of money is riding on this but there are other hospitals in the neighborhood and also other empty hospital buildings not far from here that would be as convenient to patients and would not ruin a neighborhood for years to come.

Please make the right decision and say no to this selfish plan.

Aviva Slesin
[redacted]
New York, NY 10075

Aviva Slesin
Documentary Filmmaker
Former Adjunct Faculty
Arthur L. Carter Journalism Institute
and Tisch School of the Arts
New York University

Good evening.

My name is Barbara Zinn Moore, and I am honored to serve as Chair of The Auxiliary of Lenox Hill Hospital. But more than that, I am here tonight as a member of this community, as a New Yorker who, like so many of you, depends on Lenox Hill—not just as a hospital, but as a lifeline.

For me, this is personal. My grandson was born at Lenox Hill, and that day will stay in my memory forever. When families welcome new life, when emergencies strike, or when we or our loved ones need world-class medical care, Lenox Hill is there. But here's the truth: while the doctors and nurses at Lenox Hill are among the best in the world, the hospital itself—the infrastructure, the emergency department, the ambulance access—doesn't reflect that excellence.

This proposal isn't about expansion for expansion's sake. It's about ensuring that Lenox Hill can continue to serve *us* at the level we deserve. A new, state-of-the-art Emergency Department will provide privacy and efficiency, which are critical for patients in their most vulnerable moments. A modern, dedicated ambulance entrance will prevent the congestion and delays that impact emergency response times. An improved subway entrance will enhance safety and accessibility, benefiting not just hospital visitors but our entire neighborhood.

I understand that change can be difficult. However, what's even more challenging is needing urgent medical care in a facility that no longer meets the requirements of this growing city. We should not have to choose between world-class doctors and a world-class hospital—we deserve both.

Lenox Hill has been a pillar of this community for generations. This plan ensures it will continue to be one for generations to come. I urge you to support it.

Thank you.

From:	Barry Schneider
To:	Land Use Testimony
Subject:	[EXTERNAL] Lenox Hill Hospital Application
Date:	Sunday, July 13, 2025 3:01:14 PM

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M. Barry Schneider
[redacted]
New York, NY 10065
[redacted]

Monday, July 14, 2025

Dear Chair Salamanca and Members of the Land Use Committee:

I strongly support the Lenox Hill Hospital application that is now before you.. Having been a member of Manhattan Community Board 8 since before the Hospital first planned its expansion in 2019 and, more recently, as an interested former 3-time Board Chairman, I have a broad knowledge of the institution's needs and the plan to achieve its goal.

Institutions like Lenox Hill that have faithfully served communities across Manhattan and New York City for generations, modernization represents not expansion but continuation—a commitment to remain steadfast in their historic mission while adapting to contemporary healthcare challenges
I hope you will find Lenox Hill Hospital up to the challenge of the next 60 years.

All the best,

M. Barry Schneider

From:	Ben Weintraub
To:	Land Use Testimony
Subject:	[EXTERNAL] Lenox Hill Hospital"s Proposed Expansion
Date:	Wednesday, July 16, 2025 4:53:41 PM

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To Whom It May Concern,

I am writing to express my strong opposition to Northwell's proposed Lenox Hill Hospital expansion. The size and scope of this project far exceed any other development in our neighborhood and would require zoning changes that allow a structure dramatically taller and wider than current zoning regulations permit. Granting such variances would set a dangerous precedent for future development in one of the City's most densely populated areas.

The proposed construction timeline of 9 to 11 years poses an unacceptable burden on our community. Extended periods of noise, dust, traffic congestion, and restricted emergency access will significantly disrupt daily life and jeopardize public safety.

Equally concerning is Northwell's lack of meaningful engagement with the community. While they have presented their plans, the process has been largely one-directional, with little effort to incorporate resident feedback. I speak from personal experience as a member of the neighborhood task force organized by Gail Brewer and Keith Powers. During these discussions, Northwell acknowledged that the project's excessive size is primarily due to their decision to keep the hospital fully operational during construction—a strategy, to my knowledge, never attempted at this scale.

Finally, the community impact is not justified by the benefits. Despite its massive footprint and disruption, the project adds only 25 beds, at a time when Medicaid funding is uncertain. This imbalance between enormous community cost and minimal healthcare gain makes the current proposal unacceptable.

For these reasons, I urge you to reject Northwell's expansion plan as currently designed and require a scaled, responsible alternative that respects zoning laws, minimizes neighborhood disruption, and delivers meaningful benefits to the community.

Thank you for your attention to this critical matter.

Sincerely,

Ben Weintraub
[redacted]

From: Benita
To: Land Use Testimony
Subject: [EXTERNAL] Northwell Lenox Hill Hospital addition
Date: Saturday, July 12, 2025 4:41:04 PM

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Please scale down the proposed addition to the current Northwell Hill Hospital. Over 400 feet is way out of scale for the surrounding neighborhood and definitely too large for narrow Lexington Avenue. The fact that Northwell is the biggest employer in our state shouldn't allow it to get its way when the proposed addition is so out of scale.
Thank you,
Benita Trinkle
[redacted]
New York, NY 10075
Sent from my iPhone

From: Selz, Bernard
To: Land Use Testimony
Subject: [EXTERNAL] Northwell Manhattan project
Date: Monday, July 14, 2025 1:09:18 PM

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Dear Sirs,

As I am sure you have heard from others the Northwell plan is completely out of proportion to the neighborhood, extraordinarily disruptive timeline and absolutely not needed in terms of hospital beds.

Further, at the Community Board hearing the only people in support of the plan are “paid ?” Northwell employees or union workers.

Sincerely yours.

A major NYC taxpayer ready to leave,

Bernard Selz

From:	Bonnie Halpern
To:	Land Use Testimony
Cc:	BONNIE HALPERN
Subject:	[EXTERNAL] Testimony opposing Lenox Hill Hospital Rezoning
Date:	Friday, July 18, 2025 7:28:45 PM

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Dear Council Members:

My name is Bonnie Halpern. I reside at [redacted]. and have lived here for 32 years. I attended the hearing on Wednesday, July 11 at 11 AM via Zoom.

I am extremely opposed to the rezoning of Lenox Hill Hospital. Looking at this plan from a cost-benefit perspective, the residents of the Upper Eastside have everything to lose and nothing whatsoever to gain.

The developers and Northwell Health are asking our community to endure over a decade of disruption to our daily lives, including excess noise, traffic congestion, difficult walking conditions, and heightened air pollution. They are also asking us to acquiesce to permanent damage to the character of our residential neighborhood from a commercial skyscraper towering over the small buildings on Lexington Avenue. All of this is for a project that provides no incremental benefit whatsoever to our community. Almost every major hospital in Manhattan is located in this area. We have 11 hospital beds per 1,000 people. We do not need an expanded Lenox Hill Hospital. Lenox Hill should continue to serve the community in a modernized/renovated structure that fits its “as of right” zoning.

This plan is so unjust for the rest of New York City. So many areas are medically underserved. They deserve investment In their medical care. Comparing the Upper Eastside’s ratio of 11 hospital beds per 1,000 people , Harlem has 2.05 beds, the lower Eastside has 0.42. In Queens there are 1.36 beds per 1,000 people.

There is a strong likelihood that we will experience a decrease in the market value of our homes, especially those homes that are located close to the construction site. What buyers would want to pay top dollar to live near a site that is undergoing 10 + years of construction? Is Northwell Health going to compensate us? Of course not.

Sincerely,

Bonnie Halpern
[redacted]

From: Brad Fierstein
To: Land Use Testimony
Subject: [EXTERNAL] NO to Lenox Hill
Date: Wednesday, July 16, 2025 9:06:40 AM

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Dear City Council Members,

As a member of this community, with a family and small children, I respectfully urge the City Council to deny Lenox Hill Hospital's ULURP application. While we all value access to quality healthcare, this proposal raises serious concerns that go far beyond hospital improvements—it threatens the very fabric of our neighborhood.

The scale of the proposed development is overwhelming. Towering buildings would dwarf everything around them, dramatically changing the character of our community. This isn't just about aesthetics—this is about quality of life. The tower will block daylight for thousands of residents, or worse, reflect sun glare off its proposed mirror facade (unlike any other building in the neighborhood) and will thereby materially diminish property values due to the construction and loss of neighborhood character over the long term. The building should not be allowed to increase in height.

The first point is this: Lenox Hill Hospital is already a bad neighbor. Residents deal with constant noise from ambulances, including their constant idling engines on 77th Street and on Lexington Avenue and the associated pollution. The access to the hospital for ambulances is already completely inadequate. Street parking should be disallowed in the area, with lanes dedicated to facilitate ambulance access, and parking or loading driveway or garage access for the hospital. Instead, we end up with gridlock and ambulance sirens at all hours. It is astonishing that there is no effort to address traffic and ambulance access as part of such a substantial undertaking. Add construction to this existing problem, it will be much, much worse, with no clear plan to mitigate.

There is no effort to improve the environment Lenox Hill already affects. There are ongoing issues with people experiencing homelessness and mental illness who linger around the hospital. These individuals deserve care, but instead, they're left to wander nearby streets without proper support. Meanwhile, local residents and small businesses are left to manage the impact on their own. There should be increased custodial services (the garbage around the hospital is an embarrassment), enhanced security and police presence provided by the hospital in order to maintain a healthy and safe environment around the hospital.

Lack of Affordable Health Equity: While the hospital claims the expansion is necessary for modernization, it fails to demonstrate how the plan addresses broader healthcare access or affordability for the surrounding community. This project appears more focused on luxury amenities than on meeting local healthcare needs.

Insufficient Public Benefit: The scale of requested zoning changes and air rights transfers is not justified by a corresponding public benefit. The application lacks transparency around long-term community engagement, mitigation efforts, and benefit to local residents beyond the hospital's private goals.

Finally the notion that residents will suffer years of extended construction so that the hospital can continue normal operations is offensive. Construction and demolition can be extremely efficient in NYC. **Make construction shorter, shut down the hospital, do the work, and re-open**.

This expansion doesn't offer any meaningful improvements to the surrounding community. There's no clear benefit to residents, no plan to reduce the existing burdens, and no commitment to addressing the real challenges we face every day.

I'm not against the idea of progress—to the contrary, there are material improvements that could easily be included as part of a comprehensive plan, as mentioned above, and I believe without significant expense. Any proposed plan needs to be thoughtful, inclusive, and respectful of the people who live here. This plan, as it stands, does none of that. The only logical choice is for the City Council to deny the application in its current form. It would be an irresponsible failure to the community you serve to allow it to proceed.

Sincerely,
Brad Fierstein
[redacted]

From: Bryan Verona
To: Land Use Testimony
Subject: [EXTERNAL] City Council Must Reject Northwell's Towers – Stand with the Community
Date: Monday, July 14, 2025 8:45:08 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Report suspected phishing emails with the Phish Alert Button or forward them to phish@oti.nyc.gov as an attachment.

Dear Members of the New York City Council,

I'm writing as a longtime resident of the Upper East Side and a deeply concerned member of this community. With the City Planning Commission's unfortunate approval of Northwell Health's proposed redevelopment of Lenox Hill Hospital, the responsibility now falls to you — the City Council — to protect the integrity and future of our neighborhood. This is your last opportunity to listen to the community and say NO to a project that would irreversibly alter the scale, livability, and health of one of New York's most historic residential districts.

Northwell's proposal — which includes two glass towers rising up to 436 feet — requires a radical 250%–500% upzoning. That's not modest adaptation. That's a total rewrite of zoning law to benefit a single institution, at the expense of thousands of residents who will live with the consequences for decades.

Just walking by Northwell's new building on 77th and Third Avenue is enough to understand what's at stake. The building looms over the block — out of place, overwhelming, and disconnected from the character of the neighborhood around it. Approving an even taller tower will not just set a precedent — it will set a new standard for disregarding community voice and long-established zoning protections.

Northwell claims this is about modernizing healthcare. We agree: Lenox Hill Hospital must be updated. But it must be done in a way that respects the needs, scale, and voice of the surrounding community. This current plan does not.

Here's what's at stake:

- 11+ Years of Disruption: Northwell's timeline is already unrealistic. Construction delays from weather, labor, and logistics will stretch far beyond projections, turning the neighborhood into a decade-plus construction zone — with noise, dust, and reduced livability for thousands.
- Unsafe and Unnavigable Streets: Lexington Avenue is already one of the narrowest on the Upper East Side. Northwell has no credible plan for where construction vehicles and materials will be stored. Elderly residents, families with young children, and patients trying to access care will face daily hazards on clogged streets and sidewalks.
- Outdated Before It Opens: Even Northwell's own CEO has said

hospitals will become less central to healthcare in the next decade. Why build a billion-dollar glass tower in the middle of a neighborhood — when the medical model is moving in a different direction?

- A Commercial Grab, Not a Community Need: This is not about better care for Upper East Siders. With six world-class hospitals already within walking distance, Northwell's project is about market share, not medicine. Public funds and public land use changes should not be used to further a private expansion campaign.

Community Board 8 has already taken a strong stance: their resolution called for a uniform 215-foot height cap and laid out reasonable conditions to make this development compatible with the neighborhood. The current plan bulldozes past those concerns and puts corporate ambition ahead of community preservation.

We are not opposed to progress. We are opposed to a plan that steamrolls a community in the name of progress. A better Lenox Hill is possible — one that puts patients and residents first, not developers.

City Council is our last line of defense. Please do not let this moment pass quietly. Stand with the people you represent. Stand with the thousands of residents who will live in the shadow — literally and figuratively — of this decision. Reject Northwell's proposal as currently presented.

Respectfully,

Bryan Verona
[redacted]
NYC, NY 10075
[redacted]

CARNEGIE HILL
NEIGHBORS

July 19, 2025

Hon. Kevin Riley, Chair
Subcommittee on Zoning and Franchises
City Council of New York

Re: The Lenox Hill/Northwell Hospital Expansion Project

Dear Chair Riley and Honorable Members of the City Council Subcommittee on Zoning and Franchises,

I am speaking on behalf of Carnegie Hill Neighbors, and I thank you for the opportunity to testify.

We understand that Lenox Hill Hospital (located on the block between 76th and 77th Streets and between Park and Lexington Avenues) needs to upgrade and expand, and that it seeks to do so in its present location, which has served it for more than 100 years. We are sympathetic to these objectives and we recognize the contribution the hospital makes, and will make, to the community.

The project will adversely impact the community: However, we consider the planned expansion at 436 feet in height (including mechanicals), with only limited setbacks and a substantial incursion into the midblock, to be too large and to diminish the neighborhood's access to light and air, and therefore inappropriate for this highly residential and historic neighborhood. Its height and bulk substantially invades the midblock, which is zoned for low scale (i.e., R8B). It will be, by far, the tallest and bulkiest building complex in this residential section of Lexington Avenue and the surrounding area. Even the Hunter College complex at Lexington Avenue between 67th and 68th Streets does not exceed 250 feet, including mechanicals.

Lenox Hill Hospital's incursion into the mid-block is a major concessions inherent in this expansion proposal. We understand the hospital needs this space in order to secure large floor plates to enable it to function effectively. We respect this need, but we also think that an appropriate concession to make this possible would be a lowering of the building being proposed.

We wish to draw attention to the critical role the City Council played five years ago in brokering a compromise for the New York Blood Center's expansion to house research facilities. This project, too, faced huge community opposition and throughout its ULURP process it had been unwilling to make any concessions. The compromise the City Council helped broker resulted in the height being lowered by 101 feet from 334 to 233 feet (including mechanicals). Also, **as the attachment shows** the number of floors was reduced from 14 to 11 and the zoning floor area was reduced from 451,860 SF to 393,232 SF. These were substantial concessions and can serve as a template for similar concession for the Lenox Hill Hospital expansion.

We look to the City Council to use this opportunity to create a similar compromise for the Lenox Hill/Northwell Hospital project. Thank you for your attention to this important matter.

Sincerely,

Lo van der Valk, President

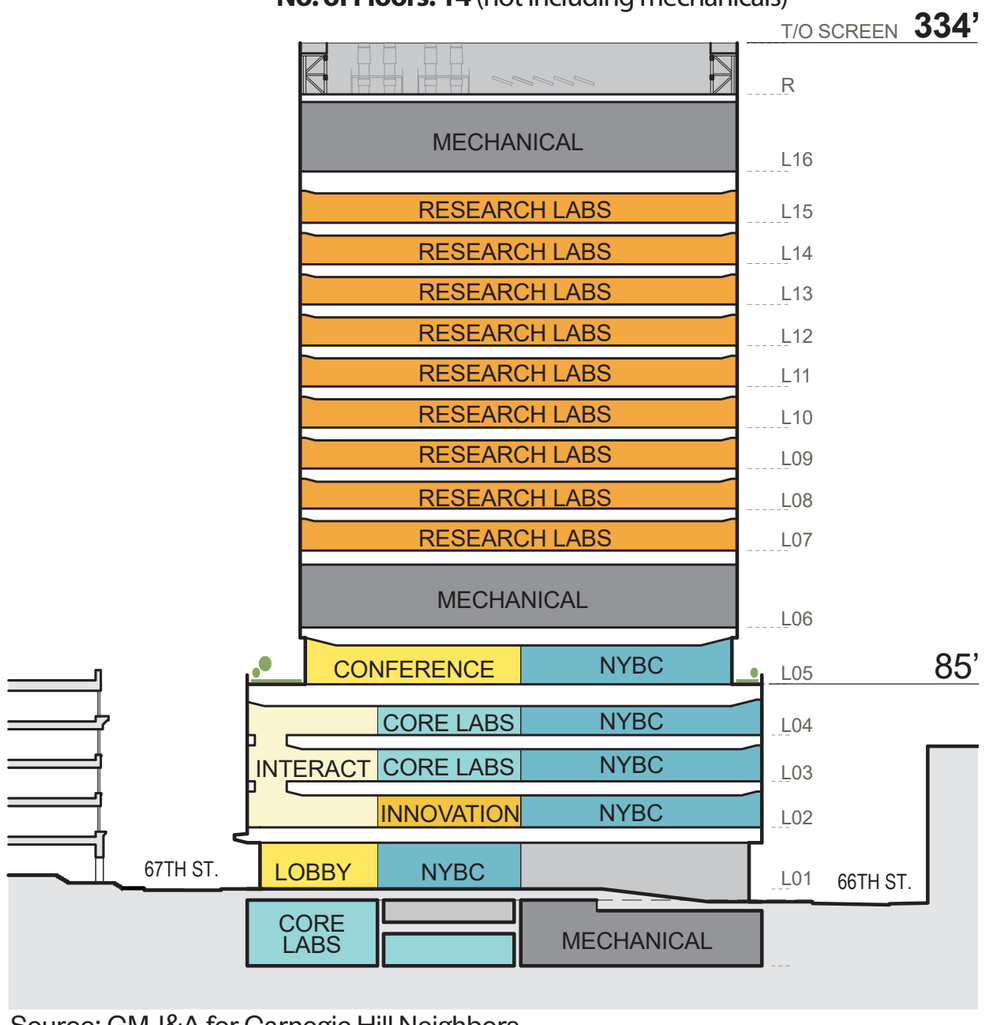
1326 Madison Avenue, New York, NY 10128
212-996-5520 • info@chneighbors.org • carnegiehillneighbors.org

The Blood Center Project (2021)

Location: 310 East 67th Street (225′ frontage on 67th Street)
Lot: Located between 66th and 67th Streets and between 1st and 2nd Avenues (through lot)
Original Zoning: Entire lot was zoned R8B (with a 75′ height limit)
Approved Rezoning: C2-7 (unlimited height district; R9 equivalent)

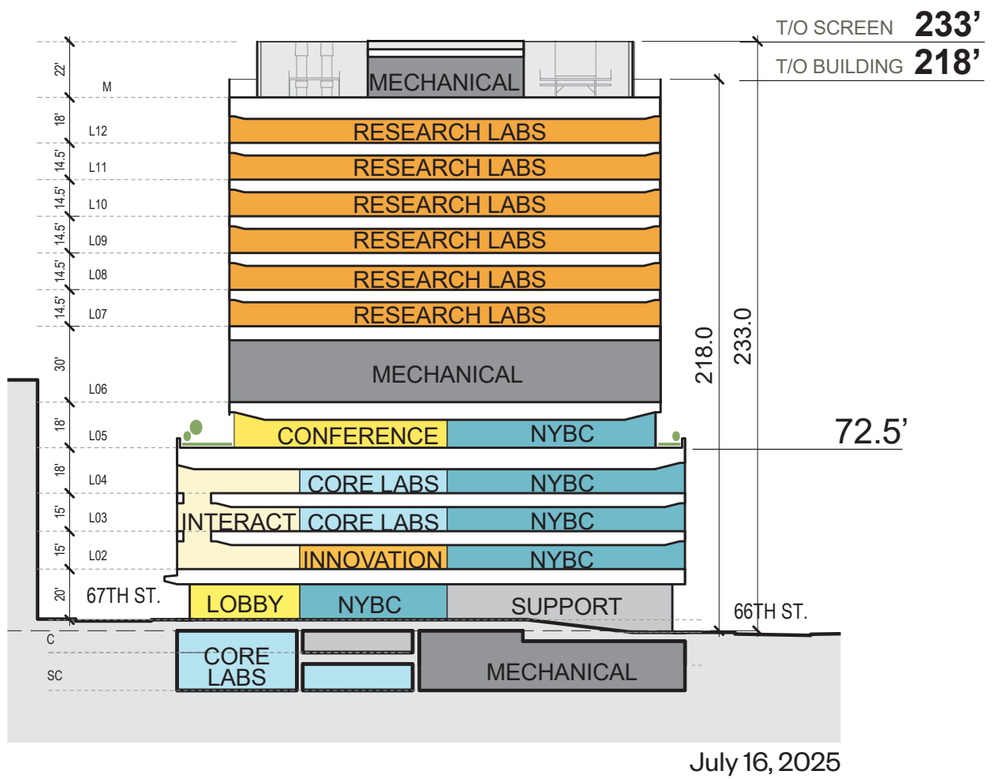
Original Proposal

Height: **334'** (to top of acoustic and mechanical screen)
Floor Area: 451,860 ZSF
No. of Floors: 14 (not including mechanicals)



Approved by City Council (Nov. 23, 2021)

Height: **233'** (to top of acoustic and mechanical screen)
Floor Area: 393,232 ZSF
No. of Floors: 11 (not including mechanicals)



Source: GMJ&A for Carnegie Hill Neighbors

July 16, 2025

From: Carole Goldfeld
To: Land Use Testimony
Subject: [EXTERNAL] Northwell
Date: Tuesday, July 15, 2025 10:12:49 AM

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I hope you will reject the current plan for the expansion of the Northwell medical center. I have no doubt that it would be a great improvement over the current plant. Nonetheless it should not be approved.

The current plan is only minimally changed from the previous proposal. It is totally out of scale for the neighborhood. Building a behemoth in the middle of the upper east side is unwarranted and totally opposed by the residents in the neighborhood that surrounds it. One can wonder why have zoning restrictions if they can so easily be given such extraordinary variances. Has there been an objective study of the environmental impact this will have on residents? Noise, pollution, and traffic will increase while real estate values will plummet.

During a time when citizens watch democracy crumble I hope you will not ignore the wishes of the people who will be so adversely affected by this monstrous project. There are so many areas of Manhattan and NYC that are underserved there is no justification for the enormous expansion of this hospital. This is a vanity project designed to give them a flagship Ritz hospital where it is not wanted or needed. You are elected representatives and I hope you will vote to represent the people who put you in office.

Please don't approve this project in its current form. It is unneeded, will destroy the character of the upper east side, and have a very negative impact on the residents.

Sent from my iPhone

From: Catherine Coakley
To: Land Use Testimony
Subject: [EXTERNAL] Lenox Hill Hospital
Date: Wednesday, July 16, 2025 12:37:18 PM

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Please reconsider the over expansion of LHH…. This is primarily a residential neighborhood- please honor the current zoning laws. This proposed tower will forever alter this neighborhood. Less light, more noise, more pollution, etc. there are two schools here, many families and elderly. Please reconsider the scope. Expand in other boroughs that need increased care, it doesn't have to be HERE.
Sincerely,
Catherine Eaton Coakley
Sent from my iPhone
Catherine Eaton Coakley

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Friday, July 11, 2025 7:30:13 AM

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Dear NYC Council Subcommittee ,

Lenox Hill Hospital has been a lifeline in this city for generations. The plan to renew it is more than a construction project—it's an investment in public health, good union jobs, and the future of our neighborhood.

At a time when hospitals across the country are cutting services or closing altogether, Northwell is taking a different path. They're choosing to invest in healthcare right here in our community—and that's something we should all stand behind.

The truth is, Lenox Hill's facilities are outdated. Many of the buildings are more than 100 years old. Patients, families, and front line healthcare workers have been making do in cramped, aging spaces for far too long. This project will bring the hospital into the 21st century—with single-patient rooms, a state-of-the-art Emergency Department, and modern operating rooms that prioritize safety, dignity, and efficiency.

This transformation isn't just about healthcare—it's about jobs. The const ruction and upgrades will create hundreds of good-paying union jobs, ensuring that skilled local labor is at the center of the rebuild. We know that when union trades are involved, projects are done right—safely, on time, and with respect for workers.

And the impact won't stop there. Local businesses—from coffee shops to hardware stores—will benefit from increased foot traffic and long-term economic growth tied to a stronger, more accessible hospital.

As community members, we want to see thoughtful development that serves

our neighborhoods. As union members, we want to see projects that uplift working families. This project does both.

This is our chance to come together—to support a project that delivers for patients, for workers, and for the people who call this community home. Let's build the future of Lenox Hill—with union labor, community input, and a shared vision for a healthier, stronger New York.

Sincerely,

Charles Fuerst
[redacted]
Dobbs Ferry, NY 10522

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Thursday, July 10, 2025 3:15:52 PM

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Sincerely,

Chris Degasperis
[redacted]
Sparta, AL 07871

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Thursday, July 10, 2025 9:06:50 AM

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Sincerely,

Chris Ortiz
[redacted]
Wood Ridge, NJ 07075

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Wednesday, July 16, 2025 12:55:11 PM

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Sincerely,

Christopher Dent
[redacted]
Apt 3
Brooklyn, NY 11215

From: [redacted]
[redacted]
Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Thursday, July 10, 2025 5:34:42 PM

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Sincerely,

Mr Christopher Lazare
[redacted]
[redacted]
Hogansburg , NY 13655

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Sunday, July 13, 2025 9:32:01 AM

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Sincerely,

Mr Christopher Mason
[redacted]
Merrick, NY 11566

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Thursday, July 17, 2025 4:37:27 PM

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Sincerely,

Mr Christopher Rosati
[redacted]

CENTER FOR INDEPENDENCE OF THE DISABLED, NY

MANHATTAN 1010 Avenue of the Americas, Suite 301, New York, NY 10018
tel: 212.674.2300 fax: 212.254.5953 vp: 646.350.2681

QUEENS 80-02 Kew Gardens Road, Suite 400, Kew Gardens, NY 11415
tel: 646.442.1520 fax: 357.561.4883

www.cidny.org

CIDNY Testimony on Lenox Hill Zoning Expansion

06/17/2025

My name is Mbacke Thiam. I am the Housing & Health Community Organizer at the Center

for the Independence of the Disabled, New York (CIDNY). We are a disability rights nonprofit organization founded in 1978. We are part of the Independent Living Centers movement, a national network of grassroots and community-based organizations that enhance opportunities for people with disabilities to direct their own lives. CIDNY advocates for people with disabilities living throughout the five boroughs of New York City. We hereby testify on the “Lenox Hill Zoning Expansion”

We recognize the importance of Lenox Hill Hospital in our community as a historic institution providing critical healthcare services and the need to accommodate the increasing number of patients. However, the proposed 2.5 billion investment raises our concerns about transparency, affordability, equity, and the long-term impact on our community. We are particularly focused on the equity issue, and the decision to focus such a large investment in a community which is well serviced by one of the largest concentrations of hospitals in the City, while other areas, even in Manhattan, are underserved.

Financial Transparency:

To our knowledge Northwell Health has not shared clear public information stating where the funds would be provided. It is still unclear how much of the project is funded by the City, the State, the Federal Government, and how much by private investors. Recently, Beth Israel Hospital closed. 40% of the investment in the Northwell project could have saved Beth Israel Hospital from closing , and perhaps could still be used to purchase the Beth Israel structure, and would modernize that critical institution, which served one of the largest concentrations of disabled, elderly and low-income , we demand the City Council put a hold reconsider this project until the source of development money is disclosed and whether there is a more equitable way to use the funding.

Equity and Accessibility

Building a fancy hospital in the middle of Upper East side is not the best way to service Manhattan and Brooklyn residents with disabilities, seniors and uninsured patients who are in between jobs. Even to the extent that the expanded Lennox Hill proceeds as

proposed, If Northwell is seeking a city planning approval and public support, they must guarantee:

- Clear protections against cost hikes for low-income families
- Affordable care for uninsured patients
- Expanded provision of services for people with disabilities
- Work with community-based non-profits which service low income and disabled residents around health care needs, including benefits, housing and employment, understanding that adequate food, shelter and income contributes to lowering health care needs.

Our healthcare system is struggling to keep non-profit and public hospitals that address the needs of our whole community. We hope that the City Council will diligently examine this project and/or block the expansion of Lenox Hill until it meets the needs of our whole City.

Thank you,

Mbacke Thiam

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Thursday, July 10, 2025 12:22:54 PM

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This transformation isn't just about healthcare—it's about jobs. The const ruction and upgrades will create hundreds of good-paying union jobs, ensuring that skilled local labor is at the center of the rebuild. We know that when union trades are involved, projects are done right—safely, on time, and with respect for workers.

And the impact won't stop there. Local businesses—from coffee shops to hardware stores—will benefit from increased foot traffic and long-term economic growth tied to a stronger, more accessible hospital.

As community members, we want to see thoughtful development that serves

our neighborhoods. As union members, we want to see projects that uplift working families. This project does both.

This is our chance to come together—to support a project that delivers for patients, for workers, and for the people who call this community home. Let's build the future of Lenox Hill—with union labor, community input, and a shared vision for a healthier, stronger New York.

Sincerely,

Colm McPartland
[redacted]
Middle Village , NY 11379

633 3rd Avenue
New York, NY 10013
PH 212.254.8900
FAX 212.260.6218
www.cssny.org

David R. Jones
President & Chief Executive Officer

Steven L. Krause
Executive Vice President &
Chief Operating Officer

July 17, 2025

Chairman Kevin Riley and Members of the Subcommittee on Zoning and Franchises
New York City Council
City Hall
New York, NY 10007

RE: the Lenox Hill Hospital Request for Zoning Actions

Dear Chairman Riley and subcommittee members,

The Community Service Society of New York (CSS) would like to thank the City Council for allowing the public to weigh in on the proposed expansion of Lenox Hill Hospital. CSS is a 180-year-old organization that aims to build a more equitable New York for low- and moderate-income individuals, assisting over 130,000 New Yorkers annually in accessing health care. We achieve this through a live-answer helpline and partnerships with over 50 community-based organizations operating in every county of New York State. Annually, CSS and its partners save consumers over $80 million in health care costs.

CSS opposes the proposed $2.5 billion expansion of Lenox Hill Hospital. As it stands, the proposal breaks zoning precedent to serve an already well-resourced area. At the same time, other neighborhoods and boroughs lack hospital beds and are unable to provide their populations with necessary care.

I. Lenox Hill serves a population that already has significantly more health care access compared to the rest of New York City.

The Upper East Side has five hospitals and 10.6 hospital beds per 1,000 people. This is four times the citywide average of 2.7 beds per 1,000 people. In addition to neighborhood differences, disparities also exist between boroughs—Queens has only 1.65 hospital beds per 1,000 people, compared to Manhattan's 5.8 beds per 1,000 people (See Figure 1).[1]

[1] Uttley, Lois. *Lenox Hill Hospital request for rezoning actions.* Community Voices for Health System Accountability. July 2025.

Figure 1. Number of hospital beds per 1,000 residents, by community

	Population (2022)	NYC DOH Beds	NYS DOH Beds/ 1,000 residents
New York City	8,468,000	23,225	2.7
Upper East Side (CD 108)	**212,000**	**2,240**	**10.6**
Manhattan	1,577,000	9,101	5.8
Bronx	1,425,000	3,597	2.5
Brooklyn	2,641,000	5,518	2.1
Queens	2,331,000	3,851	1.7
Staten Island	493,000	1,158	2.4

Lenox Hill already has enough beds to serve its community. This past week, nearly a quarter of the beds at Lenox Hill were available. Meanwhile, only three percent of beds were available at Harlem Hospital Center over the same period.[2] This proposed expansion would involve spending $2.5 billion to increase capacity at a location that already has sufficient capacity to serve its community.

II. The proposed expansion will likely increase costs for Lenox Hill patients and New York insurers.

The proposed expansion of Lenox Hill is likely to increase the cost of care at the hospital, due to the debt financing required for such a large project. Instead of funding its expansion through philanthropy or private loans, Lenox Hill will rely on public and private insurance payments for hospital expenses.

The city should consider requiring Northwell to ensure that charges for Lenox Hill patients will not increase more than the rate of inflation for the duration of construction and the subsequent 10 years.

III. Many other New York City hospitals, including those in Northwell's system, need more investment than Lenox Hill.

In 2022, only 18 percent of Lenox Hill's discharges were Medicaid patients, compared to 29 percent and 39 percent on average for Manhattan and New York City, respectively.[3] This indicates that the hospital disproportionately serves higher-income New Yorkers, a fact that is even more apparent when looking at pregnancy and childbirth statistics. Only 15.1 percent of Lenox Hill's discharges for pregnancy and childbirth in 2022 were Medicaid enrollees—the second lowest percentage of all New York City hospitals. In comparison, at 13 hospitals in NYC, 85 percent of pregnancy/childbirth discharges were Medicaid enrollees. At Long Island Jewish Hospital (another Northwell campus), 42.6 percent of pregnancy/childbirth discharges were

[2] *Hospital Bed Capacity*. NYS Department of Health. https://coronavirus.health.ny.gov/hospital-bed-capacity. As of July 15, 2025.
[3] Uttley, Lois. *Lenox Hill Hospital request for rezoning actions.* Community Voices for Health System Accountability. July 2025.

Medicaid enrollees.[4] Investments in other parts of Northwell's system could improve health equity more effectively than if this investment is concentrated at Lenox Hill.

This year, the Lown Institute Hospitals Index also ranked Lenox Hill second to last of all hospitals in the state for 'inclusivity.' This measure compares the population served by the hospital to its surrounding community and indicates that Lenox Hill patients are less likely be low income, people of color, or of a lower education level than the entire area that could use the hospital. Additionally, the hospital's overall equity rating ranked at the bottom four percent of all New York State hospitals.[5] Alongside inclusivity, this metric considers pay equity and community benefits, showing that Lenox Hill—and this proposed expansion—are not effectively serving all New Yorkers.

CSS strongly urges the city to reject Lenox Hill's proposed expansion and instead approve more modest renovations that adhere to current zoning laws. Downsizing this plan would let Northwell focus its efforts on the sectors of its system that more readily need assistance and serve its population more equitably.

Thank you for the opportunity for the public to weigh in on this matter. Should you have any questions, please do not hesitate to contact Mia Wagner at mwagner@cssny.org.

[4] Uttley, Lois. *Lenox Hill Hospital request for rezoning actions.* Community Voices for Health System Accountability. July 2025.
[5] *Lenox Hill Hospital*. Lown Institute Hospital Index. https://lownhospitalsindex.org/hospital/lenox-hill-hospital/, As of July 15, 2025.

July 17, 2025

Chairman Kevin Riley and members
New York City Council Subcommittee on Zoning and Franchises
City Hall
New York, NY 10007

RE: Lenox Hill Hospital request for zoning actions

Dear Chairman Riley and subcommittee members:

I write to provide supplemental information and analysis elaborating on my brief oral testimony before your subcommittee on July 16, 2025, opposing Lenox Hill Hospital's request for zoning changes to allow for a significant expansion of the hospital. I and other members of Community Voices for Health System Accountability (CVHSA) are particularly concerned about the negative impact of this project on health equity.

I and other members of CVHSA urge you to evaluate this proposed project from a citywide perspective and recognize a clear harm that would outweigh purported benefits: The project would worsen existing glaring inequities in access to hospital care across our city. The requested zoning changes would allow the Northwell Health System to add capacity in a facility, Lenox Hill Hospital, that does not serve a fair share of low-income people and in a location where more hospital beds are not needed, instead of in many neighborhoods that lack adequate access to hospital care. This outcome is not in the best interests of our city and should not be enabled through granting of multiple zoning changes.

Background and expertise

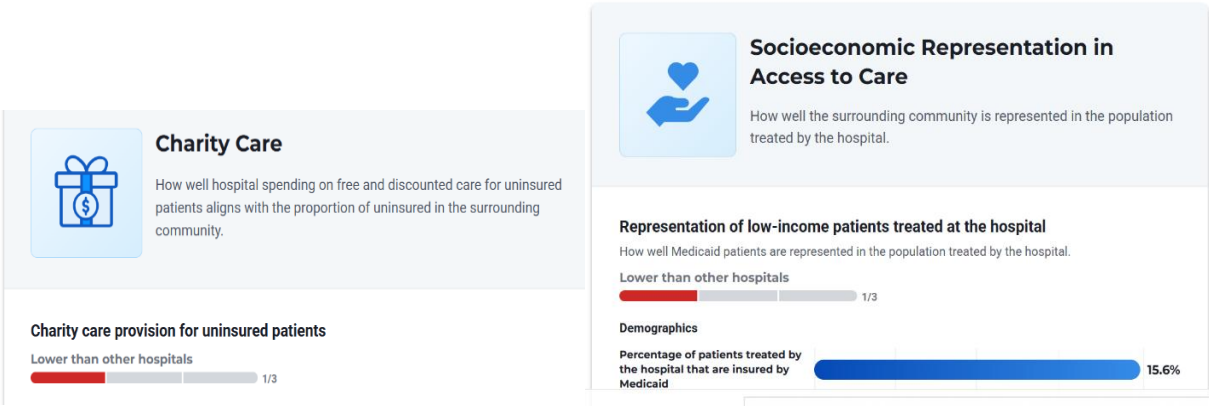
The statewide Community Voices for Health System Accountability network advocates for equitable and affordable access to hospital and health facility care for all New Yorkers, with a special focus on meeting the needs of medically-underserved people. Participating organizations include the Center for Independence of the Disabled, the Coalition for Asian American Children and Families, the Community Service Society of New York, the Empire Justice Center, the Hispanic Federation, Make the Road New York, the March of Dimes, Medicaid Matters New York, Metro NY Health Care for All, New York Association for Independent Living, New York Statewide Senior Action Council, the Save Beth Israel and New York Eye and Ear Campaign, the Save Burdett Birth Center Coalition, the Schenectady

Coalition for Healthcare Access and the Sullivan County Senior Legislative Action Committee.

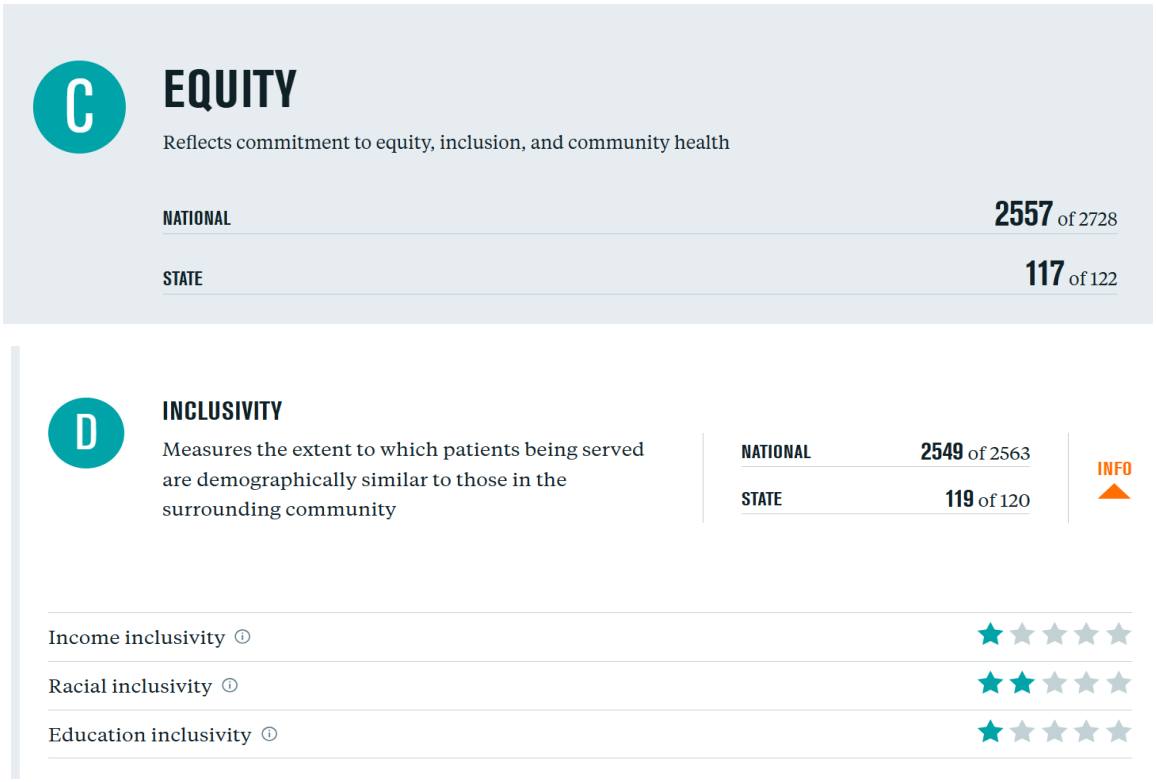
My own concerns about this project are informed by more than 35 years of close work with coalitions across the nation to protect and expand access to care for medically underserved people and communities. I founded the Hospital Equity and Accountability Project at Community Catalyst, a national non-profit health advocacy and policy organization. I earned a Master's in Public Affairs and Policy from the Nelson A. Rockefeller College of Public Affairs and Policy at the University at Albany and teach in the Master's in Health Advocacy Program at Sarah Lawrence College. I have served as Director of Public Affairs for the New York State Department of Health, President of the Public Health Association of New York City and Chair of the American Public Health Association's Action Board. I am co-convenor of CVHSA.

Lenox Hill Hospital does not serve a fair share of low-income patients

The same U.S. News and World Report rankings that the hospital's President, Dr. Daniel Baker, proudly cites as evidence that the facility is top ranked nationally when it comes to quality also rated the hospital poorly in health equity measures. Lenox Hill is ranked as "lower than other hospitals" in provision of charity care and in service to low-income patients insured through Medicaid, as shown in the charts below copied directly from the U.S. News rankings website: https://health.usnews.com/best-hospitals/area/ny/lenox-hill-hospital-6212990



The nationally-recognized Lown Institute came to the same conclusions in its 2025 rankings of Lenox Hill Hospital. **The hospital received a C grade for equity and a D grade for inclusivity – the second lowest grade of 122 New York hospitals reviewed by the Institute – and 2557 out of 2738 ranked nationally -- as shown on the next page**. The hospital's rating for income inclusivity was especially low, earning just one star out of five potential stars.



Our own analysis of 2022 hospital inpatient data from the NYS Department of Health SPARCS database shows that Lenox Hill Hospital lags behind borough-wide and city-wide hospital percentages for service to patients who are low income and insured by Medicaid. [1]

Table 7 - NYC Hospital Discharges + Primary Payor, 2022
2022 SPARCS Discharges - De-identified
Accessed March 25, 2025

	Lenox Hill Hospital		Manhattan Hospitals		NYC Hospitals	
Primary Payor	**Discharges**	**% of Discharges**	**Discharges**	**% of Discharges**	**Discharges**	**% of Discharges**
Medicaid	5,288	18%	106,600	29%	373,003	39%
Medicare	11,192	37%	126,799	34%	329,378	35%
Private Health Insurance + BC/BS	13,026	43%	128,357	35%	227,074	24%
All Other	700	2%	8,541	2%	21,512	2%
Grand Total	**30,206**		**370,297**		**950,967**	

Even more striking is Lenox Hill Hospital's low level of service to Medicaid enrollees needing pregnancy and childbirth care. A table appended to this letter shows that Lenox Hill Hospital has the second lowest percentage of Medicaid pregnancy/childbirth patients of any hospital in New York City**. Only 15.1 percent of Lenox Hill Hospital's 4,184 discharges for pregnancy and childbirth in 2022 were Medicaid enrollees**. In contrast,

[1] Data extracted and analyzed by consultant Patty HasBrouck, MBA.

there were 13 hospitals where more than 85 percent of pregnancy/childbirth discharges were for Medicaid enrollees, 12 with 75 to 85 percent Medicaid and 11 with 50 to 74 percent Medicaid.

At Elmhurst Hospital in Queens, for example, 89.1 percent of the pregnancy and childbirth discharges were covered by Medicaid. At North Central Bronx Hospital, it was 85.8 percent and at Harlem Hospital, it was 84 percent. Montefiore's Bronx campuses had more than 74 percent of births covered by Medicaid. At Staten Island University Hospital-North, it was 70.4 percent, and at Richmond University Medical Center, it was 40 percent. At NY Presbyterian's Columbia Hospital, it was 41.8 percent. At Mount Sinai Hospital, it was 35.4 percent. Even Long Island Jewish Hospital (another of the Northwell system's hospitals) had 42.6 percent of its pregnancy/childbirth discharges who were Medicaid enrollees.

Lenox Hill Hospital's maternity service, which is highly rated for quality by U.S. News and World Report, has attracted celebrity patients such as Beyonce. In fact, if you google "Where do wealthy people give birth in New York City?" you get this answer: "Lenox Hill Hospital is popular among the rich and elite." Contrary to Dr. Baker's presentation to your committee, the hospital is not serving all New Yorkers and certainly not providing care to a fair share of low-income pregnant people.

Lenox Hill Hospital is in a neighborhood saturated with other hospitals and has a relatively high vacancy rate compared to other New York City hospitals

This project would add hospital capacity where it is not needed, while other New York City neighborhoods are losing their community hospitals or already have too few hospital beds, leading to overcrowding and long waits.

- **The Upper East Side community district 108 of Manhattan has five hospitals, including Lenox Hill, with 10.5 hospital beds for every 1,000 residents. That is nearly four times the citywide rate of 2.7 hospital beds per 1,000 residents. (See table below.)**
- **Other areas within our city are in much greater need of more hospital capacity.** The borough of Queens, for example, has only 1.65 hospital beds for every 1,000 people, Brooklyn only 2.1, Staten Island 2.35 and the Bronx, 2.52. The Lower East Side Community District 103 has just lost its long-time community hospital, Beth Israel, and has only a half hospital bed per 1,000 people.

	2022 Population*	Hospitals	NYS DOH Beds	NYS DOH Maternity Beds	NYS DOH Certified Beds / 1000 population	NYS DOH Maternity Beds / 1000 Population
New York City	**8,467,513**	**54**	**23,225**	**1,412**	**2.74**	**0.17**
CD 108 Upper East Side	211,756	5	2,240	108	10.58	0.51
Manhattan	1,576,876	18	9,101	479	5.77	0.30
Bronx	1,424,948	9	3,597	219	2.52	0.15
Brooklyn	2,641,052	14	5,518	370	2.09	0.14
Queens	2,331,143	9	3,851	269	1.65	0.12
Staten Island	493,494	4	1,158	75	2.35	0.15

* Data Source: Community Health Profiles for 2022, Public Use Dataset, NYC Health

In his testimony to your committee, Dr. Baker said that Lenox Hill Hospital has an occupancy rate of about 80 percent (or a vacancy rate of 20 percent). On many occasions this spring and summer, however, a state hospital capacity website has listed Lenox Hill Hospital's self-reported vacancy rate at 25 percent or more among 344 beds. (There has been no full explanation of why the hospital suddenly began reporting on 344 beds, after earlier reporting a 40 percent vacancy among its full complement of 450 beds.)

Even with the reporting on only a portion of its total beds, Lenox Hill Hospital still has a higher percentage of empty beds than a number of other hospitals in Manhattan and other boroughs. On May 29, for example, Lenox Hill Hospital had 23 percent of the 344 beds vacant. By comparison, Harlem Hospital had a 2 percent vacancy rate, the NY Presbyterian Allen Hospital had an eight percent vacancy rate, NY Presbyterian Columbia Hospital was 11 percent, NYU Langone was at 13 percent and Bellevue was at 15 percent. Brookdale and Coney Island Hospital were at 12 percent, Coney Island Hospital was at eight percent, Kings County Hospital was at nine percent, Jamaica Hospital Center, 11 percent, and Queens Hospital, 12 percent vacant, As Dr. Baker explained during your public hearing, hospitals with occupancy close to or greater than 90 percent (or vacancies of less than 10 percent) are struggling, with backups in the emergency department while patients wait for beds to open up. This week, when we again checked the state database, Lenox Hill Hospital reported 25 percent of 344 beds were vacant.

On the next page is a table depicting the occupancy rates that Lenox Hill Hospital itself has reported to the American Hospital Association over the last 20-plus years, demonstrating that the hospital has not had an 80 percent occupancy rate, but rather has been around 75% and as low as 70 percent in both the 2024 report on 2023 data and the 2023 report on 2022 data. The average daily census has been under 350 since 2017. (Source: American Hospital Association annual reports.)

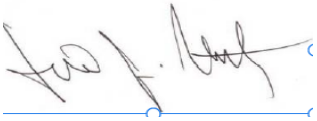
Lenox Hill Hospital, Historical Key Indicators
(Includes Manhattan Eye, Ear and Throat Hospital, 2011-present)

AHA Edition (based on prior year's hospital information)	Staffed Beds	Admissions	Census (Average Daily Census, ADC)	Occupan (ADC/Stat Beds)
2025	**446**	**28,465**	**326**	**73%**
2024	446	27,311	312	70%
2023	436	29,419	331	76%
2022	425	25,709	298	70%
2021	414	30,986	348	84%
2020	440	29,485	339	77%
2019	440	29,560	332	75%
2018	441	28,540	327	74%
2017	441	28,449	341	77%
2016	441	28,699	373	85%
2015	508	29,417	384	76%
2014	508	29,441	386	76%
2013	539	29,222	383	71%
2012	539	29,066	398	74%
2008	515	30,008	426	83%
2002	652	28,576	491	75%

I hope this additional information is helpful to you in evaluating whether Lenox Hill Hospital should receive significant zoning changes to allow an increase in the number of beds from 450 to 475 and the number of total patient rooms from 311 (some single and some double-bedded) to 475 oversized single rooms. I urge you to recommend that the hospital come back with a reduction in the size and number of rooms it plans to build, and a strong commitment to doing better in serving low-income people in New York City.

By downsizing the Lenox Hill project to a more reasonable modernization plan that better fits existing neighborhood zoning, Lenox Hill's parent system (Northwell) could save some of the $2 billion-plus price tag for the current scheme and invest some of that money in improving access to hospital care in places within New York City that truly need it. I am available to answer any questions you may have at **ljuttley@outlook.com**

Sincerely,



Lois J. Uttley, MPP

Table 4 - MDC 14 (Pregnancy+Childbirth) NYC Hospital Discharges and Medicaid %, 2022
2022 SPARCS Discharges - De-identified
Accessed March 25, 2025

Hospital	All Discharges MDC 14	Medicaid as % Total
Kingsbrook Jewish Medical Center	1	100.0%
BronxCare Hospital Center	1,779	91.1%
Bellevue Hospital Center	1,563	91.1%
Woodhull Medical & Mental Health Center	1,446	90.9%
Lincoln Medical & Mental Health Center	1,763	90.1%
Elmhurst Hospital Center	2,385	89.1%
St Johns Episcopal Hospital So Shore	478	88.7%
SBH Health System	804	88.1%
New York Presbyterian Hospital - Allen Hospital	2,352	87.7%
Wyckoff Heights Medical Center	1,178	87.3%
Queens Hospital Center	1,559	86.6%
Coney Island Hospital	1,540	86.6%
Metropolitan Hospital Center	1,028	86.2%
North Central Bronx Hospital	1,166	85.8%
Harlem Hospital Center	786	84.6%
Mount Sinai Brooklyn	6	83.3%
Jacobi Medical Center	2,123	83.3%
Maimonides Medical Center	6,468	82.5%
Kings County Hospital Center	1,575	81.7%
Flushing Hospital Medical Center	2,572	81.2%
Jamaica Hospital Medical Center	1,790	80.9%
NYU Langone Hospital-Brooklyn	4,191	80.3%
Brookdale Hospital Medical Center	786	78.2%
Montefiore Medical Center-Wakefield Hospital	1,308	78.1%
Montefiore Medical Center - Henry & Lucy Moses Div	60	76.7%
Montefiore Med Center - Jack D Weiler Hosp of A Einstein College Di	3,602	74.6%
Long Island Jewish Forest Hills	2,192	73.9%
Brooklyn Hospital Center - Downtown Campus	1,479	73.8%

University Hospital of Brooklyn	780	72.8%
Staten Island University Hosp-North	2,943	70.4%
New York - Presbyterian/Queens	2,731	70.2%
Mount Sinai Morningside	9	66.7%
Interfaith Medical Center	7	57.1%
New York - Presbyterian Brooklyn Methodist Hospital	4,642	52.5%
Cohen Children's Medical Center	2	50.0%
NYU Langone Orthopedic Hospital	2	50.0%
Long Island Jewish Medical Center	8,530	42.6%
Richmond University Medical Center	2,857	42.6%
New York-Presbyterian Hospital - Columbia Presbyterian Center	4,736	41.8%
Mount Sinai Beth Israel	12	41.7%
Mount Sinai Hospital	6,953	35.4%
Mount Sinai Hospital - Mount Sinai Hospital of Queens	17	29.4%
Staten Island University Hospital Prince's Bay	14	28.6%
NYU Langone Hospitals	5,284	28.0%
Mount Sinai West	4,674	23.4%
New York-Presbyterian/Lower Manhattan Hospital	1,872	19.9%
Lenox Hill Hospital	**4,184**	**15.1%**
New York-Presbyterian Hospital - New York Weill Cornell Center	8,006	12.9%

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Saturday, July 12, 2025 2:00:24 PM

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Dear NYC Council Subcommittee ,

Lenox Hill Hospital has been a lifeline in this city for generations. The plan to renew it is more than a construction project—it's an investment in public health, good union jobs, and the future of our neighborhood.

At a time when hospitals across the country are cutting services or closing altogether, Northwell is taking a different path. They're choosing to invest in healthcare right here in our community—and that's something we should all stand behind.

The truth is, Lenox Hill's facilities are outdated. Many of the buildings are more than 100 years old. Patients, families, and front line healthcare workers have been making do in cramped, aging spaces for far too long. This project will bring the hospital into the 21st century—with single-patient rooms, a state-of-the-art Emergency Department, and modern operating rooms that prioritize safety, dignity, and efficiency.

This transformation isn't just about healthcare—it's about jobs. The const ruction and upgrades will create hundreds of good-paying union jobs, ensuring that skilled local labor is at the center of the rebuild. We know that when union trades are involved, projects are done right—safely, on time, and with respect for workers.

And the impact won't stop there. Local businesses—from coffee shops to hardware stores—will benefit from increased foot traffic and long-term economic growth tied to a stronger, more accessible hospital.

As community members, we want to see thoughtful development that serves

our neighborhoods. As union members, we want to see projects that uplift working families. This project does both.

This is our chance to come together—to support a project that delivers for patients, for workers, and for the people who call this community home. Let's build the future of Lenox Hill—with union labor, community input, and a shared vision for a healthier, stronger New York.

Sincerely,

Mr Daniel Bello
[redacted]
Brooklyn, NY 11205

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Wednesday, July 16, 2025 1:09:57 PM

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Sincerely,

Daniel Fulciniti
[redacted]
Holtsville , NY 11742

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Thursday, July 10, 2025 9:10:53 AM

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Sincerely,

Mr Daniel Kennedy
[redacted]
Bethpage , NY 11714

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Monday, July 14, 2025 3:33:38 PM

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This transformation isn't just about healthcare—it's about jobs. The const ruction and upgrades will create hundreds of good-paying union jobs, ensuring that skilled local labor is at the center of the rebuild. We know that when union trades are involved, projects are done right—safely, on time, and with respect for workers.

And the impact won't stop there. Local businesses—from coffee shops to hardware stores—will benefit from increased foot traffic and long-term economic growth tied to a stronger, more accessible hospital.

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our neighborhoods. As union members, we want to see projects that uplift working families. This project does both.

This is our chance to come together—to support a project that delivers for patients, for workers, and for the people who call this community home. Let's build the future of Lenox Hill—with union labor, community input, and a shared vision for a healthier, stronger New York.

Sincerely,

Mr Daniel Schumacher
[redacted]
Huntington station, NY 11746

From: Stevenson, Daniel B.
To: Land Use Testimony
Subject: [EXTERNAL] Re Lenox Hill tower
Date: Saturday, July 19, 2025 12:25:01 PM

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Dear Members of the City Council for Zoning & Land Use,

I write as a resident of [redacted], NYC.

The Upper East side between E 72nd street and 79th, Madison and 2nd Avenue is a classic, established New York neighborhood, large sections of which have long been listed in the historic register as landmark buildings. Structures therein are of a commensurate, human scale, having been built in roughly the same prewar and post-war era.

Traffic in the vicinity of Lexington and E 77th street, the site of the proposed Lenox Hill tower, is already supremely congested, given the north-south commercial routes along Lexington and Third avenue, and the 79th street transit. To further expand the scale and traffic of Lennox Hill hospital by erecting a forty-store, glass and steel tower will utterly overwhelm the neighborhood, adding an architectural monstrosity that approaches the cavernous and soulless environment of the glass and steel supertalls strewn along 57th street. (witness the recent construction along Third and Second avenues.)

Upper Manhattan, moreover, is already over-served by the number of large world-class hospitals, to the obvious expense of other boroughs.

It is time to bring developers to heel in the name of human living-space. I am not one who will typically become involved in such controversies, but as a recent home-owning resident of the neighborhood, I must raise my voice.

With best regards,

Daniel B. Stevenson
[redacted]
New York

From: [redacted]m
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Thursday, July 10, 2025 9:08:06 AM

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Dear NYC Council Subcommittee ,

Lenox Hill Hospital has been a lifeline in this city for generations. The plan to renew it is more than a construction project—it's an investment in public health, good union jobs, and the future of our neighborhood.

At a time when hospitals across the country are cutting services or closing altogether, Northwell is taking a different path. They're choosing to invest in healthcare right here in our community—and that's something we should all stand behind.

The truth is, Lenox Hill's facilities are outdated. Many of the buildings are more than 100 years old. Patients, families, and front line healthcare workers have been making do in cramped, aging spaces for far too long. This project will bring the hospital into the 21st century—with single-patient rooms, a state-of-the-art Emergency Department, and modern operating rooms that prioritize safety, dignity, and efficiency.

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Sincerely,

Darius Small
Congress Ave
Teaneck, NJ 07666

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Tuesday, July 15, 2025 4:16:48 PM

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Sincerely,

Mr Darrin Lang
[redacted]
Farmingville, NY 11738

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Monday, July 14, 2025 12:43:17 PM

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Sincerely,

Dave Broderick
[redacted]
Oceanside, NY 11572

From: David Ash
To: Land Use Testimony
Subject: [EXTERNAL] NO to Northwell Lenox Hill Hospital Application
Date: Wednesday, July 16, 2025 11:14:51 AM
Importance: High

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To: New York City Council Zoning Subcommittee

Dear Council Members,

I am writing as a concerned resident and citizen to strongly oppose Northwell's proposed redevelopment of the Lenox Hill Hospital campus. This project, as currently proposed, is deeply flawed and fundamentally incompatible with the surrounding neighborhood. The scale and scope of the plan—particularly the massive tower rising hundreds of feet above a low-rise, residential area—is completely out of character with Lenox Hill and threatens to erode the unique charm and livability of the Upper East Side. It reflects a commercial vision more fitting for Midtown, not a community rooted in residential tradition.

Equally troubling is the projected 10-year construction timeline. A decade of constant demolition, pile driving, excavation, and truck traffic would be a nightmare for residents, schoolchildren, seniors, and local businesses. It is unacceptable to ask any neighborhood to endure that kind of prolonged disruption—especially when Northwell has not demonstrated that this scale of redevelopment is either necessary or appropriate. We support modernization—but not at the expense of the community. Reasonable upgrades within existing zoning, **as recommended by Community Board 8**, are a responsible path forward. Instead, this plan prioritizes institutional ego and real estate ambition over community health and quality of life.

Please stand with the residents of Lenox Hill and reject Northwell's current application. There is still time to get this right.
Respectfully,

David Ash
[redacted]

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Thursday, July 10, 2025 12:08:22 PM

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Sincerely,

Mr David McNeil
[redacted]
Arverne, AL 11692

From:	Roane, David M
To:	Land Use Testimony
Subject:	[EXTERNAL] Support for Lenox Hill Redevelopment - July 16 Zoning Hearing
Date:	Tuesday, July 15, 2025 4:47:52 PM

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Dear City Council Zoning Subcommittee,

It is with great pleasure that I write to support Lenox Hill Hospital's Redevelopment Plan and the decision to build a brand-new hospital to serve our community and our city. Lenox Hill Hospital provides a critical role in providing the highest level of medical care to New York City. The hospital has developed a wonderful culture where the entire staff is singularly determined to treat every patient with the greatest expertise and compassion.

Now is the time to match Lenox Hill's world-class care with a world-class facility. This will ensure that Lenox Hill can deliver the best experience to our patients and that Lenox Hill can endure for the long-term.

As Chair of the Psychiatry at Lenox Hill, I'm in position to fully appreciate the hospital's (and Northwell Health's) unique commitment to raising mental health. Especially since Covid, our Department has received enormous support that has enabled us to grow to meet the increasing needs of the population we serve. The new hospital will allow us to make a special difference for severely ill patients who require inpatient care. Too often an inpatient psychiatric admission is a hardship for patients and their families. At Lenox Hill we are planning something better. An inpatient unit that can truly heal patients as we keep them safe and prepare their return to the community. In concert with the new hospital, Lenox Hill has committed to building a new outpatient facility for mental health. This means that patients who recover in the new hospital will have access to outstanding psychiatric aftercare. The expansion and refinement of psychiatric care that we are planning will mean that we can expand our reach to all of New York City, and in particular, to the underserved neighborhoods who deeply need access to mental health support.

Thanks so much for your consideration,

David Roane, MD
Chair
Department of Psychiatry
Lenox Hill Hospital
Professor of Psychiatry and Neurology
Donald and Barbara Zucker School of Medicine at Hofstra/Northwell
[redacted]

Northwell Health

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Northwell's Proposed Expansion of Lenox Hill Is Unneeded and Worsens Health Equity

Comment to NYC City Council Subcommittee on Zoning

Deborah S. Socolar, MPH
New York, NY 10027
[redacted]
July 18, 2025

To Chairman Kevin Riley and Members of the NYC Council Land Use Committee, Subcommittee on Zoning and Franchises –

I write to oppose Northwell's current extravagant proposal to replace Lenox Hill Hospital's aging facility with a giant tower on the Upper East Side of Manhattan, an already over-bedded area.

I write as a concerned Manhattan resident and health care access advocate, and as a health care policy professional. I've spent much of the past 40 years analyzing health care cost and access issues, including hospital capacity and costs. That work was largely as co-director of the Health Reform Program at Boston University School of Public Health, but also earlier at the Mayor's Committee on Access to Health Care in Boston, and most recently in NYC as a member of several groups active on access to care and public health issues.

I provide evidence mainly on one point: **Lenox Hill Hospital has <u>frequently</u> had a great many empty beds.** The state dataset that I cite presents this as a high percentage of beds "available." Another common way to describe this is, conversely, that **Lenox Hill commonly has a remarkably low occupancy rate. Further, Lenox Hill Hospital often has one of the highest empty bed rates – that is, the lowest occupancy rates – among Manhattan hospitals.** I have observed this while periodically, for a variety of reasons, spot-checking NYC hospital occupancy data on a state website, and I present some of those observations below.

<u>That pattern strongly suggests there is no justification for Northwell's hugely costly and intrusive proposal to expand the size of Lenox Hill Hospital and add more beds.</u> Further undermining any rationale for this project as proposed, I'll note briefly that, as others document:

- This neighborhood is very overbedded while other parts of NYC are short of beds.
- The Lown Institute just ranked Lenox Hill Hospital as the next-to-worst (119th of 120) hospital in NY state on inclusivity. (https://lownhospitalsindex.org/hospital/lenox-hill-hospital/)
- Northwell's claimed need for such a large facility is partly because, as neighborhood critics have shown, the proposal calls for extraordinarily large patient rooms. That point reinforces the conclusion Northwell's aim is to create a luxury Park Avenue marquee site to attract wealthy and perhaps international patients, not to serve average New Yorkers.

As noted above, Lenox Hill is commonly among the Manhattan hospitals with the highest share of its beds going empty.

- **For the 7-day period ending July 16, it had the 4th highest empty bed share among the 12 general hospitals[1] in Manhattan for which data are reported by the NY State Dept. of Health** (https://coronavirus.health.ny.gov/hospital-bed-capacity), a site that shows daily bed availability levels for hospitals all across the state.[2] Lenox Hill had 20% of its non-ICU beds empty among a reported total of 344 non-ICU beds.That was double the empty bed share of NYU Langone (10%), nearly double Bellevue's share (11%), and nearly 7 times the empty bed level at Harlem Hospital, which had the highest occupancy in Manhattan.

- **Similarly, when I checked data for the 7-day period ending June 24, it was 3rd highest among the 12 general Manhattan hospitals the state reports data for.** It had 19% of non-ICU beds empty, nearly 5 times the empty bed level of Harlem Hospital (4%). Only NYP Lower Manhattan (23%) and Metropolitan (20%) were emptier.

- Strikingly, when I spot-checked the state's data a month earlier, **Lenox Hill Hospital reported that on May 19, fully one-third (33%) of 344 non-ICU beds were empty – the highest empty bed rate among the 12 general hospitals in Manhattan.** That stood in stark contrast to that day's 4% empty at Harlem Hospital, and, for example, 12% empty at Columbia Presbyterian, and 19% in NYC overall. For the full 7-day period ending May 19, Lenox Hill reported 24% of non-ICU beds were empty, 3rd highest in Manhattan (after NYP Lower Manhattan and Mt. Sinai Morningside), in contrast to 2% empty at Harlem Hospital, 11% at Columbia Presbyterian, and 14% at NYU Langone. (To show those May 19 data, I include on p. 9-10 below, 2 screenshots of the DOH website – first, one of Manhattan data, and then, because that does not display the date, a 2nd screenshot shows the 5/19 date, statewide data, and part of the Manhattan data.)

Earlier, I had reviewed a scattering of dates over the year March 2024 - 2025, and found that Lenox Hill consistently had a remarkably low occupancy rate. Over that year, Lenox Hill Hospital had been reporting to the state a much higher bed total (generally 460-some non-ICU beds), so it reported even worse occupancy than it has more recently. **Then, shortly after another observer and I presented such data to Community Board 8, Lenox Hill suddenly began reporting a smaller denominator of 344 beds, improving its apparent occupancy. Despite that change of denominator, as just shown, Lenox Hill Hospital still is reporting remarkably high shares of its beds going empty – i.e. remarkably low occupancy rates.**

[1] The state website also reports data on 2 specialty hospitals in Manhattan: the Hospital for Special Surgery and the Memorial Sloan Kettering cancer hospital.
[2] The bed availability figures are reported by hospitals to the state five days each week. As these are collected in part to show capacity for potential surges in need, hospitals presumably report beds "available" for use, beds readily staffed – not empty because informally mothballed.

As my table on page 5 shows, using 7-day averaged data for a sample of 24 dates from March 2024 to March 2025:

- Empty beds were generally at least twice as high a share of beds (non-intensive care beds) at Lenox Hill for the year as at Manhattan hospitals overall.
- 37% - 47% of beds were empty at Lenox Hill for much of the past year, based on the hospital's reported 460-some bed total.
- Lenox Hill routinely was among the 3 Manhattan hospitals with the highest share of its beds going empty – and often ranked #1.
- During earlly 2025, Lenox Hill commonly reported more of its beds empty than any other hospital in Manhattan – and that was true last spring as well.

These data reinforce the view that there is no justification for NYC to approve a costly new facility on the scale proposed, to replace all Lenox Hill's beds and even add more.

Tables below complement testimony given by Community Voices for Health System Accountability. CVHSA has data contrasting Lenox Hill's high empty bed rate with much lower figures borough-wide and at various other hospitals. Those figures and mine use the NY State Dept. of Health dataset (*https://coronavirus.health.ny.gov/hospital-bed-capacity*).

I include here copies of tables from that website on pages 6-8, from March, when Lenox Hill used a denominator of 460-some beds, and on pages 9-10, from May, after it switched to reporting occupancy (bed availability) for only 344 beds.

I compiled such data into the **table on page 5 entitled "Lenox Hill Hospital – Percent of Beds Available Compared to Other Manhattan Hospitals**." My table shows the scattering of 24 dates that I happened to check during the year March 2024 to March 2025.[3] It makes clear that **the great contrast between many empty beds at Lenox Hill and far fewer in Manhattan hospitals overall was consistent during that year (until Lenox Hill started reporting a different bed total):**

- Column 4 in the page 5 table shows that, in that year, Lenox Hill almost always had at least twice as high a share of its non-ICU beds unoccupied as in Manhattan hospitals overall (and for all 7-day periods shown, the share was at least 1.9 times as high).
- In 20+ weeks, 37% to 47% of its beds, on average, were empty.

Since that table highlights bed availability averages over a 7-day period (ending with the date shown), there must be many days when even more Lenox Hill beds stood empty. For example:

- In the 7 days ending 3/10/25, while Lenox Hill (non-ICU) "bed availability" averaged 43%, it was 45% on the final day, as you can see in the NYS DOH table reproduced on p. 6.
  (Detail showing only non-ICU beds, excerpted from the NYS Dept. of Health website table for Manhattan/New York County, on p.7. The 3/10/25 date is visible in another view, in the table on page 8.)

[3] These are days for which I happen to have collected and saved the DOH Manhattan/NY County data tables for unrelated purposes – so I was able to go back and pull out the Lenox Hill Hospital information.

- In spring 2024, the 7-day average empty bed share sometimes reached as high as 46% and 47% for Lenox Hill, as shown on page 5. If some days were below those figures, other days must have been higher. Indeed, in spot-checking Manhattan bed availability data on the state website last spring, I noticed at least one day in June 2024 when Lenox Hill reported that over half (51%) of its beds were unoccupied and available.

Lenox Hill has often been one the Manhattan hospitals with the highest share of its beds going empty, as all the data presented here show.

Yet Northwell proposes to invest massively in a wastefully huge new facility – in an area where there are already more than ample beds. Building a project with all those unnecessary beds would waste enormous resources, needlessly boost health care costs in New York, and pour resources into an over-bedded, upscale community while other NYC neighborhoods are starved of hospital capacity.

It is reasonable for Northwell to want to update Lenox Hill's aging facilities, but that should be done on a scale commensurate with the hospital's actual patient volume – and should abandon the current wasteful drive to create an out-sized, extravagant facility..

There is no justification for NYC government to grant such substantial zoning variances to Northwell/Lenox Hill where there is not clear benefit for the city and its people.

I urge you to reject this proposed set of zoning variances and to call for Northwell/Lenox Hill to re-work its renovation plans, in consultation with the community, on a reduced and appropriate scale.

Lenox Hill Hospital -- Percent of Beds Available

Compared to Other Manhattan Hospitals, 2024-2025

When LHH/Northwell Was Reporting on 465 Total Beds

Past 7-Day Average % of Non-ICU Beds Available (As Reported to NYS DOH)

Date	LenoxHill %	Manhattan %	LH% / Man% Ratio	LH Rank	Notes
3-10-2025	43	18	2.39	**1**	Beth Israel closed
3-7-2025	42	17	2.47	**1**	Beth Israel closed
2-13-2025	41	16	2.56	**2**	Some BI beds still open
2-7-2025	38	15	2.53	**1**	
2-5-2025	37	15	2.47	**1**	
1-30-2025	38	15	2.53	**1**	
11-25-2024	41	16	2.56	**2**	
11-20	42	17	2.47	**2**	Rank tied at #2
11-8	43	19	2.26	**2**	
10-31	38	19	2.00	**2**	
10-18	37	19	1.95	**3**	
10-10	42	20	2.10	**3**	
10-1	38	20	1.90	**3**	
9-25	40	19	2.11	**2**	Rank tied at #2
9-13	42	21	2.00	**2**	Rank tied at #2
8-29	44	20	2.20	**2**	
~8/21/2024	43	20	2.15	**2**	Date may be off by 1 or 2
8-14	42	20	2.10	**2**	Rank tied at #2
7-24	38	19	2.00	**2**	
6-28	41	19	2.16	**2**	
~6/18/2024	46	20	2.30	**1 - tie**	Date may be off by 1 or 2
~5/1/2024	47	17	2.76	**1**	Date may be off by 1 or 2
3-26-2024	46	18	2.56	**1**	
3-22-2024	42	16	2.63	**1**	
Source: https://coronavirus.health.ny.gov/hospital-bed-capacity					
(NY State Dept. of Health HERDS data set daily postings)					

The following tables are reproduced from the NYS DOH website, posted on 3/11/25 at https://coronavirus.health.ny.gov/hospital-bed-capacity, reflecting data for the prior 7-day period:

Page 4 - Manhattan/NY County hospitals, non-ICU bed data (detail from the p. 5 table)
Page 5 - Manhattan/NY County hospitals, non-ICU and ICU bed availability information
Page 6 - NY statewide data, plus some rows of NY County data – showing dates at top.

==========

This table is an excerpt of the NY County bed availability table posted 3/11/25 on the NY State Dept. of Public Health website. This excerpt shows Manhattan hospitals' non-ICU bed availability, for the 7 days ending 3/10/25. Hospitals report such data 5 days/week to NYS DOH.

The full Manhattan (NY County) table posted on 3/11/25, including ICU as well as non-ICU bed availability, is on the next page. (The dates for the data and date of posting are not shown on the NY County excerpts, but are visible on the NY statewide bed availability table provided on page 6 – a table which also includes the top few rows of these NY County figures.)

ounty	Hospital	Total Hospital Beds (Prior Day)	Hospital Beds Available (Prior Day)	% Available Beds (Prior Day)	% Available Beds (7-day Avg)
lew York	Total	6,343	1,421	22%	18%
	New York-Presbyterian/Lower Manhattan Hospital	160	54	34%	24%
	Bellevue Hospital Center	529	99	19%	15%
	Mount Sinai Beth Israel	126	104	83%	82%
	Harlem Hospital Center	138	4	3%	3%
	Hospital for Special Surgery	146	94	64%	30%
	Lenox Hill Hospital	465	208	45%	43%
	Memorial Hospital for Cancer and Allied Diseases	514	80	16%	8%
	Metropolitan Hospital Center	266	92	35%	40%
	Mount Sinai Hospital	860	170	20%	18%
	New York-Presbyterian Hospital - New York Weill Cornell Center	821	146	18%	15%
	NYU Langone Hospitals	811	149	18%	11%
	New York-Presbyterian Hospital - Columbia Presbyterian Center	786	89	11%	9%
	Mount Sinai West	261	56	21%	13%
	Mount Sinai Morningside	304	53	17%	17%
	New York-Presbyterian Hospital - Allen Hospital	156	23	15%	12%

Manhattan/New York County bed availability table posted 3/11/25 on the New York State Department of Public Health website.
(The date is shown on the NY statewide table on the following page, which includes the top few rows of these NY County figures.)

County	Hospital	Total Hospital Beds (Prior Day)	Hospital Beds Available (Prior Day)	% Available Beds (Prior Day)	% Available Beds (7-day Avg)	Total ICU Beds (Prior Day)	ICU Beds Available (Prior Day)	% Available ICU Beds (Prior Day)	% Available ICU Beds (7-day Avg)
New York	Total	6,343	1,421	22%	18%	814	166	20%	16%
	New York-Presbyterian/Lower Manhattan Hospital	160	54	34%	24%	19	9	47%	35%
	Bellevue Hospital Center	529	99	19%	15%	99	11	11%	10%
	Mount Sinai Beth Israel	126	104	83%	82%	12	12	100%	100%
	Harlem Hospital Center	138	4	3%	3%	23	11	48%	18%
	Hospital for Special Surgery	146	94	64%	30%	4	4	100%	71%
	Lenox Hill Hospital	465	208	45%	43%	48	10	21%	17%
	Memorial Hospital for Cancer and Allied Diseases	514	80	16%	8%	20	2	10%	9%
	Metropolitan Hospital Center	266	92	35%	40%	17	11	65%	71%
	Mount Sinai Hospital	860	170	20%	18%	125	19	15%	11%
	New York-Presbyterian Hospital - New York Weill Cornell Center	821	146	18%	15%	110	10	9%	8%
	NYU Langone Hospitals	811	149	18%	11%	136	32	24%	10%
	New York-Presbyterian Hospital - Columbia Presbyterian Center	786	89	11%	9%	116	14	12%	8%
	Mount Sinai West	261	56	21%	13%	33	12	36%	34%
	Mount Sinai Morningside	304	53	17%	17%	42	7	17%	26%
	New York-Presbyterian Hospital - Allen Hospital	156	23	15%	12%	10	2	20%	16%

https://coronavirus.health.ny.gov/hospital-bed-capacity 50%

Department of Health

Hospital Bed Capacity Dashboard

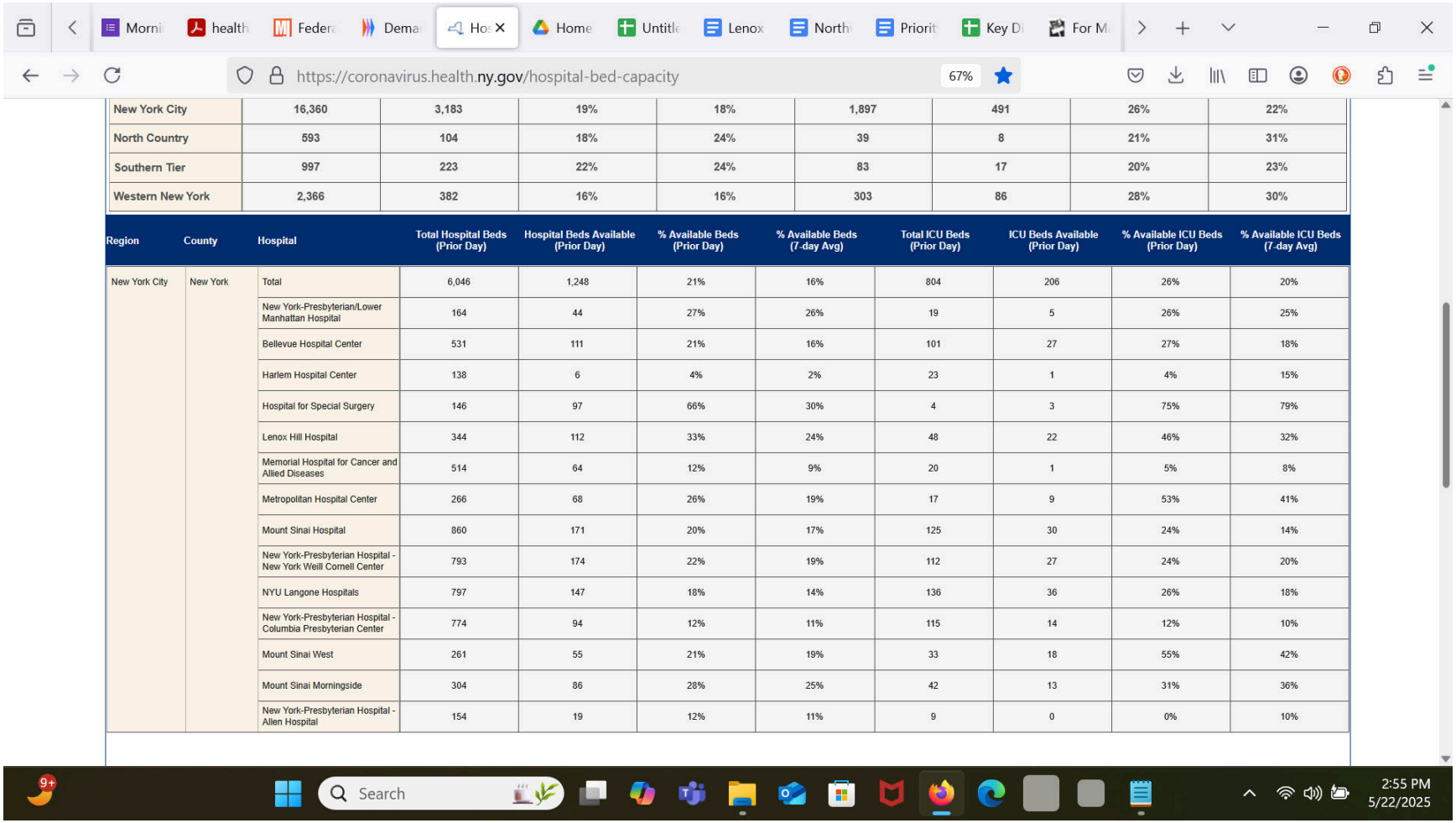
Hospital Survey Data as of: 3/10/2025
Hospital Survey Data last updated on: 3/11/2025

Region: New York City | County: New York | Hospital: (All)

Region	Total Hospital Beds (Prior Day)	Hospital Beds Available (Prior Day)	% Available Beds (Prior Day)	% Available Beds (7-day Avg)	Total ICU Beds (Prior Day)	ICU Beds Available (Prior Day)	% Available ICU Beds (Prior Day)	% Available ICU Beds (7-day Avg)
Statewide	37,210	6,758	18%	16%	4,296	963	22%	20%
Capital Region	1,969	287	15%	12%	158	22	14%	11%
Central New York	1,362	128	9%	10%	222	38	17%	15%
Finger Lakes	2,398	188	8%	7%	252	25	10%	9%
Long Island	6,047	1,482	25%	21%	794	281	35%	31%
Mid-Hudson	4,089	828	20%	19%	467	109	23%	23%
Mohawk Valley	685	65	9%	10%	80	10	13%	10%
New York City	16,684	3,080	18%	17%	1,907	370	19%	17%
North Country	603	117	19%	18%	40	11	28%	23%
Southern Tier	1,023	253	25%	24%	83	16	19%	23%
Western New York	2,350	330	14%	11%	293	81	28%	21%

Region	County	Hospital	Total Hospital Beds (Prior Day)	Hospital Beds Available (Prior Day)	% Available Beds (Prior Day)	% Available Beds (7-day Avg)	Total ICU Beds (Prior Day)	ICU Beds Available (Prior Day)	% Available ICU Beds (Prior Day)	% Available ICU Beds (7-day Avg)
New York City	New York	Total	6,343	1,421	22%	18%	814	166	20%	16%
		New York-Presbyterian/Lower Manhattan Hospital	160	54	34%	24%	19	9	47%	35%
		Bellevue Hospital Center	529	99	19%	15%	99	11	11%	10%
		Mount Sinai Beth Israel	126	104	83%	82%	12	12	100%	100%
		Harlem Hospital Center	138	4	3%	3%	23	11	48%	18%
		Hospital for Special Surgery	146	94	64%	30%	4	4	100%	71%
		Lenox Hill Hospital	465	208	45%	43%	48	10	21%	17%
		Memorial Hospital for Cancer and Allied Diseases	514	80	16%	8%	20	2	10%	9%
		Metropolitan Hospital Center	266	92	35%	40%	17	11	65%	71%
		Mount Sinai Hospital	860	170	20%	18%	125	19	15%	11%
		New York-Presbyterian Hospital - New York Weill Cornell Center	821	146	18%	15%	110	10	9%	8%
		NYU Langone Hospitals	811	149	18%	11%	136	32	24%	10%

Lenox Hill Hospital reported to NY State DOH that <u>on May 19</u>, 2025, 33% of 344 non-ICU beds were empty. This table shows it had the highest empty bed rate of the 12 general* hospitals in Manhattan. (The 5/19/25 date is visible on the next page.)
* That list of 12 general hospitals excludes the Hospital for Special Surgery and Memorial (Sloan-Kettering) Hospital for Cancer.

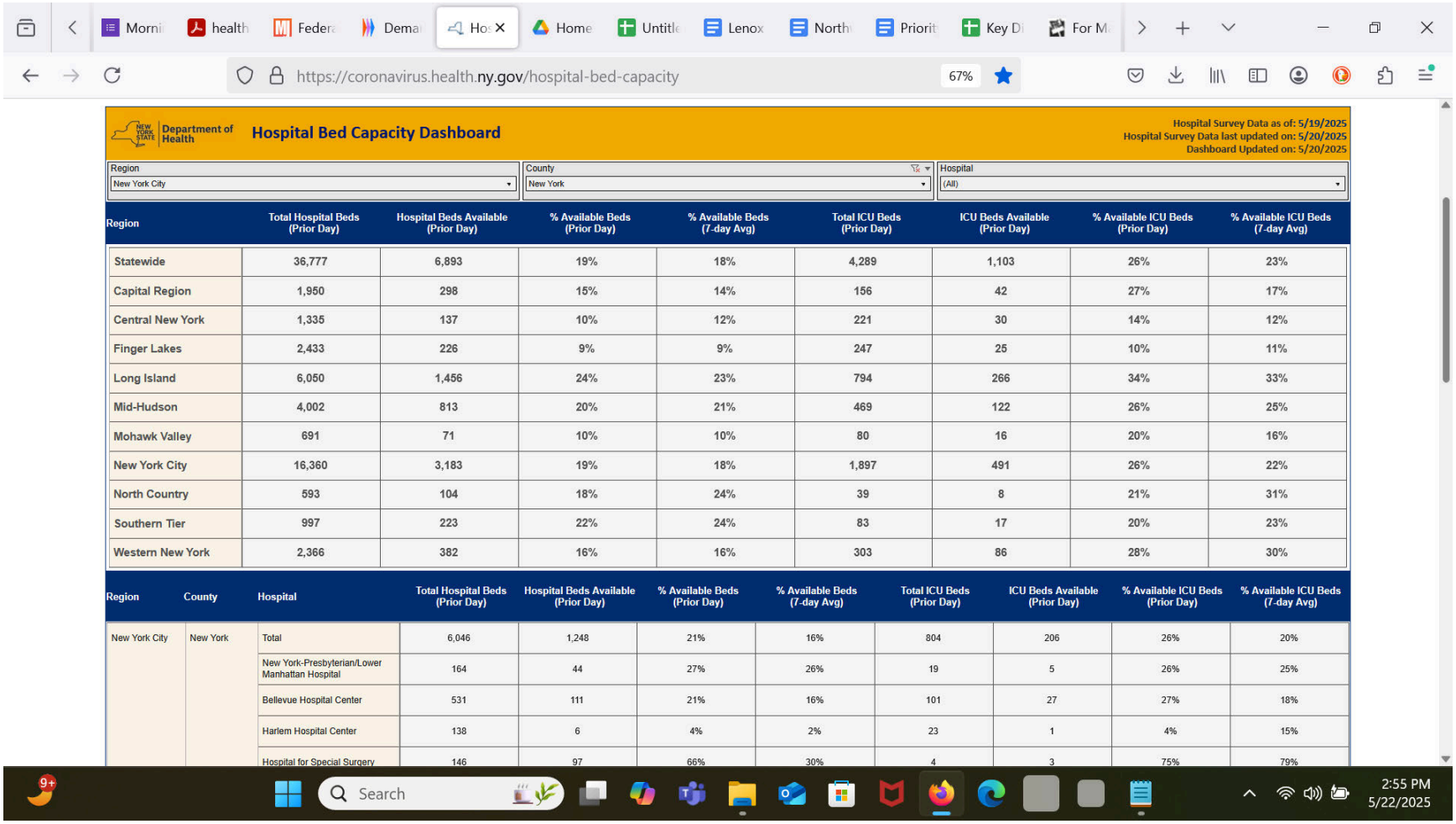


https://coronavirus.health.ny.gov/hospital-bed-capacity

New York City	16,360	3,183	19%	18%	1,897	491	26%	22%
North Country	593	104	18%	24%	39	8	21%	31%
Southern Tier	997	223	22%	24%	83	17	20%	23%
Western New York	2,366	382	16%	16%	303	86	28%	30%

Region	County	Hospital	Total Hospital Beds (Prior Day)	Hospital Beds Available (Prior Day)	% Available Beds (Prior Day)	% Available Beds (7-day Avg)	Total ICU Beds (Prior Day)	ICU Beds Available (Prior Day)	% Available ICU Beds (Prior Day)	% Available ICU Beds (7-day Avg)
New York City	New York	Total	6,046	1,248	21%	16%	804	206	26%	20%
		New York-Presbyterian/Lower Manhattan Hospital	164	44	27%	26%	19	5	26%	25%
		Bellevue Hospital Center	531	111	21%	16%	101	27	27%	18%
		Harlem Hospital Center	138	6	4%	2%	23	1	4%	15%
		Hospital for Special Surgery	146	97	66%	30%	4	3	75%	79%
		Lenox Hill Hospital	344	112	33%	24%	48	22	46%	32%
		Memorial Hospital for Cancer and Allied Diseases	514	64	12%	9%	20	1	5%	8%
		Metropolitan Hospital Center	266	68	26%	19%	17	9	53%	41%
		Mount Sinai Hospital	860	171	20%	17%	125	30	24%	14%
		New York-Presbyterian Hospital - New York Weill Cornell Center	793	174	22%	19%	112	27	24%	20%
		NYU Langone Hospitals	797	147	18%	14%	136	36	26%	18%
		New York-Presbyterian Hospital - Columbia Presbyterian Center	774	94	12%	11%	115	14	12%	10%
		Mount Sinai West	261	55	21%	19%	33	18	55%	42%
		Mount Sinai Morningside	304	86	28%	25%	42	13	31%	36%
		New York-Presbyterian Hospital - Allen Hospital	154	19	12%	11%	9	0	0%	10%

Statewide data, and a portion of the Manhattan/New York County bed availability table, for 5/19/25 from the New York State Department of Public Health website. (This table is included to indicate the 5/19/25 date of the Manhattan table on the previous page, which matches the top few rows of the NY County figures shown here.)



https://coronavirus.health.ny.gov/hospital-bed-capacity

Department of Health — Hospital Bed Capacity Dashboard

Hospital Survey Data as of: 5/19/2025
Hospital Survey Data last updated on: 5/20/2025
Dashboard Updated on: 5/20/2025

Region: New York City | County: New York | Hospital: (All)

Region	Total Hospital Beds (Prior Day)	Hospital Beds Available (Prior Day)	% Available Beds (Prior Day)	% Available Beds (7-day Avg)	Total ICU Beds (Prior Day)	ICU Beds Available (Prior Day)	% Available ICU Beds (Prior Day)	% Available ICU Beds (7-day Avg)
Statewide	36,777	6,893	19%	18%	4,289	1,103	26%	23%
Capital Region	1,950	298	15%	14%	156	42	27%	17%
Central New York	1,335	137	10%	12%	221	30	14%	12%
Finger Lakes	2,433	226	9%	9%	247	25	10%	11%
Long Island	6,050	1,456	24%	23%	794	266	34%	33%
Mid-Hudson	4,002	813	20%	21%	469	122	26%	25%
Mohawk Valley	691	71	10%	10%	80	16	20%	16%
New York City	16,360	3,183	19%	18%	1,897	491	26%	22%
North Country	593	104	18%	24%	39	8	21%	31%
Southern Tier	997	223	22%	24%	83	17	20%	23%
Western New York	2,366	382	16%	16%	303	86	28%	30%

Region	County	Hospital	Total Hospital Beds (Prior Day)	Hospital Beds Available (Prior Day)	% Available Beds (Prior Day)	% Available Beds (7-day Avg)	Total ICU Beds (Prior Day)	ICU Beds Available (Prior Day)	% Available ICU Beds (Prior Day)	% Available ICU Beds (7-day Avg)
New York City	New York	Total	6,046	1,248	21%	16%	804	206	26%	20%
		New York-Presbyterian/Lower Manhattan Hospital	164	44	27%	26%	19	5	26%	25%
		Bellevue Hospital Center	531	111	21%	16%	101	27	27%	18%
		Harlem Hospital Center	138	6	4%	2%	23	1	4%	15%
		Hospital for Special Surgery	146	97	66%	30%	4	3	75%	79%

From:	Denise Hoguet
To:	Land Use Testimony
Subject:	[EXTERNAL] Northwell Lenox Hill expansion - please reject current plan
Date:	Saturday, July 19, 2025 2:12:48 AM

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Dear Council Members,

As a life long resident of the Upper East Side, I am writing to ask that you reject Northwell's proposed plans for the redevelopment of Lenox Hill hospital.

I second the opinion expressed by Andrew Gaspar (please see link below).

Please do not subject an already congested neighborhood to over a decade of construction just to add a few beds in a building whose size will be grossly disproportionate to the neighborhood. The hospital should renovate within the zoning limits.

Opinion: Lenox Hill Hospital Expansion is About Profits, Not Care - City Limits

Opinion: Lenox Hill Hospital Expansion is About Profits, Not Care - City Limits

Let's be clear: a 436-foot medical tower has no place in Lenox Hill or any residential neighborhood. This is a community defined by its human-scale architecture, its walkability, and its residential character.

Thank you for your consideration.

Denise Hoguet

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Friday, July 11, 2025 10:36:19 AM

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Dear NYC Council Subcommittee ,

Lenox Hill Hospital has been a lifeline in this city for generations. The plan to renew it is more than a construction project—it's an investment in public health, good union jobs, and the future of our neighborhood.

At a time when hospitals across the country are cutting services or closing altogether, Northwell is taking a different path. They're choosing to invest in healthcare right here in our community—and that's something we should all stand behind.

The truth is, Lenox Hill's facilities are outdated. Many of the buildings are more than 100 years old. Patients, families, and front line healthcare workers have been making do in cramped, aging spaces for far too long. This project will bring the hospital into the 21st century—with single-patient rooms, a state-of-the-art Emergency Department, and modern operating rooms that prioritize safety, dignity, and efficiency.

This transformation isn't just about healthcare—it's about jobs. The const ruction and upgrades will create hundreds of good-paying union jobs, ensuring that skilled local labor is at the center of the rebuild. We know that when union trades are involved, projects are done right—safely, on time, and with respect for workers.

And the impact won't stop there. Local businesses—from coffee shops to hardware stores—will benefit from increased foot traffic and long-term economic growth tied to a stronger, more accessible hospital.

As community members, we want to see thoughtful development that serves

our neighborhoods. As union members, we want to see projects that uplift working families. This project does both.

This is our chance to come together—to support a project that delivers for patients, for workers, and for the people who call this community home. Let's build the future of Lenox Hill—with union labor, community input, and a shared vision for a healthier, stronger New York.

Sincerely,

Mr Dennis Santiago
[redacted]
Jamaica New York, NY 11434

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Monday, July 14, 2025 9:58:44 AM

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Dear NYC Council Subcommittee ,

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The truth is, Lenox Hill's facilities are outdated. Many of the buildings are more than 100 years old. Patients, families, and front line healthcare workers have been making do in cramped, aging spaces for far too long. This project will bring the hospital into the 21st century—with single-patient rooms, a state-of-the-art Emergency Department, and modern operating rooms that prioritize safety, dignity, and efficiency.

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Sincerely,

Mr. Derek Richardson
[redacted]
Brooklyn, NY 11235

From: Captain Ahab
To: Land Use Testimony
Subject: [EXTERNAL] Lenox Hill Hospital Expansion Proposal
Date: Friday, July 18, 2025 12:30:26 PM

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Dear Keith Powers:

In acknowledging receipt of one of my several letters to you, Carolyn Ruvkun wrote that you were continuing to advocate for a reduction in the timeline and the height of the building—only two of about a dozen extremely astute community obejctions to the most recent Lenox Hill Hospital expansion proposal. Just as Northwell has ignored the well-reasoned wisdom of the community, it appears to have ignored your purported advocacy, which, frankly speaking, amounts to their spitting in your face. Small, incremental victories actually constitute losses.

Nonetheless, like so many others—including the tragically misnamed City Planning Commission—you seem bent on allowing Northwell, under cover of healthcare and in spite of zoning laws and rationality, to do whatever it wishes, thereby destroying the neighborhood you represent and the one Lenox Hill Hospital pretends to value. One can only conclude in dismay that once more money and raw power have been victorious. Is this the catastrophe you have chosen as your legacy? Where is your spine? Where is democracy?

Or do I misjudge you and you are still sitting on the fence? If so, the moment to get off the fence is now and to put yourself firmly on the side of the side of the angels because—although it's against my grain to admit it—that is unequivocally the side of the opposition, the side I'm on, where you would be very welcome. One of my main conerns is that, if the Hospital fails to fulfill its promises, there are no penalties, and therefore no incentives, for it to avoid making empty promises.

We can only hope that, contrary to recent past experience, the City Council will have the courage and independence to do what is right rather than what is expedient. We know who you are. We will not forget.

Thank you for your attention,

Doon Arbus

From: Dutch deCarvalho
To: Land Use Testimony
Subject: [EXTERNAL] Northwell Health Proposals
Date: Wednesday, July 9, 2025 9:54:19 PM

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Hi,

I am writing to submit testimony in response to Northwell Health's rezoning application and state my strong opposition to the proposed redevelopment of Lenox Hill Hospital.

I support Northwell's goal to expand its facilities, however, the current proposal calls for a drastic upzoning which will damage and alter the neighborhood forever. A 436-goot tower on Lexington Avenue, which is already traffic burdened and pedestrian heavy, would be catastrophic. It would alter the streetscape and set a dangerous precedent for future zoning protections.

Despite numerous comments and input from the community, Northwell has not considered alternative designs. Towering over Lexington Avenue, this project is incompatible with the area and has serious environmental and infrastructure impacts. The neighborhood is simply not able to handle this density.

Finally, this move by Northwell represents incredible overreach by a private organization and would set a dangerous precedent for future zoning and development across the city. I urge you to disapprove this application and ask Northwell to bring a more reasonable proposal to the table. One which works with the neighborhood and supports all of its aspects.

Thank you for your attention to this matter.

Dutch deCarvalho

--
Dutch deCarvalho

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Sunday, July 13, 2025 2:15:15 AM

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Dear NYC Council Subcommittee ,

Lenox Hill Hospital has been a lifeline in this city for generations. The plan to renew it is more than a construction project—it's an investment in public health, good union jobs, and the future of our neighborhood.

At a time when hospitals across the country are cutting services or closing altogether, Northwell is taking a different path. They're choosing to invest in healthcare right here in our community—and that's something we should all stand behind.

The truth is, Lenox Hill's facilities are outdated. Many of the buildings are more than 100 years old. Patients, families, and front line healthcare workers have been making do in cramped, aging spaces for far too long. This project will bring the hospital into the 21st century—with single-patient rooms, a state-of-the-art Emergency Department, and modern operating rooms that prioritize safety, dignity, and efficiency.

This transformation isn't just about healthcare—it's about jobs. The const ruction and upgrades will create hundreds of good-paying union jobs, ensuring that skilled local labor is at the center of the rebuild. We know that when union trades are involved, projects are done right—safely, on time, and with respect for workers.

And the impact won't stop there. Local businesses—from coffee shops to hardware stores—will benefit from increased foot traffic and long-term economic growth tied to a stronger, more accessible hospital.

As community members, we want to see thoughtful development that serves

our neighborhoods. As union members, we want to see projects that uplift working families. This project does both.

This is our chance to come together—to support a project that delivers for patients, for workers, and for the people who call this community home. Let's build the future of Lenox Hill—with union labor, community input, and a shared vision for a healthier, stronger New York.

Sincerely,

Dwayne Scott
[redacted]
Mount Vernon, AL 10550

From: Eileen Toback
To: Land Use Testimony
Subject: [EXTERNAL] testimony in support of Lenox Hill Hospital"s redevelopment plan
Date: Wednesday, July 16, 2025 4:11:03 PM

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Testimony for NYC Council – Lenox Hill Redevelopment Project
Eileen Toback, Executive Director, New York Professional Nurses Union

Hello, my name is Eileen Toback, and I'm the Executive Director of the New York Professional Nurses Union, representing the more than 1,000 nurses at Lenox Hill Hospital. Our union strongly supports this redevelopment plan. I am also a neighbor, living nine blocks away.

Every day, these nurses care for patients from over 200 ZIP codes, people from every borough, every walk of life, insured or not. And they do it with excellence, compassion, and zero shortcuts.

The building they work in does not meet the world-class standard of care they deliver. The hospital is aging, and it cannot accommodate today's needs, let alone tomorrow's, without taking a toll on the people who hold it together. Nurses, doctors, social workers, techs, transporters, environmental services, pharmacy, unit clerks, and so many others – *all* of them carry that burden so that patients don't feel it or have any adverse effects from it. But that strain compounds, shift after shift, year after year.

I truly understand concerns about construction disruption. I live in a building where I've lost more than 70% of my light from towers going up around me. I've endured nearly five years of nonstop construction, with more on the way—including a *500*-foot luxury tower being built right over my head and another *489*-foot luxury building across the street. There were *no* public hearings for my Third-Avenue neighborhood. No concessions from the builders. The only difference I can see in this well-orchestrated campaign against Lenox Hill's redevelopment, which has received extraordinary attention and accommodation from lawmakers, is that the big-donor class opposing it live on *Park* Avenue, not Third.

Regardless, Lenox Hill Hospital must be a good neighbor. It must push the envelope with this project, always on safety, but also to mitigate disruptions and

inconveniences, and be held accountable for doing so. But unlike another high-rise, this one saves lives.

What we're talking about isn't vanity. It's *vision*. And that vision must include a modern hospital for a modern New York, a hospital that matches the excellence of the people inside it.

Some have claimed expertise simply by proximity. But living next to the Central Park Zoo doesn't make you a zoologist. And living near a hospital doesn't make you an expert in patient care, safety, throughput, or the thousand other decisions that define hospital operations. The reality is, the current building impacts those decisions every day, creating challenges that only this redevelopment can solve.

I also feel compelled to address the opposition's use of the phrase "Bedpan Alley." It's insulting. It's reductive. And it's revealing. Dismissing the Upper East Side as "Bedpan Alley" because of the number of hospitals here doesn't just demean the work, it exposes a mindset. Healthcare workers aren't just cleaning up after people. They're running ECMO circuits. They're managing complex infectious diseases, head-to-toe in PPE, in rooms barely large enough to turn around in. They are, quite literally, bringing people back from the brink of death. And all these opponents want to say about nurses' work is that they change bedpans? That's not just ignorance, it's intent. And it's especially galling coming from people who claim to be pro-union and pro-nurse. You don't get to say nurses are essential, then argue that they, and the hospitals they keep running, are redundant or inconvenient. They want you to forget that Lenox Hill Hospital is where lives are saved, families are held together, and communities turn to in their darkest hours. No one was complaining about "too many hospital beds" when we were knocking down walls during the pandemic just to make room for one more desperately ill patient.

If you really want to know what a hospital needs and what is best for patients—*always ask the nurses.*

And what we are telling you, unequivocally, is this: Support this redevelopment application, not just for the building, but for the people who fill it with courage and care.

We need a hospital that lives up to the city it serves.

Thank you.

Sincerely,

Eileen Toback

--
Eileen Toback (she/her)
Executive Director
New York Professional Nurses Union
[redacted]

From:	Elaine Shea
To:	Land Use Testimony; Riley, Kevin; Abreu, Shaun; Carr, David; Hanks, Kamillah; District21; District9; Schulman, Lynn; Rivera, Carlina; Farias, Amanda; Salamanca, Rafael; Sanchez, Pierina; Brooks-Powers, Selvena; Hudson, Crystal; Office of Council Member Powers; esllaww@yahoo.com
Subject:	[EXTERNAL] Please Vote "NO" to Northwell Health"s Lenox Hill Hospital Application
Date:	Saturday, July 19, 2025 4:11:44 PM

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Kindly view the photo and reach the correct conclusion.

As you can see, structure proposed by Northwell: a massive commercial tower is WRONG for ANY residential neighborhood.

Northwell has had the option since 2019 of proposing a structure suitable for its land size and location within a long, pre-existing residential neighborhood. Northwell has had ample time to amend and correct. It has failed to do so.

Consider that the ONLY massive commercial towers COMPARABLE to NORTHWELL's MASSIVE TOWER proposed are ALL in Commercially Zoned Business Districts known to you by name and visually: 10 Hudson Yards, One Vanderbilt, One Bryant Park, Freedom Tower, Empire State Building. (See report of George M. Janes, AICP "Lenox Hill Hospital Proposal" 2025 Update.)

Consider that FAR for Northwell's massive commercial structure exceeds the FARs of the largest buildings of every nearby teaching hospital: Mt. Sinai, Columbia University Irving Medical Center, NYU Bellevue/VA, MSK/HSS/Presbyterian. (See report of George M. Janes, AICP "Lenox Hill Hospital Proposal" 2025 Update.)

Please do NOT be the ones who sign the "DEATH WARRANT" for EVERY unique and special residential neighborhood from Bed-Stuy to Grand Concourse and every beautiful neighborhood in between by allowing this EXTREME ABUSE OF LAND USE proposed by Northwell.

Now's the time to vote "NO" and reject such massive and grossly unreasonable changes to your Residential Zoning Laws they OBLITERATE their purpose and render ALL residential zoning laws a NULLITY in this and every other residentially zoned neighborhood.

Modernization and updates can be achieved in vacant and unused spaces in Lenox Hill Hospitals' existing buildings.

Allowing Northwell's estimated $2.5 + Billion to create 25 luxury private rooms will increase health costs massively for all, including daily health service visitors. Recent USA Today article detailed how hospital medical services are 60% more expensive.

Allowing Northwell's outrageous demand to disrupt for 10+ years EVERY ASPECT of daily lives is an UNCONSCIONABLE ASK by Northwell should not be granted.

Hardship incalculable if Northwell is allowed to disrupt access to subway and local bus at 77th Street for 10+ years. Imagine impact on residents, every pre-K to 12 students, teachers, aids, etc. attending nearby public and 6+ religious and private schools; commuters, the handicapped, daily medical service visitors, senior citizens, small business workers etc.

UNION doormen* and grocery workers are vehemently OPPOSED as are residents, small businesses and workers – health aids, restaurant, salons, shops etc. (*LHH does not accept RN or Doormen health insurance.)

Imagine Lexington Avenue, our narrowest Avenue, being one lane for 10+ years. Imagine the congestion and impact on delivery of medical, drug store and grocery supplies.

(Visit 46th to 49th on Park Avenue to view massive disruption, in a Commercially Zoned district, caused by construction of Chase Bank Tower.)

Up to 96.75% of voting, taxpaying residents, small businesses and their workers are vigorously OPPOSED.

Consequences of your decisions will have a PERMANENT effect on each and every residentially zoned neighborhood.

Please do NOT be the ones known for allowing a single private entity, who had option of presenting a structure that complied with its residentially zoned location, but opted for a commercial structure, WRONG for any residential location.

Please do NOT allow a single private entity to DESTROY the carefully crafted Residential Zoning Laws purpose and protection.

Do NOT allow the law to be nullified by this grossly unreasonable and unconscionable ask by suburban based Northwell when suitable alternatives abound and are ignored by Northwell.

Vote “NO” and prevent this UNNECESSARY HORROR from happening.

Thank you.

Respectfully submitted,
Elaine F. Shea

As you can see, structure proposed by Northwell: a massive commercial

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Northwell has had the option since 2019 of proposing a structure suitable for its land size and location within a long, pre-existing residential neighborhood.

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Please do NOT be the ones who sign the **"DEATH WARRANT"** for EVERY unique and special residential neighborhood from Bed-Stuy to Grand Concourse and every beautiful neighborhood in between by allowing this **EXTREME ABUSE OF LAND USE proposed by Northwell.**

Now's the time to vote "NO" and reject such massive and grossly unreasonable changes to your Residential Zoning Laws they OBLITERATE their purpose and render ALL residential zoning laws a NULLITY in this and every other residentially zoned neighborhood.

Modernization and updates can be achieved in vacant and unused spaces in Lenox Hill Hospitals' existing buildings.

Allowing Northwell's estimated $2.5 + Billion to create 25 luxury private rooms will increase health costs massively for all, including daily health service visitors. Recent USA Today article detailed how hospital medical services are 60% more expensive.

Allowing Northwell's outrageous demand to disrupt for 10+ years EVERY ASPECT of daily lives is an UNCONSCIONABLE ASK by Northwell should not be granted.

Hardship incalculable if Northwell is allowed to disrupt access to subway and local bus at 77th Street for 10+ years. Imagine impact on residents, every pre-K to 12 students, teachers, aids, etc. attending nearby public and 6+ religious and private schools; commuters, the handicapped, daily medical service visitors, senior citizens, small business workers etc.

UNION doormen* and grocery workers are vehemently OPPOSED as are residents, small businesses and workers – health aids, restaurant, salons, shops etc. (*LHH does not accept RN or Doormen health insurance.)

Imagine Lexington Avenue, our narrowest Avenue, being one lane for 10+ years. Imagine the congestion and impact on delivery of medical, drug store and grocery supplies.

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Up to 96.75% of voting, taxpaying residents, small businesses and their workers are vigorously OPPOSED.

Consequences of your decisions will have a PERMANENT effect on each and every residentially zoned neighborhood.

Please do NOT be the ones known for allowing a single private entity, who had option of presenting a structure that complied with its residentially zoned location, but opted for a commercial structure, WRONG for any residential location.

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Do NOT allow the law to be nullified by this grossly unreasonable and unconscionable ask by suburban based Northwell when suitable alternatives abound and are ignored by Northwell.

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Respectfully submitted,
Elaine F. Shea

From:	Elaine Shea
To:	Land Use Testimony
Cc:	Riley, Kevin; Abreu, Shaun; Carr, David; Hanks, Kamillah; District21; District9; Schulman, Lynn; Office of Council Member Powers; E S
Subject:	[EXTERNAL] Please Vote "NO" to Northwell Health"s Lenox Hill Hospital Application
Date:	Friday, July 18, 2025 1:12:12 PM

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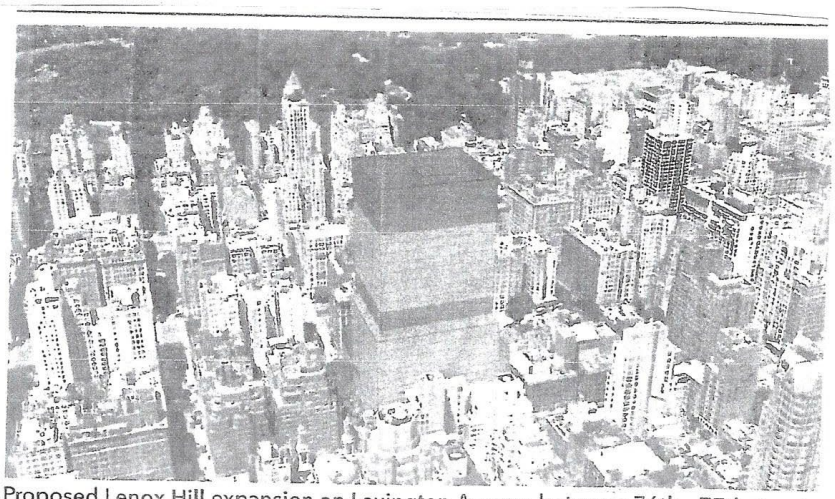
Kindly view the photo and reach the correct conclusion.



Proposed Lenox Hill expansion on Lexington Avenue between 76th - 77th streets

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Thank you.
Respectfully submitted,
Elaine F. Shea

From: A[redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Monday, July 14, 2025 12:25:11 PM

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Dear NYC Council Subcommittee ,

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The truth is, Lenox Hill's facilities are outdated. Many of the buildings are more than 100 years old. Patients, families, and front line healthcare workers have been making do in cramped, aging spaces for far too long. This project will bring the hospital into the 21st century—with single-patient rooms, a state-of-the-art Emergency Department, and modern operating rooms that prioritize safety, dignity, and efficiency.

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And the impact won't stop there. Local businesses—from coffee shops to hardware stores—will benefit from increased foot traffic and long-term economic growth tied to a stronger, more accessible hospital.

As community members, we want to see thoughtful development that serves

our neighborhoods. As union members, we want to see projects that uplift working families. This project does both.

This is our chance to come together—to support a project that delivers for patients, for workers, and for the people who call this community home. Let's build the future of Lenox Hill—with union labor, community input, and a shared vision for a healthier, stronger New York.

Sincerely,

Mr Eliberto Rodriguez
[redacted]
Le, SC 29072

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] LENNOX HILL HOSPITAL
Date: Friday, July 18, 2025 2:25:45 PM

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Dear Council Members,

Re: Lenox Hill Hospital Proposal

Lenox Hill Hospital is a welcome presence in its neighborhood, as is the building itself.

The building site is correctly zoned for this area; the proposed change is destructive and incorrect.

Unfortunately, the currently proposed building would severely damage the scale, character, and livability of the community, and its long construction schedule would subject local residents to severe and lengthy discomfort.

The neighbors are not the only people who would be harmed by the proposed lengthy construction. One cannot imagine anything more deleterious to the health and wellbeing of people who are sick enough to be in the hospital, or are recovering from surgery, than staying in a construction site. The hospital plans to keep functioning all during construction, leading to exactly this situation.

In the interest of the neighbors, the patients, and the community, please deny this ill-conceived application. The current building can be renovated, reconstructed, or rebuilt under current zoning. The proposed building can be constructed in a location where it would conform to the local zoning regulations and do no harm.

Best wishes,

Elizabeth Ashby

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Thursday, July 10, 2025 10:03:09 AM

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This is our chance to come together—to support a project that delivers for patients, for workers, and for the people who call this community home. Let's build the future of Lenox Hill—with union labor, community input, and a shared vision for a healthier, stronger New York.

Sincerely,

Eric Brugeman
[redacted]
Latham, NY 12110

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Thursday, July 10, 2025 6:50:09 PM

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Sincerely,

Eric Feldhaus
[redacted]
Dumont, NJ 07628

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Friday, July 11, 2025 6:50:38 AM

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Sincerely,

Eric Tamayo
[redacted]
Hauppauge, NY 11788

From: Erica B
To: Land Use Testimony
Subject: [EXTERNAL] Public Hearing on Lenox Hill Hospital
Date: Wednesday, July 9, 2025 2:16:39 PM

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Dear City Council Members,

I am writing to express my strong opposition to Northwell Health's proposed redevelopment of Lenox Hill Hospital—a plan that threatens the integrity, character, and livability of the Upper East Side.

While I support Northwell's goal to modernize and even expand its facilities, the current proposal is excessive. It calls for a drastic upzoning of the hospital's campus between Park and Lexington Avenues, from East 76th to 77th Streets. At the heart of the plan is a 436-foot-tall hospital tower on Lexington Avenue—an avenue long recognized by the Department of City Planning for its narrow, pedestrian-heavy character and unique architectural rhythm. This out-of-scale structure would permanently disrupt the streetscape and undermine long-standing zoning protections.

Equally troubling is the alternative scheme, which shifts height and bulk into the low-rise midblock on East 76th Street. These midblocks are defined by a consistent, historic scale that contributes to the neighborhood's distinct identity. The proposal would obliterate that character and erode zoning rules specifically designed to protect it.

Despite public concern, Northwell has not seriously considered alternative designs that would achieve modernization without sacrificing neighborhood context. The current options—whether towering over Lexington or encroaching on the midblock—are incompatible with the area's planning framework and community character. Even beyond the zoning implications, the proposal raises serious concerns about environmental impacts, infrastructure strain, and a broader precedent of institutional overreach.

We urge you to disapprove this application and call on Northwell to return with a more appropriate and sensitive plan—one that meets healthcare needs without compromising the identity of the Lenox Hill neighborhood. A responsible redevelopment must work with the neighborhood, not against it.

Thank you for your continued leadership and commitment to protecting our community.

Sincerely,
Erica Bersin

From:	Moskovitch, Ewa
To:	Land Use Testimony
Subject:	[EXTERNAL] Support for Lenox Hill Redevelopment - July 16 Zoning Hearing
Date:	Tuesday, July 15, 2025 4:26:32 PM

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To Whom It May Concern,

I am writing to express my full support for the proposed redevelopment of Lenox Hill Hospital. As both a longtime Upper East Side resident and an employee of Northwell Health, I have experienced firsthand the critical role this hospital plays in our community, not only as a healthcare provider but also as a place of healing, hope, and human connection.

I live within walking distance of Lenox Hill Hospital, and it has been a constant source of reassurance to know that high-quality care is just minutes away. Having access to world-class medical support at any time is not a privilege, it is a necessity, especially in a dense and diverse neighborhood like ours.

I also have the unique perspective of working at Lenox Hill. Every day, I witness the deep compassion, clinical excellence, and tireless dedication that our teams bring to patient care. The level of commitment shown by our staff is extraordinary, and it deserves to be supported by facilities that match the quality of care we provide.

But this hospital is not just where I work, it is also where my life was saved. A sudden and severe health crisis brought me to Lenox Hill as a patient. Thanks to the quick action and skilled diagnosis of my care team, I underwent a lifesaving craniotomy after presenting with intense headaches caused by a critical condition. The care I received, from initial evaluation to post-operative support, was nothing short of extraordinary. I will forever be grateful to the doctors, nurses, and staff whose expertise and compassion brought me through one of the most difficult moments of my life.

As a former patient, a proud Northwell employee, and a resident of this neighborhood, I know that this redevelopment is not just about modernizing a building, it is about investing in the future of care. It is about ensuring that Lenox Hill Hospital can continue to meet the evolving needs of patients while honoring its deep-rooted legacy of excellence.

Thank you for your time and consideration. I urge you to support this essential project for the health and well-being of our entire community.

Sincerely,

Ewa Moskovitch
Manager, Operations
Advanced Clinical Providers
Lenox Hill Hospital
[redacted]

New York, NY 10075
[redacted]
[redacted]

Northwell Health
Visit us at Northwell.edu
The information contained in this electronic e-mail transmission and any attachments are intended only for the use of the individual or entity to whom or to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this communication is not the intended recipient, or the employee or agent responsible for delivering this communication to the intended recipient, you are hereby notified that any dissemination, distribution, copying or disclosure of this communication and any attachment is strictly prohibited. If you have received this transmission in error, please notify the sender immediately by telephone and electronic mail, and delete the original communication and any attachment from any computer, server or other electronic recording or storage device or medium. Receipt by anyone other than the intended recipient is not a waiver of any attorney-client, physician-patient or other privilege.

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Thursday, July 10, 2025 12:19:45 PM

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Sincerely,

Fabian Ortiz
[redacted]
[redacted]
Brooklyn , NY 11206

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Friday, July 11, 2025 1:00:38 PM

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Sincerely,

IW local 40 Frank Mcnichol

[redacted]

Port Jervis, NY 12771

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Thursday, July 10, 2025 9:05:25 AM

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The truth is, Lenox Hill's facilities are outdated. Many of the buildings are more than 100 years old. Patients, families, and front line healthcare workers have been making do in cramped, aging spaces for far too long. This project will bring the hospital into the 21st century—with single-patient rooms, a state-of-the-art Emergency Department, and modern operating rooms that prioritize safety, dignity, and efficiency.

This transformation isn't just about healthcare—it's about jobs. The const ruction and upgrades will create hundreds of good-paying union jobs, ensuring that skilled local labor is at the center of the rebuild. We know that when union trades are involved, projects are done right—safely, on time, and with respect for workers.

And the impact won't stop there. Local businesses—from coffee shops to hardware stores—will benefit from increased foot traffic and long-term economic growth tied to a stronger, more accessible hospital.

As community members, we want to see thoughtful development that serves

our neighborhoods. As union members, we want to see projects that uplift working families. This project does both.

This is our chance to come together—to support a project that delivers for patients, for workers, and for the people who call this community home. Let's build the future of Lenox Hill—with union labor, community input, and a shared vision for a healthier, stronger New York.

Sincerely,

Frank Novielli
[redacted]
[redacted]
Glendale , NY 11385

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Thursday, July 10, 2025 12:23:30 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Report suspected phishing emails with the Phish Alert Button or forward them to phish@oti.nyc.gov as an attachment.

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Sincerely,

Gean Pilipiak
[redacted]t
Brooklyn , NY 11215

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Thursday, July 10, 2025 9:23:47 AM

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Sincerely,

GEORGE FERNANDEZ
[redacted]
Brooklyn, NY 11229

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Thursday, July 10, 2025 10:40:52 AM

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Sincerely,

George Held
[redacted]
I
Teaneck, NJ 07666

GEORGE M.
JANES &
ASSOCIATES

[redacted]
NEW YORK, NY 10128

www.georgejanes.com

[redacted]

July 19, 2025

Rafael Salamanca Jr., Chair of the Land Use Committee
Kevin Riley, Chair of the Subcommittee on Zoning and Franchises
New York City Council
250 Broadway
New York, NY

Re: Lenox Hill Hospital
ULURP No. N250152ZRM
Health Equity and Land Use

Dear Chairs Salamanca & Riley:

I am an urban planner, and this is written testimony related to the Council hearing held for Lenox Hill Hospital on July 16, 2025.

Background
As you heard from Lois Uttley and others during your hearing, hospitals are inequitably distributed in NYC. The Upper East Side of Manhattan, for instance, has 10.58 New York State Department of Health certified hospital beds per 1000 residents, compared to 1.65 in all of Queens and 2.09 for all of Brooklyn.[1] While the Upper East Side has five hospitals and nearly 10% of all of NYC's hospital bed capacity, there are many Community Districts that have no hospitals and this number has grown over time.

You already know about inequity
While you were reminded of geographic inequity of hospitals during your hearing, Council collected ample data concerning equity. On October 29, 2024, the City Council Committees on Health and Hospitals held a joint hearing on the closure of hospitals. They heard extensive testimony from people who were left without neighborhood hospitals and from others who suggested ways local community hospitals could be saved.

During that hearing, the Chair of the Committee on Hospitals, Mercedes Narcisse, called for a comprehensive plan to address the health needs of New York City and its hospital system to address hospital deserts, geographic inequity and the lack of services that afflict many neighborhoods. Yet, there remains no planning for hospitals in New York City; literally none. Instead, we have a system where hospital administrators decide what is best for their hospital systems, develop applications reflecting their interests, and then ask the City to approve those applications. In response to those self-serving applications, the City approves applications that increase inequity every time it is asked to do so.

[1] Community Health Profiles for 2022, Public Use Dataset, NYC Health.

For example, last year the City Council unanimously approved without modification an application for the expansion of Memorial Sloan Kettering to add another 206 hospital beds to the already overserved Upper East Side.[2] Will the Lenox Hill application simply continue this trend of responding to applications that are good for hospital systems, independent of the needs of New Yorkers and the equity of the system?

Let me state plainly: Government is facilitating the concentration of hospitals in a few neighborhoods at the expense of other neighborhoods directly through land use actions and has been doing so for generations. As you know, we can direct where hospitals open and expand using zoning. Other jurisdictions carefully plan for these expansions, but in NYC we routinely approve hospitals anywhere administrators ask for them. Our refusal to plan for this land use contributes to the inequity that we're seeing, and if we continue not to plan, geographic inequity will continue to get worse.

Hospital closures and openings are two sides of the same coin

Hospital closures and openings are not independent variables. If we open hospitals in one neighborhood, over time we are effectively helping to close them in other neighborhoods.

Demand for hospital services is what economists call an "inelastic demand," or a demand that occurs and is met largely irrespective of cost. Except for medical tourism,[3] the number of hospital beds in a region is directly related to the health needs of the region. An inelastic demand means if new capacity is added, it won't materially impact overall demand for hospital services. Simply, people need a hospital when they need a hospital. If there is excess capacity for hospitals, it doesn't create more local demand for the services they provide. Further, we know from experience that hospitals that are not well utilized are at higher risk of closing. Therefore, when we add hospital capacity in one neighborhood, we reduce utilization of hospitals in other neighborhoods, and over time, increase the risk of those hospitals closing.

The data

Academic research supports this logical contention. For example, Barbash, et al., found that in most cases increasing ICU bed capacity did not significantly impact ICU bed utilization.[4] They did, however, find "patients . . . admitted to hospitals with an increasing ICU supply were more likely to be transferred in from outside

[2] This application also demolishes 355 units of workforce housing. If the beds are built as planned, the MSK approval will increase beds per 1000 residents on the Upper East Side to about 12.

[3] Medical tourism is the common term for people who travel nationally or internationally to receive hospital care.

[4] Effects of Changes in ICU Bed Supply on ICU Utilization, Ian J Barbash, David J Wallace, Jeremy M Kahn.

hospitals" This finding supports the logical concept that new bed capacity takes patients from existing hospitals, rather than creating new demand for the services they supply.

Observational data also supports this finding. States with similar demographic makeups have a similar number of hospital beds to serve their local population. For example, KFF.org provides[5] the number of hospital beds per 1,000 residents as follows:

State	Beds per 1000 Resid.
USA	**2.32**
NYS	2.51
PA	2.63
MA	2.22
CT	2.08
NJ	2.32

The number of beds per 1,000 residents is remarkably consistent between the different areas, even though the total number of beds declines over time.[6] As with any business, hospitals have financial incentives to keep their beds utilized. As a result of these incentives, and an inelastic demand for the services hospitals provide, when hospitals create excess capacity in one neighborhood, it becomes easier to close hospitals in other neighborhoods as redundant.

And for decades we've been witnessing the concentration of hospitals in limited geographic areas in NYC because that concentration benefits hospital systems. Facilities located in hospital districts like the east side of Manhattan — informally termed "bed-pan alley" — often find it easier to attract and retain talent when so located. If hospital locations are to be determined by the desire of hospital administrators, they will continue to concentrate in limited areas, making it easier to close hospitals outside those areas, worsening geographic inequity.

It doesn't have to be this way

Since Council has ultimate control over land use, you can plan for this use. Speaker Adams developed the City Council's Land Use Guidelines and Application Toolkit ("Guidelines") and that document "lays out comprehensive

[5] https://www.kff.org/other/state-indicator/beds-by-ownership/?currentTimeframe=0&sortModel=%7B%22colId%22:%22Location%22,%22sort%22:%22asc%22%7D The data shown are for 2023.

[6] KFF.org shows that between 2000 and 2023 the number of hospital beds nationally have declined from 2.9 per 1,000 residents to 2.32 per 1,000 residents, with each state listed in the table showing similar declines in the period.

goals for addressing citywide planning challenges."[7] One of those comprehensive goals is to:

> "proactively plan to increase access to healthcare and essential services across our neighborhoods, particularly in neighborhoods that have suffered from historic neglect or have high populations of residents with greater support needs, including seniors and those living in poverty;"

And to ensure that:

> "New development should be paired with swift and effective commitments to provide resources and support that avoids worsening inequities in communities;"[8]

The Toolkit provides a policy basis to reject or modify applications that will make health equity worse. If you care about the overconcentration of health services in some neighborhoods, which leave other neighborhoods health care deserts, council members need to start making land use decisions considering health equity, which is exactly what your own Guidelines demand.

Council can't just focus on closures and expect to meaningfully address health equity. Applications like Lenox Hill Hospital are one of the few windows when Council can work directly with the institutions that serve the City to address the inequities *to which they have contributed*. Instead of further concentrating essential services on the Upper East Side, government should be insisting they find locations in underserved neighborhoods and proactively find ways to bring essential services to the communities that do not have easy access to these services.

Outside the land use process, City Council cannot force private institutions to bring their services into neighborhoods that are underserved. But inside the land use process, Council has enormous power to address this very concern.

Plans and planning matter

If land use decisions should be made "to increase access to healthcare and essential services across our neighborhoods,"[9] the City Council should make clear that all future applications that exacerbate health care inequity will be rejected, and it can start with Lenox Hill Hospital.

The Charter gives the Council enormous power on land use applications: the power to say no. You can demand that there will be no more business as usual and that you will no longer approve any application that worsens geographic inequity.

[7] *City Council's Land Use Guidelines and Application Toolkit,* p. 1.
[8] *City Council's Land Use Guidelines and Application Toolkit,* p. 20.
[9] *City Council's Land Use Guidelines and Application Toolkit,* Page 1.

You can make the Lenox Hill Hospital application the inflection point, the point where inequity stops getting worse because of the concentration of capacity in overserved neighborhoods. You have that power. You just have to follow your own guidelines and use it.

Close
Thank you for all you do to make New York City a better place. If you have questions or would like to discuss, please feel free to contact me at george@georgejanes.com.

Sincerely,

George M. Janes, AICP
George M. Janes & Associates

July 16, 2025 spoken testimony of George M. Janes, AICP to the Committee on Zoning and Franchises

I'm George Janes. I'm an planner who's been helping neighbors on this application.

Last year, Council held hearings on the closure of hospitals. You heard concern about equity and hospital deserts.

Hospital closures and hospital expansions are two sides of the same coin. If you're expanding hospitals in one neighborhood, you're helping to close them in another neighborhood. If you care about health equity, the last thing you want to do is expand services in the most overserved neighborhood in the City.

Yet, that's exactly what this application does. We are letting hospital administrators develop facilities in locations that serve their needs, and not the needs of average New Yorkers. We keep approving applications that increase inequity, despite Speaker Adams' Land Use Guidelines and Application Toolkit, which tells us that we should:

> "proactively plan to increase access to healthcare and essential services across our neighborhoods, particularly in neighborhoods that have suffered from historic neglect or have high populations of residents with greater support needs"

And to ensure that:

> "New development should be paired with swift and effective commitments to provide resources and support that avoids worsening inequities;"

Improving and expanding Lenox Hill Hospital will not increase demand for hospital services, but will instead take patients from other hospitals, maybe your hospital. If you find yourself in a hole, STOP DIGGING. I urge a no vote or substantial modification of this application.

Show that the Land Use Guidelines are not just words on paper that you can ignore when there is a tough vote. Vote for your community, your constituents and the City with a no vote. Thank you.

George M. Janes
& Associates
[redacted]
New York, NY 10128
[redacted]

Lenox Hill Hospital
Land Use Evaluation

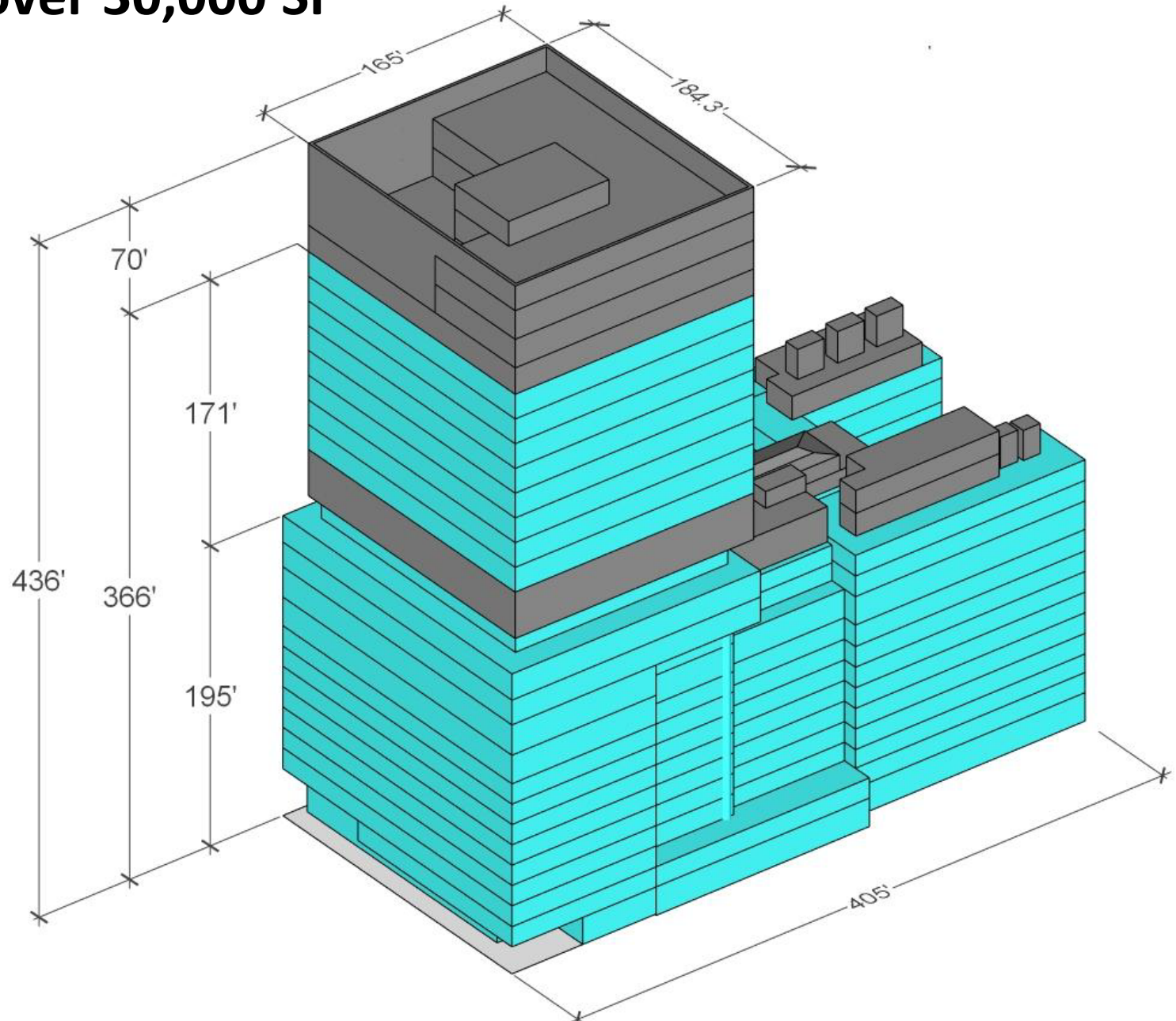
Prepared for:
COMMITTEE TO PROTECT OUR
LENOX HILL NEIGHBORHOOD, INC.

George M. Janes, AICP
7/19/2025

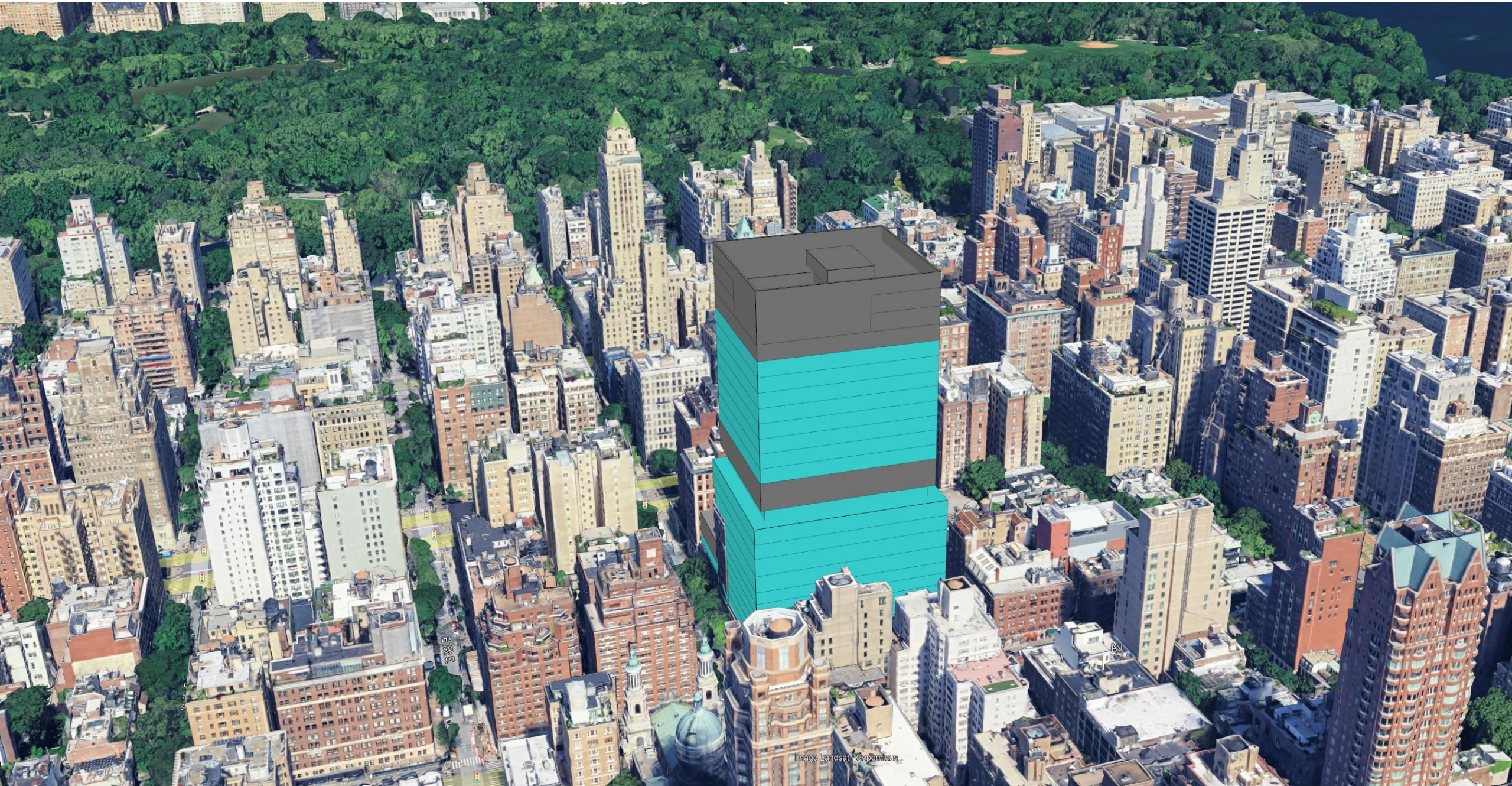
During the July 16th hearing, the applicant provided the Committee information that left out important details

- They focused on the height of the proposed tower, and how the height compares with other towers in the neighborhood
- That's not the right comparison
- The Upper East Side has very tall buildings, but for over 100 years zoning has required those towers to be small
- The exceptional land use issue is the **size** of the tower

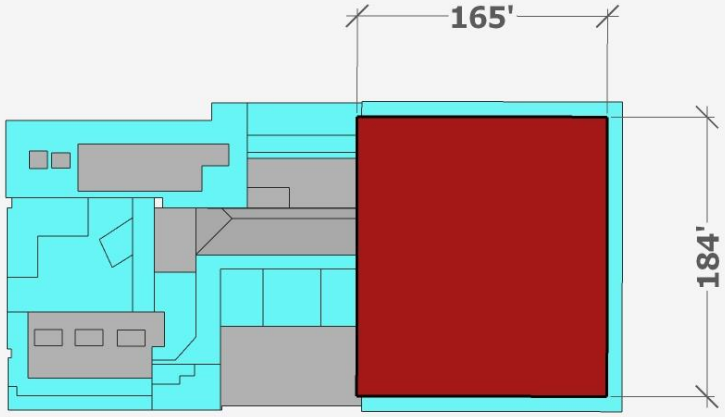
The tower proposed is 165 feet deep by 184.34 feet wide. That results in a floor plate over 30,000 SF



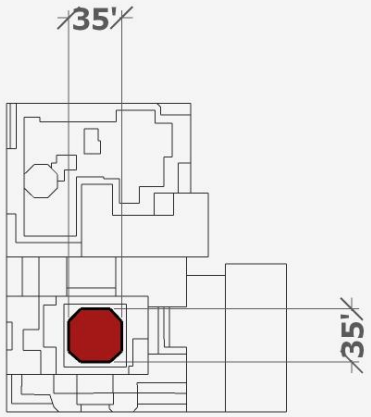
The tower’s floor plate is huge, freakishly large for the UES



There are many 400+ feet tall towers on the UES, but they are slender



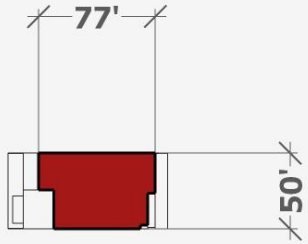
Proposed Lenox Hill Hospital



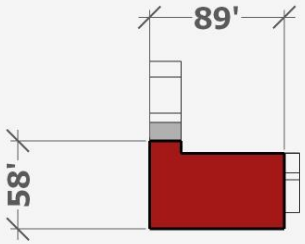
Carlyle Hotel

Because of zoning, UES tower floorplates are nearly always less than 8,000 SF, usually much less

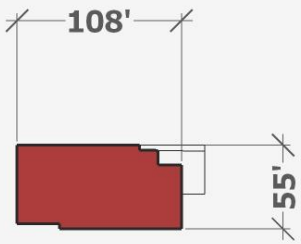
The tower on Lenox Hill is over 30,000 SF!



1059 Third Ave



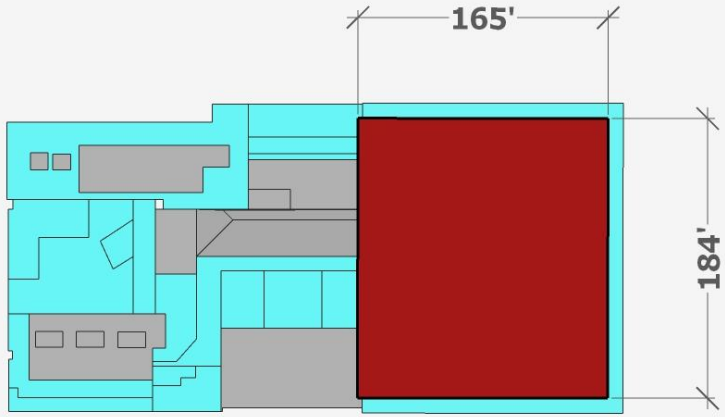
180 East 88th Street



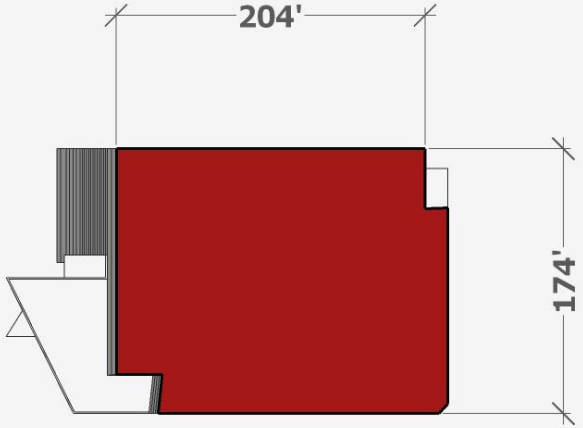
360 East 88th Street

Floorplates of selected UES buildings at 400’ height

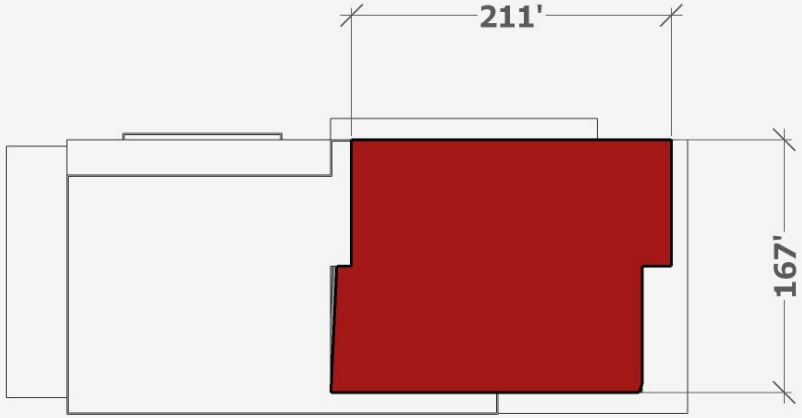
The proposed tower is more like these substantial commercial buildings



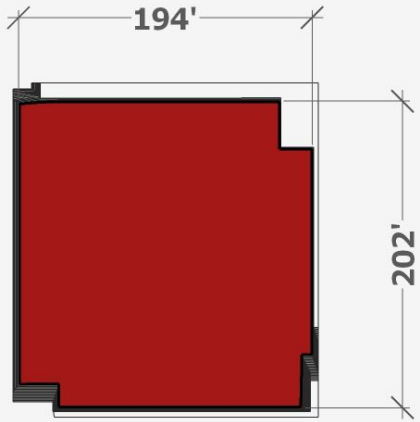
Proposed Lenox Hill Hospital



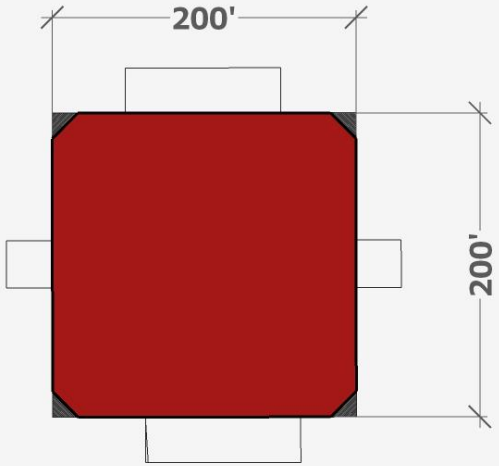
10 Hudson Yards



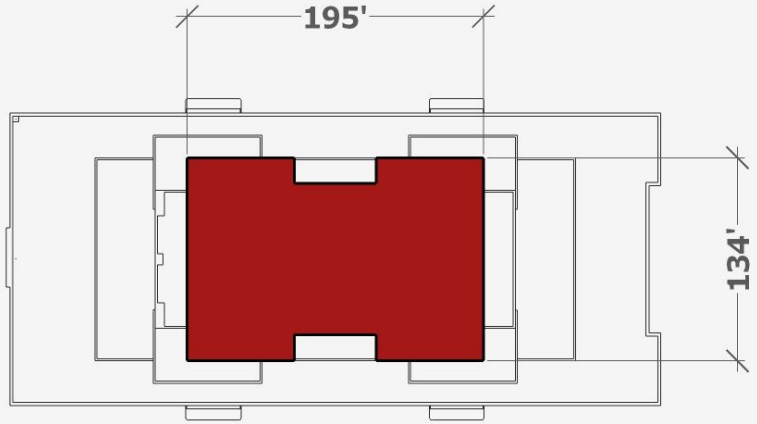
One Vanderbilt



One Bryant Park



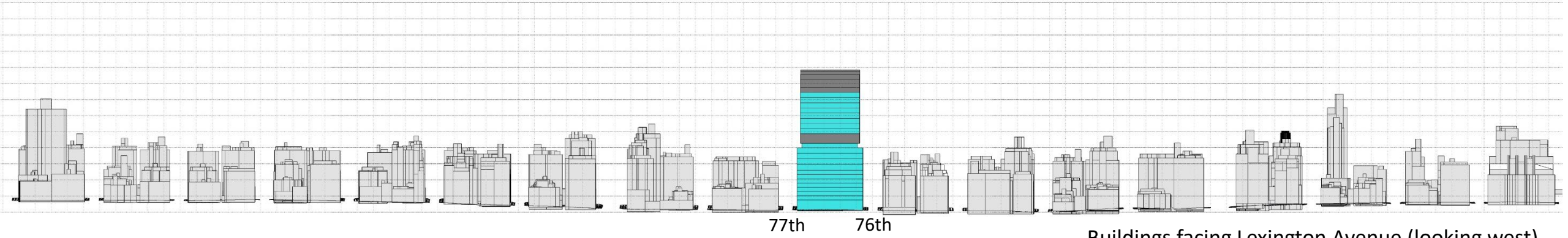
Freedom Tower



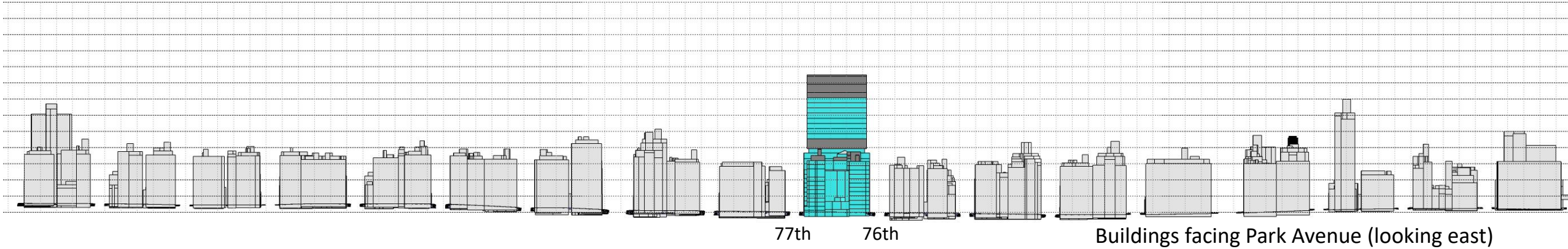
Empire State Building

Floorplates of selected buildings at 400’ height

The neighborhood has large floor plate buildings, but they are no where near this height



Buildings facing Lexington Avenue (looking west)



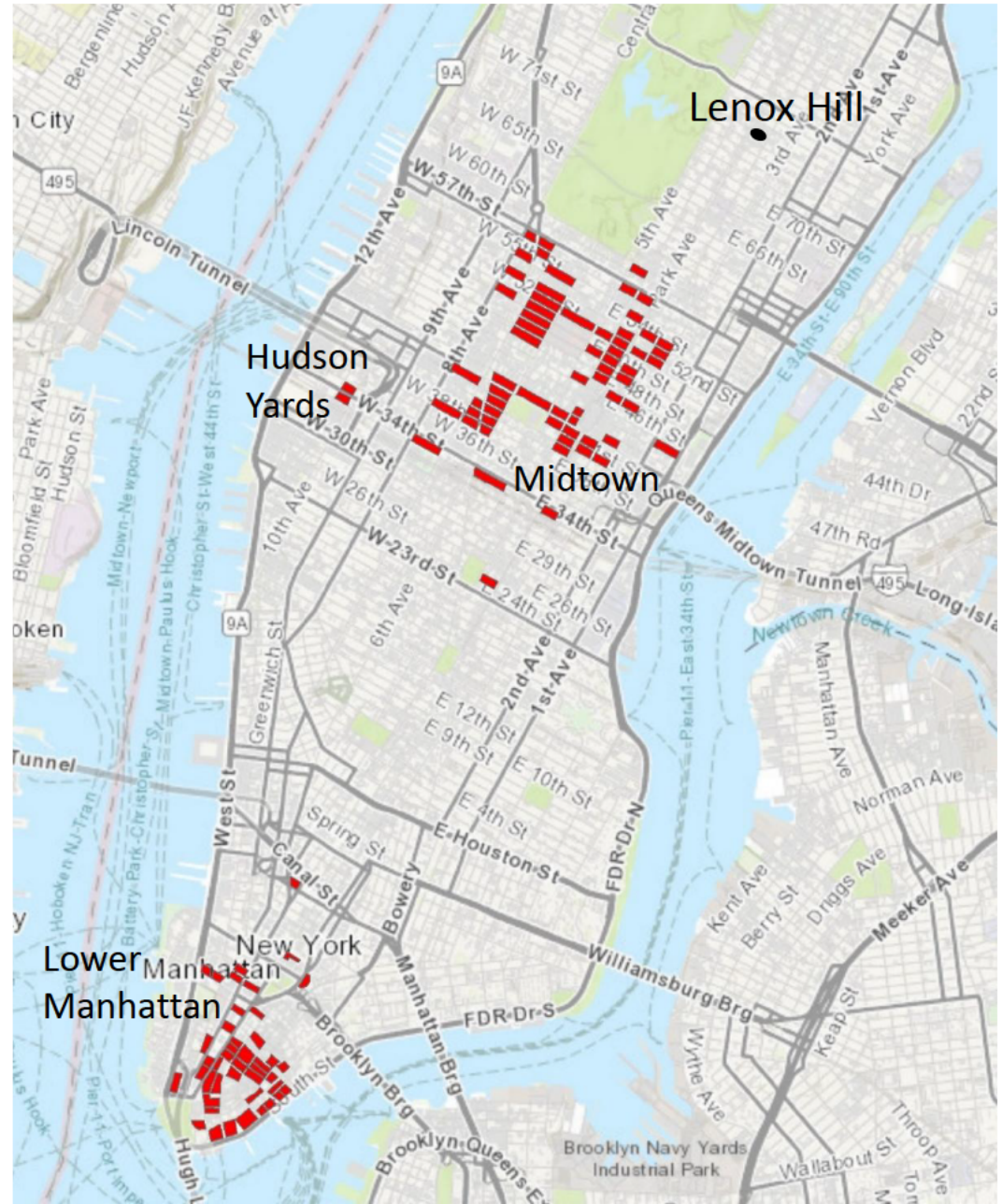
Buildings facing Park Avenue (looking east)

All buildings between Lexington and Park Avenues area shown

Developments of this size are not found on the UES

- Lenox Hill is proposed at 16.9 gross floor area ratio (FAR)
- Developments of this density are reserved for the City's Central Business Districts

Blocks with development the size of the proposed Lenox Hill

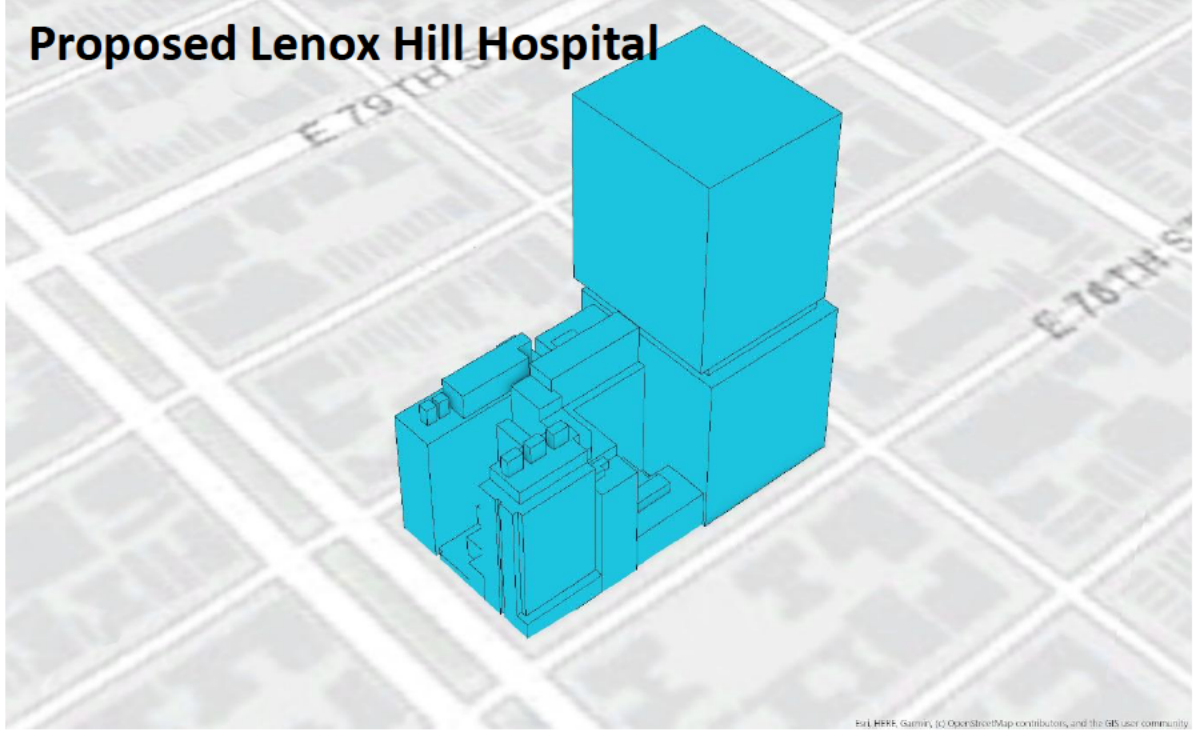


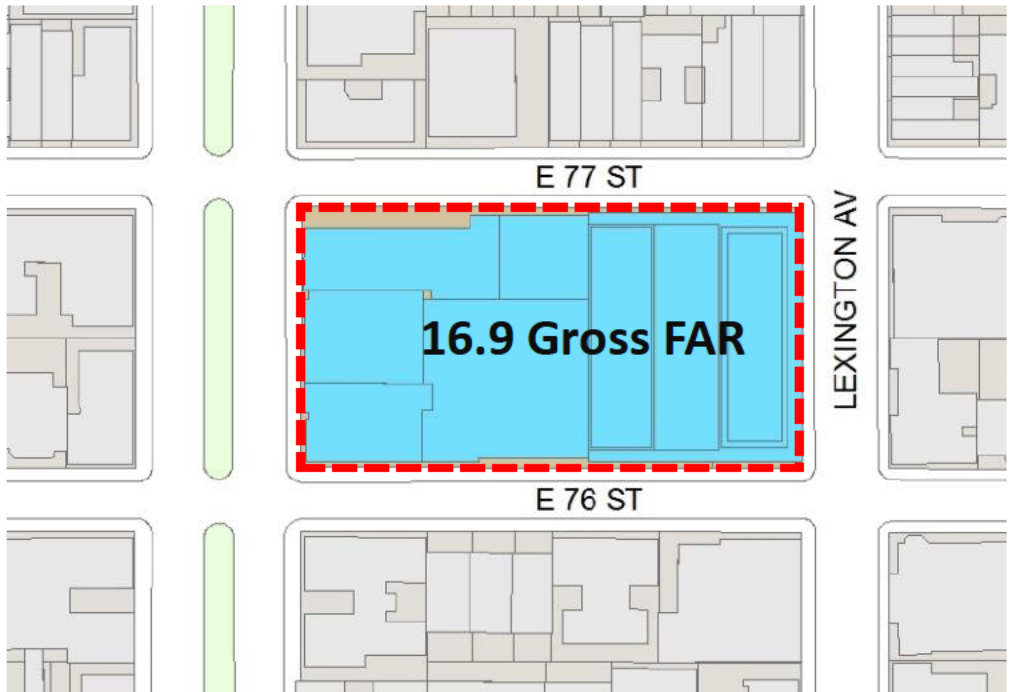
Blocks over 40,000 SF. GFA and block area from PLUTO, as corrected

Even compared to other hospitals, Northwell's proposal is exceptional

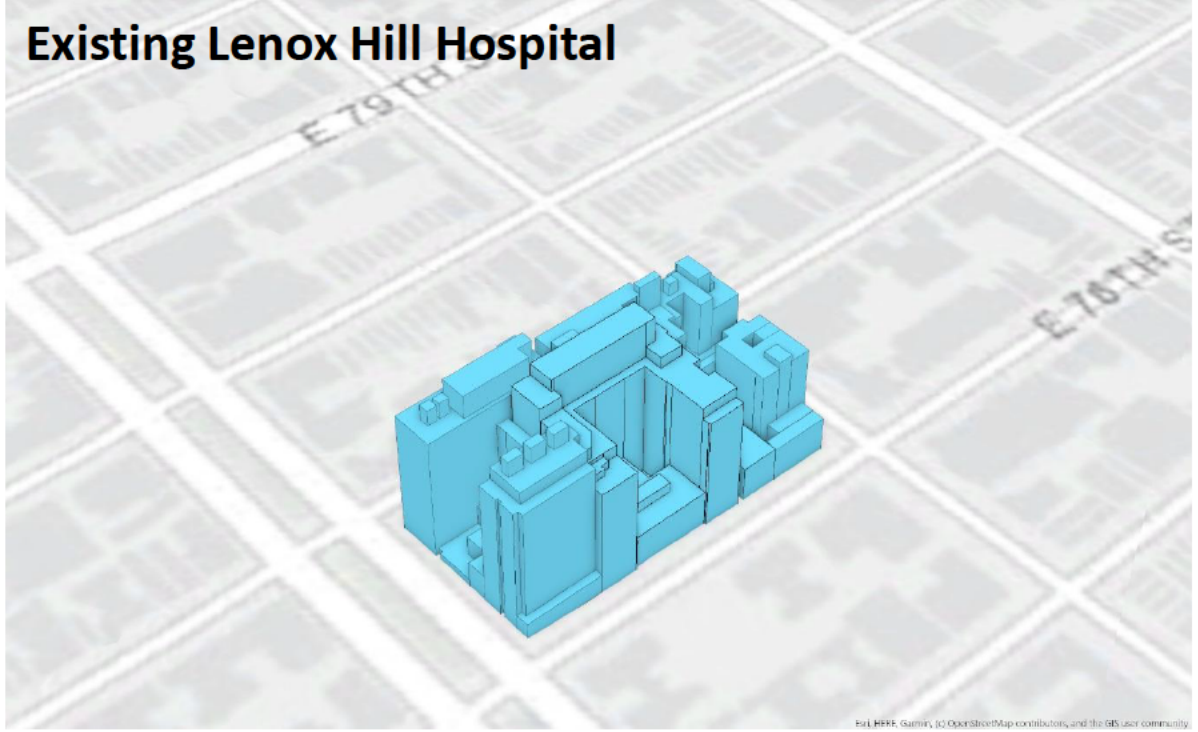
- The following compares other Manhattan hospitals with the Lenox Hill proposal

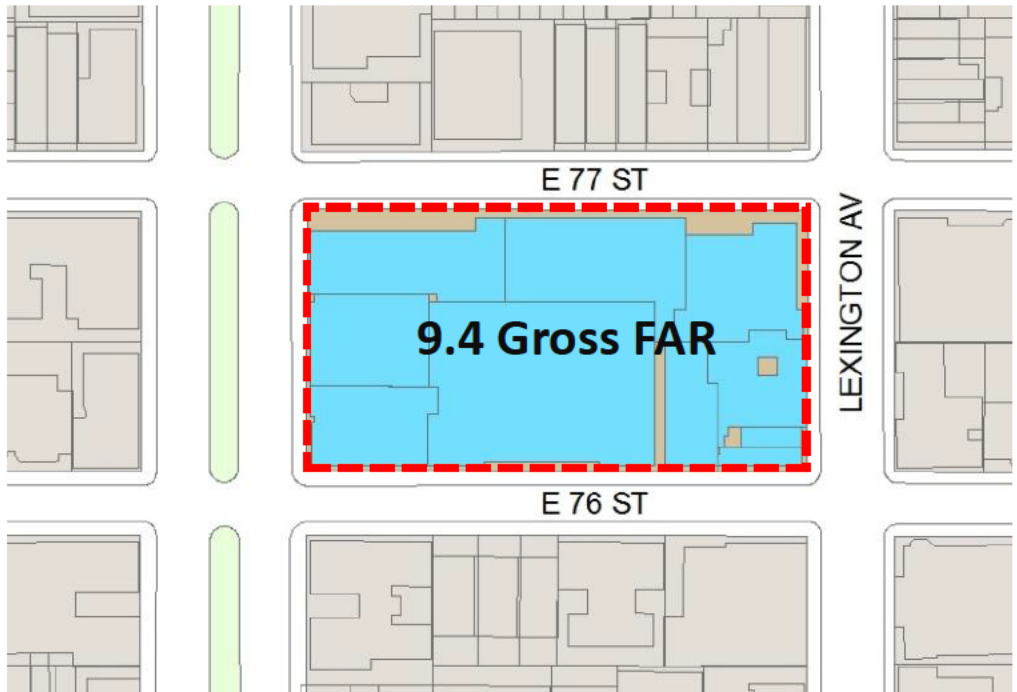
Proposed Lenox Hill Hospital



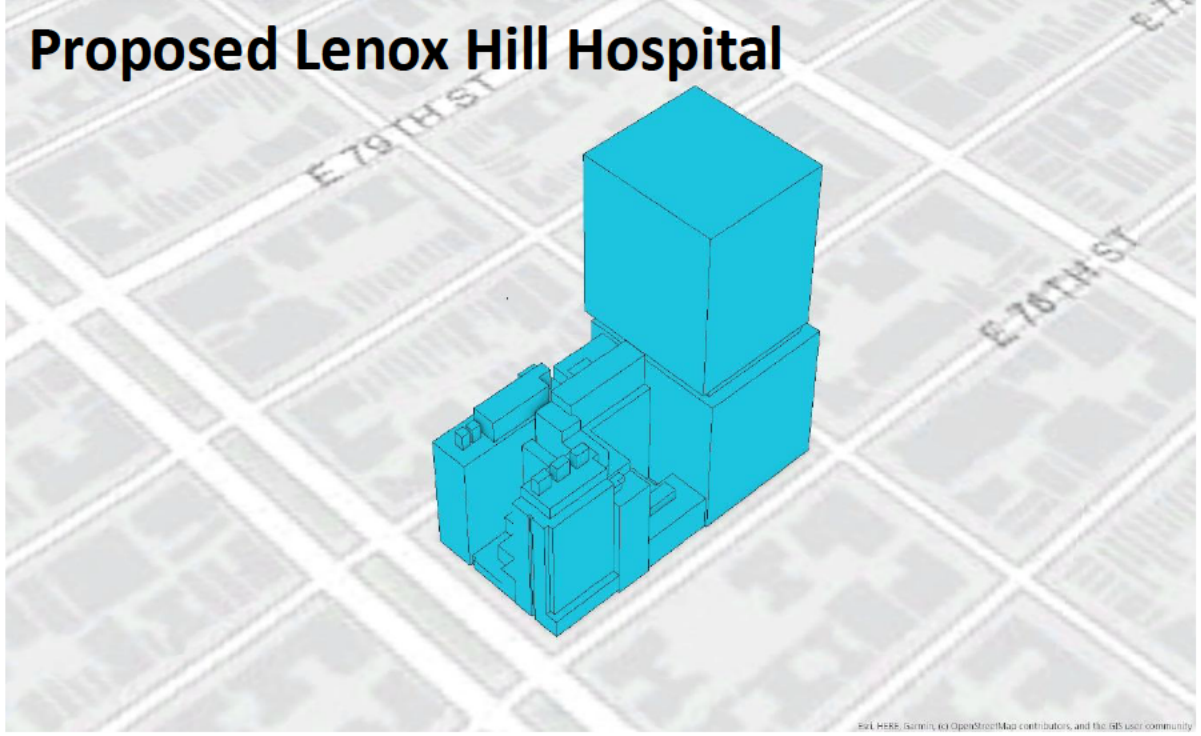


Existing Lenox Hill Hospital

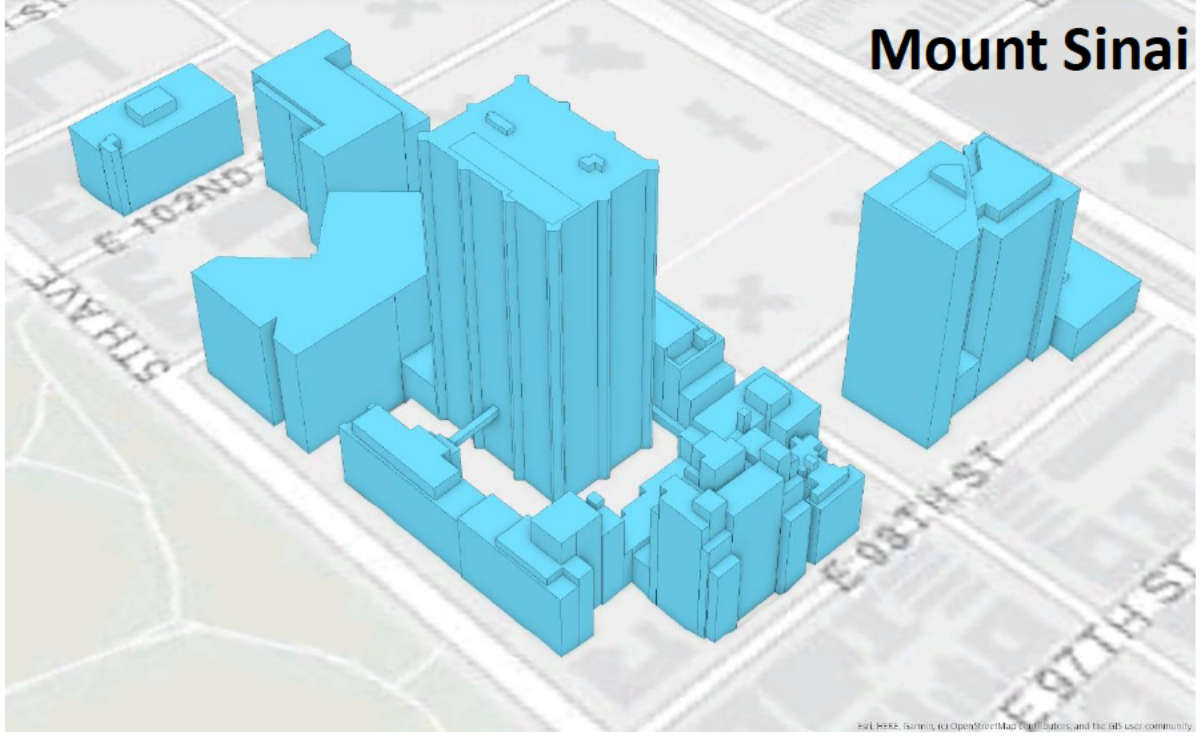




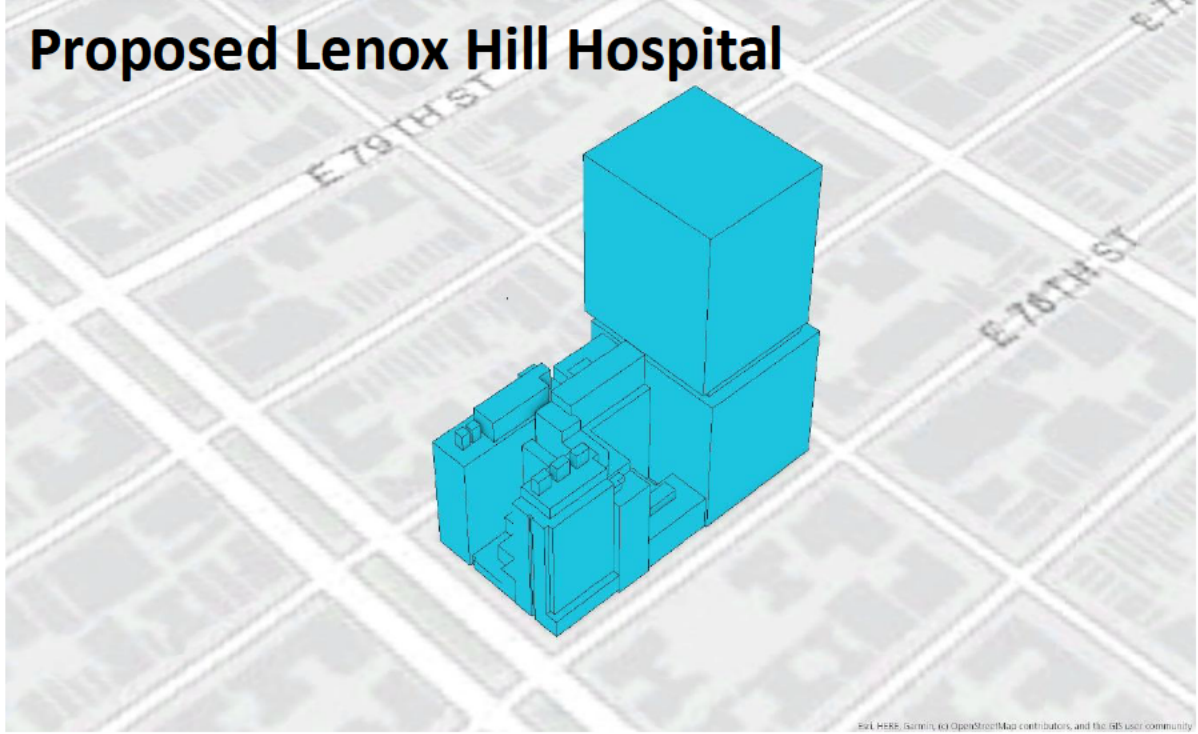
Proposed Lenox Hill Hospital



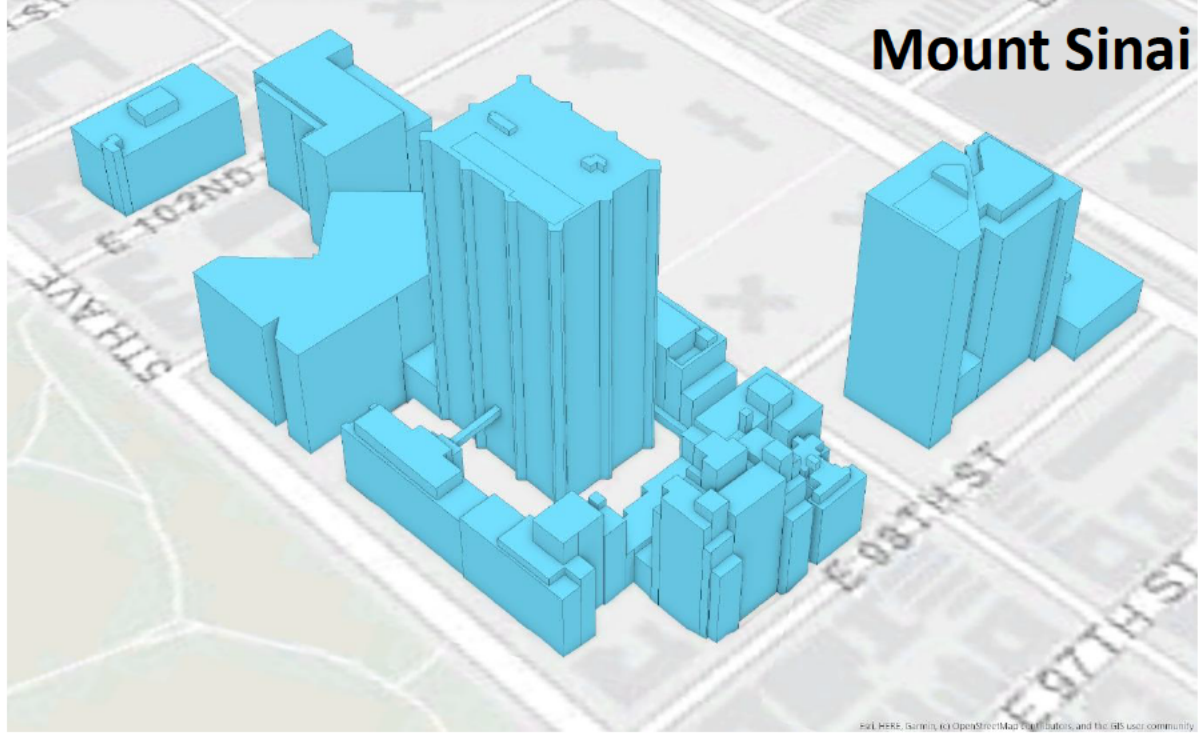
Mount Sinai



Proposed Lenox Hill Hospital



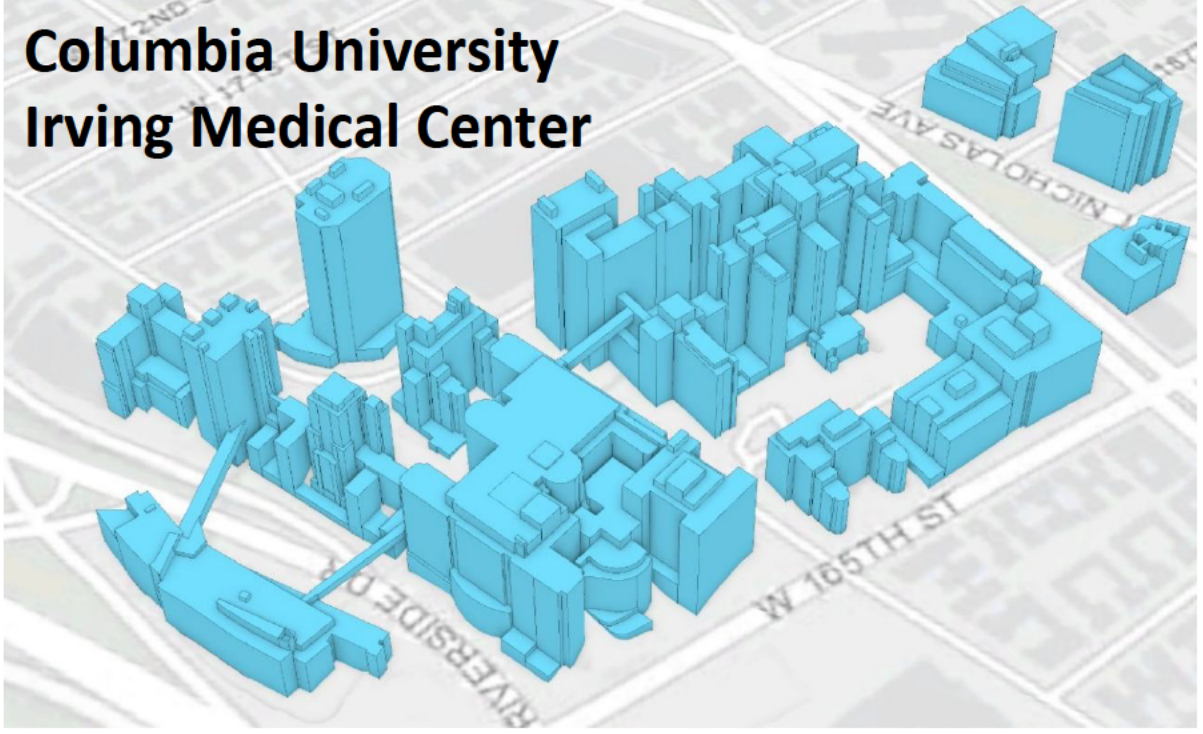
Mount Sinai



Proposed Lenox Hill is larger than the **Annenberg Building at Mt. Sinai,** which is at the center of a superblock, far from the street edge

Proposed Lenox Hill Hospital

Columbia University Irving Medical Center

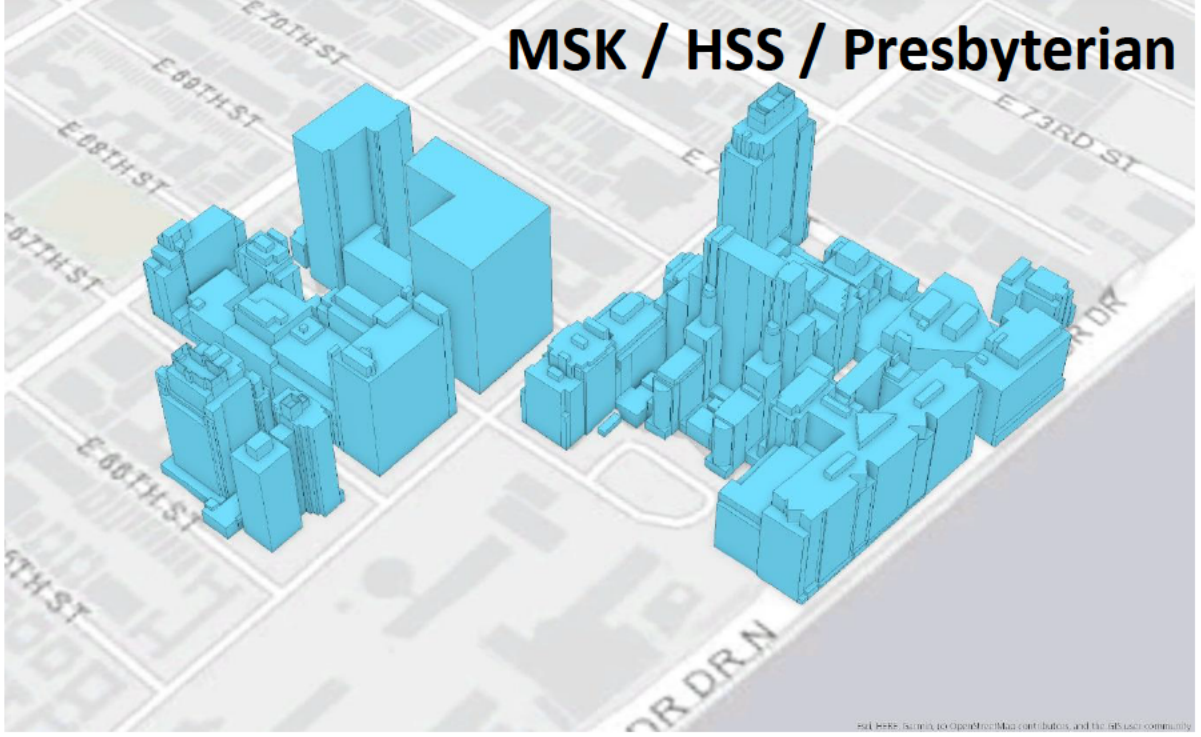


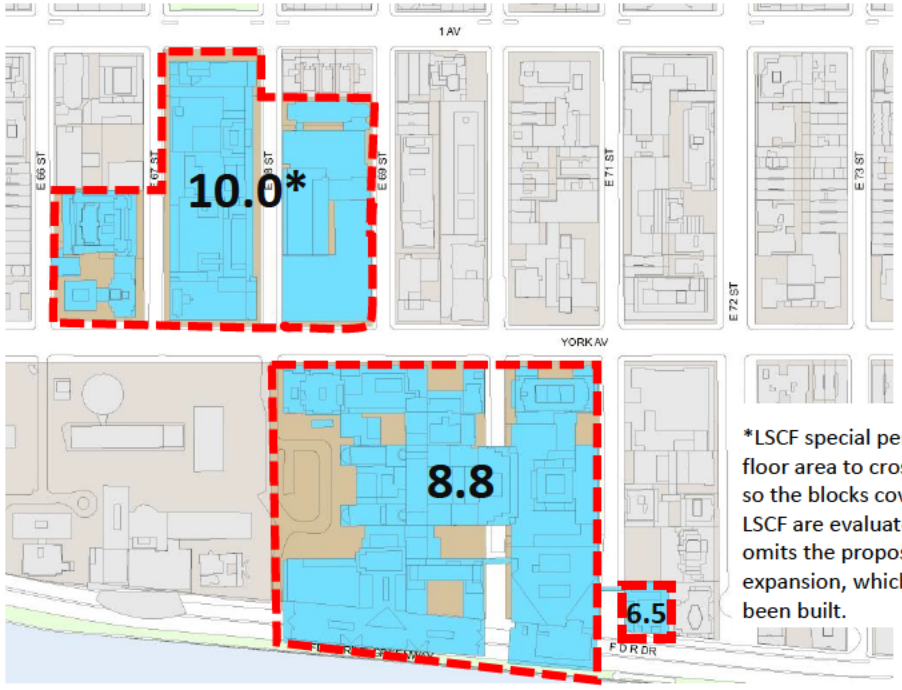
Proposed Lenox Hill Hospital

NYU/ Bellevue/ VA

Proposed Lenox Hill Hospital

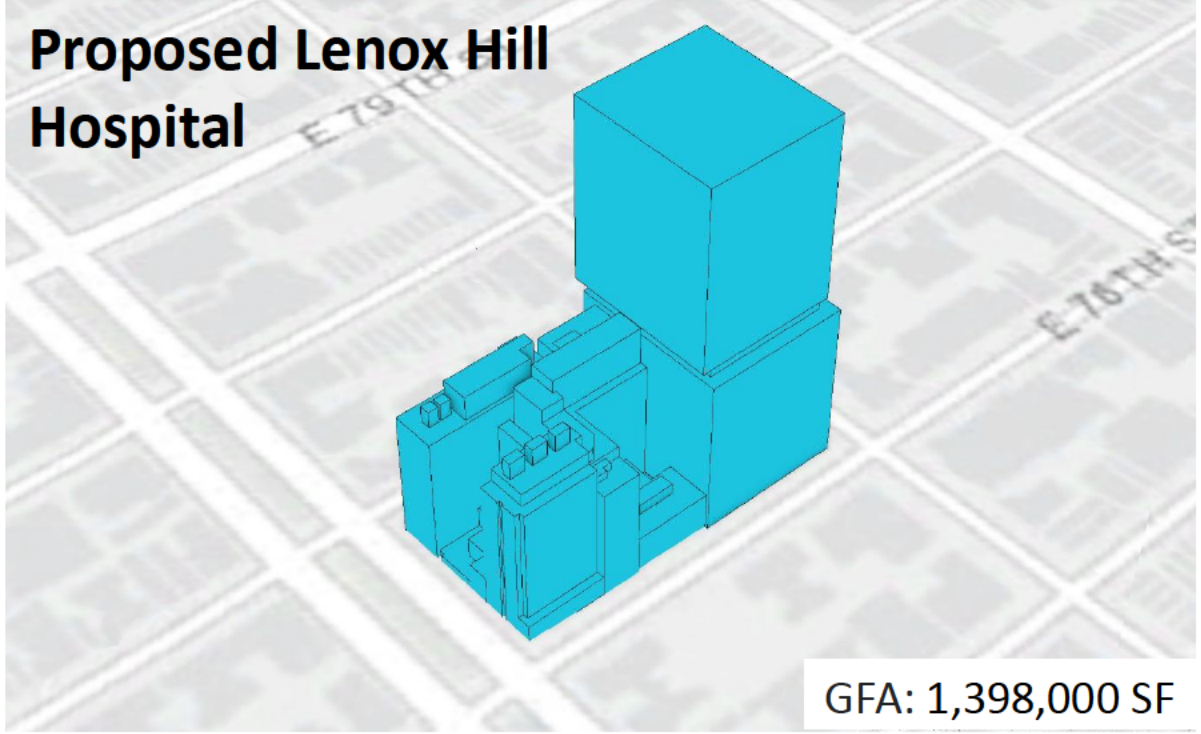
MSK / HSS / Presbyterian



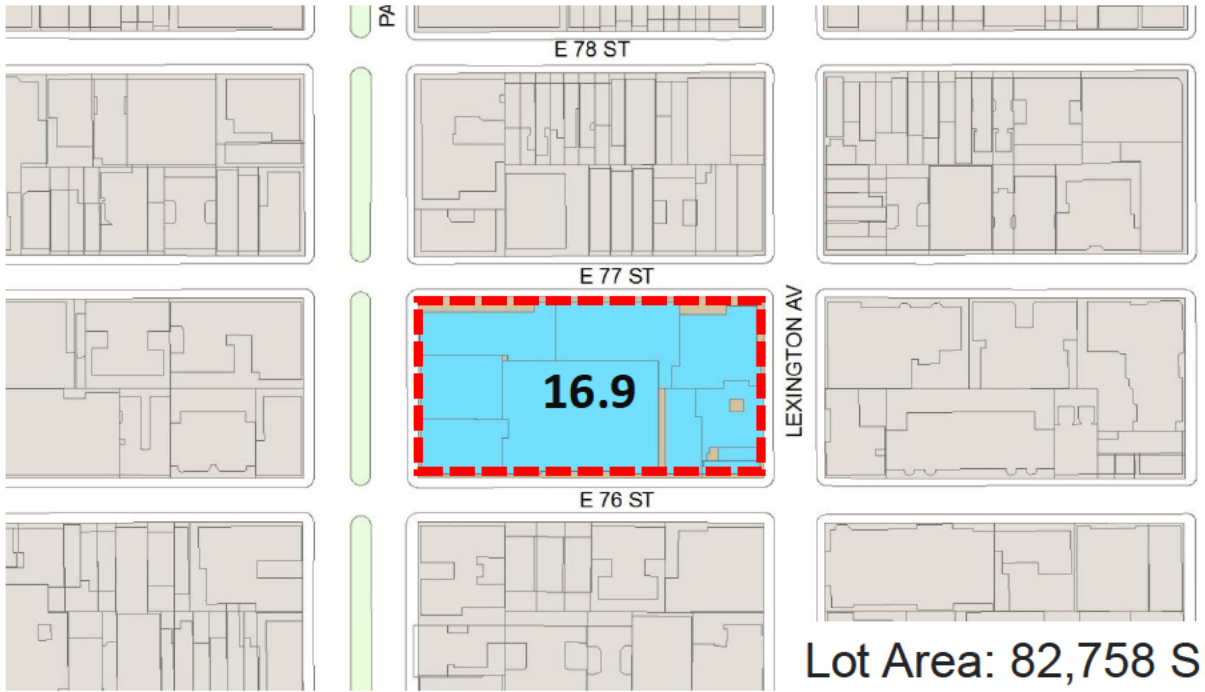


*LSCF special permit allows floor area to cross streets, and so the blocks covered by the LSCF are evaluated as one, and omits the proposed Pavillion expansion, which has not yet been built.

Proposed Lenox Hill Hospital

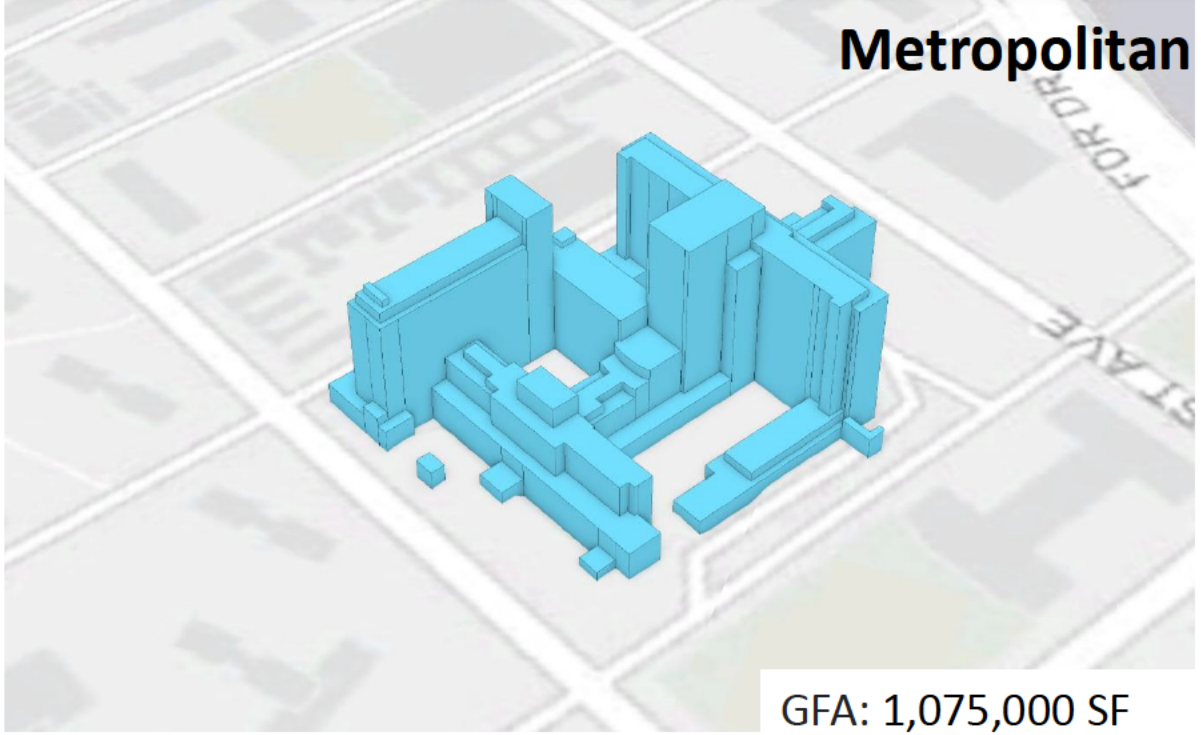


GFA: 1,398,000 SF

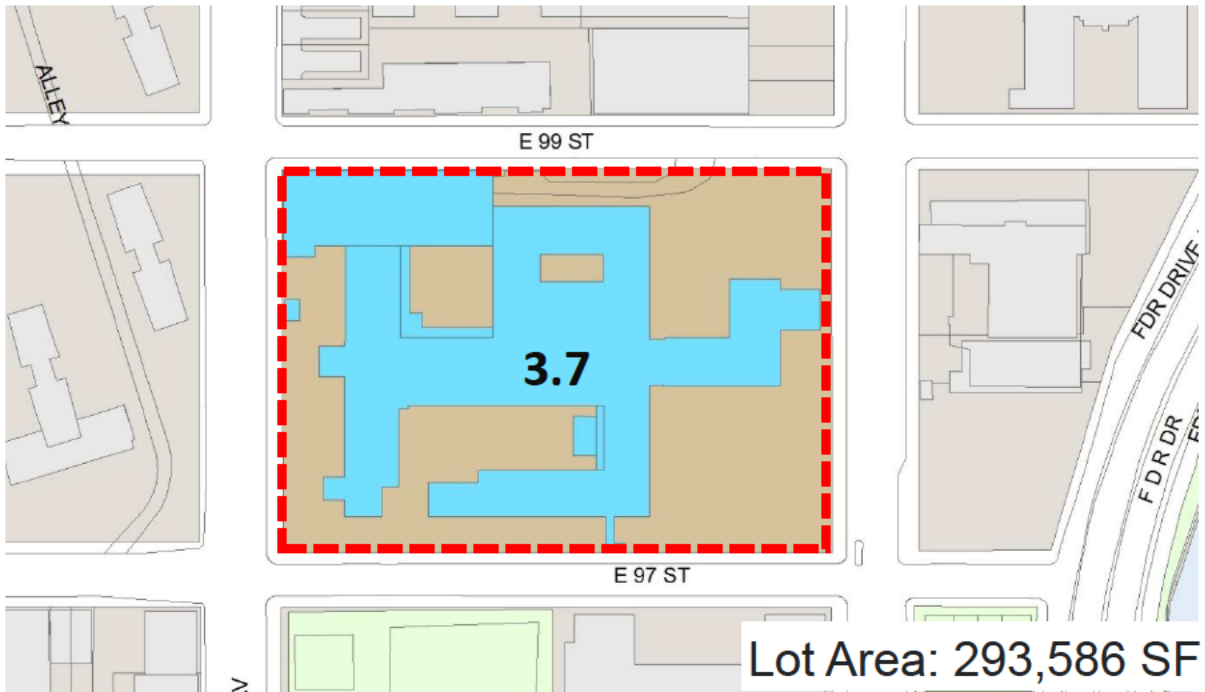


Lot Area: 82,758 SF

Metropolitan

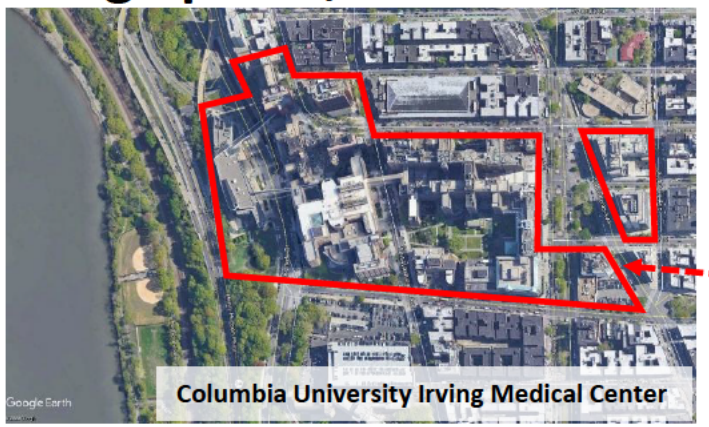


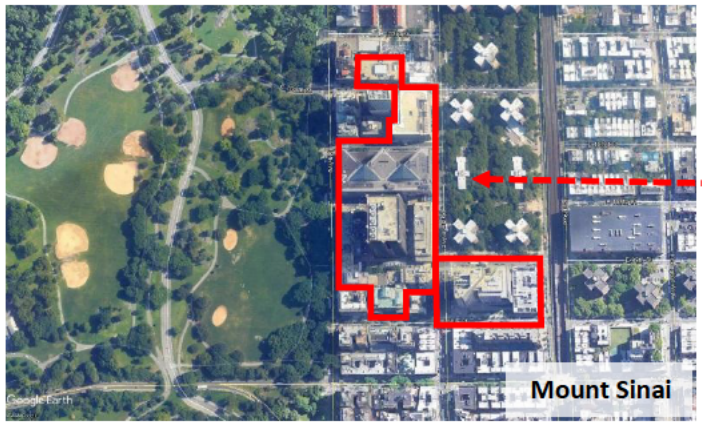
GFA: 1,075,000 SF

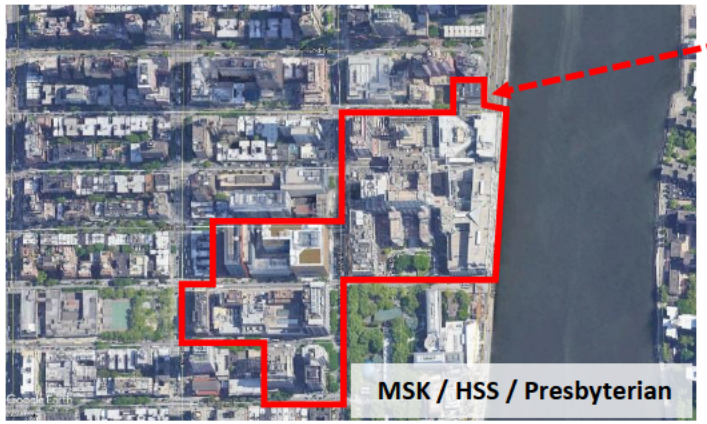


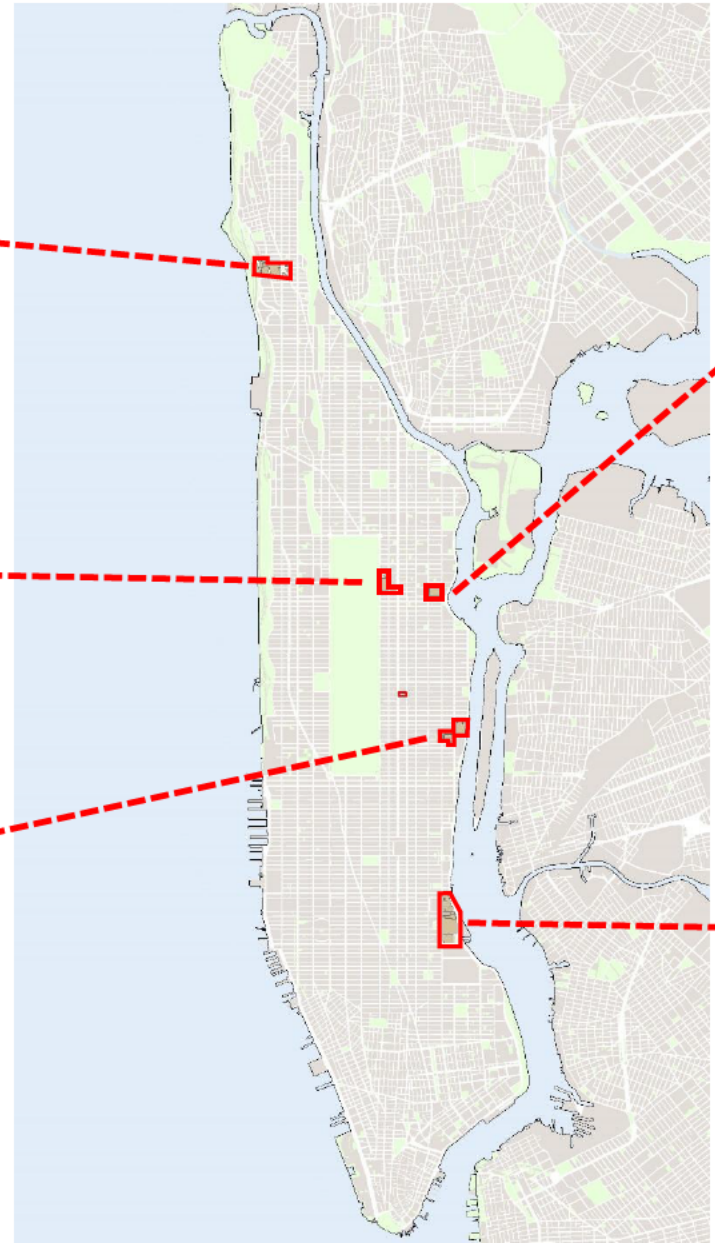
Lot Area: 293,586 SF

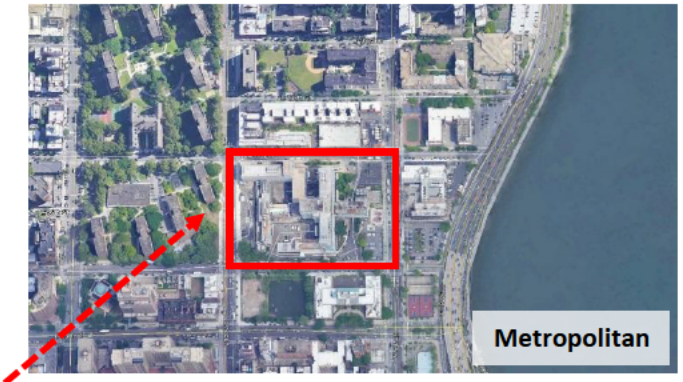
Manhattan hospitals tend to be located on superblocks at the edges: near shorelines or large parks, not in center of neighborhoods on small blocks











Northwell wants a world class hospital on a single small block

- But their site is simply too small for their program
- They want to solve their real estate problem with an exceptional zoning proposal
- While this may be good for the hospital, it is bad for the City and the neighborhood
- There are other ways to address Northwell's problem, but none of them involve approving this application
- The City should either disapprove this application or substantially modify it

George M. Janes

& Associates

Lenox Hill Hospital
Land Use Evaluation

Prepared for:
COMMITTEE TO PROTECT OUR
LENOX HILL NEIGHBORHOOD, INC.

George M. Janes, AICP
7/19/2025

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Monday, July 14, 2025 3:22:10 PM

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Dear NYC Council Subcommittee ,

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The truth is, Lenox Hill's facilities are outdated. Many of the buildings are more than 100 years old. Patients, families, and front line healthcare workers have been making do in cramped, aging spaces for far too long. This project will bring the hospital into the 21st century—with single-patient rooms, a state-of-the-art Emergency Department, and modern operating rooms that prioritize safety, dignity, and efficiency.

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As community members, we want to see thoughtful development that serves

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This is our chance to come together—to support a project that delivers for patients, for workers, and for the people who call this community home. Let's build the future of Lenox Hill—with union labor, community input, and a shared vision for a healthier, stronger New York.

Sincerely,

Mr George Klub
[redacted]
Islip, NY 11751

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Thursday, July 10, 2025 9:13:00 AM

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Sincerely,

Gerard Ridings

[redacted]

New Milford, AL 07646

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] NO to Northwell Lenox Hill Hospital Application
Date: Wednesday, July 16, 2025 8:03:48 AM

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I urge the City Council to listen to the community and the community board that represents the area who are going to be impacted by this monstrosity of a facility. The community board and its specific zoning subdivision did a very good job analyzing the situation and providing feedback. With a full review, the current proposal was not approved. Please listen to the community.. For the CPC and the current Manhattan borough president Mark Levine not to listen to the constituents who live in the community is very concerning and disturbing. Please listen to the community and the community board opposition to this oversized development in a historic area with very small Avenue. There can be further compromises and collaboration. This type of development needs to be smaller or somewhere else like first avenue, which has the traffic and infrastructure capacity for it.

I first rented on the upper side in the 1990s. When I decided to buy, I looked at several neighborhoods but liked the upper eastside for its museums, convenience to Central Park, historic buildings and charming character of and Mom & Pop businesses. Now I feel like I'm surrounded by shiny glossy buildings and I could be living in Midtown. I'm tired of institutions getting a free ride with out of context upzoning on the backs of hard-working New Yorkers. I've owned my apartment in the neighborhood for almost 30 years and since then a church has blocked my view, a super tower has blocked my view and a school's expansion has further blocked my view. And these are all exceptions given by the city. It is beyond irritating. Enough already. Look at the horrible oversized out of context buildings in the past that community boards, city councils and the city have approved. The massive out of context apartment building at 45 E. 89th apartment building built in 1969 created a disturbing wind funnel at the intersections. Mount Sinai hospital is an abomination of a massive black box on Central Park. The recent super tower of 180 E.88th is horrible. To allow the hospital this kind of "exception" of up-zoning on a very narrow and already busy Lexington Avenue is ridiculous. Its too big for the neighborhood. It's a pure money and power grab. They should build their campus in parts of the upper side that are already zoned for this type of building or in midtown, not in a charming historic neighborhood. As we know, once built, there's no going back.

Please do not approve the current proposal as is. It needs be further modified. Northwell is just trying to maximize space and profit at the expense of residents. Just look at their initial massive tower proposal on Park Avenue. They will not leave. They will continue serving the area. The city needs to push back and make sure that the final solution is appropriate for the area.

Thank you.

Sent from my iPhone

From: Jack Riordan
To: Land Use Testimony
Subject: [EXTERNAL] Lenox Hill
Date: Saturday, July 19, 2025 1:58:16 AM

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City Council,

This is an outrageous proposal and should be rejected. Would set a terrible precedent for other development projects.

Jack Riordan
[redacted]
New York, NY 10075

Sent from Yahoo Mail for iPhone

From: [redacted]
[redacted]
Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Thursday, July 10, 2025 5:14:01 PM

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The truth is, Lenox Hill's facilities are outdated. Many of the buildings are more than 100 years old. Patients, families, and front line healthcare workers have been making do in cramped, aging spaces for far too long. This project will bring the hospital into the 21st century—with single-patient rooms, a state-of-the-art Emergency Department, and modern operating rooms that prioritize safety, dignity, and efficiency.

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Sincerely,

Mr Jacob Pileggi
[redacted]
Rosendale, NY 12472

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Sunday, July 13, 2025 8:57:27 AM

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Sincerely,

Mr James Colgan
[redacted]
Warwick , NY 10990

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Thursday, July 10, 2025 11:42:01 AM

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Sincerely,

James Willis III
[redacted]
Derby, NY 14047

Letter Re Northwell

My wife and I are owners of an apartment at [redacted] and are once again writing in opposition to Northwell's plan to expand their hospital.

The current Northwell location – formerly known as Lennox Hill hospital – was a small community hospital. As Northwell has expanded at this location they have consistently failed to address the issues associated with their growth including an influx of patients, care givers and overall traffic. The streets that surround the hospital are perpetually blocked, their doctors park in no parking areas leaving patients and ambulances with little room to enter and exit. Importantly, they have failed to adequately address how this will improve as they significantly expand their footprint. Having attended multiple community meetings, statements such as "we do not yet have a plan for parking" demonstrate a continued disregard for neighborhood concerns. This will only be exacerbated by the excessive size and time to completion of the proposed plan.

In community meetings we have attended, Northwell has spoken about how they serve patients across the five boroughs of New York City. One has to wonder why they want to bring patients from these boroughs to an extremely crowded and expensive location in Manhattan, rather than treating people in their own communities where they can be closer to home, family and friends and access care more cost effectively. Is this really in the interest of their patients given cost of personnel and housing, supplies, transportation and delivery all of which are at a premium in this zip code? Or is this really about the ability to attract celebrity couples such as Beyonce and Jay-Z who reputedly paid $1.3 million to rent out a floor at Northwell for the birth of their daughter at the expense of other patients?

Beyond cost, does this expansion serve the care delivery needs of patients in the long term which is after all the mission of a healthcare system? The reality is that forward thinking hospitals have been reducing the number of beds they maintain, rather than increasing them, as alternate sites of care are increasingly prioritized. As noted by data provided by the Committee to Protect Lennox Hill, we already have an excess of beds in New York City. Smart money in healthcare is investing in alternatives to hospital care. Ambulatory facilities and home care speak to patient preference, improved outcomes and a better experience. Technology, such as home monitoring, has and will continue to allow for improved treatment and recovery outside of hospitals. Given these well established trends in healthcare, how will Northwell, city planners and elected officials justify the cost of building what effectively will be a white elephant by the time it is completed in 10 plus years.

None of these important matters– impact on the community, cost of care, quality of care and patient experience - have been addressed at community hearings by Northwell. Instead Northwell offers up self-interested employees to present on their behalf, as well as unions who lobby for the jobs that will be created by the project despite the fact that there are numerous construction projects as can be seen by walking a mere 2 block radius in any direction.

We continue to strongly object to the Northwell plan for all the reasons set forth above.

Ann and Jan ter Haar

From: Jane Crary
To: Land Use Testimony
Subject: [EXTERNAL] Lenox Hill Expansion
Date: Wednesday, July 16, 2025 7:48:03 AM

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Please, please stop this huge monstrosity from being built on Park Avenue. Our neighborhood would be forever damaged. Update within reason. What is being proposed is not good.

Jane Crary
Sent from my iPad

From: Jane Levitt
To: Abreu, Shaun; Carr, David; Hanks, Kamillah; District21; District9; Schulman, Lynn; Land Use Testimony
Subject: [EXTERNAL]
Date: Wednesday, July 16, 2025 11:58:33 AM

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This is to register my complete opposition to Northwell's proposal for Lenox Hill Hospital.
It would be destructive to the neighborhood and forever alter a residential neighborhood and destroy the quality of life on the upper east side.
I cannot express the level of my dismay at this proposal.

YOU MUST VOTE IT DOWN. YOU MUST VOTE NO. YOU MUST VOTE AGAINST IT.

Yours sincerely,
Jane Levitt
[redacted]

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Thursday, July 10, 2025 12:17:39 PM

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Sincerely,

Jason Faut
[redacted]
Center Moriches, NY 11934

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Thursday, July 10, 2025 9:55:51 AM

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And the impact won't stop there. Local businesses—from coffee shops to hardware stores—will benefit from increased foot traffic and long-term economic growth tied to a stronger, more accessible hospital.

As community members, we want to see thoughtful development that serves

our neighborhoods. As union members, we want to see projects that uplift working families. This project does both.

This is our chance to come together—to support a project that delivers for patients, for workers, and for the people who call this community home. Let's build the future of Lenox Hill—with union labor, community input, and a shared vision for a healthier, stronger New York.

Sincerely,

Jason James
[redacted]et
[redacted]
New York, AL 11223

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Thursday, July 10, 2025 10:06:17 AM

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Sincerely,

Jason LaGamba
[redacted]
Niagara Falls, NY 14303

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Saturday, July 12, 2025 2:29:57 PM

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Sincerely,

Jessr Burke
[redacted]
Brooklyn, NY 11223

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Thursday, July 10, 2025 9:44:58 AM

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Sincerely,

Mr Jesse Vazquez
[redacted]
512
Spring valley , NY 10977

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Friday, July 11, 2025 8:42:03 AM

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Sincerely,

Jim Dufficy
[redacted]
Tinton Falls, NJ 07724

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Thursday, July 10, 2025 12:05:01 PM

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Sincerely,

JOHN BISSAILLON
[redacted]
LATHAM, NY 12110

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Monday, July 14, 2025 10:24:00 AM

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Sincerely,

Mr. John Jerez
[redacted]
Queens, NY 11419

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Sunday, July 13, 2025 10:32:25 AM

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Sincerely,

John Mishkula
[redacted]
[redacted]
Bear Creek, PA 18602

From:	John C Oxman
To:	Land Use Testimony; Riley, Kevin; Hanks, Kamillah; Schulman, Lynn; Abreu, Shaun; District21; Carr, David; District9
Cc:	John C Oxman
Subject:	[EXTERNAL] REJECT LHH"S PROPOSAL
Date:	Friday, July 18, 2025 2:05:51 PM
Attachments:	NYS Dept of Health Hospital Bed Capacity July 15, 2025.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Report suspected phishing emails with the Phish Alert Button or forward them to phish@oti.nyc.gov as an attachment.

Thank you for the opportunity to speak to you via Zoom on Wednesday, July 16th, at your City Council meeting.

Because of the necessary brevity then, I want to reiterate four reasons why you cannot approve Northwell's
Lenox Hill Hospital (LHH) proposal:

1. **You have been lied to.**
—LHH claims it now has 450 beds. The New York State Department of Health Hospital Bed Capacity
Dashboard of July 15th (attached below) shows 344 beds. When you add the "missing" 106 beds (ie, 450 minus 344)
to the 86 "available" beds, the total vacant beds are 192, implying a vacancy rate of 43%—LHH has no shortage
of beds at all. If NYS Department of Health is correct (and LHH is wrong) at 344 beds, the vacancy rate
is still 25%, one of the highest in the City.

Who do you believe, Northwell, or our own Department of Health?

2. **Ten years of construction.**
—Patently outrageous. Has LHH disclosed anything about the health impact, safety impact, cost impact,
livability impact is to the surroundings? Not one bit. Sure, they tried to present flimsy information about expected
impact on traffic, and "promised" to "work with the community to mitigate", but how is that supposed to be monitored
and enforced?

A "mere renovation" (needed, adequate, and far more appropriate) has not even been presented.

3. **Not consistent with where the City—and your constituents—are going.**
—In a Mamdani-era, is an elitist healthcare facility even imaginable? Did anyone tell you that in New York
State, Medicaid will not pay for single-room-occupancy hospital rooms. Only shared rooms.

So, it is pretty clear
that by going exclusively with single-room-occupancy, LHH is trying to exclude Medicaid patients. No other hospital
in the City (other than specialty hospitals, such as Hospital for Special Surgery) has exclusively single-room-occupancy
rooms. And just how is Northwell going to recoup the advertised $2 billion construction costs (will end up much higher).

—Ask yourselves, if LHH were in your own district, could your constituents afford to go there if they had to pay for it?

4. **They never even tried to present an appropriate alternative.**
—Why is 475 beds the "magic number"? (NYS can only count 344, and even those are not filled, not even close).
Why has LHH not presented a smaller, more appropriate proposal with 350 beds, even 400 beds? They don't even fill what
they have. The City has lots of other, much larger hospitals (again, see the attachment) with about 20% vacancy rates on average, far lower than LHH. LHH is a "bit player" when it comes to capacity, and their proposal will not change that.

Ask yourselves—or better yet, ask your constituents--about the idea of this "Taj Mahal" versus putting needed
hospital resources in your district.

The final insult to you is that **Michael Dowling, the CEO, did not even deign to come speak with you** (assuming that, as
required, you hold your hearings in public, and not behind some closed doors) to discuss this, **Northwell's most important project**?

This certainly smacks of back-room dealing—and as you heard, many people think that is exactly what is going on here.

I would feel insulted by dealing only with underlings, being lied to, and being presented with this and no other option.

You must reject this proposal.

Thank you,
John Oxman
[redacted]

Department of Health

Hospital Bed Capacity Dashboard

Hospital Survey Data as of: 7/14/2025
Hospital Survey Data last updated on: 7/15/2025
Dashboard Updated on: 7/15/2025

Region: New York City | County: New York | Hospital: (All)

Region	Total Hospital Beds (Prior Day)	Hospital Beds Available (Prior Day)	% Available Beds (Prior Day)	% Available Beds (7-day Avg)	Total ICU Beds (Prior Day)	ICU Beds Available (Prior Day)	% Available ICU Beds (Prior Day)	% Available ICU Beds (7-day Avg)
Statewide	36,695	6,601	18%	17%	4,304	1,142	27%	25%
Capital Region	1,973	311	16%	16%	174	49	28%	26%
Central New York	1,301	129	10%	9%	224	30	13%	14%
Finger Lakes	2,369	215	9%	9%	249	34	14%	13%
Long Island	6,073	1,429	24%	23%	794	290	37%	36%
Mid-Hudson	4,037	785	19%	19%	471	140	30%	28%
Mohawk Valley	689	50	7%	8%	77	8	10%	11%
New York City	16,252	3,002	18%	17%	1,881	472	25%	23%
North Country	590	118	20%	18%	39	14	36%	36%
Southern Tier	1,062	264	25%	22%	90	28	31%	25%
Western New York	2,349	298	13%	17%	305	77	25%	28%

Region	County	Hospital	Total Hospital Beds (Prior Day)	Hospital Beds Available (Prior Day)	% Available Beds (Prior Day)	% Available Beds (7-day Avg)	Total ICU Beds (Prior Day)	ICU Beds Available (Prior Day)	% Available ICU Beds (Prior Day)	% Available ICU Beds (7-day Avg)
New York City	New York	Total	5,998	1,147	19%	16%	794	205	26%	22%
		New York-Presbyterian/Lower Manhattan Hospital	159	37	23%	23%	20	6	30%	35%
		Bellevue Hospital Center	531	75	14%	12%	101	13	13%	14%
		Harlem Hospital Center	138	2	1%	3%	23	6	26%	25%
		Hospital for Special Surgery	141	93	66%	40%	4	4	100%	71%
		Lenox Hill Hospital	344	86	25%	23%	48	14	29%	24%
		Memorial Hospital for Cancer and Allied Diseases	514	46	9%	10%	20	1	5%	13%
		Metropolitan Hospital Center	266	56	21%	22%	17	13	76%	59%
		Mount Sinai Hospital	860	150	17%	16%	125	28	22%	27%
		New York-Presbyterian Hospital - New York Weill Cornell Center	789	159	20%	18%	107	19	18%	18%
		NYU Langone Hospitals	798	131	16%	13%	136	29	21%	13%
		New York-Presbyterian Hospital - Columbia Presbyterian Center	740	124	17%	13%	110	25	23%	10%
		Mount Sinai West	261	78	30%	18%	33	19	58%	48%
		Mount Sinai Morningside	304	84	28%	23%	42	27	64%	46%
		New York-Presbyterian Hospital - Allen Hospital	153	26	17%	12%	8	1	13%	11%

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Monday, July 14, 2025 7:46:11 PM

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Sincerely,

John Perrotta
[redacted]
Huntington, NY 11743

From: [redacted]
[redacted] Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Wednesday, July 16, 2025 8:36:18 AM

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Sincerely,

Ironworker Jonathan Klein
[redacted]
N Bellmore, NY 11710

From:	Jordan Nance
To:	Land Use Testimony
Subject:	[EXTERNAL] Vote YES on Lenox Hill!
Date:	Sunday, July 13, 2025 9:42:34 AM

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Dear Chair Salamanca and Members of the Land Use Committee,

I am affiliated with a broad coalition of New Yorkers—union members, healthcare professionals, community leaders, and residents—who care deeply about Lenox Hill Hospital. I urge your support in its revitalization. This hospital has served New Yorkers since 1857 and remains a vital part of our community, treating over 144,000 patients annually, including more than 50,000 emergency visits and 4,000 births. However, after more than 160 years, its facilities are outdated and cannot fully meet today's standards of care. The proposed $2 billion investment will deliver:

- State-of-the-art operating rooms
- An expanded emergency department
- A dedicated Mother-Baby Hospital
- Modern single-patient rooms
- A new outpatient mental health facility serving up to 30,000 visits annually

The improved proposal has gained support from Borough President Mark Levine and the City Planning Commission. Revitalizing Lenox Hill means better healthcare and a stronger future for all New Yorkers! I respectfully ask you to vote 'yes' on this essential project.

Thank you for your consideration!

From: [redacted]
[redacted]
Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Thursday, July 10, 2025 9:17:43 AM

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Sincerely,

Mr Jorge Caban
[redacted]
New york city, NY 10035

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Monday, July 14, 2025 11:59:56 AM

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Dear NYC Council Subcommittee ,

Lenox Hill Hospital has been a lifeline in this city for generations. The plan to renew it is more than a construction project—it's an investment in public health, good union jobs, and the future of our neighborhood.

At a time when hospitals across the country are cutting services or closing altogether, Northwell is taking a different path. They're choosing to invest in healthcare right here in our community—and that's something we should all stand behind.

The truth is, Lenox Hill's facilities are outdated. Many of the buildings are more than 100 years old. Patients, families, and front line healthcare workers have been making do in cramped, aging spaces for far too long. This project will bring the hospital into the 21st century—with single-patient rooms, a state-of-the-art Emergency Department, and modern operating rooms that prioritize safety, dignity, and efficiency.

This transformation isn't just about healthcare—it's about jobs. The const ruction and upgrades will create hundreds of good-paying union jobs, ensuring that skilled local labor is at the center of the rebuild. We know that when union trades are involved, projects are done right—safely, on time, and with respect for workers.

And the impact won't stop there. Local businesses—from coffee shops to hardware stores—will benefit from increased foot traffic and long-term economic growth tied to a stronger, more accessible hospital.

As community members, we want to see thoughtful development that serves

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Sincerely,

Jose Gregory
[redacted]
Staten island , AL 10314

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Thursday, July 10, 2025 12:21:01 PM

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Sincerely,

Jose Jerez
[redacted]
Highland Mills, NY 10930

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Monday, July 14, 2025 10:19:20 AM

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Sincerely,

Mr. Joseph Farrell
[redacted]
North Babylon, NY 11703

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Wednesday, July 16, 2025 2:10:27 PM

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Sincerely,

Joseph Sisto
[redacted]
Bethpage, NY 11714

From:	Riemer, Joyce
To:	Land Use Testimony
Subject:	[EXTERNAL] Lenox Hill Hospital Expansion
Date:	Monday, July 14, 2025 5:15:35 PM

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Hi City Counsel,

I would like to express my strong support for the expansion of Lenox Hill Hospital for the following reasons:

1. Lenox Hill Hospital has outgrown its existing footprint with a physical plant that is antiquated.
2. It's a premier medical institution in New York City serving all patient populations.
3. A new state of the art facility will better accommodate special patient populations, including women & babies, and a growing patient population of older adults.
4. A new state of the art facility will help LHH to continue to attract and recruit highly recognized clinicians.
5. The population surrounding Lenox Hill Hospital deserves a premier medical facility in their backyard.

As both an employee and patient of Lenox Hill Hospital and having worked in many other medical institutions over the past 40 +years, Lenox Hill has been the very best medical facility and employer from a personal standpoint. First, and most importantly, LHH has the best medical clinicians in New York City. The clinical care is, hands down, exceptional with providers & diagnosticians who truly care about their patients. The Leadership of the hospital work tirelessly to ensure that the highest level of care possible is provided to all patients.

Although I live in Westchester, my husband & I plan on continuing to use LHH providers and medical services long after we retire.

Lenox Hill Hospital is truly a special place and one that deserves support to move forward with this much needed expansion in the community.

Thank you.
Joyce

Joyce Riemer, MPA
Senior Director Operations
Department of Psychiatry
Lenox Hill Hospital
111 East 77th Ave

New York, NY 10075
[redacted]

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From: JUDITH DENSKY
To: Land Use Testimony
Subject: [EXTERNAL] Lenox Hospital expansion
Date: Saturday, July 19, 2025 11:21:54 AM

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I am opposed to this land use and overbuild. The expansion creates a height and bulk in excess of the normal zoning for this area . We need light , air and visibility and this overbuild intrudes the space and normal heights in the area. Please vote against this zoning change to keep the area more human. We already have too many 40- 80 story buildings which block sunlight and are visually imposing on our cityscape.
In addition Lenox Hospital can build smaller and not intrude on its neighbors

Judith Densky
Sent from my iPhone

From: Judith Nevins
To: Land Use Testimony
Subject: [EXTERNAL] Lenox Hill
Date: Tuesday, July 15, 2025 2:22:32 PM

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I oppose the plans for the Hospiral expansion , It is out of scale for the neighborhood,

Sent from my iPhone

From: Julia Herzberg
To: Land Use Testimony
Subject: [EXTERNAL] We are adamantly opposed to the Lenox Hill Hospital plan
Date: Wednesday, July 16, 2025 10:30:27 AM

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We have fought against this overwhelming, obstrusive new building on streets in the 70s which are residential. The scale is outrageous. Build the hospital elsewhere.

Julia P. Herzberg, Ph.D.
Art historian and curator
Member, Sculpture Committee for The Fund for Park Avenue
[redacted]
New York, NY 10128

[redacted]

From: Kaitlyn Crowe
To: Land Use Testimony
Subject: [EXTERNAL] Vote No on Northwell Project
Date: Tuesday, July 15, 2025 8:47:47 PM

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I am a resident of the Upper East Side (78th Street and 3rd Avenue) and have been for 13 years.

I am writing to express my strongly held view that the City should not permit the Northwell project.

It is not necessary for the neighborhood or the city at large, and there is no benefit to warrant the significant zoning variances they are seeking. The neighborhood does not need any additional long term construction project, especially where there is not a direct benefit.

I am concerned about the safety around the project (specifically for pedestrians and bike lanes), the traffic it will cause, the noise, the length of time of the disruption, and the cost. I am also concerned about continuing to overwhelm the 6 train with large residential and commercial projects with no increase in the lines capacity or reliability.

I live, work and raise my kids within a few blocks of this proposed site and I am asking you to please vote no on the proposal. Let Northwell find a way to work within the zoning laws that exist for a reason.

Kaitlyn Crowe

From: k[redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Thursday, July 10, 2025 2:59:41 PM

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Sincerely,

Kaleb King
[redacted]
Brooklyn, NY 11237

From:	Soel, Katherine
To:	Land Use Testimony
Subject:	[EXTERNAL] Please support Lennox Hill hospital
Date:	Thursday, July 17, 2025 12:39:26 PM

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Hi, my name is Katherine Soel, and I am proud to be an employee of Lenox Hill Hospital.

I am emailing today to urge the city council to support the redevelopment of Lenox Hill Hospital.

Every day, I see the incredible impact that Lenox Hill has on our patients and community. I am proud of the care we provide and want to continue delivering that care in the neighborhood I love.

This project is about protecting access to quality healthcare and supporting the team members who make that care possible. Too many hospitals in other neighborhoods have closed or reduced services. We cannot allow that to happen here.

Investing in Lenox Hill means preserving critical health services, supporting our dedicated team, and strengthening a hospital that so many patients and families rely on. Now is the time to invest in healthcare and in our community's future.

Lennox Hill holds a very special place in my heart. Not only am I proud to work here but I was also born here. I grew up in this neighborhood. I understand that there have been concerns about the construction changing the look and feel of the neighborhood. I totally disagree. There have been many changes to the neighborhood over my lifetime and the upper east side has maintained the same energy and feel that it always has. The proposed improvements of Lenox Hill will only improve the neighborhood, not only for its' residents but for NYC as a whole, improving the quality of healthcare to the entire city including its surrounding neighborhoods and beyond.

I hope the city council will stand with patients, team members, and the community by supporting this important project.

Katherine Soel, MBA, RN
Director, Case Management
Lenox Hill Hospital
100 East 77th Street
New York, NY 10075
[redacted]

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information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this communication is not the intended recipient, or the employee or agent responsible for delivering this communication to the intended recipient, you are hereby notified that any dissemination, distribution, copying or disclosure of this communication and any attachment is strictly prohibited. If you have received this transmission in error, please notify the sender immediately by telephone and electronic mail, and delete the original communication and any attachment from any computer, server or other electronic recording or storage device or medium. Receipt by anyone other than the intended recipient is not a waiver of any attorney-client, physician-patient or other privilege.

From: Kathy Welch
To: Land Use Testimony
Subject: [EXTERNAL] Lenox Hill Hospital proposal
Date: Tuesday, July 22, 2025 9:44:35 AM

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I am respectfully submitting my thoughts on the proposed development by Northwell Health at Lenox Hill Hospital.

My family chose to live on the Upper East side when we returned to the city full time in 2017 for a variety of reasons.

It was the place of our first apartment in the 80's and we were happy to return to a lovely residential neighborhood once more.

The size and scale of this new building will have a detrimental impact on our neighborhood with disruptions lasting at least 10 years.

All for what?? A vanity building for Northwell when the UES has plenty of hospitals with plenty of beds.

I am strongly asking that the land use council deny Northwell's request and force them to change their plan to be more in keeping with
the breadth and scope of all the other buildings in this part of NYC.

Respectfully,

Kathy Welch
[redacted] New York, NY 10021

From:	Greer, Catherine
To:	Land Use Testimony
Subject:	[EXTERNAL] Support for Lenox Hill Redevelopment - July 16 Zoning Hearing
Date:	Tuesday, July 15, 2025 4:06:17 PM

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Good afternoon,

My name is Katie Greer and I have been a proud Lenox Hill Hospital employee for the past 11 years.

I'm writing today to urge the City Council to support the redevelopment of Lenox Hill. I love working out in my community and I'm proud of the care Lenox Hill provides both inside and outside of the hospital walls.

This project is about protecting access to quality healthcare and supporting the people who make that care possible. We've seen too many hospitals in other neighborhoods shut down or reduce services, and we cannot let that happen here.

I hope the Council will stand with patients, workers, and our community by supporting this important project.

Thank you,
Katie

Catherine "Katie" Greer
Senior Project Manager
Marketing & Community Relations
Lenox Hill Hospital
Administration
100 E 77th Street
New York, NY 10075
[redacted]

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From: Katie Steinberg
To: Land Use Testimony
Subject: [EXTERNAL] Kate Steinberg testimony
Date: Friday, July 18, 2025 10:28:55 AM

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Hello everyone, my name is Katie Steinberg, and I'm a 19 year old girl who has lived on the Upper East Side my entire life….just two blocks away from Lenox Hill Hospital. I'm here today to urge you to vote NO on the proposed extreme rezoning of Lenox Hill.

This isn't just policy discourse for me….it's personal. My younger brother has many life threatening food allergies and he's experienced anaphylactic shock multiple times in the past couple of years. Every single time, we've relied on Lenox Hill's emergency room to save his life. We don't have 20 minutes to wait. We have maybe 5, maybe 3 minutes. Losing immediate access to emergency care during a 10+ year construction timeline is not just inconvenient, it's dangerous…it's a matter of life and death for families like mine.

This project would cause untold traffic, safety issues and noise for the next ten years just so that the hospital can add just 25 more rooms. I agree that there is a need to modernize healthcare infrastructure and that we should renovate and modernize…just not by building a 436 foot tower in the middle of a residential neighborhood.

We're talking about a luxury development at the community's expense. A massive luxury tower and extreme upzoning doesn't belong in a residential neighborhood like ours. I think it would set a dangerous precedent for overdevelopment across the city and violate the scale and character of the Upper East Side. Our community deserves better. We're not asking for nothing…we're asking for a smarter, more transparent, community centered hospital plan that puts people before profits. Please stand with me, my brother and the families in my community and vote NO to this extreme upzoning.

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Saturday, July 12, 2025 5:16:29 PM

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Dear NYC Council Subcommittee ,

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At a time when hospitals across the country are cutting services or closing altogether, Northwell is taking a different path. They're choosing to invest in healthcare right here in our community—and that's something we should all stand behind.

The truth is, Lenox Hill's facilities are outdated. Many of the buildings are more than 100 years old. Patients, families, and front line healthcare workers have been making do in cramped, aging spaces for far too long. This project will bring the hospital into the 21st century—with single-patient rooms, a state-of-the-art Emergency Department, and modern operating rooms that prioritize safety, dignity, and efficiency.

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Sincerely,

Mr Kayton Wilson
[redacted]
Stony Point, NY 10980

From: keith marston
To: Land Use Testimony
Subject: [EXTERNAL] Lenox Hill Hospital Proposal
Date: Friday, July 18, 2025 12:45:54 PM

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To Whom it May Concern,

It is hard to find a more egregious example of strategic planning gone awry when it comes to balancing zoning laws, developmental needs of our local businesses, and the concerns of the communities and neighborhoods they impact. I have not seen where Northwell has made any other compromise offer that includes the neighborhood's and the community at larges concern regarding this building which will stand out of character with the entire area. The endless disregard for proper and appropriate scaled and proportionate development by businesses and the elected officials who are there to protect the citizens from rampant and unchecked abuse is in this case, beyond the pale. Build something more fitting with the neighborhood surroundings and stop pretending that this the ONLY plan that works economically. The laws are there for a reason so either uphold them or make the necessary compromises to strike the right balance for all concerned. 436 feet of building at this location does not do that at all.

Keith Marston

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Friday, July 11, 2025 11:29:15 AM

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Sincerely,

Mr. Kelvin Williams
[redacted]
Queens Village, NY 11429

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Thursday, July 10, 2025 12:24:00 PM

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our neighborhoods. As union members, we want to see projects that uplift working families. This project does both.

This is our chance to come together—to support a project that delivers for patients, for workers, and for the people who call this community home. Let's build the future of Lenox Hill—with union labor, community input, and a shared vision for a healthier, stronger New York.

Sincerely,

Mr Kenneth Solomon
[redacted]
Brooklyn, NY 11203

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Thursday, July 10, 2025 3:18:01 PM

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Sincerely,

Kenny Wenzel
[redacted]
Matawan, NJ 07746

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Thursday, July 10, 2025 12:47:11 PM

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Sincerely,

MR> Kent Johnson
[redacted]
[redacted]
Ridgewood, NY 11385

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Monday, July 14, 2025 11:50:08 PM

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Sincerely,

Kenton Wilson
[redacted]
New York, AL 11233

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Monday, July 14, 2025 9:50:39 AM

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Sincerely,

Kevin Aguirre
[redacted]
Uniondale, AL 11553

From: Browne, Kevin
To: Land Use Testimony
Subject: [EXTERNAL] Lenox Hill Hospital Redevelopment
Date: Tuesday, July 15, 2025 12:55:15 PM

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Good afternoon,

My name is Dr Kevin Browne

I am a registered nurse and the Chief Nursing Officer of Lenox Hill Hospital representing1400 RNs who deliver nursing services at Lenox Hill.

I'm thankful for the opportunity to contribute the nursing perspective to the development of a modernized hospital, understanding that every New Yorker will eventually benefit from the care of a hospital based registered nurse in their lifetime.

A new hospital will enhance the Lenox Hill nurses ability to provide the highest quality nursing care by providing them with a state-of-the-art practice environment.

For nurses, a new hospital means better workspaces, advanced technology, and improved resources, allowing them to deliver even safer, more effective patient centric care.

A new hospital is a necessary and monumental step forward, not just for the infrastructure of healthcare, but for the well-being of every patient, family, nurse, and healthcare professional who enters it!

I urge you to vote yes. Thanking you in advance for your support in making this vision a reality.

My best,

Kevin

Kevin P. Browne DNP, RN, CNS, FNAP, CCRN
VP, Chief Nurse
Lenox Hill Hospital
Manhattan Eye, Ear and Throat Hospital

Northwell Greenwich Village Hospital

[redacted]
10075

[redacted]

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From:	Kevin Duggan
To:	Land Use Testimony
Subject:	[EXTERNAL] Vote YES on Lenox Hill!
Date:	Sunday, July 13, 2025 9:47:37 AM

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Dear Chair Salamanca and Members of the Land Use Committee,

I am affiliated with a broad coalition of New Yorkers—union members, healthcare professionals, community leaders, and residents—who care deeply about Lenox Hill Hospital. I urge your support in its revitalization. This hospital has served New Yorkers since 1857 and remains a vital part of our community, treating over 144,000 patients annually, including more than 50,000 emergency visits and 4,000 births. However, after more than 160 years, its facilities are outdated and cannot fully meet today's standards of care. The proposed $2 billion investment will deliver:

- State-of-the-art operating rooms
- An expanded emergency department
- A dedicated Mother-Baby Hospital
- Modern single-patient rooms
- A new outpatient mental health facility serving up to 30,000 visits annually

The improved proposal has gained support from Borough President Mark Levine and the City Planning Commission. Revitalizing Lenox Hill means better healthcare and a stronger future for all New Yorkers! I respectfully ask you to vote 'yes' on this essential project.

Thank you for your consideration!

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Friday, July 11, 2025 5:12:47 AM

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Sincerely,

Mr. Kevin Harvey
[redacted]
Lindenhurst, NY 11757

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Thursday, July 10, 2025 9:13:05 AM

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Sincerely,

Kevin Kelly
[redacted]
Middle Village, NY 11379

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Friday, July 11, 2025 5:41:51 PM

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Sincerely,

Mr Kevin Sabbagh
[redacted]
Goshen, NY 10924

From: Kevin Tierney
To: Land Use Testimony
Subject: [EXTERNAL] Lenox Hill plans
Date: Wednesday, July 16, 2025 8:47:00 AM

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I wish to add my name against the new plans as they stand Kevin Tierney living on east 79th near Lexington Ave
Sent from my iPhone

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Monday, July 14, 2025 9:55:23 AM

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Sincerely,

[redacted] Kevin Will
[redacted]
Staten Island, AL 10312

From: x[redacted]m
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Thursday, July 10, 2025 10:31:27 PM

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Sincerely,

Kyle Smith
[redacted]
[redacted]
Brooklyn, NY 11222

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Monday, July 14, 2025 9:55:42 AM

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Sincerely,

Laron Johnson
[redacted]
Brooklyn, NY 11207

From: Lauren Lavitt
To: Land Use Testimony
Subject: [EXTERNAL] Lenox Hill Expansion
Date: Tuesday, July 15, 2025 2:34:57 PM

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Testimony to the New York City Council:

I urge you in the strongest possible terms to reject the proposed Lenox Hill expansion. As a resident of the Upper East Side for over 30 years and a daily commuter via the 77th Street 6 train, I can say with certainty: this project would bring nothing but disruption, congestion and irreversible harm to our neighborhood.

Lenox Hill Hospital already occupies an entire city block from Lexington to Park Avenues. That's a massive footprint in one of the most densely populated areas of Manhattan. And now they want more? That's not an expansion, but an overreach.

Worse still, approving this plan would set a dangerous precedent**.** A zoning change here opens the floodgates for unchecked development across Manhattan. It sends a clear message: if you have enough money and influence, you can bulldoze community opposition and rewrite the rules. That is not democracy. That is not planning. That is exploitation.

Let's be honest: this project is not about community health—it's about real estate. Why did Lenox Hill build that enormous facility on Third Avenue if this expansion is so essential? What is that building for? Why is this additional construction necessary? The hospital has never answered these questions satisfactorily.

The community has been united in opposition for years. We've spoken at meetings, signed petitions, written letters. Nothing about the proposal has changed—because Lenox Hill never intended to listen. They are steamrolling ahead, hoping fatigue will wear us down. But we are not going away.

Finally, consider the long-term damage**:** endless construction, noise, traffic, and the erosion of neighborhood character. You risk driving out the very residents who make this community vibrant and livable. We are not just data points on a zoning map—we are your constituents.

Reject this proposal. Protect our neighborhood. Stand with the people—not the developers.

Lauren Lavitt

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Sunday, July 20, 2025 11:13:52 PM

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Sincerely,

Mr. Laurence Apel
[redacted]
East Stroudsburg, PA 18302

From: lawrence reed
To: Land Use Testimony
Subject: [EXTERNAL]
Date: Wednesday, July 16, 2025 10:32:18 AM

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To whom it may concern,
As a long-term member of the Lenox Hill Hospital staff, I began working there as a resident Plastic Surgery in 1975 to 1977, I fully support its planned redevelopment. It is a fantastic hospital in a wonderful location but time has taken its toll. The hospital is current physical plant can no longer successfully fulfill. its medical role without updating and improvements.

This project is long overdue and it should be started as soon as possible.
Lawrence Reed, M.D.
Department of surgery

Division of Plastic Surgery
Sent from my iPhone

From: Lee W Galvis
To: Land Use Testimony
Subject: [EXTERNAL] Opposition to Lenox Hill"s proposed tower
Date: Wednesday, July 16, 2025 2:35:27 PM

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Dear Members of the Land Use Committee:

I am a resident of the Upper East Side and one of your constituents. I am writing to express my vehement opposition to both of Northwell Health's proposed towers for Lenox Hill Hospital – the 436-ft tower or the 395-ft tower – that would require an astronomical 250% - 500% increase in zoning. Overturning zoning laws on this scale would permanently damage the character of the Upper East Side's historic residential neighborhood and set a dangerous precedent for overdevelopment across in the city. This plan as proposed will destroy the economically sound and safe historic residential neighborhood – FOREVER!

This project is not about the needs of the community. Six world-class hospitals are almost all within walking distance. **It is purely a commercial revenue-driven venture, using public funds, to seize market share from the other hospitals in Upper Manhattan and make a de-facto Northwell Health campus on the Upper East Side** (noting a very large Third avenue 76/77th street new construction almost finished).
Over the years, as Northwell has accumulated property, restaurants have closed, buildings have been knocked down, and the neighborhood quietly expanding doctors' and medical offices in lieu of residential spaces. It is a slow creep to choke our neighborhood. Northwell already owns or controls MANY buildings in the neighborhood; Northwell can modernize the hospital as well as build more space within its current zoning envelope; and it can do it in a shorter time and at less cost. With a 70% occupancy rate for the past several years, and with the continuing changes in healthcare delivery, it is not clear why Northwell needs more hospital space. IT DOES NOT.

This is a residential neighborhood, with restrictions on size for a reason – we do not want to live in an urban canyon, or for that matter, a hospital complex. The Upper East Side already has 10 beds per 1000 residents which FAR exceeds any other neighborhood. The Lower East side has only .5 beds per resident and could benefit from Northwell's expansion there. In addition, the medical resources already available to the neighborhood are extensive and excellent.

Our elected officials should be thinking about what areas of NYC could benefit the most from another hospital. It is certainly not the Upper East Side.
Respectfully submitted,

Lee Galvis

From:	lenore weseley
To:	Office of Council Member Powers; Riley, Kevin; Abreu, Shaun; Carr, David; Hanks, Kamillah; District21; District9; Schulman, Lynn; Rivera, Carlina; Farias, Amanda; Salamanca, Rafael; Sanchez, Pierina; Brooks-Powers, Selvena; Hudson, Crystal
Cc:	Land Use Testimony
Subject:	[EXTERNAL] Please reject Northwell"s proposed expansion
Date:	Friday, July 18, 2025 4:48:53 PM

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Dear Council Members,

I am a ninety-two year old retired physician. I have lived at [redacted] for more than fifty years. It has not always been the case, but going out one's door onto the sidewalk nowadays feels like an assault, given all the noise, the bicycles and e-bikes that don't abide by traffic laws, and the endless construction going on. If you approve Northwell's expansion proposal, the situation will worsen dramatically. I hope that you realize that you hold the future well-being of constituents such as myself in your hands. In my more than four decades as a physician, having worked at New York Hospital/Cornell Medical School and New York Presbyterian Hospital/Columbia University College of Medicine, I know that our neighborhood is not underserved, and Northwell would greatly benefit New York City by building a hospital in an underserved community. The right decision for all New Yorkers is for you to reject their proposal. I urge you to do so.

Sincerely,

Lenore. L. Weseley M.D.

From: Leslie Kazon
To: Land Use Testimony
Subject: [EXTERNAL] Proposed expansion of Lenox Hill Hospital
Date: Saturday, July 19, 2025 11:36:28 PM

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The application should be denied. Northwell proposes a monstrous tower that is completely inconsistent with the neighborhood. The proposed structure is not necessary to modernize the hospital. The true purpose can only be for Lenox Hill to complete with Weil Cornell and Mt. Sina for wealthy patients by offering private rooms with Central Park views. Because all rooms with be private, insurance will not cover the cost over a shared room (or which there will be none), much less Medicare.
I and my late mother have received excellent care at Lenox Hill when admitted from the emergency room so I appreciate the services the hospital currently provides to neighborhood residents. Accordingly, I don't object to renovation and an expansion of the hospital in a site-appropriate manner in keeping with the residential character of the neighborhood.

The UES is already well served by Mt. Sinai and Weil Cornell, HHS, and MSK. The construction will cause noise, dust, and congestion for a decade.

For those reasons and those detailed in the resolution of Community Board 8 and letter of state Senator Rebecca Seawright, the Land Use Committee should vote NO on the proposal. I have lived on 76th Street east of Third Avenue for decades and have seen the streets east of Lexington Avenue turned into a high rise neighborhood, with loss of light and increased noise and traffic. Lenox Hill is already building l large building on Third Avenue between 76 and 77th. Thank you for your consideration.

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Thursday, July 10, 2025 9:07:08 AM

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Dear NYC Council Subcommittee ,

Lenox Hill Hospital has been a lifeline in this city for generations. The plan to renew it is more than a construction project—it's an investment in public health, good union jobs, and the future of our neighborhood.

At a time when hospitals across the country are cutting services or closing altogether, Northwell is taking a different path. They're choosing to invest in healthcare right here in our community—and that's something we should all stand behind.

The truth is, Lenox Hill's facilities are outdated. Many of the buildings are more than 100 years old. Patients, families, and front line healthcare workers have been making do in cramped, aging spaces for far too long. This project will bring the hospital into the 21st century—with single-patient rooms, a state-of-the-art Emergency Department, and modern operating rooms that prioritize safety, dignity, and efficiency.

This transformation isn't just about healthcare—it's about jobs. The const ruction and upgrades will create hundreds of good-paying union jobs, ensuring that skilled local labor is at the center of the rebuild. We know that when union trades are involved, projects are done right—safely, on time, and with respect for workers.

And the impact won't stop there. Local businesses—from coffee shops to hardware stores—will benefit from increased foot traffic and long-term economic growth tied to a stronger, more accessible hospital.

As community members, we want to see thoughtful development that serves

our neighborhoods. As union members, we want to see projects that uplift working families. This project does both.

This is our chance to come together—to support a project that delivers for patients, for workers, and for the people who call this community home. Let's build the future of Lenox Hill—with union labor, community input, and a shared vision for a healthier, stronger New York.

Sincerely,

Lonnie Davis
[redacted]
Brooklyn, NY 11215

From: Ellington, Marty
To: Land Use Testimony
Subject: [EXTERNAL] Support for Lenox Hill Redevelopment - July 16 Zoning Hearing
Date: Tuesday, July 15, 2025 10:51:55 PM

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I am the Chairperson of Pediatrics at Lenox Hill Hospital and have been a member of the Lenox Hill Community since 2004. Along with my pediatric colleagues as well as providers in the larger hospital, we have developed world class medical services to serve residents of the Upper East side as well as patients throughout the five boroughs and beyond.

While we provide excellent, state of the art medical care, we do that in spite of a facility which does not meet current standards of practice. For example, our NICU which routinely provides life-sustaining care to vulnerable newborns and their families, exists in an almost 40 year old facility which is < 1/3 of the size of a modern unit.

There simply is not the capacity in the current hospital to rebuild our NICU to current standards. Redevelopment of Lenox Hill Hospital will allow us to build a NICU with patient care areas which will meet the needs of our precious patients and their families.

We thank you for your support to create the environment which will serve our patients.

Marty Ellington, Jr. MD MPH
Chairperson
Department of Pediatrics
Lenox Hill Hospital
Northwell Health
Visit us at Northwell.edu

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From:	MARY L
To:	Riley, Kevin; Abreu, Shaun; Carr, David; Hanks, Kamillah; District21; District9; Schulman, Lynn; Land Use Testimony
Subject:	[EXTERNAL] NO to Northwell Lenox Hill Hospital Application
Date:	Wednesday, July 16, 2025 8:08:51 AM

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This is to register my complete opposition to Northwell's proposal for Lenox Hill Hospital.
It would be destructive to the neighborhood and forever alter a residential neighborhood and destroy the quality of life on the upper east side.
I cannot express the level of my dismay at this proposal.

YOU MUST VOTE IT DOWN. YOU MUST VOTE NO. YOU MUST VOTE AGAINST IT.

Yours sincerely,
Mary Lublin
[redacted]3

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Friday, July 11, 2025 5:34:54 PM

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Dear NYC Council Subcommittee ,

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At a time when hospitals across the country are cutting services or closing altogether, Northwell is taking a different path. They're choosing to invest in healthcare right here in our community—and that's something we should all stand behind.

The truth is, Lenox Hill's facilities are outdated. Many of the buildings are more than 100 years old. Patients, families, and front line healthcare workers have been making do in cramped, aging spaces for far too long. This project will bring the hospital into the 21st century—with single-patient rooms, a state-of-the-art Emergency Department, and modern operating rooms that prioritize safety, dignity, and efficiency.

This transformation isn't just about healthcare—it's about jobs. The const ruction and upgrades will create hundreds of good-paying union jobs, ensuring that skilled local labor is at the center of the rebuild. We know that when union trades are involved, projects are done right—safely, on time, and with respect for workers.

And the impact won't stop there. Local businesses—from coffee shops to hardware stores—will benefit from increased foot traffic and long-term economic growth tied to a stronger, more accessible hospital.

As community members, we want to see thoughtful development that serves

our neighborhoods. As union members, we want to see projects that uplift working families. This project does both.

This is our chance to come together—to support a project that delivers for patients, for workers, and for the people who call this community home. Let's build the future of Lenox Hill—with union labor, community input, and a shared vision for a healthier, stronger New York.

Sincerely,

Mr Matthew Berman
[redacted]
Bronx, NY 10470

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Tuesday, July 15, 2025 10:40:03 AM

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Sincerely,

Mr matthew chartrand
[redacted]
[redacted]

Testimony to CB8M Regarding the Lenox Hill Hospital ULURP Application

Timestamp	Name	Address *(optional)*	Email Address *(optional)*	Are you	Comments on the application
2/27/2025 11:09:49	Andrew Pearce	[redacted]		In opposition to the application	The size of this building far exceeds zoning restrictions. Despite it's enormity, it provides an absurdly few addition hospital rooms. Allowing this plan to proceed does nothing to improve the health care in this already over-serviced area. Attempting to keep the hospital open during this construction adds massive delays and complications to the build, extending it to over a decade. A reasonable plan would keep within the zoning restrictions. It would close the hospital to build the new facility in a shorter amount of time. And it would provide additional hospital beds if improved care is truly one of the goals. None of the proposed plan make sense to approve based on any published data. The only reasonable explanation for this plan proceeding as currently outlined is if there are some unseen incentives being provided to people in the approval process.
2/27/2025 11:12:04	Dale Simpson			In opposition to the application	The building is too big. Having the entrance on Lexington Ave will create major traffic problems. Lex Ave is already a mess!
2/27/2025 11:14:12	Laurence Belfer			In opposition to the application	please preserve the neighborhood as is.
2/27/2025 11:16:43	Carolyn Belfer			In opposition to the application	Please do not disturb our historic district with this new construction
2/27/2025 11:55:02	Carole Beller			In opposition to the application	Failure to provide construction placement of equipment plan, Failure to address impact of 6 years of construction- what neighbors are suppose to do to cover windows- air conditioning
2/27/2025 12:21:28	Kayla Lindquist			In opposition to the application	Our neighborhood is becoming a dark and congested nightmare and this tower will only add to that. The height of the building seems to mainly be to have single patient room not actually add space for a growing population that needs medical support. This neighborhood can't support what they are trying to do, that is why all the other hospitals are on the edges of the city to not block residents. Teh amount of additional trash is going to only increase the horrible rodent population- just yesterday I thought it was a small dog but no it was a GIANT rat- horrifying! We need light as humans, we need breathing space to stay calm and this is the opposite of what is happening.
2/27/2025 13:28:34	Joanna Reiss			In opposition to the application	As a resident of the community I am highly opposed to this proposal, which is completely out of character with the local area, does not add incremental hospital beds and will cause an enormous amount of disruption to the local community. The proposal has not taken into account the considerable pushback from the community and is wildly in excess of what the zoning allows. It is a money grab that will diminish the quality of life for the neighborhood. I implore you to block this absurd proposal.
2/27/2025 14:33:12	Linda Sirow			In opposition to the application	It is outrageous for Northwell to put such a huge and disproportional medical structure in this residential neighborhood. This is particularly unreasonable since there are so many other excellent medical centers so close by. There are other much more needy neighborhoods in Manhattan and the 5 boroughs. This would be better for residents in other areas and the current residents who live in the upper east side.
2/27/2025 16:38:34	Gary Beller			In opposition to the application	This project will destroy the peace in the neighborhood for a period of six to nine years and is based upon a false premise articulated by the applicant's leadership at the neighborhood hearings. They said ,many times, that the length of the project is dictated by their intent to keep the Hospital operating as normal during the 6 to 9 years of construction. However, they are daydreaming if they believe that to be the case. With the constant pounding, drilling and other noises that will be occurring during the renovation, they will soon learn that neither their affiliated Doctors or their patients would choose to do any kind of elective surgery or treatment in that kind of an atmosphere, especially when there are numerous other fine hospitals all over Manhattan for their patients to receive treatment. So, the only business they will get during the construction period will be emergency cases where no one generally has choices. Once the Northwell folks realize this, they will start using their other nearby hospital buildings for their usual business including the eye and ear hospital on 65th Street and their new building on 3rd avenue and 77th/78th street. That being the result, it brings into question why they need to double the size of the current Lenox Hill building ! Instead they should keep hit the same size, do whatever renovations are needed and save our neighborhood from a decade of noise and inconvenience.
2/28/2025 11:49:01	Andrew Soussloff			In opposition to the application	Has Northwell given a moment's consideration to the purpose of the zoning laws that they are seeking to repeal just for their benefit? These are zoning laws that have been in effect for 50 years or longer and have shaped the growth of our community and the Upper East Side. Northwell simply doesn't address the purpose of the zoning laws or the zoning context–they recite the zoning laws by number and ask the City to give them their own up-zoning so they can build a massive tower unlike anything seen in a residential neighborhood of Manhattan. But the Community Board and the City Council must consider the purpose of the zoning laws they are being asked to repeal and the impact on the community. The DEIS for this project released by the Department of City Planning is materially deficient in its assessment of the impact of this up-zoning. Once these laws are changed to permit the construction of a tower that exceeds the current zoning limitations by 250%, our residential neighborhood and the Upper East Side will be changed forever. Please support the community and residential life in New York City and reject Northwell's proposal.
2/28/2025 17:53:27	Susan Ferriere			In opposition to the application	We residents of the Lenox Hill Neighborhood cherish our neighborhood, its low-key residential and historic character. There is NO reason why massive (and, in this case, quite unnecessary in terms of scale) development should be allowed to take place. There are commercial areas where a project like this one would be viable but there is NO reason why a residential neighborhood should have its character changed against the wishes of its residents. YES, Lenox Hill Hospital deserves to upgrade its current physical plant but NO, it does not have the right to turn the neighborhood into Midtown or the First Avenue Hospital Corridor.
3/1/2025 9:07:29	Hayjin Byun			In opposition to the application	Our family is absolutely against the almost a decade construction that'll bring incredible disruption to the neighborhood.

Testimony to CB8M Regarding the Lenox Hill Hospital ULURP Application

Timestamp	Name	Address *(optional)*	Email Address *(optional)*	Are you	Comments on the application
3/1/2025 13:58:27	Felicia			In opposition to the application	No building
3/2/2025 16:22:44	Florence Johnson			In opposition to the application	I have been a resident on east 81stStreet since 1953 and have seen the many high -rises erected during these many years resulting in a change of neighborhood housing and businesses but the proposed ULURP is not a benefit for the community It would be forever disruptive during and after construction
3/2/2025 16:31:12	Paul Petrus			In opposition to the application	Do not them build! Thanks.
3/2/2025 20:17:08	steven spiegel			In opposition to the application	Well beyond innovation and improvement. Will damage the family neighborhood, add Hospital rooms which are not in short supply in Manhattan, disrupt what is already congested traffic on Park avenue 76th and 77th and will never compete with the larger established hospitals. This makes no sense and is more commercially driven than medical.
3/3/2025 12:14:45	Stacy Krusch			In opposition to the application	Northwell Health has let Lenox Hill crumble inside and outside for decades. They have no interest in the local community and are trying to steamroll the Upper East side into becoming their hospital campus. It is unconscionable that NWH has NOT listened at all to the community all of these years, and is hellbent on creating a luxury facility, not for the community, but as a vanity project. CEO Michael Dowling has said on numerous occasions, "The hospital is only one part of the continuum of care. The hospital is not as centric anymore as it used to be." "The hospital is not the center of the universe anymore..." This project is unjustifiable and has been from the start. Rezoning the UES for this tower will ruin the Upper East Side. The size of this structure, (in either of their scenarios) is extreme and out of scale and character for a residential neighborhood. Zoning restrictions are put in place for a reason - and this would set a dangerous precedent not only for the UES but for the entire city. In a city with hospital deserts, adding more beds to the already over-bedded UES is ridiculous. And, given the hospital's capacity over the past years, it doesn't warrant the # of beds it currently has, never mind what they're proposing. NWH can and should renovate their hospital within their zoning parameters. Members of CB8, Council Member Keith Powers and Borough President Mark Levine must say NO to this egregious proposal. Your constituents demand it. The city deserves better.
3/3/2025 15:44:11	Ann Goodbody			In opposition to the application	Despite thousands of emails and petition signatures in opposition, Northwell is charging ahead with its plans for LHH and has refused any productive dialogue with our community. It wants an extraordinary upZoning for a hospital expansion which is not needed here; would be highly destructive of a wide residential area; would result in very expensive healthcare costs; and in fact, would be adversely viewed by the rest of the city where access to good and affordable healthcare is needed. There is NO justification for such an egregious deviation from zoning and thoughtful urban planning. Just because LHH was "born" in a residential area, and contextual at the time, it does not have a god-given-right for such an expansion. We support renovation or reconstruction within current zoning and I'm sure would support some concession for efficient design.
3/4/2025 13:23:34	Anthony Wood			In opposition to the application	As a former member of Community Board 8 and as the author of Preserving New York, I urge you to reject this application. It goes against the principles of good planning and will have negative impacts on both its immediate surroundings and adjacent areas. It is a real estate deal masquerading as a a public benefit. Fighting this proposal is not NYIMBY but sanity. This proposed building should be in no one's backyard. Please reject it! Sincerely, Anthony C. Wood
3/5/2025 12:50:35	David Ash			In opposition to the application	The proposed Northwell tower would be a disastrous addition to the Lenox Hill neighborhood, further overwhelming an area already burdened by excessive development. With recent large-scale projects reshaping the Upper East Side, this massive structure would not only disrupt the residential character but also set a dangerous precedent for future overdevelopment. The neighborhood does not need another towering facility catering to luxury interests rather than the community's needs, especially when the hospital has been operating under capacity. Zoning laws exist to protect neighborhoods like ours—this project would disregard those protections and permanently alter the historic charm and livability of Lenox Hill.
3/5/2025 12:52:56	David Hales			In opposition to the application	Everything about this project is wrong for the neighborhood. The project should be smaller scale and focused on serving the local community. As it stands, it is a grandiose visions of Northwell executives who are once-again putting profits over people.
3/5/2025 13:03:06	Dimitri Sevastopoulo			In opposition to the application	Zoning regs should be enforced when a project as massive as this one cause harm to the community surrounding it. Ten years of noise, traffic jams, pollution and disregard for the welfare of the community are sufficient to stop this project. One has only to witness smaller building projects in Manhattan to be convinced that the disruption to people's lives will be intolerable. If the Lenox Hill project still includes residential units, that alone ought to prevent the project from consideration. Hospitals should not include real estate ventures. If they do those developments must conform to the same regs that apply to such buildings in the neighborhood. If Lenox Hill 'needs' the income from sales or rentals of apartments, the application must be denied. Why should a residential community be impacted by a 'business' that has nothing to do with health? If the hospital needs funding for the addition of medical facilities, the source of funds cannot be a non-medical project which violates zoning regs and has long-term negative effects on a community.

Testimony to CB8M Regarding the Lenox Hill Hospital ULURP Application

Timestamp	Name	Address *(optional)*	Email Address *(optional)*	Are you	Comments on the application
3/5/2025 13:06:01	Blake Stuchin	[redacted]		In opposition to the application	Northwell has not listened to the community and is trying to steamroll over us to build a campus in our residential neighborhood. They are hellbent on creating a luxury facility, not for the community, but as a vanity project. A facility of this magnitude and the $2.5 billion dollar investment in an already over-bedded UES is not justified. And, given the hospital's under-capacity over the past years, a structure of this magnitude is not warranted. Approving a zoning variance of this size on the Upper East Side will ruin the historic district. The size of this structure is comparable in height and density to the largest Midtown office buildings (in either of their proposed scenarios) and is extreme and out of scale and character for a residential neighborhood. Zoning restrictions are put in place for a reason - and this would set a dangerous precedent not only for the Upper East Side, but for the entire city. Northwell should concentrate on fixing their outdated facility and renovate their hospital within their zoning parameters.
3/5/2025 13:09:51	Dorothy Sprague			In opposition to the application	Too large a building!
3/5/2025 13:35:46	Daryl Simon			In opposition to the application	This project wil pollute, congest and destroy our neighborhood. It should NOT be allowed.
3/5/2025 13:43:53	Abhi Arora			In opposition to the application	We are running the neighborhood, and life of many, and killing soul of UES. There is a reason why all hospitals are situated on the riverside.

Timestamp	Name	Address *(optional)*	Email Address *(optional)*	Are you	Comments on the application
3/5/2025 13:56:43	Concerned UESer	[redacted]		In opposition to the application	Dear Esteemed Government Officials, I am writing as a deeply concerned and distressed member of the Upper East Side community who will be directly impacted by the proposed Lenox Hill Hospital renovation. But more importantly, I write as a New Yorker alarmed by what I see as a glaring example of corporate interests overwhelming the public's well-being in one of the world's most densely populated cities. I have closely followed Lenox Hill's expansion plans, and at their core, they represent an attempt to rewrite established laws, not for the benefit of the community, but purely for the financial gain of Lenox Hill Hospital. This plan disregards the needs of the local population and, more significantly, fails to take a holistic approach to healthcare in Manhattan and the other boroughs. The hospital's proposal, dressed up as an effort to "enhance healthcare for the community," is nothing more than an effort to bypass regulations and maximize profit on a plot of land that was never intended to support a building of such enormous scale, and in the process, does nothing to address the city's pressing healthcare disparities. It also fuels a troubling pattern of "one-upmanship" among hospitals on the Upper East Side, as seen in MSKCC's proposal to build a massive tower on York Avenue. These projects, focused on scale and prestige rather than addressing community needs, are turning our neighborhoods into a battleground for corporate healthcare giants—leaving residents to bear the costs. Let us take a closer look at how the proposed hospital expansion will truly "benefit the local community," especially its underserved members. The plan includes a sprawling obstetrics/labor & delivery center. This is puzzling, given that Lenox Hill's maternity ward is already highly regarded. In 2024, the hospital earned a four-ribbon rating—nearly the highest possible— for its maternity services. What problem does a larger facility with private rooms actually solve? The reality is, it doesn't improve the care for expectant mothers—it merely intensifies competition with the newly built Alexandra Cohen Hospital for Women at NYP, a 246,500-square-foot facility that received a five-ribbon rating. In a recent statement, long-time doula and educator Bonu deCaires succinctly captured the issue: "With this new hospital, the competition is going to be all about how much hospitals can make themselves like hotels," she said. "Are there private rooms? What is the food like? How plush is it? But what really matters is the care that you receive, not the thread count." Lenox Hill officials claim this expansion won't increase patient costs, but that is patently untrue. Insurance companies will either be forced to pay more to Lenox Hill or, in a worst-case scenario, patients themselves will bear the financial burden. In either scenario, the primary winner is Northwell Health—not the patients who are supposed to benefit from these changes. The luxury of private rooms, perched at the top of their new tower with Central Park views, will no doubt attract wealthier patients, but this business model has little to do with improving health outcomes for the greater community. In fact, one must wonder which celebrity birth at Lenox Hill will take precedence over the care of other patients, further disrupting services for the surrounding community—a pattern Lenox Hill has already demonstrated. Another troubling aspect of the proposal is the planned state-of-the-art neurosurgery suite. While primary care and pediatrics are desperately needed, neurosurgery seems an odd priority. However, a closer look reveals the financial incentives at play. According to a Merritt Hawkins Revenue Survey, neurosurgeons generate up to five times their salary in revenue for the hospital. "On average, a neurosurgeon generates more revenue for a hospital than all other specialties but invasive cardiology and orthopedic surgery. According to Irving-based physician recruitment firm Merritt Hawkins, a single neurosurgeon produced his or her hospital an average revenue of $2.45 million in 2015" (reference). With neurosurgery generating more revenue than most other specialties, it is clear why this specialty is a focus. But does Manhattan really need another top-tier neurosurgery center? Fortunately, we already have three of the top 10 neurosurgery hospitals in the world—none of which are Lenox Hill. Now let's address how the construction itself will impact the local community. The disruption caused by this project will be felt by residents and visitors alike. Any patient attempting to reach the hospital—especially in an emergency—will face significant obstacles, and the chaos may last well beyond the projected 10+ years of construction. Lenox Hill has proposed upgrades to the nearby subway entrance at 76th Street, which, while beneficial in the long term, will only add to the congestion and gridlock during the construction phase. The reality is, these upgrades would exacerbate traffic during hospital construction, especially for workers, patients, and emergency vehicles, leading to even more chaos along already congested streets. Lexington Avenue, which is just two lanes wide (with one lane dedicated to buses), and the narrow one-way streets at 76th and 77th Streets will struggle to handle the surge of vehicles—from patient visitors, Uber/taxi services, public transit, and deliveries—once the expanded hospital is built. The area is already overburdened with hospitals, including Cornell, MSKCC, HSS, and Mount Sinai. The impact of this construction and eventual expansion will be unbearable, with the ongoing burden of traffic, waste disposal, and noise. Remember, during the pandemic, Lenox Hill even parked a mobile morgue on 76th Street, shutting down the street for nearly a year. Lenox Hill also plans to convert all existing double rooms into private, single-occupancy rooms. While there may be a valid argument for modernizing rooms, the proposed size of the single rooms far exceeds code requirements (code 467.4.1, reference), raising a troubling question: why request rooms that are large enough to accommodate two patients? This move isn't about providing better care; it's about giving Lenox Hill the ability to later convert these large rooms back into double rooms—maximizing revenue at the expense of the community and ultimately crowding an already saturated healthcare neighborhood. Given all of these considerations, one must ask: why would officials approve such a plan? Is it because Northwell Health is a major employer in the state? Because the project includes subway upgrades that the city cannot afford? Or perhaps because it will attract wealthy, insured patients? The truth is, no one has offered a better vision for the area—until now. True city planning should not begin with corporate interests. Despite what Lenox Hill claims, their primary concern is profit, not the health of the public. What we need is a bold, visionary plan that prioritizes the health and well-being of New Yorkers, independent of corporate agendas. The plan, the vision—they come first–independent of corporate input, and then city leaders convince corporations to make concessions that follow the vision (one such example here). It's time to move beyond the corporate playbook and envision a healthcare system that genuinely serves all New Yorkers. What does this vision look like? Lenox Hill Hospital should relocate to Hudson Yards, transforming into Hudson Yards Hospital. Located in the heart of a burgeoning biotech/pharma corridor, this new facility would serve a broader swath of New Yorkers, meeting healthcare needs that are sorely lacking on the west side since the closure of St. Vincent's. The location, with its proximity to the Lincoln Tunnel, the Javits Center, and the Hudson River, would not only serve local residents but also provide critical emergency care for the many events and gatherings in the area. Lenox Hill insists it wants to serve the "local community," but if that were truly the case, they would focus on providing more holistic care, not just expanding maternity services and neurosurgery. If they were truly dedicated to serving Queens or Long Island, they could build hospitals in those areas instead of capitalizing on the Upper East Side's "high-end" reputation to attract wealthier patients from outside the city. I leave you with this quotation from a research paper in Nature Urban Sustainability (26 (2021), Pearsall et al.), on infrastructure in urban and rural systems. Though ostensibly about the rural-urban divide, within it there is a lesson in urban planning: "Decisions on how to build infrastructure are made on the basis of technical and engineering considerations. While these

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Timestamp	Name	Address *(optional)*	Email Address *(optional)*	Are you	Comments on the application
3/5/2025 14:04:43	Renee Belfer			In opposition to the application	Please preserve and protect our historic neighborhood.
3/5/2025 14:05:48	Robert Belfer	[redacted]		In opposition to the application	Our historical neighborhood needs to be preserved for future generations to enjoy and raise their families.
3/5/2025 14:06:43	Elaine Kones			In opposition to the application	We are exercising our right to voice our rejections and to ask you to please preserve the sanctity of our neighborhood.
3/5/2025 14:21:00	Sheila Browne			In opposition to the application	There has to be a more inspired, thoughtful design by more talented participants. The current Soviet-style prison block rendering is an appalling monstrosity. Back to the drawing board, with better architectural ideas. This offering cannot pass.
3/5/2025 14:30:01	Susy Holiday			In favor of the application	LHH is a vital part of the community and must have the opportunity to develop & provide state of the art care and facilities to support othis neighborhood and the public.
3/5/2025 15:12:55	Brooke Michie			In opposition to the application	Every year we lose historic buildings in our city, and this "historic" neighborhood is becoming more and more commercialized. It's important that we try to preserve our city's buildings - they are, after all, a reflection of who we are. This includes not just architecturally significant architecture, but also modest walk-ups. There is a balance we can achieve, and this isn't it.
3/5/2025 15:13:45	Meenal Raghava			In favor of the application	My family and I are totally opposed to this huge proposed tower. We are making the UES another midtown Manhattan where it's difficult to see the sky and feel the sun because of insanely tall buildings. The hospitals over the last decade or more have taken over most of York Ave between 61st and 71st street. Every new building is theirs. Our views of the river are hugely compromised already and will be entirely gone soon. UES is supposed to be a family oriented neighborhood, not a mercantile center for healthcare. This needs to stop now!
3/5/2025 15:14:50	Linda Sirow			In opposition to the application	There is no reason to destroy and overwhelm a residential community with a building that is too high and large to fit in with the other existing buildings. Northwell would better serve the people of NYC if it were to build in a neighborhood that does NOT have 2 major teaching hospitals nearly.
3/5/2025 16:25:17	Ellen Bilgore			In opposition to the application	As a lifelong resident of Lenox Hill, please register my wholehearted objection to this project. It will disrupt the peace and serenity of this residential neighborhood for 10 years or more with dust, noise and toxic debris. The enormous scope of the proposed building is not in keeping with the character of the Neighborhood, and it will significantly decrease the amount of sunlight and the views that we currently enjoy. To date, Northwell has consistently ignored residents' objections. It is time that we were heard. Lenox Hill does not need another enormous hospital building. We are well served by the Hospitals we have. Please limit the scale of this project to a size and scope that is much smaller, and which suits our neighborhood better.
3/5/2025 16:36:19	Concerned resident			In opposition to the application	Please, save our neighborhood! LHH operates at less than 70% of capacity– why are they adding more beds?

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Timestamp	Name	Address *(optional)*	Email Address *(optional)*	Are you	Comments on the application
3/5/2025 16:44:35	Michael Bilgore	[redacted]		In opposition to the application	Objection to Northwell Hospital Expansion Project in Lenox Hill To Whom It May Concern: As a resident deeply invested in the future of our Lenox Hill community, I am writing to express my strong opposition to the proposed hospital expansion project by Northwell Health. The scale and duration of this development presents severe concerns that have not been adequately addressed: Environmental and Health Impacts: The projected decade-long construction period would subject residents to sustained exposure to construction dust, potentially hazardous debris, and noise pollution that exceeds acceptable urban living standards. These conditions pose particular risks to vulnerable populations including the elderly, children, and those with respiratory conditions. Architectural Incompatibility: The proposed structure's massive scale fundamentally contradicts the historical character and human-scale design that defines our neighborhood. Such an imposing development would permanently alter the essential character that makes Lenox Hill a desirable residential community. Quality of Life Deterioration: Numerous residences, including my own, would experience significant reduction in natural light access and views, directly impacting both mental wellbeing and property values throughout the neighborhood. Questionable Necessity: The proposal fails to demonstrate why existing healthcare infrastructure is insufficient or why alternatives like modernizing current facilities or distributing services across multiple smaller locations haven't been prioritized. Community Engagement Failure: Despite repeated concerns raised by longtime residents, Northwell has demonstrated minimal meaningful engagement with those most affected by this development. I respectfully urge the review board to require Northwell to develop an alternative proposal that: Substantially reduces the building's height and footprint Implements a phased construction approach to minimize disruption Preserves the architectural integrity of our historic neighborhood Incorporates genuine community input into the planning process Our community supports healthcare advancement, but not at the expense of neighborhood livability and residents' wellbeing. I request that this objection be formally recorded and given full consideration in your deliberations. Respectfully submitted, Michael Bilgore 120 E 79th St 15D Resident of Lenox Hill for 34 Years
3/5/2025 20:51:56	Katherine Post			In opposition to the application	I recently spent 3 days in Lenox Hill with very good care and impressed with the service HOWEVER I appreciate my neighborhood and thin this tower will be detrimental on many levels. The apartments on that street will drastically loose their value The noise to build and maintain the underground tunnel will be a great mistake, and the sunlight to nearby buildings will be effected The entire project is wrong for this neighborhood There are many great hospitals in this area and much needed in lower Manhattan Katherine Post

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Timestamp	Name	Address *(optional)*	Email Address *(optional)*	Are you	Comments on the application
3/5/2025 21:11:18	Melinda Beck	[redacted]		In opposition to the application	Dear Community Board 8 — I am writing to express my strong opposition to both of Northwell's proposals for Lenox Hill Hospital, for the following reasons: 1) Both designs are wildly out of scale for the surrounding neighborhood and would forever change its character. This neighborhood consists largely of historic townhouses and prewar apartment buildings. Even the new apartment buildings in this area have been built in the same tasteful, turn-of-the-century scale and style. Northwell's plans are more in keeping with modern midtown monoliths. Protecting neighborhoods like ours from out-of-scale development is what zoning laws are all about. Please don't let us residents down when we need these regulations the most. 2) Six years of construction will cause intolerable stress to the traffic and quality of life in this neighborhood, which is already plagued by ubiquitous scaffolding and chronic congestion. Lexington Avenue is down to one navigable lane on many days, narrowed by a bike lane, a bus lane, a parking lane and rampant unchecked double parking, often on both sides of the street at the same time. Removing a lane or more for construction for six years will back up traffic for many, many surrounding blocks. Park Avenue can't afford to lose a lane for six years either. Meanwhile, Northwell's plans do little to ease the absurd congestion on 77th street between Park and Lex. It has never made sense to have a big hospital's main entrance and ambulance bay side-by-side on a side street, particularly one that has a bike lane on one side and round-the-clock illegal parking on the other. Here too, there's only a single lane for through-traffic, and it's often completely stopped by EMTs rolling stretchers, valet-parking attendants, visitors and patients, many of them elderly, slowly loading and unloading from cars and taxis. Moving the maternity entrance to Park Ave will help a bit, but in both of Northwell's plans, the main entrance and ambulance bay are still located on the same stressed-out block. 3) The benefit to the community for all this disruption is minimal, despite Northwell's PR efforts. As other commenters have noted, the Upper East Side is already well served by hospitals, particularly at a time when health-care delivery is steadily moving away from in-patient care. A net gain of 25 beds for all this disruption is laughable, and converting to all private rooms is downright worrisome. Medicare and most private insurers do not cover the cost of private rooms unless medically necessary, which will stick patients with thousands of dollars in extra costs. 4) Lenox Hill Hospital unquestionably needs updating, but it appears that Northwell has not even contemplated a more modest renovation that would better fit the needs and limitations of the surrounding community. Big hospital systems today are in a never-ending arms-race as they compete for wealthy patients, major donations, top specialists and the revenues that come with them. The surrounding community is rarely considered. But it doesn't need to be this way. Please send Northwell back to the drawing board to come up with a more modest plan that won't engender resentment and animosity from its neighbors for years to come. Thanks for your consideration.
3/5/2025 22:13:56	Jeanne McAnaney			In opposition to the application	This application is a breathtaking exercise in arrogance by Northwell Health.
3/5/2025 22:18:06	Jeanne McAnaney			In opposition to the application	This application is a breathtaking exercise in arrogance by Northwell Health.
3/5/2025 23:45:14	STEPHANIE RECKLER			In opposition to the application	
3/6/2025 9:59:01	Michele Jeffery			In favor of the application	All I know is I want the best care I can get for myself, my family, and the community. Lenox Hill is undertaking to make that happen. This isn't something they're doing because they feel like it. Lenox Hill HAS to do this. It will be a nuisance for a while. And then it won't. We need these changes.
3/6/2025 11:10:01	Andrew R. Brownstein			In opposition to the application	I believe that the proposed project will irrevocably degrade the visual character of the Upper East Side neighborhood. Moreover the noise and congestion resulting from the project, both during construction and should it be completed in anything close to the proposed plan, will severely negatively impact the quality of life for neighborhood residents. Finally I do not believe that the proposed hospital expansion is necessary. There are numerous excellent hospitals in close proximity. Lenox Hill should modernize and upgrade its facilities within its current footprint.
3/6/2025 11:14:37	Imogen Storrs			In opposition to the application	Lenox Hill hospital has already taken over the neighborhood. Why destroy our area with a huge building? Why?
3/6/2025 11:58:43	Dianne Crary			In opposition to the application	The plans are too massive for the site and though the hospital desparately needs an interior renovation, the hospital is not currently able to staff all the floors it has for patients. So why all the extra floors? This type of facitilty should be in an area that is more in need of hospital facilities. The upper east side of Manhattan has multiple hospitals to service the neighborhood. Add a few floors, but not the massive highrise which has no place in the Upper East Side Historice District.

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Timestamp	Name	Address *(optional)*	Email Address *(optional)*	Are you	Comments on the application
3/6/2025 12:34:06	Andrew Gaspar	[redacted]		In opposition to the application	Andrew Gaspar Submission to CB8 Meeting CONSTRUCTION TIME The greatest injury to our neighborhood will come from the decade long construction required to implement Northwell's vision for Lenox Hill Hospital, while the hospital stays open and functioning. A decade of major construction on one block of a dense residential New York City neighborhood is unprecedented and must be rejected. The harm it will cause to our mostly older residents, our children, religious entities, schools, hotels and businesses is irreparable. We have not found ANY precedents for a decade long renovation on one block in Manhattan. The decade long construction of the Second Avenue Subway caused 40% of small businesses to close and real estate prices dropped by over 33% for a decade! The 20 year construction of the Cross Bronx Expressway ruined the entire mid Bronx ecosystem. Neither project was localized to one block of our city. There are no penalties for over running construction estimates, so Northwell can say it will take 6 ½ years or 9 years, both estimates lack detailed justification, and there are no penalties for running way over these forecasts so the hospital's estimates are worthless. We all know that nearly every such construction project runs longer and costs more than originally estimated. This is a preventable tragedy. IT MUST BE STOPPED AND REJECTED!!
3/6/2025 16:39:17	Carlo Casa			In favor of the application	New York Building Congress Testimony Before Community Board 8's Land Use Committee Re: Support for the Lenox Hill Hospital Redevelopment Project The Building Congress represents over 500 constituent organizations and over 250,000 skilled tradespeople and professionals dedicated to the growth and prosperity of our city. We strongly express our support for the Lenox Hill Redevelopment Project. The proposed redevelopment will transform Lenox Hill Hospital into a state-of-the-art, environmentally sound institution that produces fewer emissions and prioritizes energy efficiency. By upgrading older facilities, the project will align with modern sustainability standards and help create a healthier environment for the community. Further, patient rooms will be "right sized" to accommodate new equipment, evolving medical technologies, and ever-improving procedures—ensuring that Lenox Hill can continue to deliver the highest standard of care well into the future. The project is expected to create nearly 500 new hospital jobs and approximately 900 construction jobs over the life of the project, fueling increased economic activity for the community and providing valuable employment opportunities for New Yorkers. New York City's healthcare system desperately needs upgrades to meet rising demand. By investing in major infrastructure improvements at Lenox Hill, Northwell Health is ensuring that patients receive safer, faster, and more efficient care. Northwell Health has consistently demonstrated its commitment to delivering top-quality care across our city and beyond, making them a trusted partner in public health. I would also like to commend Northwell Health for its decision to fund accessibility improvements for the 77th street 6-train station as part of their redevelopment. This shows the hospital's commitment to ensuring that critical public spaces are accessible for everyone. New York City needs future-focused hospitals to keep pace with increasing healthcare demands. A revitalized Lenox Hill Hospital will preserve and expand access to the excellent care the hospital has delivered for generations, benefiting patients and supporting medical professionals alike. We urge you to support the approval of this critical redevelopment effort. Thank you for your consideration.

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Timestamp	Name	Address *(optional)*	Email Address *(optional)*	Are you	Comments on the application
3/7/2025 8:21:16	Morgan Nadeau	[redacted]		In favor of the application	I am writing to express my enthusiastic support for the Lenox Hill Hospital private application to redevelop and expand its facilities at 100 East 77th Street. This comprehensive project offers significant benefits to the community, and I believe it deserves your full and unconditional approval. Lenox Hill Hospital has been a cornerstone of our community for generations, providing vital healthcare services to countless individuals and families. This proposed redevelopment is a crucial investment in the future of healthcare in our neighborhood, ensuring that Lenox Hill can continue to deliver high-quality, cutting-edge medical care for years to come. The planned interior renovations, along with the construction of a new hospital building, will modernize the facility, enhance patient experience, and create a more efficient and effective healthcare environment. I am particularly excited about the proposed improvements to the Lexington Avenue subway station. Integrating the hospital with improved subway access will greatly benefit patients, visitors, and staff, making it easier and more convenient for everyone to reach the hospital. This thoughtful integration of public transportation demonstrates Lenox Hill's commitment to serving the broader community. Furthermore, the inclusion of Mandatory Inclusionary Housing (MIH) within this application is a commendable step towards addressing the critical need for affordable housing in our city. This project not only strengthens our healthcare infrastructure but also contributes to a more equitable and inclusive community. The proposed FAR of 12.5 is appropriate given the essential services provided by the hospital and its integration with transit improvements. I believe that Lenox Hill Hospital's commitment to our community is evident in this thoughtful and comprehensive redevelopment plan. This project represents a vital investment in our neighborhood's future, and I urge you to approve this application without reservation. Thank you for your time and consideration.
3/7/2025 8:42:42	Francesco Grippo			In favor of the application	Rebuilding Lenox Hill Hospital is vital for improving healthcare access for the community, boosting the local economy and enhancing overall community well-being. Lenox Hill Hospital has been an integral part of the community for many many years and will continue to provide high quality healthcare in the future. The redesign of the hospital will help Lenox Hill Hospital continue to provide high quality care but with better efficiency. The redesign is focused on improving the patient experience and improving the overall community by focusing on key issues including reducing traffic in the area. Rebuilding isn't just about restoring a building, its about revitalizing an entire community.
3/7/2025 8:47:58	Scott Irwin			In opposition to the application	This project is completely inappropriate in scale and design compared with the location and neighborhood around it.
3/7/2025 8:53:41	Harry Gill			In favor of the application	I'm here to advocate for the approval of the new Lenox Hill Hospital building plan—an investment that will enhance patient care, expand access to cutting-edge medical services, and strengthen the community's healthcare infrastructure for generations to come.
3/7/2025 9:56:39	Margot			In opposition to the application	I have lived within a stones throw of the Hospital for several decades. I can say 100% that they are not and have never been good neighbors and are not interested in the community where they are located. I have NEVER ONCE seen any care taken to enhance their facility - never once seen anyone cleaning the disgusting sidewalks - with hospital detritus everywhere around their building. The scaffolding around their dilapidated buildings have been there for decades. Also, there is NO Mandatory Inclusionary Housing in this proposal! There is only 1 subway elevator (only on the Downtown #6 level) and not even to the track level! There is no proposed elevator service on the Uptown #6. They haven't fixed or done upkeep on their current hospital. No one will want to go there during major construction. This entire proposal is detrimental to the community and Upper East side. This is not a world class hospital and making it bigger will not make it better! NO to the proposal
3/7/2025 10:26:07	Eliot E			In opposition to the application	Northwell has no business throwing our community into chaos for marginal increases. They have plenty of properties around the Tristate area they can grow and add to. The UES has enough hospital beds and no need for more, especially in the middle of the neighborhood. GO AWAY!
3/7/2025 16:40:04	C. M. Pyle			In opposition to the application	Our New York City neighborhoods are sacred to us New Yorkers. I grew up on the Upper East Side, and am often there. I do not want to see it defaced by this ugly huge behemoth. Our architectural heritage is unique, and should not be marred by these uninteresting new structures, which could be anywhere. Also, the Upper East Side is a place of usually maximum 16-story buildings. The proposed structure would destroy that common characteristic. Do NOT approve this.
3/7/2025 17:12:52	Cary Buckner			In favor of the application	This will improve the medical care for our community.
3/8/2025 6:45:38	Antonia vinciguerra			In opposition to the application	As a resident of the Upper East Side, I strongly oppose the proposal by Northwell Health to build a massive 436,000 sq ft tower in our cherished residential neighborhood. This project, which involves a staggering 250% zoning increase, would not only overpower our block but also forever alter the character of the area. The tower's size and scale are more suited to Midtown's office towers, not a community where families and residents have lived for generations. Instead of pushing for this unwarranted up-zoning, Lenox Hill Hospital should focus on renovating and modernizing their existing facilities within their allotted zoning. The decision to let their buildings fall into disrepair for decades does not justify bulldozing our neighborhood's charm and history for the sake of profit and overdevelopment. The negative impact of this project, including years of disruptive construction, is simply too great. This up-zoning would set a dangerous precedent for our community, potentially opening the door for similar developments throughout the Upper East Side.
3/8/2025 8:30:40	Jonathan Oren			In favor of the application	In order for Lenox Hill Hospital to continue to provide first class care for the community, it requires a first class facility. While all construction is temporarily disruptive, it will be strongly beneficial to the local residents in the Lenox hill neighborhood and the tri-state area for generations to come.

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Timestamp	Name	Address *(optional)*	Email Address *(optional)*	Are you	Comments on the application
3/8/2025 12:21:48	Anne Louvel	[redacted]		In opposition to the application	"A building should respond to its surroundings, with the proportions and scale reflecting existing structures. Depending on the neighborhood and zoning, a high-rise may not be an appropriate choice." (Neumann Monson Architects). We definitely have a huge problem of scale with this disproportionate project of a new tower for Lenox HillHospital.
3/8/2025 13:47:23	Mary Lublin			In opposition to the application	This enormous building would destroy the character of the neighborhood. This is a residential neighborhood, not one which should have a commercial office tower.
3/8/2025 14:38:30	Young Lee			In opposition to the application	Our neighborhood does not need this enormous building.
3/8/2025 16:36:50	lee galvis			In opposition to the application	I am writing this letter in vehement opposition to Northwell Health's proposed tower on (or near) Lexington Avenue between 77th and 76th Streets. I urge you to say NO to overturning zoning laws that will set an extraordinary precedent for future requests that will damage the character of residential neighborhoods. Northwell is requesting a 250% up-zoning, an astonishing position! Northwell can modernize the hospital as well as build more space within its current zoning envelope; and it can do it in a shorter time and at less cost. With a 70% occupancy rate for the past several years, and with the continuing changes in healthcare delivery, it is not clear why Northwell needs more hospital space. Say NO to the stress the proposed tower will have on the fragile infrastructure of the neighborhood. The platforms on the MTA's #6 Line cannot be made to handle more riders; the traffic on Lexington Avenue, the narrowest avenue in NYC, is currently stressed with traffic but will be at a standstill if the proposed tower is built. Over the years, as Northwell has accumulated property, restaurants have closed, buildings have been knocked down, and the neighborhood quietly expanding doctors' and medical offices in lieu of residential spaces. It is a slow creep to choke our neighborhood. This is a residential neighborhood, with restrictions on size for a reason – we do not want to live in an urban canyon, or for that matter, a hospital complex. The Upper East Side already has 10 beds per 1000 residents which FAR exceeds any other neighborhood. The Lower East side has only .5 beds per resident and could benefit from Northwell's expansion there. In addition, the medical resources already available to the neighborhood are extensive and excellent. Say NO to a hospital which is simply not needed in the UES. This project is not about the needs of the community. This is a commercial venture, using public funds, to seize more market share from the five world-class hospitals on the UES. Our elected officials should be thinking about what areas of NYC could benefit the most from another hospital. It is certainly not the UES. Respectfully submitted, Lee Galvis
3/8/2025 16:50:53	Lindsey Harriss			In opposition to the application	I am writing to express my strong opposition to the proposed construction of a new hospital building in our residential neighborhood. While I understand the need to expand healthcare services, I believe that placing a large-scale facility in a primarily residential area would have significant negative consequences for the community. A project of this magnitude would drastically increase traffic congestion, making our streets less safe for pedestrians, children, and families. Additionally, the increased noise, light pollution, and ongoing construction would disrupt the peace and character of our neighborhood. Such a development could also lead to increased commercialization and rising property taxes, potentially displacing long-term residents. Rather than disrupting an established residential area, I urge you to consider renovating and improving the hospital's existing facilities in areas that are already legally zoned for commercial and medical use. Upgrading current infrastructure, enhancing efficiency, and maximizing space in already designated zones would allow the hospital to expand without negatively impacting the surrounding community. This approach would be a more sustainable and responsible use of resources while still meeting the growing healthcare needs of the public. I encourage you to prioritize solutions that balance the hospital's expansion goals with the well-being of the residents who call this neighborhood home. I, along with many community members, strongly oppose this development and urge you to seek alternative solutions that do not compromise the integrity of our residential area. Thank you for your time and consideration. I look forward to your response and hope that you will take these concerns seriously. Sincerely, Lindsey Harriss
3/8/2025 17:26:25	nicky grant			In opposition to the application	we don't need another big hospital and the charm of lennox hill ruined by skyscrapers
3/8/2025 18:01:25	Catherine Price			In opposition to the application	I oppose this application
3/8/2025 18:26:32	Rebecca Lainovic			In opposition to the application	Oppose

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Timestamp	Name	Address *(optional)*	Email Address *(optional)*	Are you	Comments on the application
3/8/2025 21:54:02	Grace Polk	[redacted]		In opposition to the application	Testimony of Grace Polk I am someone who loves to use the garden located at 103 East 77th Street, next to Project Development Site 1A , and opposite the Hospital. It is a treasure in the community. (1) Adverse impact of Shadows from the Primary Building Site I write to oppose the Proposed Action plans for the Lenox Hill project at Block 1411, lots 1 and 113 because the shadows (lack of light) will destroy what makes the garden a garden, not only during the lengthy period of proposed construction but thereafter as well. The garden trees, plants, flowers offer a refuge, a quiet place from the noise of the neighborhood, and is actively used during the warm weather. It serves those visiting patients in the hospital across the street, and hospital workers wanting to breathe fresh air at lunchtime, among many others. There is nothing else like it in the vicinity. It is a gift to the community. The DEIS chapter on Shadows provides ample evidence of the adverse impact of shadows on this property. It is tantamount to destruction of a developed city lot. It cannot be mitigated if the hospital is allowed to expand. A vote of No Action on the greater Project Site is all that can save it. The garden cannot be moved. The garden must not be destroyed by the hospital's proposed project. (2) Adverse impact of Noise from the Project Development Site 1A In this light, I oppose the Proposed Project Development Site 1 A at 111 East 77 St, Block 1412, Lots 9,10, 11. The debris, noise and dust from the construction will destroy the plants in the garden. The increased size of the structure that the hospital is proposing to build will create further shadows in the garden. During the lengthy period of construction the garden will not be usable. The adverse impact of noise on this open space going forward is set forth in the DEIS chapter on Noise. The only possible vote is a vote of No Action on the Project Development Site 1 A. The garden cannot be moved indoors to protect it from the noise on the street.
3/8/2025 22:25:23	Grace Polk			In opposition to the application	I am someone who loves to use the garden located at 103 East 77th Street, next to Project Development Site 1A, and opposite the Hospital. It is a treasure in the community. (1) Adverse impact of Shadows from the Primary Building Site I write to oppose the Proposed Action plans for the Lenox Hill project at BLock 1411, lots 1 and 113 because the shadows (lack of light) will destroy what makes the garden a garden, not only during the lengthy period of proposed construction but thereafter as well. The garden trees, plants, flowers offer a refuge, a quiet place from the noise of the neighborhood, and is actively used during the warm weather. It serves those visiting patients in the hospital across the street, and hospital workers wanting to breathe fresh air at lunchtime, among many others. There is nothing else like it in the viciniity. It is a gift to the community. The DEIS chapter on Shadows provides ample evidence of the adverse impact of shadows on this property. It is tantamount to destruction of a developed city lot. It cannot be mitigated if the hospital is allowed to expand. A vote of No Action on the greater Project Site is all that can save it. The garden cannot be moved. The garden must not be destroyed by the hospital's proposed project. (2) Advese impact of Noise from the Project Deelopment Site 1A In view of the above, I oppose the Proposed Project Development Site 1A at 111 East 77 Street, Block 1412, Lots 9, 10, 11. The debris, noise and dust from the construction will destroy the plants in the garden. The increased size of the structure that the hospital is proposing to build will create further shadows in the garden. During the length period of construction the garden will not be usable. The adverse impact of noise on this open space going forward is set forth in the DEIS chapter on Noise. The only possible vote is a vote of No Action on the Project Development Site 1A. The garden cannot be moved indoors to protect it from the noise on the street.
3/9/2025 0:41:32	Joel I. Greenberg			In favor of the application	I support Northwell/Lenox Hill Hospital's application. The existing facility is aging and inadequate and needs to be upgraded. Hospitals and the medical facilities that surround them are important contributors to our community and we need to let them build the facilities that keep them first class.

Testimony to CB8M Regarding the Lenox Hill Hospital ULURP Application

Timestamp	Name	Address *(optional)*	Email Address *(optional)*	Are you	Comments on the application
3/9/2025 8:25:46	Giovanni Valente	[redacted]		In favor of the application	Northwell's redevelopment project at Lenox Hill is about building a safer, healthier future for the entire community. At a time when headlines too often announce hospital closures and service cutbacks, Northwell is investing in a vision for the future. This project will transform an aging facility into a state of the art healthcare center that meets the needs of both patients and the community. Through a Project Labor Agreement (PLA) with the Building and Construction Trades Council, the project will generate nearly 900 union construction jobs. These aren't just any jobs, they represent skilled, well paying opportunities for working class New Yorkers, fueling local economic growth. Beyond construction, the project will create nearly 500 new hospital jobs. At a time when many institutions are scaling back, Northwell's commitment to expanding its workforce ensures that the community will continue to have access to high quality care. This reinforces Northwell's dedication to job stability and professional growth within the local community. The investment in Lenox Hill will have a direct impact on those who rely on its services. By upgrading the Emergency Department and redesigning Operating Rooms, the project will enhance the patients' experience and improve healthcare outcomes. This initiative is more than just construction. It's about ensuring that our city remains a place where quality healthcare and economic opportunity thrive side by side. By investing in both the construction and healthcare sectors, Northwell is not only creating jobs and modernizing medical facilities but also strengthening the community's future. Together, we can transform the way we care for our city, meet today's challenges, and lay the groundwork for decades of innovation and lasting service.
3/9/2025 11:55:20	Rati Lohtia			In opposition to the application	We DO NOT need another hospital here. Please move to a more needy area. Your removing Park Avenue was a sham to appease neighbors. Build there - its a WIDER road.
3/9/2025 12:20:40	daniel tavakoli			In opposition to the application	This type of variance is unwarranted and unprecedented and will ruin the quality of life of the residents in the neighborhood. Do not allow it to happen!
3/9/2025 12:54:32	Lara Santini			In opposition to the application	Zoning laws are around for a reason. This project would change the nature of our neighborhood. The harm far outweighs the benefit in an area that has plenty of access to medical facilities.
3/9/2025 12:57:26	Neil Selkirk			In opposition to the application	It is obvious that the letters on the community board website in favor of the Lenox Hill Hospital expansion plans are written by an unimaginative, low level PR operative or perhaps a machine, whereas the credibility of the opposing writers citing their objections, one does not doubt. Little has been said about Northwell Health's public relations activities regarding this matter, but it is clearly massive. Consider this: It is misguided for this discussion to be about healthcare policy when that is exactly what Northwell's vast public relations operation wants. By joining that debate, we who are opposed are inadvertently contributing to the huge Lenox Hill public relations smokescreen. An apparently reasonable and extended discussion of the arcana of healthcare pros and cons provides both elected and unelected representatives who may have been coerced with the cover they have to have if they are going to vote in favor of the proposed variances for Lenox Hill Hospital This lunge to violate the existing zoning regulations is unsupportable in a reasonable argument. The hypocrisy and cynicism of Northwell's claims exposes any anyone voting in favor of this project not only to ridicule, but also to an unavoidable suspicion of corruption. Zoning laws are created to serve the public good. Zoning variances must either serve that public good or alleviate hardship suffered by the property owner. In probably the region of the entire world already best served by the very best hospitals, no one has yet made a vestige of a case that any public good will be served by granting Lenox Hill its variances. The idea that Northwell Health, sitting on a multi-billion dollar piece of property and paying its CEO more than five million dollars a year is suffering hardship, is deeply offensive. That same CEO of Northwell Health, has made it clear in publications intended to be read by investors, that the current expansion plans for Lenox Hill Hospital are fundamentally about making Northwell Health a more powerful and successful business. There is no evidence, there is nothing in the laws and regulations that pertain to this matter that could justify granting the requested variances. Let them renovate, let them build legally elsewhere, but don't facilitate a corporate land grab under the guise of public benefit
3/9/2025 13:10:26	Robin Unger			In opposition to the application	Working near the hospital and having to commute will be impossible. We already have plenty of care in the area. Lexington ave between 79 th and 75 is always backed up with trucks. In addition to the disruption to the subway. How many of these private rooms are going to be covered by Medicare, how many of the hospital doctors will accept Medicare, who will be able to afford this expansion.
3/9/2025 14:15:27	Catherine Coakley			In opposition to the application	While it is necessary to update and maintain the Lenox Hill Hospital, for optimal care for local residents and beyond, the scope of the proposed project WILL have a negative impact on the community in which it lies. There has already been an expansion on third Ave between 76/77 streets. The length of construction, the increased traffic congestion, the lack of natural light, and the fact that few if any more beds will be achieved if alarming. There is critical need for facilities in the outer boroughs and why Northwell is not addressing this is also alarming. Please consider another plan that will satisfy both the hospital and the community. There is another way, but this is not it.
3/9/2025 15:11:50	NOT IN FAVOR			In opposition to the application	I ALWAYS BELIEVE IN KEEPING TO ORIGINAL RULES FOR BUILDING....
3/9/2025 16:12:51	Boniface ZAino			In opposition to the application	The proposed project will vastly diminish the desirability of the immediate neighborhood which will spread north and south over time. This substantially weakens the tax base that funds the services in the rest of the city. Therefore the project is harmful to the city and should not be allowed.

Testimony to CB8M Regarding the Lenox Hill Hospital ULURP Application

Timestamp	Name	Address *(optional)*	Email Address *(optional)*	Are you	Comments on the application
3/9/2025 16:35:29	Katie Morrissey			In opposition to the application	What this building takes from the community far outweighs what it contributes.
3/9/2025 16:39:23	Carol C. Young	[redacted]		In opposition to the application	My husband and I strongly feel this development would destroy the character and livability of the UES!!! It's just wrong and unnecessary. So sorry we have to miss attending this meeting!
3/9/2025 16:58:33	Jamie olken			In opposition to the application	Our community is small, friendly and beautiful . Lexington Ave is the smallest ave and 76th st is an unusually narrow street. The monstrosity proposed in this area is too large and not needed . We have so many hospitals that provide amazing care and no more beds are needed . The noise, pollution, obstruction of space, air and light is absolutely a danger to this community . The hospital should update on the space that they have and begin to be a good neighbor , we can not trust that this hospital system will keep the neighborhood clean , safe or even generous to the neighbors . We have zero benefit to A 10 year project that we don't have now . The hospital area remains dirty, unsupervised at night and I keep is at a minimum . The hospital deserves to up grade the interior but to build this horrible ridiculously sized building is an absolute NO! Northwell is rich and can't compete with their spend. To get this accepted but I am hoping that politicians and leadership does not let wealth win over destroying a Lenox hill area and our living spaces .
3/9/2025 17:03:32	Mary Bahr			In opposition to the application	Reject Northwell's huge false public relations campaign and just stop the nonsense. Lenox Hill Hospital needs renovating, but within existing zoning regulations.
3/9/2025 17:34:59	Steven olken			In opposition to the application	1. The proposed building is way out of proportion to the neighborhood. 2. The neighborhood is already crowded with the 6 subway line. 3. The sidewalks are already congested as are the streets. 4. The hospital cannot maintain the current campus- garbage and trash accumulates throughout the perimeter, and is poorly maintained. 5. The trash cans around the perimeter are constantly overflowing. 6. The community cannot tolerate the magnitude of the construction needed. Where would the construction be staged? Lex Ave is one of the narrowest Aves in the city.
3/9/2025 18:34:44	Doon Arbus			In opposition to the application	Anyone who has looked at the responses here on this CB8 Website will see that there is an almost comic imbalance––an utterly overwhelming rejection by the community of the Lenox Hill Hospital desire for the variance they are requesting against effectively zero disinterested comments in favor of the proposal. Where are our elected representatives and community board members? Are they perhaps in bed with Northwell Health in Lenox Hill Hospital awaiting an expansion?
3/9/2025 18:39:11	VINCENT ALETTI			In opposition to the application	If Lenox Hill Hospital is in need of renovations, they can be done within the existing framework. Building something well beyond the needs of the hospital or the community is clearly only to benefit Northwell, not patients, whose care will be seriously compromised by the proposed building.
3/9/2025 18:42:35	Bernard Selz			In opposition to the application	The project is totally out of proportion to the neighborhood. Further, Lenox Hill Hospital is at present well underutilized and there are times when whole floors are unoccupied. Manhattan his many more beds per 1,000 inhabitants whereas the Bronx or Queens could use additional facilities. Apparently the project would take 10 years completely disrupting the neighborhood and the traffic. It would clearly undermine property values and thus the tax basis. In my view this is simply a vanity project for the ceo of Northwell.
3/9/2025 18:44:24	Rachel G			In opposition to the application	Lenox Hill should concentrate on healthcare and not TV shows. Last year, Northwell created their own film production studio to make tv shows and films. This luxury hospital tower is really for appearances sake and vanity. There is no need or reason for them to ask, let alone be approved for an extreme zoning variance. This who project is disgusting.
3/9/2025 18:47:30	Lucy Upper East Side r			In opposition to the application	Let's be honest – Lenox Hill is NOT the community's first choice for a go-to hospital. Renovating within their existing zoning is something they already could've been doing. And, let's get this straight – whatever construction they do will still create construction jobs, and healthcare jobs, and improve their facility inside and out. Lenox Hill should give it's staff and the community what it needs – a more functional facility. NOT A MONSTROUS FACILITY. Bigger does not equal better.
3/9/2025 18:50:24	Amy arbus			In opposition to the application	Northwell claim to have been responsive to the needs and concerns of the community but nothing could be further from the truth. This is an outright lie. Saying so does not make it true.
3/9/2025 18:53:07	Elena G			In opposition to the application	Not sure how they came about their construction estimates but the 10+ years it would actually take construct a building of this magnitude would throw the Upper East Side into chaos - a danger zone with unprecedented environmental, safety and traffic impacts. i.e. Staging area, large construction equipment loading/unloading, dust/air pollution, noise pollution, dangerous walking conditions, limited sidewalk area, stalled traffic, closed blocks, lack of parking and overall disruption. They have NOT thought this through. I don't believe a word Northwell Health and Lenox Hill says!!!!!!!!
3/9/2025 19:00:13	Jose Chavez			In opposition to the application	The plan is grossly disproportionate. For an expansion yielding just 25 new beds, the 80% increase in building density is excessive and unjustified. The proposed scale raises severe environmental, infrastructure, and neighborhood character concerns, along with disruptions from a whopping 11-year construction timeline. Approving such a plan sets a dangerous precedent for contextual zoning and unchecked institutional expansion citywide. Lenox Hill Hospital can renovate, but within existing zoning regulations. Thank you.

Testimony to CB8M Regarding the Lenox Hill Hospital ULURP Application

Timestamp	Name	Address *(optional)*	Email Address *(optional)*	Are you	Comments on the application
3/9/2025 19:06:41	Valerie	[redacted]		In opposition to the application	Although there is some that may argue that Lenox Hill is in need of some renovation, it should be done within the zoning our existing zone regulations, as I am certain they are well aware of. Their blatant disregard for their neighbors is, well, let us say, not at all neighborly. Additionally, as is obvious, as the area exists now (in particular Lexington Avenue), I am not sure an emergency EMT ambulance can get down the street without difficulty NOW, with traffic on what turns out to be a 1-lane road, most days from 9 a.m. straight up to 9 PM!!! They have not a care for mitigating their upheavals to our already congested area. And furthermore, their intentions are so patently obvious, as they have clearly stated: a business decision. And who is getting the benefits. Surely not their neighbors. We are left paying the piper for perhaps some untoward, underhanded, and under the table monetary considerations to grease the wheels. This seems quite clear. Therefore, if they continue down this path, it will affect zoning throughout our city, not just here on the Upper East Side.
3/9/2025 19:42:06	Arin Arbus			In opposition to the application	Obscene violation of zoning.
3/9/2025 20:01:31	Willa Baynard			In opposition to the application	The proposed tower is directly opposite our 19 floor building. The scale of the tower is massively out of proportion to the surrounding buildings and completely changes the historical feel of the neighborhood.
3/9/2025 20:42:44	Jordi Torrent			In opposition to the application	Too tall, too big, eyesore to the neighborhood.
3/9/2025 21:25:37	Stephanie Heyman Rec			In opposition to the application	Northwell has not given us any good reasons to justify building a 436-ft tall hospital building in a residential neighborhood. They are asking for zoning variances up to 250%. They will destroy the vibrancy and vitality of the area. There are five world class hospitals within close proximity to residents of the UES. Lenox Hill Hospital claims that it will be offering new services – yes, services new to Lenox Hill Hospital but not services new to the UES. The hospital does not need more rooms. This massive building is only yielding 5 more single-occupancy rooms and even those are not needed since they are running at a 70% occupancy rate. The construction will take a minimum of six years and cost upwards of $2.5bllion. CEO Michael Dowling has said in public that the delivery of medical services is evolving, and hospitals will only be part of the continuum of the delivery of medical services. In five to ten years, Dowling has said hospitals will be only ICUs for the very sick. Realistically the new hospital will not admit its first patient for approximately ten years. However, the plans are for now, and they will be out-of-date in ten years. The hospital is supposed to protect its patients and certainly do no harm to them. Yet these plans will do the opposite. Keeping half of the hospital open is selfish on Dowling's part. To close the entire hospital would mean a much shorter construction period. However, they would lose patients and possibly their staff. They have cited studies that say it has taken hospitals that shut down for complete renovations 10 years after they re-open to reach the economic levels that they were at before the renovation. Yet think of ambulances with critically ill patients who are delayed in arriving at the ER because of severe congestion due to the construction or children walking to school around the sidewalk disruptions and street closures. Northwell is in the healthcare business. They should take a broader picture of healthcare. Renovate Lenox Hill Hospital as a good community hospital and build a major healthcare center in an area crying out for such a center. What Northwell is proposing is not needed, not wanted, and not necessary on the UES.
3/9/2025 21:46:07	Julia G.			In opposition to the application	In addition to all the other absurdities of this project - has anyone taken a fine tooth comb to their Environmental submission? It is rife with deficiencies. -The duration of construction for a project this size is absurd - there is NO WAY they can achieve what they claim here. It is PIE IN THE SKY. They are banking on people just accepting anything they say. WE SAY NO! -They are using decades old studies for their data points -Their Site safety plan is all generalized -Did they even do an investigation on their own? Did they even hire a traffic engineer? -Their projected patient/visitor numbers are lower while at the same time they propose an increase in staff. I guess they'll need more people to upkeep the oversized luxury building - but not in service of the fewer patients themselves. Are you going to go there for an operation during construction?! Community Board Members - there is no choice but to say a resounding NO to this project.
3/9/2025 21:55:57	Shari Driver			In opposition to the application	This would NOT BE THE END of what Northwell Health wants to do to our neighborhood. They already would sandwich us in with the 3rd Avenue building. Then what's next? More NWH signs on more buildings? I dread to think of the Upper East Side being owned by Northwell Health. Allowing this project to go through would be a grave mistake any residential neighborhood.
3/10/2025 7:37:31	Darius Himes			In opposition to the application	This is an excellent backer violation of zoning laws and utterly out of character with the local community.
3/10/2025 7:37:44	Wendy Forman			In opposition to the application	Zoning rules were put into place for a reason. This community was not made for a large commercial buildings that will bring people in and out. This is a residential community.

Testimony to CB8M Regarding the Lenox Hill Hospital ULURP Application

Timestamp	Name	Address *(optional)*	Email Address *(optional)*	Are you	Comments on the application
3/10/2025 8:30:23	Robert M Rubin	[redacted]		In opposition to the application	This proposed expansion is a Trojan Horse to get around very sound zoning regs meant to protect neighborhoods like this one (in which I resided in the 1990's). There is no demonstrable need for this from any health care standpoint. It's just about the real estate
3/10/2025 9:42:04	Ran Tan			In favor of the application	I am in favor of the expansion of Lenox Hill hospital. We need more healthcare facilities for this neighborhood and the expansion of the hospital and visitors to the hospital will benefit many businesses in the neighborhood.
3/10/2025 10:50:44	James Conley			In opposition to the application	Traffic congestion will be exacerbated in an already congested neighborhood Ridiculous to expand a hospital in a neighborhood already overserved by healthcare facilities, especially when other boroughs are desperately in need of hospitals
3/10/2025 12:09:45	Edward Samek/Martha			In opposition to the application	77th St. between Lexington and Park is the most congested street on the upper east side. Often as many as 10 ambulances have been counted spewing fumes from running ambulanceengines and clogging the street from passage of cars. Because of the subway, literally hundreds of people pass on the street sidewalks daily. How could they pass safely? Of particular concern is access to 863 Park Ave. which has its only entrance on 77th St. How wiould proposed construction be designed to not clog the street , allowing passage of cars and assuring people who reside At 863 Park entrance to their building? The hospital currently operates a valet parking business on 77th St, making further congestion on the street. Is this legal to operate a valet parking business on a public street? Does the hospital have a permit for this activity? Where would hundreds of workers ,eat, and smoke?! Where would they park? How can the already overused 77th Subway accommodate additional traffic? The addition to Lennox Hill Hospital is a vanity project for the Northwell Health system One question the need to accommodate more people at this hospital. Living across from the section of the hospital near ParkAvenue we are aware that most of it is dark, meaning that the hospital is far from full Of patients. Would it not be better to use construction funds to aid in areas of the city that are currently underserved? The skyscraper hospital would fundamentally change the upper east side of Manhattan. in negative and unpleasantand unhealthful ways, Including extreme congestion and unlivable noise. If this project is approved, it will be a death now for the Uupper Eastside. I strongly advise that this project NOT be approved!! Sincerely, Edward Samek
3/10/2025 12:20:59	Andree Chebeir			In opposition to the application	The project will defeat the purpose. Traffic will hinder the patients to reach the hospital.
3/10/2025 13:04:28	Shelley M. Dowell			In opposition to the application	I have lived a few blocks from Lenox Hill Hospital for 30+ years and have watched Northwell's takeover so utterly diminish the quality of that once very esteemed NYC hospital. Now they are proposing to expand in a manner that will disrupt the neighborhood and greatly exacerbate traffic congestion in an already congested area. Why is this particular expansion even needed? What particular "public good" does it serve (as zoning laws require)? The UES is very well served by healthcare facilities already (most far far superior to Northwell, I might add). Meanwhile, a huge Northwell building is already under construction on 3rd Avenue between 74th & 75th. THIS application, this proposal is not about enhanced health care; it reflects only a crass business decision and corporate land grab. Reject it!
3/10/2025 13:17:32	Christine Lope			In opposition to the application	I'm in steep opposition of Lennox Hill's expansion plan. We already have enough hospitals on the UES. Lennox Hill should look to expand into other areas where there is greater patient need.
3/10/2025 13:25:20	Gary Talarico			In opposition to the application	As an Adjunct Professor at one of the nation's best schools for medicine, I am supportive of medical faciiities and their mission but this expansion in a primarily residential area populated by numerous schools and school age children, besides being an unsightly destruction of an old neighborhood,, will create years of traffic issues while it's being built and thereafter. I could be built where it does none of that. There are scores of alternative sites. I've heard doctors talk about it being a recruiting magnet because doctors

Testimony to CB8M Regarding the Lenox Hill Hospital ULURP Application

Timestamp	Name	Address *(optional)*	Email Address *(optional)*	Are you	Comments on the application
3/10/2025 13:55:58	Brandon Rose	[redacted]		In opposition to the application	The application should be rejected. The proposed building will be too large, unsightly and any increase in population or visitors to the neighborhood will put too great a strain on the neighborhood resources, which are already maxed-out. The height and size of the building are simply inappropriate for a residential UES neighborhood. The UES should not be turned into mid-town business district with enormous buildings. These are historic residential neighborhoods that need to be properly protected for The existing resources surrounding the hospital are already utilized over capacity. For example, the car parking garage at 165 East 77th, which the hospital uses to park visitors cars, was recently forced to close by the city for building safety code violations, and the hospital had to intervene with NYC DOB to allow the garage to reopen because the hospital desperately needed the parking spots and deemed them essential to the hospital's operations. The hospital could not replace these spots with a different garage. This is evidence the neighborhood already does not have enough resources to meet the current needs of the community or the existing hospital, and that unsafe decisions, like forcing the NYC DOB to reopen an unsafe garage, are already being made to accommodate the hospital's needs. These conditions will only worsen if a new larger facility is constructed, and the existing resources will be further strained.. The full increase in visitors to the hospital and the surrounding area has not even been realized yet. Northwell is still completing the Goldman Health care Pavilion, which is a 15 floor , 200,000 square foot complex on 3rd avenue between E76th and E77th streets, which is just one block east of this proposed tower. Given that this new facility has not yet opened, it is impossible to fully-evaluate how it will contribute to the congestion in the area. One thing is for certain though, Northwell's aggressive push for more square footage in our neighborhood will lead to a dramatic increase in density, that the community services is not prepared to meet. This increase in density will result in changing the feel of the residential neighborhood surrounding the hospital. For all of these reasons the unreasonable request by Northwell to build this tower should be rejected.
3/10/2025 14:01:37	Warren Tanenbaum			In opposition to the application	This is the most needless event for our home and neighborhood imaginable. The disruption to our lives and work will be sustained for many years. This construction can be modified or done elsewhere and fulfill an important community need. You can not deny this is to a significant extent a vanity project. If this were to take place I want to see detailed plans that guarantee safe and protected entrance and exit from our building and garage over this preposterous nine year period. I live at 136 East 76th St. It is in the very eye of the proposal and we have many doctor's offices that will be effected.
3/10/2025 14:10:55	predrag dimitrijevic			In opposition to the application	Obcene violation of zoning.
3/10/2025 14:14:27	Concerned Physician			In opposition to the application	I am a Doctor, and while I wholeheartedly believe in state of the art healthcare facilities, I also can recognize when someone is trying to shove something down the throats of the people. An endoscopy is not needed to diagnose this as greed and posturing. By no stretch of the imagination should this project move forward as proposed, or anywhere even remotely near the size and scope, on the Upper East Side.
3/10/2025 14:16:52	Christopher Girr			In opposition to the application	Reject Northwell's massive and false public relations campaign and just stop the nonsense! Lenox Hill Hospital needs renovating, but within existing zoning regulations. This development is completely out of character with the local community. City Planning should not be governed by corporate interests!
3/10/2025 14:26:24	Margaret Lope			In opposition to the application	I am opposed to the application
3/10/2025 14:34:11	Father Barry Swain			In opposition to the application	Running a church and school just a few blocks away, the effects of this will be devastating. The project is a vanity project, it does not improve the number of hospital beds in this area which is over supplied now, compared to downtown and the boroughs. It is out of scale for the historical district, and agreeing to it would make the Historical District of 1981 meaningless really. A renovated Lenox Hill hospital to serve the area is not a bad idea, and it certainly needs it. This wholesale redevelopment is WAY WAY over the top. It will carry on too long, it will affect people and families who walk here, and will make our church and school (120 students) less attractive to people who will have to walk through a buiding site for 11 years. My serious fear is that by the end of this, Lexington Avenue in the 70s will look like Second Avenue after the subway project - desolate, a forest of empty storefronts, businesses which had been there for years gone without a trace, and a viable neighborhood destroyed. we are barely recovering from COVID blight, this would finish us off. THIS IS NOT SOMETHING THIS NEIGHBOURHOOD WANTS OR NEEDS AND WE WILL NOT BE THE VICTIMS OF THE HUGE PROFIT MAKING CORPORATION'S VANITY PLANS TO MAKE MORE MONEY. Northwell needs to be told no - just renovate what you have on the same friendly neighborhood scale.
3/10/2025 14:39:19	Walter Deane			In opposition to the application	It should be noted that Lenox Hill Hospital's leadership is not working with the neighborhood with this expansion plan despite all of the press releases that say otherwise. This horrific glass and cement and vented tower proposal is too tall at 436 feet, and the badly planned construction will create too much traffic and congestion for more than six years, which will destroy our neighborhood. Laguardia was entirely rebuilt in less time, with no effect on take offs or landing. Perhaps the hospital should reach out to the airport's architect HOK as a consultant. We ask that you not approve a zoning variance at this time. If the hospital insists on this unnecessary expansion, which we do not need as we have several world class hospitals in the immediate neighborhood, the hospital needs to eliminate the tower all together and instead have one building of uniform height from Park to Lexington Avenue, 76th to 77th Streets, which would at least then result in a building closer to the vernacular of the district. The timeline also needs to be re worked as those of us who live and go to school here cannot be in the middle of a construction zone well into 2034 and beyond.
3/10/2025 14:42:11	Cherie Henderson			In opposition to the application	To put it so it rhymes, this plan favors corporate greed over community need. I am most concerned about the excessive height, the low increase in actual patient capacity (so how does this help the community?), and the very real possibility of unfavorable changes after the fact.

Testimony to CB8M Regarding the Lenox Hill Hospital ULURP Application

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3/10/2025 14:46:42	Ron Cordes	[redacted]		In opposition to the application	As a 15 year resident of the Lenox Hill community, I appreciate the interest of Lenox Hill Hospital in updating and renovating their current facility. The proposed plan, however, is completely out of scope for the neighborhood, and makes a mockery of the zoning regulations that are designed to assure we maintain the integrity of our community. I am therefore in complete opposition to the current plan - and am hopeful that the integrity of the zoning process will be considered in a significantly revised plan that will allow LHH the ability to modernize and renovate but not at the expense of the neighborhood and community.
3/10/2025 15:22:12	Karan Rinaldo			In opposition to the application	Lenox Hill Hospital needs renovating, but within existing zoning regulations.
3/10/2025 15:26:26	Joseph Kemp			In favor of the application	I am a current Northwell employee, but this hospital has been part of my family for much longer. Before I worked at Northwell, three of my sisters were born at Lenox Hill Hospital - and while I lived in the district, my three daughters were born there. My wife and I went out of our way to find a doctor affiliated with the hospital so that our children could enter the world there - and I was thrilled when, after they were all born, I got the opportunity to be part of the Northwell team because of it. I fully support this project, and despite some short-term impacts of the construction, I am glad to know that my children (and their children) will have a great option for their health care needs when this new (not net new) hospital is built!
3/10/2025 16:15:15	Royce Howes			In opposition to the application	Lenox Hill Hospital may need renovating, but it should be done within existing zoning regulations. City planning should not be governed by corporate interests. If this variance is granted, it will be the beginning of the end of zoning, not only on the Upper Eastside, but throughout the entire city.
3/10/2025 16:20:32	Sean de Ganon			In opposition to the application	I strongly oppose this application for Northwell Health's expansion of Lenox Hill Hospital. I am appreciative of the excellent work the hospital does, but this expansion is a bridge too far. The Upper East Side is experiencing dramatic hospital improvements, many of which are over budget and long-delayed. For example, Hospital for Special Surgery is continuing to shut down the East River promenade and bifurcate an essential waterfront link, MSK is building a gigantic medical tower, and HSS already built another gigantic medical tower on 79th and 1st, displacing many local businesses. Northwell's plan would harm a vital westbound street: 77th street is the only westbound bike lane between 71st and 91st, is home to a major subway station, and surrounds numerous schools and parks. Asking for 9 years to build this monstrosity would mean at least 15 years of construction delays and dither, countless closures, noise, and eye sores. Northwell woefully underpays their nurses and now they want to inflict this blight on the community. They should reconsider ASAP.
3/10/2025 17:01:35	Marty McGinnity			In opposition to the application	N/a
3/10/2025 17:30:12	Huaman Maura			In favor of the application	Job creation: Construction Jobs Northwell is committed to a Project Labor Agreement with the Building and Construction Trades Council of Greater New York. The project would create nearly 900 total Union construction jobs throughout the duration of the project Hospital jobs Almost 500 new hospital jobs will be created by the project post-construction Every day, we get bombarded with headlines about hospitals closing down and reducing their services — not Northwell. Instead, Northwell is increasing its investments and planning for the next 50 to 100 years. This investment in Lenox Hill's future will be felt most clearly by patients and staff, who have made the best of a facility that consists of a patchwork of buildings, the oldest of which is 160 years old. We need spaces that provide greater dignity for patients and their families and minimize exposure for them and staff. That's why single-patient rooms will help improve the patient experience and outcomes, as will an updated Emergency Department and redesigned Operating Rooms. This project is an opportunity for us to stand together and to ensure our city is a place where working-class New Yorkers can receive the best care. This project not only improves healthcare but also creates jobs in the construction and healthcare sectors. It's an investment in both the well-being of the city's residents and the economic health of the city itself.
3/10/2025 17:45:18	Jane Kutnick			In opposition to the application	I am a resident of the UES for over 40 years. I am opposed to Northwell Health's Lenox Hill Hospital's proposed expansion in the form of a colossal 436-ft tower on Lexington Avenue between 77th and 76th Streets. I do think this is not an "either-or" proposition. The hospital does need to be upgraded and I am in favor of Northwell doing this. The zoning envelope for the parcels that make up the present hospital complex offer 40% more, as of now, unused buildable space without asking for a variance. If this project were to proceed according to the Northwell plan, it would fundamentally change our Lenox Hill neighborhood. By Northwell's own estimate, there will be 9 plus years of construction as the hospital is planning on keeping their doors open during the upgrade. The New York State law that came into effect on June 22, 2023 requires hospitals to include a health equity impact assessment in its filing for a Certificate of Need. COVID 19 exposed health inequities between New York City boroughs. In parts of Queens, the ratio of beds to 1000 population is 1.6; in Brooklyn, 2.1 and on the Upper East Side it is 9.6 beds per 1000 population. We already have 5 very large hospitals in the area. I know Northwell says that they have listened to the community and downsized previous plans. I feel these are idle words. The "residential tower" on Park avenue that was initially proposed was merely a whim with never a prayer for it to occur. The two options that are on the table presently are both gigantic buildings with very little difference between them and certainly not in keeping with the historical and residential nature of our community.

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Timestamp	Name	Address *(optional)*	Email Address *(optional)*	Are you	Comments on the application
3/10/2025 19:25:07	Father Kamas	[redacted]		In opposition to the application	There is a distinction between hearing and listening. Northwell has heard our objections to the 436-ft tower and the smaller version at 394-ft, but hasn't listened. The Committee to Protect Our Lenox Hill Neighborhood is a grassroots organization of 4,000 residents who live on the UES. Northwell has heard us through our emails, social media, and two Community Board 8 meetings but you have not met with us in-person since December 2022. At the CB8 meetings Northwell has either obfuscated, told lies or refused to answer our questions. Those meetings do not count for anything. Northwell is disguising a greedy real estate deal as a health necessity. We have no actual need for Northwerll's expanded health facilities in this area. We have five world-class hospitals in the immediate area. This is Michael Diowling's vanity project that is slated to ruin our neighborhood. Zoning variances of 250% up to 500% shouldn't be considered. Yes, Lenox Hill Hospitalneeds to be updated but updated as a good community hospital. Northwell should build a hospital in an area that needs one.
3/10/2025 19:30:47	Alice Attie			In opposition to the application	Corporate Interests are destroying the landscape of our city. This has to STOP.

Timestamp	Name	Address *(optional)*	Email Address *(optional)*	Are you	Comments on the application
3/10/2025 20:41:00	David Jones	[redacted]		In opposition to the application	Two hospitals with two different paths David Jones and Lois Uttley Two aging Manhattan hospitals need renovations to deliver modern medical care. Which hospital should get a makeover and expansion? Which should close? Astoundingly, our de-regulated health care marketplace is delivering the wrong answers: Lenox Hill Hospital, which charges high prices and serves an overwhelmingly white, middle- and upper-class Upper East Side community that has four other hospitals, is asking city officials for massive zoning changes to allow a $2 billion-plus expansion project. Beth Israel Medical Center, which charges lower prices and is the historic community hospital for the diverse Lower East Side, where many people are older, have disabilities, and are more likely to be low-income and/or people of color, is slated to close on March 26. The stark contrast between these two situations exemplifies the chaos left by the Pataki administration's moves to deregulate hospital prices and health care planning 25 years ago. That deregulation has resulted in a wave of hospital closures, maldistributed hospital beds and skyrocketing hospital prices. Take the example of Beth Israel, which would become the 54th hospital to close in New York State since 1997. The closure would continue a pattern of more frequent closures in communities of color, as revealed by a new Community Service Society of New York study. It didn't have to be this way. Beth Israel was acquired by Mount Sinai in 2013, which proceeded to turn its break-even financial picture into a decade of financial losses. Mount Sinai stripped vital community services (maternity, pediatrics, cardiac surgery) from Beth Israel, redirecting patients to other Mount Sinai facilities uptown. A community coalition has fought the proposed closure for more than a year through the state regulatory process and the courts. Meanwhile, Long Island-based Northwell's proposed expansion of its Lenox Hill Hospital exemplifies all that is wrong with our de-regulated health care marketplace. It ignores parts of our city that lack adequate hospital capacity in order to build a giant new medical tower in a neighborhood that already has more than four times the citywide rate of beds per 1,000 residents. Further, Lenox Hill Hospital already has more beds than it can fill. Last week, 43% of its beds were vacant, compared to 18% at Mount Sinai and 11% at NYU. Harlem Hospital had a vacancy rate of just 2% and Northwell's own Queens-based Long Island Jewish Medical Center had 4%. Our state and city can do better to allocate hospital beds wisely, by properly regulating hospital closures and expansions. The proposed Local Input for Community Healthcare Act (S1226/A6004), would require a truly public process in which the community and policymakers are informed about a potential closure and have the opportunity to have their concerns addressed. It passed the state Legislature last year but was vetoed by Gov. Hochul. In situations like the proposed Beth Israel closure, community residents would be notified and engaged in a process that would thoughtfully consider whether patients could actually obtain needed care at alternative locations, and how equity concerns would be addressed. For ill-considered hospital expansions in over-bedded communities like the Upper East Side, the state should follow the path of California and set up an independent Office of Health Care Affordability. It would review mergers, acquisitions and expansions to ensure that proposals like Northwell's Lenox Hill expansion would serve a public need without increasing prices. For now, we are left to rely on the city's Uniform Land Use Review Process (ULURP) — conducted by officials with little health care expertise — to consider Northwell's requested zoning changes. New Yorkers will have the opportunity to speak out against the Lenox Hill plan, beginning with a public hearing before Community Board 8 on Wednesday. New York has the second most expensive health care in the country thanks to Pataki-era deregulation of hospital pricing and planning. Lenox Hill Hospital, for example, charges commercial health insurers more than three times what it pays Medicare for the same services, among the highest prices in Manhattan. Hospital prices are the single biggest component of our expensive New York health care costs. It is time for policymakers to take a stand for New York's patients and enact comprehensive and systemic pricing and planning reforms to re-regulate what is clearly a broken health care marketplace. David Jones is President and CEO of the Community Service Society of New York. Uttley is a health equity advocate and

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Timestamp	Name	Address *(optional)*	Email Address *(optional)*	Are you	Comments on the application
3/10/2025 21:04:56	John ONeil	[redacted]		In favor of the application	The current hospital is outdated and ill equipped to serve the community . Our demographics show that America is aging and its health problems will increase. Not to renovate and enhance would be a catastrophe and would be kicking the can down the road for when it will be an emergency and far more costly. Prudence dictates action now.
3/10/2025 21:37:28	Elizabeth Herkelrath			In opposition to the application	I am strongly opposed to the current proposal to expand Lenox Hill Hospital's full-block campus which requires a massive upzoning. This proposal disregards the current character of the neighborhood which carefully calibrated zoning protections are meant to preserve. It also ignores consistent community feedback. The Upper East Side is already well served by excellent hospitals. The massive increase in building density to yield only 25 new beds in an already well served neighborhood is not justified. I believe that Northwell/Lenox Hill Hospital can upgrade their facilities and services without creating such a negative impact on the character and quality of life in our neighborhood. I urge you to reject the current proposal, demand revisions that fit within current zoning and ask Northwell to provide alternative approaches to the project overall.
3/11/2025 7:33:45	Abigail Merrill			In opposition to the application	This project will disrup this peaceful and family neighborhood There is no need for a larger hospital in this neighborhood when under served neighborhoods need a hospital The construction will go on for over a decade and the noise will make living here horrible
3/11/2025 9:51:50	Andrea Linne			In favor of the application	I have lived on the Upper East Side for 50 years. Lenox Hill Hospital has always been there for me and my family. A few years ago, I received excellent care when I went to the emergency room. However, I am well aware that the hospital needs updating to be able to serve patients in the near future. This is happening to other hospitals in the city and in other at other major hospitals.
3/11/2025 10:06:34	George Wade			In opposition to the application	Too large and overbearing for a narrow and busy avenue, narrow streets and will ruin a primarily residential neighborhood which already has a lot of traffic both vehicular and pedestrian.
3/11/2025 10:08:31	andrew solar			In opposition to the application	this will adversely affect the neighborhood for all that live here
3/11/2025 10:11:22	Reka Osborne			In favor of the application	Our community benefits from a modern, safe, high quality and patient centered hospital caring for us in our own community when we are need. Modernizing Lenox Hill Hospital will go a long way toward ensuring this level of care for all of us for years to come.
3/11/2025 10:31:29	Mimi Lamia			In opposition to the application	I request that the committee reviewing this case take serious consideration that this is a very densely populated residential area. Bit by bit the zoning is being usurped in favor of huge medical buildings. This is eroding our quality of life and sense of the sanctity of "home". Please consider that without city dwellers, taxes flowing into our city and loss of business will be a big price to pay if the current zoning laws are ignored.
3/11/2025 10:41:21	Lauren Lavitt			In opposition to the application	As a long-time resident of the Upper East Side, I am outraged that Northwell is trying to build an enormous tower in violation of the zoning laws. It will permanently alter the charming Lexington Avenue, bring 10 years of chaos to a very crowded area, and overbuild the area. The neighborhood is already hijacked by tall glass towers on 2nd avenue, there are 3 new buildings at the corner of 76/2nd, and the neighborhood itself is overwhelmed with endless construction. This is not fair to those of us who call the UES home, and should be stopped and not allowed to build!!
3/11/2025 11:01:55	Laura Gottwald			In opposition to the application	I have a doctor at the current building and it is a cramped and awkward disgrace. Lennox Hill certainly needs a large new building. But does it need to be so terribly UGLY? This looks like Soviet architecture of the 70's. No! Don't do this to a lovely neighborhood of NYC! Go back to the drawing board. Hire a new architecture firm for heaven's sake!!!
3/11/2025 11:14:31	Rachel			In opposition to the application	I am 56 years old, was raised on East 86th street, went to school 5-12 grades on 70th street and currently own our apartment on East 82nd Street. To say that I love this neighborhood is an understatement. However the neighborhood that I love has changed so dramatically in the past several years that I find myself searching for sunny spots as I take a walk. We have been over-run by tall and taller buildings. These tall monstrosities cause multiple problems. Each time a series of walk ups come down, a little more of the community is destroyed. Small businesses disappear, to be replaced by large empty lobbies or worse, if the new building has included "retail" space, it is never something the area needs. It's a bank, or a walk in clinic or some national chain store. The former occupants of the walk up disappear to be replaced by owners who are rarely home. I know this: I see the empty windows from my apartment in two towers that went up. And now we are faced with this hospital project which has NO regard for the community. It is a money making venture for the hospital and does nothing for the area, except throw it into a 15 year period of chaos. It will quite literally cast a foul shadow and will set a horrible precedent for future over-development. Please do not let this project proceed as currently planned. It is too big for the zone!!!!!
3/11/2025 11:18:25	Alla Tairova			In favor of the application	I support Lenox Hills hospital new building.
3/11/2025 11:39:33	Another sign of unrestr			In opposition to the application	Please see above
3/11/2025 11:46:23	John tweddle			In opposition to the application	John Tweddle
3/11/2025 11:49:26	George Calderaro			In opposition to the application	This is a cash grab by the hospital that will have little or not benefit for patiinets and certinaly none for the community.
3/11/2025 12:09:05	Elisa Monte			In opposition to the application	Although I understand the hospital's desire to improve, it is being done in a way that disregards its neighbors and sense of community. A vibrant neighborhood is breeding ground for good health. The hospital should and can improve its services without destroying the neighborhood it shares with so many New Yorkers which it strives to help. Please vote no for this proposal. A very concerned citizen, Elisa monte

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3/11/2025 12:32:04	Jacqueline Sferra Rada	[redacted]		In opposition to the application	This is a gross invasion of a residential neighborhood with very little solid medical reason...merely a business expanding for profit with no value to area residents
3/11/2025 14:21:11	Carrie Tracy	[redacted]		In opposition to the application	My name is Carrie Tracy, Senior Director of Health Initiatives at the Community Service Society of New York (CSS). CSS thanks the Community Board for this opportunity to testify on Lenox Hill Hospital ULURP Application, which we oppose. CSS has worked with and for New Yorkers since 1843 to promote economic opportunity and champion an equitable city and state. We power change through a strategic combination of research, services, and advocacy to make New York more livable for people facing economic insecurity. CSS opposes Lenox Hill's application to allow the expansion project. The Lenox Hill Hospital – and its surrounding neighborhood – already has more beds than it can fill. Last week, 43% of its beds were vacant. Similarly, Mount Sinai had an 18% vacancy rate and NYU had an 11% occupancy. Meanwhile, underserved communities were straining to find hospital bed capacity. For example, Harlem Hospital had a vacancy rate of just 2% and Northwell's own Queens-based Long Island Jewish Medical Center had a vacancy rate of just 4%. In other words, while some low-income communities and neighborhoods with disproportionately more people of color are lacking in hospital capacity, Lenox Hill's neighborhood already has more than four times the citywide rate of beds per 1,000 residents. Our state and city can do better to allocate hospital beds wisely, by properly regulating hospital closures and expansions. New York can, and should, do better. California has established an Office of Healthcare Affordability, which helps the state control prices and rationally allocate health care resource. Similarly, the proposed Local Input for Community Healthcare Act (S1226/A6004) would require a truly public process in which the community and policymakers are informed about a potential closure and have the opportunity to have their concerns addressed. It passed the state Legislature last year but was vetoed by Governor Hochul. CSS urges Community Board 8 to reject this application and instead support reforms that allow New York to make informed, rational decisions about how to ensure access to quality affordable care for all.
3/11/2025 14:54:45	William Sinclair			In opposition to the application	We don't need a hospital of this size or scale in the neighborhood. It will create a traffic mess and there is no material to the infrastructure.
3/11/2025 15:23:20	Simona Irwin			In opposition to the application	The proposed building does not belong on the upper east side. It should be in midtown or downtown Manhattan.
3/11/2025 16:07:23	Katharine Homans			In opposition to the application	It is ridicuous to expand a hospital in a neighborhood already overserved by healthcare facilities, especially when other boroughs are desperately in need of hospitals This expansion has nothing to do with healthcare. It's all about greed, scale and prestige; not about serving the community or the people of the city. City planning should not be governed by corporate interests.

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Timestamp	Name	Address *(optional)*	Email Address *(optional)*	Are you	Comments on the application
3/11/2025 16:17:59	Lois Uttley	[redacted]		In opposition to the application	Lenox Hill Hospital is asking New York City officials to grant it multiple zoning changes to allow construction of a much larger replacement for its aging facility on the Upper East Side. There are two compelling reasons why Community Board 8 and city officials should not approve this request in its current form: •The project would add hospital capacity where it is not needed, while other New York City neighborhoods are losing their community hospitals and/or already have too few hospital beds, leading to overcrowding and long waits. •The $2 billion-plus project appears likely to increase already high prices at Lenox Hill Hospital, which is charging commercial health insurers an average of more than three times the prices Medicare pays and thereby contributing to higher health plan costs that are plaguing employers, union benefit funds and enrollees. City and state approval for such a proposed project should be granted only if it would contribute to the public good, such as by providing recognizable benefits to the affected community and the rest of the city. Unfortunately, Community Voices for Health System Accountability has concluded that the downsides of the current proposal for replacing and expanding Lenox Hill Hospital far outweigh the supposed benefits. More hospital capacity is needed elsewhere in NYC, not on the Upper East Side Upper East Side Community District 108 has five hospitals (including Lenox Hill Hospital) providing a combined total of 10.58 acute care hospital beds for every 1,000 residents – nearly four times the citywide rate of 2.7 beds per 1,000 people. It's more than five times the 1.65 rate for Queens and 2.1 for Brooklyn. Some other Manhattan neighborhoods are also lacking hospital capacity, including the Lower East Side, which is slated to lose its long-time community hospital, Beth Israel Medical Center, in a closure planned for March 26. A look at the New York City Department of Health's community health profiles reveals that residents of the Upper East Side community district are far healthier and more affluent than are people in other places in our city where COVID 19 hit harder, and where residents need medical care for chronic diseases and to reduce high rates of infant and maternal mortality. Moreover, Lenox Hill Hospital already has more hospital beds than it can fill. Results of the New York State Department of Health's hospital capacity survey, which hospitals must fill out daily, showed that as of March 6, Lenox Hill Hospital reported it had a seven-day average of 42 percent of its total 465 beds available (vacant). That compared to a citywide seven-day average hospital bed availability rate of just 16 percent and in Manhattan, availability rates of 16 percent at Mount Sinai Hospital, 11 percent at NYU Langone, 11 percent at Mount Sinai West, 9 percent at Columbia Presbyterian and only 2 percent at Harlem Hospital. Available hospital beds were even scarcer in other boroughs, such as 8 percent at Woodhull Medical Center, 5 percent at Coney Island Hospital and just 1 percent at Kings County Hospital. Even Long Island Jewish Medical Center in Queens – owned by Northwell, the same parent system that operates Lenox Hill Hospital – had only 3 percent of its beds available. The proposed expansion of Lenox Hill Hospital would give it 475 beds, all in private rooms, in a building that would have a colossal tower 436 feet tall (the equivalent of 43 stories with 10-foot-high ceilings). But the hospital's recent occupancy rates would suggest a smaller, not larger, number of beds to "rightsize" Lenox Hill Hospital – perhaps 300 to 350 beds. A smaller replacement facility would not tower quite so high over a residential neighborhood up in arms against the plan and would likely have a shorter construction time than the exhausting nine years currently predicted. A smaller Lenox Hill project would also potentially free up funds that Northwell could invest to expand capacity at other places in the city where there are not enough hospital beds, such as Lower Manhattan and the outer boroughs. The cost of the project could increase Lenox Hill Hospital's already-too-high prices Lenox Hill Hospital already has among the highest prices for hospital care in Manhattan, charging commercial health insurers an average of 335 percent of what it receives from Medicare for the same services, according to SAGE Transparency, a dashboard of hospital prices calculated by the Rand Corporation. The hospital's commercial break-even price would be just 132 percent of Medicare, according to SAGE's application of a pricing formula from the National Academy for State Health Policy (NASHP). By comparison, Mount Sinai Hospital charges commercial insurers 279 percent of Medicare prices, the soon-to-be closed Mount Sinai Beth Israel 226 percent and Mount Sinai Morningside/St. Luke's 219 percent. The city's public hospitals mark up commercial rates far less, with Harlem Hospital at 147 percent of Medicare and Bellevue 121 percent. Only NYU Langone and NY Presbyterian are more expensive than Lenox Hill Hospital. How would Lenox Hill Hospital's already-high prices be affected by having to pay debt service costs from borrowing to carry out a $2 billion-plus expansion project? During a January Community Board 8 meeting to present the hospital's latest version of its expansion plans, hospital Executive Director Daniel Baker seemed flummoxed by this question and eventually said they would be relying partly on philanthropy and net income. Fred Hyde, M.D., J.D., M.B.A, a former hospital administrator and consultant, calculated the possible debt service costs by looking at a recently-proposed Northwell project on Long Island, expansion of South Shore University Hospital at a cost of $529.8 million. That project, according to documents provided by Northwell to state health officials, would rely on $69.7 million in equity (13 percent of the cost) and borrowing $460 million at 5 percent interest for 30 years. A similar financing strategy for a $2.5 billion potential cost of Lenox Hill Hospital's expansion would involve paying $325 million (13 percent) from the hospital's equity and then borrowing $2.2 billion, which at 5 percent interest over 30 years would require $142 million in annual principal and interest payments. How much would adding so many millions in annual debt service costs force up the already high prices at Lenox Hill Hospital? We look forward to hearing the answer from Dr. Baker during the ULURP process that is now underway. Conclusion We urge members of Community Board 8 to reject the current ill-considered expansion proposal for Lenox Hill Hospital and instead suggest that the Northwell Health System downsize the project and invest any savings in increasing hospital capacity elsewhere in the city, such as in the Lower East Side (which is losing Beth Israel Medical Center) or in underserved areas of Brooklyn and Queens. Submitted by CVHSA co-convenors Lois Uttley, ljuttley@outlook.com and Mark Hannay, metrohealth@igc.org Community Voices for Health System Accountability (CVHSA) is a statewide collaboration of non-profit health and human service advocacy organizations based out of the Health Care for All New York coalition. CVHSA focuses on hospital and

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3/11/2025 16:35:18	Perri	[redacted]		In opposition to the application	I live on East 77 St. Manhattan has FIVE major hospitals all on the Eastside from 34th street to Harlem and the smaller Lenox Hill, now Northwell and MSK and HSS. This is a saturation of medical care, where areas like the Greenwich Village, the Lower East Side, the Financial district, Battery Park, Midtown are lacking. I remember when St Vincent's closed and people begged for a hospital in that area. But NO, Northwell wants to build a hospital in an over saturated area, with ONLY PRIVATE ROOMS. It doesn't send a caring medical message. All zip codes deserve quality medicine. Why is this the only location chosen. If this is the only possible location, why not a pediatric hospital? Why a private room hospital, which will not serve the entire community? Medicine should not be for money grabbers. Want something exclusive, build a special plastic surgery hospital, but DO NOT ENLARGE THE SPACE AND DO NOT SHUT DOWN LEXINGTON AVE FOR 10 YEARS!!! The neighborhood does not want you.
3/11/2025 17:04:40	John Avedon			In opposition to the application	I am opposed to Northwell's plans.
3/11/2025 17:07:18	Peter Goldberger, 32BJ			In opposition to the application	Dear CB8, Members of the Land Use Committee, and City Land Use Decision-Makers, The 32BJ Health Fund provides affordable, comprehensive, and innovative health coverage with no employee premium sharing to over 200,000 SEIU Local 32BJ union members and their families. Those union members are the front-line building services workers that keep our buildings in order and our airports and schools running. About 1,800 of our plan members visit Lenox Hill Hospital as patients each year. We urge you to consider the potential impact of Northwell's requested expansion on healthcare affordability for our members. We are concerned that Northwell's existing plans for the re-development of Lenox Hill Hospital do not address the system's lack of affordability and are likely to contribute to the hospital's high and continuously rising prices for care in an already high-priced NYC healthcare environment. As a self-funded plan, hospital prices directly impact the 32BJ Health Fund's sustainability and ability to keep costs low for plan participants. Every dollar spent on higher-priced care is a dollar that can't be used for wage increases or other benefits like pension. Since 2004, the cost of health benefits for the 32BJ Health Fund participants has increased from 17 percent of the total employee compensation package to 37 percent – meaning healthcare costs have risen four times more than wages, with a 54% increase in wages and a 230% increase in health benefit costs. New York City's high-priced hospitals are the major driver of these unsustainable increases. Northwell already commands exceptionally high prices from commercial payers. According to a study conducted by RAND, compared to what Medicare pays for the same services, commercial payers paid Northwell 355% of Medicare prices on average across the Northwell system from 2020-2022. Medicare rates are commonly used as a benchmark for healthcare prices because they are designed to cover the full cost of care plus a small amount of profit, and are set administratively by the federal government – unlike commercial prices, which vary widely based on hospital market power. Prices of 355% of Medicare are far above costs required for care. This proposed expansion concerns us because we have seen price increases follow hospital expansions before. Northwell Health has undergone significant expansion over the past several years, with $6 billion in total net assets in 2022 - a 68% increase since 2016. Over this same period, the 32BJ Health Fund paid 232% of the Medicare rate at Northwell in 2016, and by 2023, we were paying 322% of Medicare. As city decision-makers consider the costs and benefits of the proposed zoning change, we urge you to consider the potential impact of increasing healthcare costs to 32BJ Health Fund members and the 5,000 employers who pay for their health benefits. The absence of any assessment by Northwell of how a development plan of this scale will impact pricing or healthcare affordability is a concerning omission. Rezoning to allow large hospital expansions may lead to a waste of hard earned and fought-for healthcare dollars by increasing the cost of healthcare while leaving unaddressed our members' more pressing needs for affordability, equity, and access to care. Thank you for your consideration. Peter Goldberger Executive Director 32BJ Health Fund
3/11/2025 18:12:34	Medill Harvey			In opposition to the application	This proposal shows total disregard for the integrity of the residential neighborhood and quality of life for those living near or in its shadow. I hope investigations have been undertaken as to who was paid what to allow this proposal to proceed. The objections anyone with sense and integrity might have to this proposal are too numerous to list here. The appearance is a travesty and the scale is shocking and should be reconsidered.
3/11/2025 18:56:31	Ronald Tauber			In opposition to the application	My wife and I have lived on the UES for more than 40 years. We are one block from the existing LHH. The traffic and parking situation in the area around the hospital is horrendous. This proposed development will make everything worse. We also agree that this tower will change the character of our neighborhood and we do not believe another hospital facility is needed in this part of Manhattan which is served by many other equally wonderful health facilities. We know that Northwell is a major employer and an excellent health care provider but there is no reason to expand the hospital as a luxury health facility.
3/11/2025 20:13:09	Jeffrey Moya			In favor of the application	I want to invest in quality healthcare for future New Yorkers.

Testimony to CB8M Regarding the Lenox Hill Hospital ULURP Application

Timestamp	Name	Address *(optional)*	Email Address *(optional)*	Are you	Comments on the application
3/11/2025 20:15:42	Jeremy Browning	[redacted]		In favor of the application	To the esteemed members of Community Board 8 and fellow New Yorkers: As a resident who understands the critical role Lenox Hill Hospital has played in our city's healthcare landscape for over 160 years, I write in strong support of the proposed revitalization plan. This isn't just about modernizing a building—it's about honoring a New York institution that has been saving lives since before the Civil War while ensuring it can continue to serve generations of New Yorkers to come. When Lenox Hill first opened its doors in 1857 as the German Hospital, it represented the best of New York's values: community care, immigrant support, and medical innovation. Today, it stands as one of the Upper East Side's vital healthcare anchors, but its aging infrastructure cannot sustain the demands of 21st-century medicine or the needs of our growing community. Let's be real—New Yorkers deserve world-class healthcare in facilities that match our reputation for excellence. The current hospital, with its maze of retrofitted spaces and outdated systems, forces our brilliant doctors and nurses to practice modern medicine in a vintage setting. That's not the New York way. We don't settle for outdated infrastructure in our subways (well, we're working on it), our schools, or our cultural institutions—and we certainly shouldn't when it comes to the hospital where many of us were born and where we'll turn in our most vulnerable moments. The proposed revitalization preserves what matters—Lenox Hill's commitment to this community—while dramatically improving the patient experience through private rooms, state-of-the-art operating theaters, and expanded emergency services. This isn't luxury; it's the new standard of care our community deserves. Some have expressed concerns about construction impacts and scale. These are valid considerations that require thoughtful mitigation. But let's remember: short-term inconvenience for long-term essential infrastructure is a trade-off New Yorkers have always understood. We've lived through subway expansions, water tunnel projects, and countless building renovations because we know the alternative—deterioration and decline—is unacceptable for our city. As someone who has personally experienced Lenox Hill's care, I can attest to the extraordinary dedication of its staff who deserve facilities that match their excellence. The doctors who diagnosed my condition, the nurses who knew my name during every shift change, the orderlies who offered kind words during difficult moments—they all deserve a workplace designed for the medicine they practice today, not the medicine of decades past. This revitalization isn't a luxury—it's a necessity. It represents our commitment to healthcare equity, ensuring all New Yorkers have access to facilities that match those in newer hospitals across the city and country. It's about saying we value the health of Upper East Siders and all who come to Lenox Hill for care, from every borough and beyond. I urge the board to approve this plan with appropriate conditions to address community concerns. The history of New York is written by those who balance preservation with progress, who understand that institutions must evolve to survive. Lenox Hill Hospital has served us faithfully for over a century and a half. Now it's our turn to ensure it can serve our children and grandchildren with the same dedication and excellence for the next 160 years. Thank you for your consideration. Respectfully submitted, Jeremy
3/11/2025 20:42:30	Peter Phillips			In opposition to the application	The proposal is grossly oversized for the neighborhood in terms of height, and the disruption from a 7+ year construction with attendant noise, dust and heavy traffic and lane closures would be extremely detrimental to the neighborhood. There are other reasons well expressed by others with which I agree.
3/11/2025 20:54:19	Brian Taylor			In opposition to the application	There are enough hospitals on the Upper East Side. There are seemingly more hospitals than there are coffee shops. Northwell Health has behaved very poorly. They have been entirely unforthcoming. Please do mot let them ruin our neighborhood. As someone who lives nextdoor to this hospital, I'd sooner picket outside their doors every day for ten years than approve their horrendous plan. Shame on them.
3/11/2025 20:55:37	Kevin Kramer			In opposition to the application	I, as a member of the community of Lenox hill, oppose the enlargement and renovation of the hospital. Shame on northwell health as they attempt to disrupt and destroy a community. Hospitals abound in the area, and the last thing we need is one more. No to northwell health!!! Save the community!!
3/11/2025 20:56:57	Jo M			In favor of the application	I support this project
3/11/2025 21:12:47	Bob Golden			In opposition to the application	This would be a disaster to the area.
3/11/2025 21:40:52	Benjamin P			In favor of the application	More Healthcare is good for the Upper East Side

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Timestamp	Name	Address *(optional)*	Email Address *(optional)*	Are you	Comments on the application
3/11/2025 21:43:32	Nancy W. Trowbridge@	[redacted]		In opposition to the application	To: Community Board 8, NYC I do not understand why we have zoning laws if an organization such as Northwell Health would be allowed to build the tallest (and exceedingly dense) hospital in New York City, at about 436 feet, and the second tallest in the world –in our neighborhood. This would be an up zoning of 250%: an astonishing change. We do not need this in our community as we already have excellent major hospitals. There is no unserved need in our neighborhood. Existing Lenox Hill Hospital could be updated by a different owner, or even Northwell, at a fraction of the size, density and cost Northwell is proposing. Lexington Avenue, which Northwell must be assuming will be able to handle all the trucks, busses and cars from hospital employees, doctors and patients, on many days already appears to be a parking lot with traffic so congested that it is barely, or not, moving. Approval of Northwell's plan would make a mockery of our present zoning laws. Please do not approve this plan. Nancy W. Trowbridge 139 East 79th Street New York, NY 10075

Timestamp	Name	Address *(optional)*	Email Address *(optional)*	Are you	Comments on the application
3/11/2025 22:57:43	Peter Meyer	[redacted]		In opposition to the application	Comment on the Notice Of Completion and Notice of Availability of a Draft Environmental Impact Statement and Lenox Hill Hospital Development Draft Environmental Impact Statement March 12, 2025 DISCUSSION OF NEED AND FEASIBILITY The need for this massive new development is never clarified by the applicant or in the DEIS other than the claim that it needs to assure "475 single-bedded patient rooms, 30 operating suites, and a right-sized emergency department." Northwell Health apparently needs this construction to serve some of its (unspecified) objectives, but there is no documentation of need from the perspective of the neighborhood in which the hospital is located, from that of Community Board 8 that is being asked to approve this project, nor from that of the City of New York itself. A number of questions need to be answered to establish need: •Does the claim that " current standards of healthcare delivery, including single-bedded patient rooms" require this expansion stand? Are single-bedded rooms the norm in New York or nationally? •What is "right sized" when it comes to the appropriate size of an emergency room? •How does the addition of 25 beds necessitate an ED expansion of 14 treatment units from the current 34 to the proposed 48 •Similarly, where is the evidence that 5 additional ORs are needed in this part of the city – or the city as a whole? •Where is the evidence that justifies a "new off-street ambulance bay with six berths" and " Four new and longer truck loading bays" when three truck bays already exist and the proposed construction would impede local traffic, cross pedestrian walkways and intrude on the streetscape of the neighborhood? Granting that the new vehicular access facilities may be an improvement over those that exist, are they needed? Where is the evidence that demand for services at this location warrants six ambulance bays and seven truck bays? •Why do any of these new facilities necessitate a new "46,000-gsf, six-story, 75-foot-tall building to house hospital support functions"? What are those functions and aren't they already housed in existing buildings that could be rehabilitated or modernized? •Even granting the need for all of the above can be empirically demonstrated to serve the immediate neighborhood, broader local community, and the city as a whole, what justifies the construction of two towers, one 21 stories and the other 26 stories tall to accommodate the expansion in facilities that are proposed? Part of the apparent answer from Northwell Health to this last question is their claim that "the buildings to be demolished cannot be used for inpatient care because their structures cannot accommodate the necessary heating, ventilation, and air conditioning (HVAC) infrastructure, sensitive modern imaging equipment, or patient transport between buildings." But those buildings are in use now. If they are used for inpatient care, then the hospital is acknowledging that it is not providing a high quality of care. If they serve other hospital purposes and functions than inpatient care, why do they need to be demolished? There is simply no rationale provided for the intended demolitions and the construction of proposed structures are substantially taller than any other buildings around the project sites – towers that will substantially change the character of the neighborhood. There may be a need for the proposed Subway Station Access and Sidewalk Improvements but those are not hospital functions and there is no evidence offered to show that improvements are not in the MTA's workplan. An upgraded subway entrance is a function of the MTA – but there apparently has been no contact with the MTA about whether the site improvements are not already in their workplan, and Northwell's contribution is not required. This failure to communicate with the MTA is reflected in the plans for the tunnel proposed for access between the two development sites. According to Northwell, that tunnel "would require a revocable consent from DOT." But the applicant for permission to undertake a massive project has apparently had as much contact with DOT as it has had with the MTA. Any plans developed without needed consultations – not to mention those dependent on a "revocable consent" that has no permanence – really aren't plans. They fail the fundamental standard of demonstrated feasibility. Some facets of that limited feasibility are evident in the flaws in the DEIS discussion of the anticipated impacts of the proposed project. PROJECT IMPACTS DESCRIBED AND OVERLOOKED The DEIS starts by defining its study area as within 400 feet of the Project Site. The definition on which the entire analysis stands, however, is an area defined by distance from the midpoint of the project site, not the borders of the site. When a site is as large as this one – a whole city block – the boundary of the study area is far greater when the distance to boundary is used. That is warranted, since that includes the properties within 400 feet of the proposed construction site and the proximity is a measure of the expected spillover risk. Thus the entire statistical and architectural context discussions may be off by a significant measure. Looking at Figure ES-1, the more appropriate study area based on distance to project boundaries would not be the limited area defined by the dotted red line, but one that probably reaches to the far side of Madison Avenue, 76th Street, the far side of Third Avenue and the far side of 79th Street. If the study area really were defined by a distance of 400 feet from the center of the project site, it would be a perfect circle; the distorted dotted line shape may involve some allowance for the second development site, but it is still inexplicably different from a circle and its shape is never explained. An explanation is needed or the area defined would seem to have been selected to serve the case for the project. Land Use and Zoning, and Public Policy The DEIS claims that the "proposed bulk would be consistent in scale with other institutions and medical facilities in the area." But the description of proposed construction involves structures far taller than those in the neighborhood as a whole, so that claim is false. The reference to other medical facilities suggests that the neighborhood-specific impacts are ignored. (That reference, including enumeration of many competing hospitals on the East side of Manhattan is repeated in the chapter nominally about "Neighborhood Character" which leads the reader to wonder if the assessment is paying any real attention to the

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3/11/2025 23:47:03	Elaine Shea	[redacted]	[redacted]	In opposition to the application	Skyscrapers do NOT belong in Lenox Hill. 40 story skyscrapers of hulking mass similar to Citibank building (at 53rd in commercial zone) should NOT be allowed in ANY residential neighborhood. (That Citibank building, in a commercial zone, is NOT built on Lexington but set back more than ½ block to Third.) Elected officials who approved this monstrosity should NOT be re-elected. Elected officials who CHANGED THE ZONING LAWS and/or provided any WAIVERS to allow this to get this far should NOT be re-elected. Northwell's building on Third Avenue demonstrates Northwell's complete and utter disregard for character of its Lenox Hill/residential surroundings. Lexington to Park and 76th to 77th are short blocks. Totally inappropriate to magnitude of structure proposed, even if altered or reduced. An 11 YEAR construction project conceivably can shut down the hospital itself and suffocate entire surrounding neighborhood – subway, buses, grocery stores, small businesses, schools and shrink tax base by reducing residential property values. Current Zoning FORBIDS it, period. End of story. This NORTHWELL project should be STOPPED NOW, ONCE AND FOR ALL and RELOCATED to a COMMERCIAL Zone.
3/12/2025 7:18:55	Rachelle Ehrlich			In opposition to the application	There is already a tremendous bottleneck of traffic on Lexington between 79 & 77th. Cars and even ambulances double-park at the restaurants between 79 & 78, the bus can not get through and there is the ever present Statue 11 re-construction of facades blocking off the lane closest to the curb. What will construction vehicles do to this situation with their ever-present binging noise for safety. You are imposing an already very busy area with a very long nightmare - and for what. Administrators who dream up these projects will bail out with a great retirement package and leave the community with the mess for 8-10 years! A BIG NO to this so-called "improvement."
3/12/2025 7:35:12	Paul Thompson			In favor of the application	Founded in 1857, Lenox Hill Hospital's expansion is fantastic news for the neighborhood, ensuring it stays competitive with nearby hospitals in delivering excellent medical care. This project will introduce a more modern facility with cutting-edge medical technology, ensuring better care for all. The updates will mean more specialized treatments and faster emergency services, providing top-notch healthcare close to home. It's not just about expanding; it's about creating a space where skilled doctors and nurses can deliver excellent care. Lenox Hill is a key part of the community, and this redesign will enhance its ability to serve us with the best resources and care available, keeping pace with the evolving standards in the healthcare landscape.
3/12/2025 7:35:26	Bonnie Spiegel			In opposition to the application	DO NOT TALE OVER OUR AREA!!!!
3/12/2025 8:08:56	Steve McKenna			In opposition to the application	While I absolutely agree that the hospital should be able to get an upgrade, what they are asking for is simply too much. Undergoing major construction for more than half a generation in the middle of a residential community with no corresponding benefit is just not fair. Plain math dictates that the massive price of the project will result in higher healthcare costs for the community, on top of the already outrageous costs. The sheer size of the building will be an eyesore. Were a project of this scale to meaningfully benefit the community, such as a new subway line (we already have one, but just as an example), I would be supportive, but to result in converting a bunch of double rooms into singles is plainly not compelling enough.
3/12/2025 8:24:39	Kevin Browne			In favor of the application	I support
3/12/2025 8:28:27	Lisa Peters			In favor of the application	I have been a nurse at Lenox Hill for 25 years. I am keenly aware of our challenges with caring for patients in an outdated facility. I am in favor of this new building because it will allow us to better care for the community. This is not about us but more so about our mission to provide world class service and patient centered care.
3/12/2025 8:42:15	Karen Zukerman			In opposition to the application	The hospital does not need a building of this size and magnitude in a historic district. What happened to zoning restrictions? This building would destroy the neighborhood. It would be so out of place and it is not needed! There are many hospitals available in the same area. More beds are not needed, especially since this particular hospital is underused. The construction and congestion would make the neighborhood unsafe for our children and make it impossible to move around the area this residential family and school area.
3/12/2025 8:43:10	Jaclyn King			In favor of the application	Modernizing Lenox Hill Hospital is not just about constructing a building—it's about securing the future of quality healthcare for our community. We will invest in better patient outcomes, a stronger workforce, and a healthier tomorrow by approving this plan.
3/12/2025 8:51:17	Ken Siegel			In opposition to the application	I have no issue with the hospital upgrading it facilities, HOWEVER, the building height should conform to the residential neighborhood and construction time should be limited to 3-4 years so as to minimize disruption. The planned building height and 10-12 years construction is absolutely outrageous. Who wants to live next to a construction sight for so long? JP Morgan built a much larger HQ building in much less time. Why can't the hospital?
3/12/2025 8:53:10	Donna Golden			In opposition to the application	The strain on the neighborhood does not justify the perceived gain. The existing building can be reconstructed to add what is necessary.

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3/12/2025 9:00:01	Krithika Ravishankar			In favor of the application	I am very excited for the future of Lenox Hill Hospital
3/12/2025 9:03:11	Brandon Cole	[redacted]		In favor of the application	Lenox Hill's doctors and nurses are incredible, and they deserve facilities that match their skills. This investment will help them provide even better care for our community.
3/12/2025 9:07:54	Hannah Friedman			In favor of the application	Lenox Hill is an incredible institution that constantly brings the highest quality of care to our community. We need to create a building/physical plant that allows the team to deliver this care in the most efficient and safe way. Thank you to the team for all that you do!!!!!!!!
3/12/2025 9:17:20	Julissa Reyes-Keilis			In favor of the application	Support
3/12/2025 9:18:25	Stan			In favor of the application	I am in favor of expanding LHH presence in our community!
3/12/2025 9:21:15	Zachary Mester			In favor of the application	This will revolutionize the future of healthcare services and fundamentally change how we care for our patients! To effectively address the challenges ahead, we must embrace innovation and adaptability. By integrating cutting-edge technologies, fostering a patient-centered approach, and continuously improving our skills and knowledge, we can ensure a healthier future for all. Let's commit to this journey of transformation and make a lasting impact on the well-being of our communities.
3/12/2025 9:24:15	Melissa Stewart			In opposition to the application	I am opposed to Northwell Health's attempt to change our community's zoning laws that have been in effect for 50 years or longer and have shaped the growth of our community and the Upper East Side. If these laws are changed to permit the construction of a tower that exceeds the current zoning limitations by 250%, our residential neighborhood and the Upper East Side will be changed forever. Our community deserves the same protections as other historic districts. The hospital should and can find other ways to achieve their goals without a gross expansion of the zoning laws that are in place to protect our community and our investments in our homes. Please support the community and residential life in New York City and reject Northwell's proposal.
3/12/2025 9:27:56	Kevin C.			In favor of the application	Lenox Hill hospital strives to provide high quality, exceptional , compassionate, patient centered care. The proposed plan will enhance their ability to continue to serve the community and their patients in a more efficient and effective manner.
3/12/2025 9:29:28	Allison Forman			In favor of the application	This will allow our community members to receive better, patient-centered care with state-of-the art technology and facilities. As our population changes and ages, this will be paramount. It will also allow for you or your family member to have a private room if you are admitted, leading lead to improved recovery, privacy, and peace during a difficult time in your life.
3/12/2025 9:34:04	Meaghan Imossi			In favor of the application	Moving forward with the redevelopment project is crucial to the health of the community and New York. Lenox Hill hospital provides exceptional patient care where all the staff is committed to ensuring that every patient receives the highest quality care. Continuing with this project will give the staff the necessary tools to continue providing high standards of care.
3/12/2025 9:37:24	Emily grad			In opposition to the application	Opposed - this will hurt the neighborhood
3/12/2025 9:39:08	Doha			In favor of the application	Lenox Hill has been there for New Yorkers from all walks of life. But its facilities need to catch up with modern medicine.
3/12/2025 9:39:46	Oren Levy			In opposition to the application	As a long time resident of the upper east side, I would like to preserve the character of the neighborhood. I can accept building higher buildings for residential purposes, as our neighborhood doesn't have enough housing. The proposed building adds additional hospital space to an area with ample inpatient facilities (Weill Cornell, Mt. Sinai , Metropolitan, HSS, MSK). I can also accept higher buildings closer to the river, where such buildings have typically been built. However, the area closer to Central Park is unique and special, and we should try to preserve it. For these reasons, I think the proposed building should be scaled back significantly.
3/12/2025 9:40:54	Simcha Silverman			In favor of the application	Lenox Hill Hospital serves the local community. These upgrades are necessary for LHH to continue providing world class service to the patients it serves.
3/12/2025 9:41:32	Hatef Massoumi			In favor of the application	I am a Liver and Transplant specialist and strongly believe that modernization of Lenox Hill Hospital building and facilities will greatly serve the community.
3/12/2025 9:44:17	Hazel Manheimer			In opposition to the application	Overturning of zoning laws will damage our neighboring. Eleven years of construction will disrupt the neighborhood. And more importantly, the design of hospital should include more double rooms so the cost of hospital stay will be covered by insurance. Private rooms may not be covered.
3/12/2025 9:48:21	Eric Bates			In favor of the application	The upgrade of this hospital is necessary to ensure the best care to the community it serves. It is thoughtful in its design to be forward thinking to the future care needs of the population and an environment for its staff to be equipped to care for the community in the best possible way.
3/12/2025 9:49:00	Daniel Patrick Dunham			In favor of the application	Lenox Hill Hospital provides exceptional care to patients from all five boroughs and beyond. I am proud to both work and receive my care at Lenox Hill. This investment in facilities is necessary to continue providing state of the art medical care. We New Yorkers deserve nothing less.
3/12/2025 9:49:00	Tariba B			In favor of the application	Lenox Hill Hospital is an essential part of the community, providing critical medical care, emergency services, and specialized treatments. The redevelopment project will enhance patient care, improve facilities, and ensure the hospital can continue serving the growing needs of the community. Supporting this project means investing in better healthcare for everyone.
3/12/2025 9:54:24	Flora Sahlman			In favor of the application	I was born and raised on 72nd and Lexington, and I've spent my career working at Lenox Hill Hospital— I've seen firsthand just how essential this hospital is to the Upper East Side community. Lenox Hill has been there for me and my neighbors at every stage of life, and I want my family—and future generations—to have access to the same world-class care, right here in our neighborhood. Now it's time we invest in its future, so Lenox Hill can continue providing the world-class care New Yorkers deserve for years to come.

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3/12/2025 9:59:56	Robert Mele	[redacted]		In favor of the application	Lenox Hill Hospital was built in the 1800s. We have outgrown our physical space and are in desperate need of updating our hospital. 5 years ago we were the healthcare heroes of the Upper East Side and our community is repaying us by not supporting our new construction and plans to reform our physical space? Yes we have a lot of hospitals in the UES - but Lenox Hill is different compared to all other hospitals in Manhattan. We provide the best care and best customer service - and that isn't biased because we have the results and awards to prove it. This needs to be seen as an investment in the community and not a renovation project that is to inconvenience others. There is construction of tall buildings all along the UES. It is time for the community to support us in our new era - especially since we have supported the community for decades, even through a global pandemic.
3/12/2025 10:02:03	Richard Scharf			In opposition to the application	I am generally a huge proponent of development, but not development that does not make any sense whatsoever. There is nothing about this plan, as currently proposed, that is logical. For example, a project of this size ordinarily requires that the entire site be closed off for efficiency and public safety. Northwell admits that keeping the hospital open during construction is less efficient but seems to ignore that it is also less safe. Restrictive space on a construction site may increase the potential for accidents. Has Northwell Shared a site plan during construction? What portions of the Streets and Roads on Lexington, Park, 76th and 77th street would be blocked off? How would ambulances access the hospital? Where would EMS workers leave their ambulance while delivering a patient? Where will the emergency room be? How would materials be delivered both to the job site and to the hospital? These are only a few basic questions that I do not think Northwell has answered. If approved, this project, will be outdated before it is completed. It will also be a case study at business schools across the country about what NOT to do on a project of this size and scale. Those voting on this project need to consider both the intended and unintended consequences of this proposal. Those that do will come to the conclusion that this project should not be approved as currently submitted.
3/12/2025 10:05:33	Elissa Crum			In favor of the application	Much needed in this community!
3/12/2025 10:10:42	Gina Antolino-Resnick			In favor of the application	I support the new Lenox Hill Hospital project and the benefits it will bring to our community.
3/12/2025 10:15:50	Lauren			In opposition to the application	This is an unnecessary and unacceptable addition to this already overcrowded area. This affects residents, students, families, etc. There is so much available real estate all over this city. Erecting this tower is careless.
3/12/2025 10:18:51	Cornelius Cooper			In opposition to the application	A New Yorker by choice, not by chance, for nearly 50 years now, the charm of this city, apart from ease of getting from here to there via its subway system, is the charm of the diversity of its neighbourhoods. Here context and scale counts for a lot, even the most of it. There is something of "the Commons" in this notion. And here, though honest differences may pertain, and nothing binary, claims of necessity, generally always overstated, need to be balanced against preservation of the civility and humanity of the civic space.
3/12/2025 10:27:35	Susan Fales-Hill			In opposition to the application	We must preserve the architectural and civic integrity of Lenox Hill. My family and I have lived across from the hospital for nearly thirty years. Since Northwell took over, they have proved to be the worst of neighbors, turning our calm, quiet street into a chaotic and cacophonous hub. Their employees gather noisily to smoke during breaks, visitors, employees and suppliers park their vehicles literally ON the sidewalk, posing true a danger to pedestrians. Northwell clearly fail to provide adequate waiting spaces for the relatives of patients for the latter gather, again, noisily on the street at all hours, sometimes even setting up picnic tables. Fights and yelling matches have erupted. Complaints to the hospital go utterly ignored. They do nothing to maintain even a semblance of order in the periphery. It is terrifying to imagine how much worse the situation would be if they built the hideous gargantuan structure they envision. The neighborhood banned such a building atop the deco Gagosian art building on Madison, and it should ban this "dark tower." Our neighborhood thrives on its aesthetic cohesion, its stability, its warm welcome of families and their pets. People live in their apartment for decades and sometimes, generations. Were Northwell bringing affordable housing to the area, knitting people of different socio-economic classes together, our family for one would welcome it. But that is not their aim. Please say "no" to this blight on the face of Lenox Hill.and this plague on our community.
3/12/2025 10:31:10	Nayla Idriss			In favor of the application	To the esteemed members of Community Board 8, I am writing to underscore the vital role Lenox Hill Hospital plays in our community and to express my strong support for the planned renovations to our building. Lenox Hill Hospital is more than just a building; it is a cornerstone of our neighborhood, providing essential medical services to countless residents for generations. From emergency care to specialized treatments, Lenox Hill has consistently delivered high-quality healthcare, acting as a lifeline for our community. The proposed renovations are not merely cosmetic upgrades; they are crucial investments in the future of healthcare in our area. Modernizing our facilities will enable us to enhance patient care, improve efficiency, and incorporate the latest advancements in medical technology. This translates to better outcomes, shorter wait times, and a more comfortable and healing environment for all who rely on Lenox Hill. Investing in Lenox Hill Hospital is an investment in the health and well-being of our entire community. I urge the board to recognize the significance of these renovations and to support this vital project that will ensure Lenox Hill can continue to serve our community for generations to come.
3/12/2025 10:33:56	Carole Goldfeld			In opposition to the application	This project is a vanity project for Northwell Health. They want to build the Ritz Carlton of hospitals on the upper east side. There are other areas of Manhattan that are far more in need of a hospital. This monster project adds no beds and provides more luxury housing, something in no short supply on the UES. The project will be a blight on the neighborhood and add nothing to it. The net effect will be to lower the value of residences who will have to put up with 10 years of construction. Even with congestions pricing, a grand entrance on Lexington Ave, or either of the side street will be a mess. I hope you will represent the people who live here and vote against it, rather than side with those do not have the interests of the neighborhood in mind. Show us that government can work for the people it represents.

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3/12/2025 10:34:13	Eileen Angelo	111 East 88th St		In opposition to the application	The change in the complexion of the neighborhood with this size expansion is unacceptable. It will have detrimental effects on traffic, real estate values, foot traffic, etc.
3/12/2025 10:34:25	Bryan Verona	[redacted]		In opposition to the application	The most significant issues are the size and time of the project. As of right would be a more reasonable size and reduce the project's duration. Concerned that the duration of the contemplated project would have a significant and adverse impact on this community. In addition, as of right, we would have to consider the following: •A mini Business Improvement District, funded by Northwell, to manage trash, litter, and beautification efforts in areas affected by construction. •A designated cafeteria/commissary for workers to prevent overcrowding on sidewalks and streets. •A designated smoking area to minimize disruptions. •No trucks on residential streets, especially before 7 AM. •No idling cars in the neighborhood. 78th Street lived experience from the CY8 approved Allen Stevenson Project zoning change that took 4.5 years (2 more than expected), and we learned a lot along the way. Therefore, unless and until these are addressed, CY8 SHOULD NOT approve this project. Thank you!
3/12/2025 10:42:19	Jeff Pacheco			In favor of the application	I would like to express my support for Lenox Hill's proposal.
3/12/2025 10:42:38	Shereene Idriss			In favor of the application	Lenox Hill Hospital is a vital community resource providing essential medical services for generations. The planned renovations are crucial for modernizing the facility, enhancing patient care, and incorporating the latest medical technology. Supporting these renovations is an investment in our community's health and well-being, ensuring Lenox Hill can continue serving us for years to come.
3/12/2025 10:43:18	Louis Potters, MD			In favor of the application	I have been in practice as a radiation oncologist for 33 years and have served as Chair of Radiation Medicine at Northwell Health for the past 18 years. For most of my career, my practice was based in Nassau County, but two years ago, my wife and I moved back to Manhattan, where I relocated my clinical practice to Lenox Hill Hospital. I hold a unique role—as both a systemwide and medical school leader for Northwell, while actively practicing at Lenox Hill. This dual perspective has allowed me to deeply appreciate the culture of care at Lenox, where physicians and staff consistently rise above infrastructure limitations to provide the exceptional care the hospital is known for. Lenox Hill holds personal significance for me. When my wife and I first married, we lived at 150 East 77th Street, and we have long known and respected Lenox Hill Hospital as part of our neighborhood. Professionally, I also spent a significant part of my career at MSKCC, where I came to recognize that providing a true culture of care also requires an environment that supports that care. This understanding became even more personal for me just this past week when I underwent abdominal surgery at Lenox Hill Hospital. I am recovering well, and I was incredibly impressed with the level of care I received—from the moment I entered registration to my discharge. As someone who had never stayed overnight in a hospital, experiencing Lenox from a patient's perspective was uniquely eye-opening. I know Lenox Hill well—I know the people, the staff, and the culture—and I trusted them fully with my care. That said, the physical space is impossible to ignore: shared patient rooms, crowded floors, and a lack of modern amenities that are now considered standard in hospitals. As both a past resident of the community and a current physician at Lenox, I am deeply aware of the work needed to bring Lenox Hill to modern hospital standards. As a Northwell leader, I have also seen firsthand how leadership has listened to and thoughtfully addressed community concerns, making compromises at every stage of this project. In closing, the care I received at Lenox was outstanding. But doesn't Lenox Hill deserve a facility that reflects that level of excellence? The time is now, and I hope the community agrees that Lenox Hill is a source of pride—one that deserves the infrastructure of a modern hospital to match the care its staff provides every day. Louis Potters, MD FACR FASTRO FABS Marilyn and Barry Rubenstein Chair in Cancer Research SVP & Deputy Physician-in-Chief, Northwell Cancer Institute Professor & Chair, Dept of Radiation Medicine Zucker School of Medicine at Hofstra/Northwell
3/12/2025 10:55:02	Dinesh Goyal			In opposition to the application	This construction project is going to destroy the neighborhood. A 200% increase over the zoning regulation is not a variance. Future generations will look at this project and wonder what was the current generating thinking while approving such a monstrous project. I live at 76th and 3rd and the whole corridor around 77th and Lexington is already a traffic mess. You absolutely must decline this and tell Northwell to come back with an updated proposal that stays within the current footprint.
3/12/2025 10:59:09	Kristen Ahearn Merigli			In favor of the application	As a LHH team member and a former resident of the UES for more than 22 years, i strongly support this project. The development is necessary to ensure we can provide the care our neighbors need and are deserving of. Thank you.
3/12/2025 10:59:56	Danilya Collao			In favor of the application	I strongly support the renovation of Lenox Hill Hospital. This hospital is a global destination for medical care, attracting patients from all over the world. Investing in its modernization is not just an investment in our community, it's an investment in the health and well-being of a much broader population. The improved facilities will allow Lenox Hill to enhance its services and maintain its position as a world-renowned medical center. Most importantly, this renovation will enhance the patient experience and ensure that Lenox Hill remains a leader in medical innovation and care delivery. Modernizing the facility will allow Lenox Hill Hospital to continue its legacy of providing world-class healthcare.

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Timestamp	Name	Address *(optional)*	Email Address *(optional)*	Are you	Comments on the application
3/12/2025 11:06:05	Jenn Rath	484 East 74th St		In favor of the application	All for the new Lenox Hill hospital plans! Exciting
3/12/2025 11:06:08	Katherine Soel	[redacted]		In favor of the application	Lenox Hill Hospital has been a pillar of excellence in health care for generations, serving as a trusted institution for families like mine. Having been born there along with my four brothers, I have a deep personal connection to the hospital and understand its vital role in the Upper East Side community. While concerns from local residents about construction and neighborhood disruptions are understandable, the necessity for renovations and upgrades far outweighs the temporary inconveniences. As a current employee, I feel the hospital must modernize to continue providing the highest quality of care. Medical advancements are constantly evolving, and without necessary infrastructure improvements, Lenox Hill risks falling behind in its ability to offer state of the art treatments. Expanding and upgrading the facility ensures that future generations of families-just like mine-will continue to receive top-tier medical care in a safe, efficient, and technologically advanced environment. Additionally, patient demand has grown significantly with the "graying of America," and the hospital must be able to accommodate increasing healthcare needs. Without modernization, overcrowding, outdated facilities, and inefficiencies in patient care will only worsen. Improved emergency rooms, operating rooms, and inpatient facilities will allow Lenox Hill to better serve not only the Upper East Side but the entire city. Lenox Hill has long been an anchor in this community and its commitment to excellence should not be hindered by resistance to change. The hospital's ability to evolve with modern medicine is essential to preserving its legacy and ensuring it remains a premier healthcare institution for years to come. While the construction process may pose temporary challenges, the long-term benefits-enhanced patient care, increased capacity, and cutting-edge medical technology-are undeniable. The hospital has been a part of my family's history, and I want to see it continue to thrive for future generations. Investing in its future is not just about expanding a building; it's about safeguarding the health and well-being of the community is has served for so long.

Timestamp	Name	Address *(optional)*	Email Address *(optional)*	Are you	Comments on the application
3/12/2025 11:12:48	Amie Rappoport	[redacted]		In opposition to the application	To Whom It May Concern: As a resident of the Lenox Hill neighborhood for 45 years and having given birth to my two children at Lenox Hill Hospital, I submit the following written testimony. I am gravely concerned by Northwell's proposed renovation that requires unprecedented variances and other zoning changes to enable it to construct a building that is not needed for health care purposes nor wanted in this residential community. Northwell must submit a proposal that could be built "as of right" without variances and that abides by all other zoning regulations and historic district regulations that other buildings and businesses have abided. The building's construction and its long-term impact on the community will have grave effects on the environment in many different ways that must be studied. Eleven plus years of construction is an unfair burden for the entire community. This prolonged construction because Northwell wants to stay open for business will have detrimental effects on the quality of life of the residents, patients, workers, businesses. It is is unfair for a "for profit" project that will not enhance the community or the city. The project will increase traffic, reduce already limited parking, and will shut the downtown subway entrances for years. In addition, after construction, Northwell intends to push upon the community the issues it does not want to solve or invest in. It is inappropriate for the community to absorb and take care of problems created by Northwell. Northwell is behaving unfairly to taxpayers and residents. Northwell's proposed building plan increases workers to the neighborhood daily, does not increase an already decades-outdated subway platform; forces ambulances and service trucks to back into traffic even post construction, and does not provide for additional parking. In addition, its outsized height will create long lasting shade and other effects/issues. It appears that the non-reimbursable nonprofit areas of the hospital like truck bays and ambulance bays and parking have been minimized or deleted. For example, instead of creating a driveway between 76th and 77th streets for patient drop off, ambulances and delivery and service vehicles, Northwell will continue to burden the neighborhood by stopping traffic, forcing ambulances and trucks to back into oncoming traffic. This also affects the dignity and care of patients. Of course, the size and scope of the project is not safe or an appropriate fit for this residential community. For decades, this community has relied upon and been forced to abide by stringent, specific regulations to maintain a specific atmosphere specific to just a few NYC neighborhoods and we resident-taxpayers have adhered to those regulations. No one resident or business should be allowed accommodations around those regulations. The plot of land between the train and subway tracks will require deep penetration underground which may create other issues delaying the completion and affecting surrounding buildings. In addition, changing leadership at Northwell will also create delays too. This committee should consider the following: Economic 1) Northwell's lack of transparency with its other east side projects to appropriately consider this proposed construction project together with Northwell's needs and intended plans 2) Northwell's present and projected financial health to oversee this or any construction and budget to maintain the new building once built without the aid of city, state and federal grants or bonds because this project. This project's goal is to create an income stream for Northwell 3) The true purpose for the single patient rooms is to force insurance companies to pay the price of the single room because there aren't any double rooms available. Over time, the insurance companies will steer patients to other hospitals enabling Northwell to convert to a destination hospital to fill its beds and not be burdened with insured patients Leadership 1) The leadership of Northwell today will change and will change before this 11-year project is finished. Those new leaders may further delay the completion and could change the scope, exacerbating the long-term impact on the community. Environment 1)A comprehensive short- and long-term impact study must be conducted to appreciate the detrimental effects of Northwell's proposed construction project. 2)11+ years of construction is unacceptable for noise, air quality 3)Lexington Avenue will become a single lane road detrimentally affecting traffic. If the hospital were to shut down during construction, the project could be completed in less one third of the time. Patients 1) The type of patients who will actually be admitted during construction 2) The type of the patients who will actually be admitted if it is allow to become a global destination hospital in a luxury neighborhood and deprive Medicare and Medicaid patients with a place for care 3) The patients who will be deprived care from Northwell at this institution because their insurance carriers will not cover the private room rates or inflated costs for care that Northwell plans to provide. Quality of Care 1) Patient care will be diminished if the operating rooms and in-patient rooms stay open during construction 2) The quality of care provided by doctors and health care providers during the stress of construction will also diminish. Effects on Local Businesses 1) Without a downtown subway stop, local businesses will be hurt with a shortage of labor which will affect businesses, services and our community. 2) Deliveries will be curtailed because of the downtown traffic on Lexington avenue caused by construction 3) The noise will cause reduction of businesses especially restaurants because patrons do not want to listen to construction – this will cause restaurants to close like what happened on second avenue which will affect the entire community. Quality of Life for Community 1) Eleven years of construction, increased noise, increased inconvenience, and increased stress will gravely diminish the

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		Address *(optional)*	Email Address *(optional)*		
3/12/2025 11:22:15	Elizabeth Sheehan			In favor of the application	I think Lenox Hill Hospital is extremely important to this neighborhood and I also think it needs improvements to keep up with the new technology!!!
3/12/2025 11:24:11	Erin Smith	[redacted]		In favor of the application	Hello. My name is Erin Ainslie Smith and I am nurse at Lenox Hill Hospital. I would like to express my support for Lenox Hill's proposal. We know the ER needs more space and privacy for patients. Nobody should have to share a crowded room when they're having their worst day, giving patients the dignity and comfort they deserve when seeking emergency care. The plan includes making the streets safer by moving ambulances off the street and improving access to the 77th Street subway station. These changes will make a real difference for traffic and quality of life around the hospital.
3/12/2025 11:26:39	Gayle Feldman			In opposition to the application	In "Of the Epidemics," Hippocrates enjoined physicians to "do good or do no harm." Yet the physician-executives and administrators of Lenox Hill Hospital and its overlord, Northwell Health, in proposing to erect a gigantic tower totally out of scale with the surrounding neighborhood whose construction will greatly disrupt and damage the area during the eleven years it will take to build (and given the likelihood of construction delays, perhaps even more) is proposing to do a great deal of harm indeed. I have lived three blocks down from the hospital for thirty-three years. I was one of the people who, during the pandemic, went out nightly to cheer the Lenox Hill workers. But this utterly wrong-headed proposal has turned those cheers into feelings of disgust. The tower's hulking physical presence will be an ugly sun-blocking blight on the landscape. The dirt - think of the extra particulates we will all breathe in - the noise pollution, the added congestion to an already-congested area - why should those who live and work in the area be forced to endure all these negatives? We already live in an area full of large, world-renowned, hospitals - New York Presbyterian; HSS; Sloan-Kettering; Mt. Sinai - and do not need a bigger Lenox Hill. Yes, Lenox Hill may need updating and renovating, but that can be done successfully on a more modest and humane scale. The sole reasons for erecting a gigantic tower seem to be greed and the kind of irrational and aggressive competitive urge more usually exhibited by bullies on a playground. Northwell Health may be the largest employer in New York State and speak to the political ambitions of our current governor, but in trying to tear down established rules in this way and ignore the community's wishes, it is ensuring that many people in the neighborhood will choose to look elsewhere for their medical care. If Northwell really wants to help the people of New York City, there are plenty of other locations where the need for a medical facility is great. This tower should not be built.
3/12/2025 11:36:29	Michael Tsapakos, MD			In favor of the application	I am an physician working at LHH and it desperately needs renovation. It presently is a maze of connected differently aged buildings which lack the space and systems to be current . For example, radiology imaging needs :new CT and MRI scanners, lacking space, and adequate ventiliation system.
3/12/2025 11:43:25	Jenna			In opposition to the application	The Upper East Side is being completely bought and redeveloped by out of touch, massively oversized high rises that impede and destroy the details that made this neighborhood so family friendly, quiet, serene and historical. On top of the building proposed being inordinately oversized without moving the needle on the space made available to help others, it grossly misuses the airspace and surrounding area by towering over an already narrow strip of Lexington Avenue, which itself has become a dirty and unwelcoming passage through our neighborhood. Existing buildings can be repurposed without adding a giant new tower.
3/12/2025 11:43:33	Meredith Verona			In opposition to the application	Dear Sir/Madam, I am writing to express my deep concern and strong opposition to the proposed redevelopment of Lenox Hill Hospital on the Upper East Side. As a lifelong resident of this neighborhood, I feel compelled to share my thoughts, not only as a member of this community but as someone who has chosen this area for its peace, tranquility, and the unique balance it offers to families at every stage of life. I grew up on the Upper East Side, and for as long as I can remember, it has always been a haven—an oasis in the middle of the bustling city. It's a place where families can breathe, where children can play in quiet parks, and where people of all ages can feel safe and at ease in their homes. This tranquility is precisely why I chose to raise my family here. I wanted my children to experience the same peaceful environment I had, in a community that values comfort and serenity despite being so close to the vibrancy of city life. The proposed redevelopment of Lenox Hill Hospital threatens to disrupt this delicate balance in a profound way. The construction is projected to last for a decade, a decade that will bring constant noise, dust, and construction traffic right to our doorsteps. For families like mine, this extended period of disruption is unacceptable. It will disturb our children's education, compromise our ability to enjoy our homes, and significantly diminish the quality of life that makes the Upper East Side so special. For those of us who have invested our hard-earned money into our homes here, this redevelopment will only bring chaos and devaluation. Moreover, it's important to remember that the Upper East Side is already well-served by several healthcare facilities. The need for this large-scale redevelopment, particularly one that seems driven more by corporate interests than the actual needs of the community, is unclear. What will it bring us? More traffic, more noise, and more disruption—all without a legitimate benefit for the families who have chosen to live here. Why must the surrounding neighborhood bear the burden of a hospital renovation that could be carried out without the massive construction project? Simply put, Northwell can improve their facilities and make it more state-of-the-art from the inside, within their existing buildings. The residents of this area are already familiar with the value of quality healthcare. What we cherish more than anything is the peaceful, family-oriented environment we call home and always have. I urge you to consider the deep impact this project will have on the residents who have chosen this neighborhood and settled here. This proposal, driven by corporate interests, shows little regard for the families who have lived here for generations and for those who, like me, have chosen the Upper East Side because it represents a refuge within the heart of New York City. Please, reconsider this redevelopment plan and take into account the long-term effects it will have on the quality of life, safety and well-being for the countless families who call this area home.

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Timestamp	Name	Address *(optional)*	Email Address *(optional)*	Are you	Comments on the application
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Timestamp	Name	Address *(optional)*	Email Address *(optional)*	Are you	Comments on the application
3/12/2025 12:21:36	Virginia Maloney	[redacted]		In opposition to the application	My name is Virginia Maloney. I'm a lifelong resident of the East Side and live just a block away from the site of the proposed redevelopment of Lenox Hill Hospital. During the COVID-19 pandemic, Lenox Hill served as a lifeline for our community, providing critical care to patients in need. Modernizing the hospital presents an opportunity to improve the quality of care particularly for our senior population, expand medical services, and ensure we are better prepared for future public health challenges. However, the proposed redevelopment does not sufficiently consider the needs and concerns of the surrounding community. First, we need to shorten the construction timeline. A decade of construction or potentially even longer would mean near-constant noise, street closures, air pollution, and traffic congestion. The daily lives of residents—families, seniors, and small business owners—would be disrupted in ways that could have long-term impacts on quality of life. Most troubling, the health risks associated with extended construction—such as increased air pollution—could undermine the very mission of a hospital that exists to protect and heal. This disruption would greatly reduce quality of life for half of a resident's childhood and for a significant part of a resident's retirement. This massive construction project – completely out of scale with all the surrounding buildings – would only increase the capacity of the hospital by 25 beds. The community has legitimate concerns, and to-date, the hospital has not shown any real desire to work with stakeholders to find common ground. This community fundamentally supports the hospital undertaking major capital improvements, so there is fertile ground for productive engagement between hospital management and the community to rethink this plan and develop one that works for all parties I commend Council Member Keith Powers for his efforts to bring down both the length of construction and the building height, and urge Lenox Hill leadership to work collaboratively with the community to address these concerns. A hospital is an institution of care, and that care must extend beyond its walls to the community it serves. By working together, we can modernize this vital institution while preserving the integrity, character, and livability of our neighborhood. Thank you to Manhattan Community Board 8 for considering my comments and those of my neighbors.
3/12/2025 12:25:49	Jeanne McAnaney			In opposition to the application	Jeanne McAnaney Board Member CIVITAS Lenox Hill Hospital Development Proposal Manhattan Community Board 8 March 12, 2025 Testimony CIVITAS, a community-based organization that focuses on zoning and land use in the Upper East Side and East Harlem, is vehemently opposed to the current Lenox Hill Hospital proposed expansion. While we support a modernization of the Hospital, the proposal is centered on a massive, bulky, fat and ugly expansion that exceeds 400 feet on half of its block and that will be a visual blight diminishing the distinctive and world renowned urban landscape of the Park Avenue Improvement District. Eliminate height by going deeper underground. It is premised on an FAR explosion from 7.5 to 12.5. There is zero justification to increase the number of luxury, overly large patient rooms so that Northwell can compete more effectively for wealthy clientele with other Upper East Side hospitals. Nor is Northwell's assertion that all medical facilities have to be in this one block persuasive since it could locate some of these services in proximate sites. Approval of this clunky bulk will undermine any sense of reliability in the basic terms of the zoning resolution. Thank you.
3/12/2025 12:26:54	Sean Kelly			In favor of the application	As an employee of Northwell who works at Lenox Hill Hospital, I have seen firsthand the significant positive impact our institution has on the community. Our hospital provides comprehensive healthcare services to individuals from diverse backgrounds, not only catering to the Upper East Side's affluent residents. The modernization proposal aims to enhance this legacy and ensure that we continue to offer exceptional care for years to come. While there are contrasting opinions regarding the expansion, it is essential to recognize that Lenox Hill Hospital plays a crucial role in community health and access to care. Our commitment extends beyond geographical and socio-economic boundaries, providing equitable healthcare to all. The proposal includes efforts to minimize construction impacts and improve local infrastructure while providing a state-of-the-art facility that will serve the community for many years to come. Through partnerships and initiatives, we aim to tackle social determinants of health and ensure broader community wellness. I urge decision-makers to support this vital project, which not only provides modern healthcare infrastructure but also revitalizes a major community asset that will save and improve lives. By balancing progress with equitable care distribution, we can ensure Lenox Hill Hospital continues its vital mission while enhancing the well-being of the community it serves. Thank you for considering these perspectives.
3/12/2025 12:31:53	Ian			In favor of the application	Lenox Hill provides exceptional patient care to this community, and with a new building can provider state of the art care that our current building cannot provide. Our patients mean everything to us, and having the means to offer more services in a high efficiency way is something that will benefit al.

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3/12/2025 12:36:43	Maureen Bone	[redacted]		In favor of the application	Lenox Hill hospital has provided amazing health care to my family over the years--two children delivered and cared for, emergency visits, surgeries, covid shots and more-- all with infrastructure sometimes bursting at the seams. It's time for the Community Board to add its support to the hospital's plans to improve infrastructure in order to better serve the community.
3/12/2025 12:41:03	Lois Beekman Oliveira			In opposition to the application	I'm a born & bred Manhattan person and I'm very troubled by the Northwell over reaching disruptive and disrespectful expansion plan. I will not only inconvenience anyone living or working in the neighborhood, it will permanently disfigure the are and destroy property and residential and business property value. It will also affect educational institutions, religious institutions and transportation. In addition, Northwell is delivering compromised medical care at several locations and I believe will be dealing with many lawsuits related to serious medical misconduct. This is a terrible situation which will cause deterioration of the neighborhood, ruin the quality of life and is unbelievably inappropriate!
3/12/2025 12:41:30	Jacqueline Stein			In opposition to the application	I, like so many of my neighbors of the Lenox Hill community are strongly opposed to Lenox Hill Hospital's existing plan for expansion. I agree there is need for the hospital to renovate but the scope of the proposed renovation and the projected time it will take to complete is absolutely absurd! The hospital is adamant that it will stay open during the renovation process and that accounts for the lengthy time of the completion of the project. Why can't they consider shutting down the hospital and perhaps moving to another location during construction. How can they expect their neighbors to tolerate 9 years of construction! The height of the building is also of concern. Ours is a residential, historic neighborhood and the proposed height of the new building, does not belong in our neighborhood. Additionally, congestion during and after construction will be intolerable, as will noise pollution. The plan as it exists now will not serve the community but will be a "destination" hospital. As I previously stated, there is need for a hospital renovation, however Northwell should be considerate of how their current proposal will effect their neighbors and should come up with a "downsized" plan that will be completed in a shorter time frame and will include a building the height that will be more appropriate for the neighborhood.
3/12/2025 12:41:58	Nelson Calderon			In favor of the application	Lenox Hill Hospital is an essential part of the community, providing critical medical care, emergency services. I am in favor of the new hospital.
3/12/2025 12:47:49	Elanna Lazar			In opposition to the application	The size of the building is grossly out of scale with the neighborhood, and far exceeds the zoning restrictions, in place because it is one of New York's precious historic districts, which add to New York's value. This building is akin to ripping down the original Penn Station - it is a criminal desecration of a New York treasure. Despite it's enormity, it provides an absurdly few addition hospital rooms. This proposed building masquarades as a hospital building but is clearly a real estate grab. A reasonable plan would keep within the zoning restrictions. It would close the hospital to build the new facility in a shorter amount of time. And it would provide additional hospital beds if improved care is truly one of the goals. None of the proposed plan make sense to approve based on any published data. The only reasonable explanation for this plan proceeding as currently outlined is if there are some unseen incentives being provided to people in the approval process.
3/12/2025 12:49:50	Roz Lasker, MD			In opposition to the application	As a physician who cares deeply about optimizing the provision of health care in NYC and as a 30-year resident of the immediate neighborhood surrounding Lenox Hill Hospital, I am disappointed by, and in deep opposition to, Northwell Health's Redevelopment Plan. The plan is completely out of scale with the surrounding neighborhood and would massively disrupt – and possibly endanger – the lives of residents in the area for at least 11 years. If this were absolutely necessary to maintain local hospital care, it might be justified. But the Upper East Side is very well served by a number of major hospitals, and if Lenox Hill Hospital wants to improve its service here, it can certainly do so in a way that complies with existing zoning protections and respects the health and well-being of its neighbors. If Northwell Health wants to build a huge state-of-the-art facility, it should do so in a part of the city that is currently medically underserved. My views on this matter are consistent with those of most other residents and organizations in the area. While we cannot compete with the monetary resources and lobbyists that Northwell Health has at its disposal, we do expect that our voices will be heard and heeded by NYC government. Thank you.
3/12/2025 12:52:32	SUSAN GRANT			In opposition to the application	We don't need another or bigger hospital in the neighborhood. We are already submerged with both hospital/urgent care facilities. It's overkill and an insane proposal, practically speaking.
3/12/2025 12:56:07	julie moses			In opposition to the application	I oppose the size as well the architectural style, which i recently understood is called Brutalist Design. This is the same that our President (and previous R/E developer) disparaged for any new construction in Washington DC. These enormous boxes are UGLY. Lexington Ave especially has its own lovely eclectic character. Do you want to ruin it Northrop? Build something beautiful that will fit into the area. And really, I doubt that this will improve neighborhood medical care. I always point out what Extell is building on First Ave and 79th ST. Totally out of context to our residential vibe. Another Ugly box. . Sincerely, Julienne Moses... (A senior resident sadly watches the deconstruction of what was formerly an interesting and charming area.)

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3/12/2025 12:58:49	Marc Bessler	[redacted]		In favor of the application	Lenox Hill Hospital has a storied past and an outstanding reputation in caring for the health of New York City. It cares for patients from the 5 boroughs, the majority of whom have public or no insurance. Steps away from the 77th street 6 train station Lenox Hill Hospital is easily accessible to most New Yorkers as opposed to those along the East River. Northwell as a health system opened Greenwich Village Hospital to care for the patients left behind when St. Vincents closed. The failure of Mt. Sinai to keep Beth Israel open is only more reason for maintaining Lenox Hill Hospital at the cutting edge and functioning well. It is insincere and frankly ironic that some of the well heeled neighbors of Lenox Hill Hospital try to use Mt. Sinai's failure to maintain Beth Israel Hospital as a community resource to argue against the need for Lenox Hill to stay strong. The current hospital infrastructure is stretched to the limits. The renewal plan is to upgrade facilities and more importantly provide individual rooms for every patient (yes private rooms for even those who come to the ER and are uninsured). The importance of individual rooms cannot be overstated given the risk of infection every hospitalized patient faces. The facility upgrade will allow more advanced treatment rooms and operating rooms, potential monitoring for patients in all beds and more comprehensive care for all those who seek it. I ask my neighbors in the community if they were to ever suffer from an emergent situation within a few blocks of the hospital, would they want to lay on a stretcher in the hallway in the ER because of inadequate ER space while waiting to share a room in the hospital with another patient. Would they want to wait the 15 minutes it would take to make it to the East River to get care while their heart was stopped or their brain deprived of oxygen? I dare say they would demand a private space and immediate care. Rebuilding is looking to the future and investing in excellent care, arguing against this is self interest run amok.
3/12/2025 13:17:46	Pierre Van Bockstaele			In opposition to the application	My name is Pierre Van Bockstaele, and I'm a concerned resident speaking out against Lenox Hill Hospital's proposed expansion. At its core, this plan is not about improving healthcare access—it's about maximizing profits. By replacing shared hospital rooms with 475 private suites, Lenox Hill is shifting its focus toward wealthier patients and medical tourism rather than serving the broader community. Private rooms allow hospitals to charge significantly higher rates, with increased insurance reimbursements benefiting the hospital's bottom line, not the patients. This move will make healthcare at Lenox Hill more exclusive, prioritizing those who can afford luxury accommodations over those who simply need care. Our neighborhood does not need an ultra-premium hospital catering to the elite—we need a medical facility that remains accessible to all, especially in emergencies and times of crisis. This expansion is not about better patient care; it's about revenue. This expansion does not add value to our community; instead, it creates eleven years of noise, traffic, and disruption, with no benefit to the residents who will have to endure it. We must oppose this project to protect both our community's healthcare access and the character of our neighborhood
3/12/2025 13:19:46	Gina King			In favor of the application	Lenox Hill provides exceptional patient care, and the hospital needs a new building.
3/12/2025 13:21:34	George Kastner			In favor of the application	I support a new hospital
3/12/2025 13:25:59	Cristian Azcona			In favor of the application	I support a new hospital
3/12/2025 13:26:25	Nelson Calderon			In favor of the application	A new hospital would allow for state of the art medical technology, improving patient care, and clinical outcomes.
3/12/2025 13:28:51	Blondine Jean-Baptiste			In favor of the application	A newer sustainable eco-friendly hospital could reduce the carbon footprint.
3/12/2025 13:31:27	Erica Carrasquillo			In favor of the application	I've seen how much Lenox Hill means to this community. Supporting this project means supporting better healthcare for all our neighbors – not just for today but for generations of New Yorkers to come.
3/12/2025 13:36:41	Jatinderjeet Gill			In favor of the application	A modern hospital would utilize state of the art medical technology to provide world class care
3/12/2025 13:37:35	Mark Appawu			In favor of the application	Lenox Hill has been there for New Yorkers from all walks of life. But its facilities need to catch up with modern medicine.
3/12/2025 13:38:36	Tiffany			In favor of the application	Bigger office space
3/12/2025 13:41:43	Estela Moriarty			In favor of the application	To meet growing needs of the community we need a new facility.
3/12/2025 13:42:27	Raisa Telis			In favor of the application	Lenox Hill hospital is vital part of the Upper East side community, it's an institution woven into the fabric of the city. Lenox Hill's doctors, nurses, pharmacists are incredible, and they deserve facilities that match their skills. This investment will help them provide even better care for our community.
3/12/2025 13:42:57	avraham zlochower			In favor of the application	Lenox Hill Hospital is a fantastic facility that is a crucial part of healthcare in Manhattan. The work that is done at LHH is world-class and is well-recognized nationally for its excellence. This is in spite of the hospital in desperate need for renovation and updated to further enhance healthcare in Manhattan.

Timestamp	Name	Address *(optional)*	Email Address *(optional)*	Are you	Comments on the application
3/12/2025 13:50:24	Gail Hupper	[redacted]		In opposition to the application	GAIL J. HUPPER 120 EAST 79TH STREET APT. 8D NEW YORK, NEW YORK 10075 March 12, 2025 Community Board 8 City of New York 505 Park Avenue, Suite 620 New York, NY 10022 Re: Proposed Lenox Hill Hospital Expansion Ladies and Gentlemen: The purpose of this letter is to urge Community Board 8, and other New York City public officials, to engage Northwell Health and Lenox Hill Hospital (LHH) in a much more robust discussion of why the needs of both LHH and the community cannot be met within the existing zoning framework. There has been all too little attention to this question in the public discussions of the proposed LHH expansion. The neighborhood around LHH is my home town. I was born and lived within a 10-block radius of the hospital almost continuously for over 30 years. Though I moved to the Boston area in 1989, I continued to visit my parents at their home on East 67th Street. And I was thrilled when my husband and I purchased our apartment at 120 East 79th Street in 2019. It was, quite literally, a homecoming for me. So you can imagine my horror when, shortly after closing on the purchase of our apartment, I learned of Northwell Health's plans for a massive expansion of the hospital. Like many other residents, I dread the impact such an expansion would have on the neighborhood, both during and after the construction period. I fully accept that LHH needs to modernize its facilities. But why is this massive expansion necessary in order to do so? Indeed, why is any expansion necessary? The public discussion following Northwell's announcement has focused almost entirely on the benefits of the proposed expansion vis-a-vis LHH's current facilities. There has been almost no attention to LHH's redevelopment plans if the zoning amendments required for its expansion plans were turned down. The January 31, 2025 Final Scope of Work for a Draft Environmental Impact Statement for the Lenox Hill Hospital Redevelopment (the "Scope of Work"), which runs hundreds of pages, contains all of one page on the subject, as follows: "THE FUTURE WITHOUT THE PROPOSED PROJECT (NO ACTION CONDITION) Absent the Proposed Project, the main hospital complex on Projected Development Site 1 would will remain in its current form, with most ambulatory (outpatient) uses on the main hospital block relocating to other facilities (including Projected Development Site 1a). Approximately 650 daily outpatients, 944 daily visitors (associated with those outpatients), and 257 staff members will be relocated (see Table 1) to off-site facilities, including Northwell's as-of-right Third Avenue project, which is currently in construction. In the No Action condition, these relocations will make approximately 13,500 sf within the existing hospital available to convert a limited number of double-bedded rooms to single-bedded rooms without any effect on the total number of beds, and will allow for reconfiguration of certain suboptimal spaces. There are also a series of smaller renovation and space repurposing projects that are planned for the existing hospital that will occur independent of the Proposed Project. Under the No Action condition, the Applicant may redevelop Projected Development Site 1a. However, the No Action condition conservatively assumes that it will continue to be used as- is, other than the above-mentioned relocations from the main hospital complex on Projected Development Site 1." This paragraph is followed by Table 1, which unfortunately I cannot reproduce in the comment box. But you can find it on page 17 of the Scope of Work. That's it. The remaining pages of the Scope of Work focus exclusively on the improvements the massive expansion would make over the existing hospital, and not over the hospital that LHH could become within the existing zoning framework. It seems to me that Community Board 8, and New York City officials in general, need to engage LHH in a much more robust discussion of why the needs of the both the hospital and the community cannot be met within that existing framework. As Table 1 suggests, the primary increase that the proposed expansion would bring would be in staffing levels, not patient and visitor volume. Moreover, at the inpatient level, Table 1 focuses on total beds without regard to whether those beds are occupied. But for the past three years LHH's bed occupancy has averaged well under 70%, and at times lower than 50%. See https://data.lohud.com/hospital-capacity/facility/lenox-hill-hospital/330119/ . That statistic suggests that the hospital might meet its goal of offering patients single-bedded rooms, without compromising its ability to serve prospective inpatients, simply by reducing the total number of beds. I leave to the experts on hospital economics and administration (of which I decidedly am not one) the job of examining questions like this more closely. My point is simply that they need to be examined rather than be casualties of the battle over the proposed expansion. Finally, when considering these questions, I urge you to keep in mind: LHH is not a world-class hospital, despite its claims in the Scope of Work and marketing releases. According to Newsweek's 2025 U.S. Hospital rankings, Lenox Hill ranks #357, right up there with HonorHealth - Scottsdale Thompson Peak Medical Center in Scottsdale, Arizona (#356) and ProHealth - Waukesha Memorial Hospital in Waukesha, Wisconsin (#358). Northwell and LHH management may aspire to achieving world-class status, but helping them in this quest (particularly given the costs to the community) should not be the concern of New York City public officials. Very truly yours,

Testimony to CB8M Regarding the Lenox Hill Hospital ULURP Application

Timestamp	Name	Address *(optional)*	Email Address *(optional)*	Are you	Comments on the application
3/12/2025 13:56:07	Harry Gill		Nelson Calderon	In favor of the application	I am advocating for a newer Lenox Hill Hospital which would allow for state-of-the-art medical technology, improving patient care, and clinical outcomes.
3/12/2025 13:57:02	Santos Rodriguez	[redacted]		In favor of the application	TESTIMONY On behalf BUILDING AND CONSTRUCTION TRADES COUNCIL OF GREATER NEW YORK AND VICINITY In Support of the Northwell Lenox Hill Hospital Redevelopment Project March 12, 2025 Good afternoon. I am Gary LaBarbera, President of the Building and Construction Trades Council of Greater New York & Vicinity in support of the Northwell Lenox Hill Hospital Redevelopment Project. The Building and Construction Trades Council is an organization of local building and construction trade unions that are affiliated with 15 International Unions in the North American Building Trades Union. Our local union affiliates represent approximately 100,000 union construction workers. The Building Trades' mission is to raise the standard of living for all workers, to advocate for safe work conditions and to collectively advance working conditions for our affiliates' members, as well as all workers in New York City. The Lenox Hill Hospital redevelopment project is a great opportunity for our City to modernize its healthcare and patient facilities while creating good jobs in the healthcare sector and the construction industry. Northwell is committed to developing spaces at Lenox Hill that will provide greater dignity for patients and their families. This includes an updated Emergency Department, redesigned Operating rooms, and single patient rooms to help improve the patient's experience and outcomes. However, not only is this an investment that will improve healthcare, but it will also improve the City's economic health through the creation of construction jobs and healthcare positions. Northwell's has committed to performing its redevelopment project pursuant to a project labor agreement with the Building and Construction Trades Council, which will ensure that the nearly 900 Union construction jobs will provide workers with fair wages, medical and retirement benefits, and a voice on the jobsite. The Building and Construction Trades Council of Greater New York and Vicinity supports projects like the Northwell Lenox Hill Hospital Redevelopment Project that will improve the lives of many New Yorkers, modernize our City, and create middle class jobs for our members in the process. We thank you again for this opportunity to testify in support of this project.
3/12/2025 14:03:38	Thor Thors			In opposition to the application	Neighbors, we're at a critical moment for Lenox Hill and the Upper East Side. Northwell wants an exemption from zoning laws to build an oversized hospital. They call it "health care," but I call it "sick care"—a profit-focused industry, not a community good. When Lenox Hill began as The German Hospital in the 19th century, it fit the neighborhood—mostly tenements and open lots. Zoning laws came in 1910 to ensure light, air, and quiet for residential areas like ours. I grew up across from the hospital and remember 1976, when they built the 12-story red-brick building at Park Avenue and 76th. It was a $20 million project, different from the older hospital buildings, but it matched the height of nearby co-ops. As a kid, I avoided walking by—the ambulance sirens on 77th were loud, and the bays felt unsafe. My family went elsewhere for care. I only ended up at Lenox Hill once, for kidney stones, and spent hours on a gurney in a noisy hallway—not real care. Over time, the hospital grew louder and messier, with waste trucks on 76th and, during COVID, corpse trucks too. I tolerated it because it stayed within zoning limits. Now, Northwell wants to break those limits, influencing local officials to let them expand and disrupt our neighborhood. This isn't about healing—it's about their bottom line. We can't let them tower over us and block our light. Join the Committee to Protect Lenox Hill. Tell Northwell: Not here. Protect our neighborhood!
3/12/2025 14:05:40	Lindsey Reynolds			In opposition to the application	Zoning laws should be changed for reasons relating to public interest. The (private!) hospital has not articulated a single public interest in their proposed expansion. The neighborhood already has more than enough hospitals that are conveniently located to our homes. Another reason I strongly oppose the rezoning proposal is that the impact of the decade-long construction on the foot and road traffic in the neighborhood would be catastrophic. The impact on the skyline, in terms of shadows, tree, and general openness would also be devastating. Why should our zoning laws change simply to enable a single business to grow? The expansion does not benefit the neighborhood OR other residents in different parts of the city in any way. Please do not approve this application.

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Timestamp	Name	Address *(optional)*	Email Address *(optional)*	Are you	Comments on the application
3/12/2025 14:06:04	Susan Steinberg	[redacted]		In opposition to the application	I am the president of the Stuyvesant Town—Peter Cooper Village Tenants Association, although I am submitting testimony in my personal capacity as a member of the Coalition to save Beth Israel Hospital and New York Eye and Ear Institute, not as a representative of the STPCV TA. I totally support the position of FRIENDS of the Upper East Side, The New York Landmarks Conservancy, Carnegie Hill Neighbors, and CIVITAS in their opposition to Northwell/Lenox Hill's out-of-scale plan. My reasons are selfish, but compelling: the demographics do not support the grandiose plans for the Upper East Side, Five major new hospital and medical projects are rising amid the upper-crust neighborhood's fancy homes and shops — and three more enormous, highly controversial ones are proposed. The Hospital for Special Surgery's 12-story, Anna-Maria and Stephen Kellen tower spanning the FDR Drive at East 70th Street; the 30-story, Extell-developed medical offices and treatments building leased to HSS at First Avenue and East 79th Street; and Iron Horse Labs on East 94th Street developed by Elevate Research Properties, a subsidiary of Taconic Partners. These mega-projects will serve a population of 211,000 with a median household income of $144,990, and a racial demographic of 72% white. Contrast that with the Lower East Side, an area of Manhattan that, with the closing of Mt. Sinai Beth Israel Medical Center at First Avenue and 16th Street, will become a health care desert with no major medical services, only satellite facilities and urgent care centers. The LES has a population of 148,789, a median household income of $541,111 and a racial demographic of 26.9% Asian, 26.0 Hispanic and only around 33.8% white. What's wrong with this picture? New York University Langone and Bellevue Hospital, the two nearest medical centers, are overtaxed with the overflow from MSBI. A colleague recently spent 9 days in the Emergency Department at Bellevue because they didn't have an available bed. Beth Israel Hospital has been operating in the Lower East Side since 1891 and, throughout the years, added services and facilities and opened various sites to better serve its increasing patient population. Eventually, its medical center campus on First Avenue and 16th Street, as well as its NY Eye and Ear Institute on 14th Street and Second Avenue, became a health-care cornerstone for the East Village and for the 25,000 residents of Stuyvesant Town-Peter Cooper Village, along with other neighborhoods south of 23rd Street, who needed expert, comprehensive care. With the closing of St. Vincent's Hospital in 2010 after a long period of financial struggle, Beth Israel Medical Center was the health care sine quo non for 400,000 residents living south of 14th Street, river to river. Its doctors and programs were respected and lauded by those who needed treatment—and it accepted Medicaid, cognizant of the needs of its lower income constituents. The hospital thrived. Until! It was taken over by Mt. Sinai. Profit centers were moved out of the hospital to satellite centers in other parts of the city and programs on which the reputation of the hospital rested were dropped. Suddenly, Beth Israel started losing money, lots of it. Millions of dollars. MSBI applied to the DOH for closure of discrete areas of the hospital, whereas the real plan was to close the entire hospital. Applying piecemeal allowed them to circumvent having to submit a formal closure plan to the DOH. Finally, the hospital announced its intention to close, leaving 400,000 mostly low-income residents bereft of medical care, particularly emergency care. The community, through a Coalition to Save Beth Israel and New York Eye and Ear Institute, sued to keep the hospital from closing, but after many months, the judge dismissed the case against MSBI. We are desperate. We, too, deserve to have local access to world-class healthcare. Northwell can show its true public spirit by downsizing the Lenox Hill center and working with Mt. Sinai Beth Israel and the local community to keep lower Manhattan health-care whole. Susan Steinberg
3/12/2025 14:08:00	Michael Nimaroff			In favor of the application	Dear neighbors, I joined the medical staff at Lenox Hill hospital approximately 6 to 7 years ago when I moved into the community living on 74th St. and Lexington Avenue. I am an obstetrician gynecologist practicing on 64th St. but have the privilege to serve as the chairman of the Department Of OB/GYN at Lenox Hill hospital since July 2024. The department of OB/GYN at Lenox Hill has had an outstanding reputation and serves the community providing outstanding routine OB/GYN and subspecialty care ranging from treatment of high risk pregnancy, infertility care, surgical treatment of endometriosis and care for women in the community with gynecological cancers to name but a few of our services. Redevelopment of our physical plant is essential for us to continue to provide the highest level of care available in an environment that our patients in the community deserve. As a provider who lives around the corner updating our physical plant will only enhance our environment and the unique community that we are fortunate to live in. I encourage you all to support this project to bring both our internal and external facilities to the level that our community deserves.

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Timestamp	Name	Address *(optional)*	Email Address *(optional)*	Are you	Comments on the application
3/12/2025 14:13:38	Andrea Hamilton	[redacted]		In favor of the application	I am in favor of the Lenox Hill Hospital Development. Lenox Hill serves a diverse patient population, including patients relying on Medicaid/Medicare and other social service benefits. The reach of the hospital is far beyond the Upper East Side with a higher percentage of hospital revenue put back into expanding hospital services to the community. Now more than ever, we need to expand access and services. Lenox Hill's strong ability to expand services, grow partnerships, as well as move into upstream community-based strategies of preventive healthcare should be promoted, not devalued, so we can improve the health of New Yorkers.
3/12/2025 14:22:47	Susan Steinberg			In opposition to the application	THIS IS A CORRECTED STATEMENT. AVERAGE INCOME IN LES IS $54,111 NOT $541,111. I am the president of the Stuyvesant Town—Peter Cooper Village Tenants Association, although I am submitting testimony in my personal capacity as a member of the Coalition to save Beth Israel Hospital and New York Eye and Ear Institute, not as a representative of the STPCV TA. I totally support the position of FRIENDS of the Upper East Side, The New York Landmarks Conservancy, Carnegie Hill Neighbors, and CIVITAS in their opposition to Northwell/Lenox Hill's out-of-scale plan. My reasons are selfish, but compelling: the demographics do not support the grandiose plans for the Upper East Side, Five major new hospital and medical projects are rising amid the upper-crust neighborhood's fancy homes and shops — and three more enormous, highly controversial ones are proposed. The Hospital for Special Surgery's 12-story, Anna-Maria and Stephen Kellen tower spanning the FDR Drive at East 70th Street; the 30-story, Extell-developed medical offices and treatments building leased to HSS at First Avenue and East 79th Street; and Iron Horse Labs on East 94th Street developed by Elevate Research Properties, a subsidiary of Taconic Partners. These mega-projects will serve a population of 211,000 with a median household income of $144,990, and a racial demographic of 72% white. Contrast that with the Lower East Side, an area of Manhattan that, with the closing of Mt. Sinai Beth Israel Medical Center at First Avenue and 16th Street, will become a health care desert with no major medical services, only satellite facilities and urgent care centers. The LES has a population of 148,789, a median household income of $54,111 and a racial demographic of 26.9% Asian, 26.0 Hispanic and only around 33.8% white. What's wrong with this picture? New York University Langone and Bellevue Hospital, the two nearest medical centers, are overtaxed with the overflow from MSBI. A colleague recently spent 9 days in the Emergency Department at Bellevue because they didn't have an available bed. Beth Israel Hospital has been operating in the Lower East Side since 1891 and, throughout the years, added services and facilities and opened various sites to better serve its increasing patient population. Eventually, its medical center campus on First Avenue and 16th Street, as well as its NY Eye and Ear Institute on 14th Street and Second Avenue, became a health-care cornerstone for the East Village and for the 25,000 residents of Stuyvesant Town-Peter Cooper Village, along with other neighborhoods south of 23rd Street, who needed expert, comprehensive care. With the closing of St. Vincent's Hospital in 2010 after a long period of financial struggle, Beth Israel Medical Center was the health care sine quo non for 400,000 residents living south of 14th Street, river to river. Its doctors and programs were respected and lauded by those who needed treatment—and it accepted Medicaid, cognizant of the needs of its lower income constituents. The hospital thrived. Until it was taken over by Mt. Sinai. Profit centers were moved out of the hospital to satellite centers in other parts of the city and programs on which the reputation of the hospital rested were dropped. Suddenly, Beth Israel started losing money, lots of it. Millions of dollars. MSBI applied to the DOH for closure of discrete areas of the hospital, whereas the real plan was to close the entire hospital. Applying piecemeal allowed them to circumvent having to submit a formal closure plan to the DOH. Finally, the hospital announced its intention to close, leaving 400,000 mostly low-income residents bereft of medical care, particularly emergency care. The community, through a Coalition to Save Beth Israel and New York Eye and Ear Institute, sued to keep the hospital from closing, but after many months, the judge dismissed the case against MSBI. We are desperate. We, too, deserve to have local access to world-class healthcare. Northwell can show its true public spirit by downsizing the Lenox Hill center and working with Mt. Sinai Beth Israel and the local community to keep lower Manhattan health-care whole. Susan Steinberg
3/12/2025 14:42:20	Wes Allen			In favor of the application	Yes to redevelopment

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3/12/2025 14:56:57	Olivia- RN	[redacted]		In favor of the application	I've been following the news surrounding the previous iterations of this proposal, and I understand why there is strong opposition. However, as someone who has worked within this institution for nearly two decades, I can confidently say that the building no longer meets the needs of our patients or, by extension, our community. We regularly face issues with heating, cooling, plumbing, and leaks in various sections of the hospital. These issues take valuable space and resources that could be better used for patient care, such as an ICU bed or modern, reliable Wi-Fi. There's only so much that retrofitting or patching up an aging system can do before it becomes more sensible to replace it entirely. Climate change is a very real and growing concern that will only add to the challenges we face. This project offers a unique opportunity to modernize and strengthen our institution, ensuring we can continue to provide the highest level of healthcare to our patients and community. This is why I strongly support moving forward with the proposal.
3/12/2025 14:58:09	Margaret m Sharkey			In opposition to the application	This height of this building is totally out of character with the neighborhood. Northwell shoud be looking further uptown to improving the Metropolitan Hospital that is sorely in need of updating and bringing into this century!
3/12/2025 15:00:33	Srna Sunik			In favor of the application	Renovation of LHH will benefit patients and our surrounding community
3/12/2025 15:00:43	David Roane, MD			In favor of the application	I am a psychiatrist at Lenox Hill Hospital. Our department takes care of patients from all walks of life who suffer from mental illness. I could not be prouder of the care that our patients receive. I arrive at the hospital, every morning, happy to contribute to the extraordinary level of care that is provided. Yet, when I enter, I am conscious that our building has not kept up with the times. We are simply asking to invest in this community by improving our physical environment to offer the best of everything to our patients. So, I support Lenox Hill's Redevelopment Plan.
3/12/2025 15:01:05	Kali Nembach			In favor of the application	Renovation of Lenox Hill is important for our community
3/12/2025 15:01:12	Nicole Jie			In favor of the application	Lenox Hill Hospital has served the community for nearly 170 years and should continue their good work in the future with an improved facility.
3/12/2025 15:07:25	Troy Wong			In favor of the application	Lenox Hill Hospital provides consistent high-quality healthcare for the upper east side and beyond - the building deserves to be updated for the present and future of healthcare!
3/12/2025 15:09:58	Michelle C			In favor of the application	I support a new hospital.
3/12/2025 15:10:16	Katherine Fitzpatrick			In favor of the application	I am strongly in favor of Lenox Hill's application.
3/12/2025 15:10:55	Giovanna L			In favor of the application	Lenox Hill needs a new hospital. Please build a new facility to provide world class healthcare.
3/12/2025 15:12:36	M			In opposition to the application	I believe there needs to be further study if this is the only way to go. We also need to hear what the expert who is against this plan has to say.

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Timestamp	Name	Address *(optional)*	Email Address *(optional)*	Are you	Comments on the application
3/12/2025 15:14:52	Dr. G	[redacted]		In favor of the application	Community Board #8 Public Hearing: Lenox Hill Hospital Redevelopment Comment 1: Neighborhood Resident Perspective Good evening members of Community Board #8. I am your neighbor and resident of the Upper East Side for the past 11 years, as well as an established physician at Lenox Hill Hospital for almost 13 years, since I completed my medical training and fellowship. One would call me a permanent fixture or 'lifer' in either role. I'm here to express my overwhelming support for the proposed redevelopment of Lenox Hill Hospital. As a resident, I've witnessed firsthand the limitations of the current facility. The redevelopment plan offers crucial improvements that directly benefit our community: •Modernization & Private Rooms: The promise of a modern hospital with all-private rooms is a significant upgrade. This will enhance patient comfort, privacy, and recovery times. It also addresses infection control concerns, a critical issue in any healthcare setting. •Expanded Emergency Department: The proposed expansion of the emergency department is urgently needed. We've all experienced the challenges of ambulance access and overcrowding at the current facility. A larger, more efficient ED will improve response times and patient care, alleviating strain on both patients and first responders. •Traffic & Ambulance Drop-off Solutions: Addressing the traffic congestion and ambulance access issues is vital. The plans to mitigate these problems through improved traffic flow and dedicated ambulance bays are essential for the overall well-being of the neighborhood and the efficient functioning of the hospital. I believe this redevelopment project represents a significant investment in the future health and well-being of our community. The benefits far outweigh any potential temporary inconveniences during construction, and I urge you to approve this vital project. Comment 2: Experienced Physician Leader Perspective As mentioned, I've also dedicated my career to serving this community. From a clinical perspective, the proposed changes are transformative: •State-of-the-Art Infrastructure: The current facility has limitations that impact our ability to deliver the highest standard of care. This redevelopment will provide a state-of-the-art infrastructure that ensures we can continue to meet the evolving needs of our patients for the next century. This includes improved technology, more efficient workflow, and significantly enhanced infection control capabilities. •Expanded ED Capacity & Functionality: As a physician, I witness daily the strain on our current emergency department. The proposed expansion will dramatically improve patient flow, reduce wait times, and allow us to provide more timely and effective care. This will be critical in managing increasing patient volumes and providing the best possible outcomes. •Long-Term Community Benefit: This isn't just about bricks and mortar; it's about ensuring the long-term health and well-being of this community. A modernized Lenox Hill Hospital will attract and retain top medical talent, ensuring access to the most advanced medical treatments and expertise for generations to come. The redevelopment represents a crucial investment in the future of healthcare in this community. It's a chance to create a hospital that is not only modern and efficient but also a true asset to the neighborhood. From the lens of both your neighbor and local caregiver, I urge you provide the strongest support to both the community in and around our hospital by backing this vital project. Thank you very much for acknowledging and understanding my unique perspective.

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Timestamp	Name	Address *(optional)*	Email Address *(optional)*	Are you	Comments on the application
3/12/2025 15:21:55	Sean Groszkowski	[redacted]		In opposition to the application	I am in opposition to the proposed Site redevelopment as presented in the Lenox Hill Hospital ULURP Application. I feel that the FEIS is incomplete in part, and many sections the conclusions are suppositions made for the benefit of Lenox Hill (not the community) and to not adequately characterize the present condition of various aspects of the community surrounding the hospital. It is also disproportionately long construction schedule, considering the entire 2nd Avenue Subway project took 10 years to complete from start to finish (2007-2017)...How can Northwell justify a near decade of work on this project and the detrimental impacts it will have to the overall community and the immediately adjacent properties most of all. Issue with the Lenox Hill Hospital requests for zoning variances: New York City Zoning Resolution - Summary The New York City Zoning Resolution sets regulations for developing a property, from a new building to a small home addition. Zoning is a set of regulations that govern how to use or develop a given property. These codes restrict the use and bulk of a building. Zoning codes in New York City dictate the use and bulk of buildings based on their zoning district. •Use regulations determine whether a property can be used for residential, commercial, manufacturing, or community facility use. •The Bulk regulations govern the shape and size of the building, such as height, floor area, and setbacks. These regulations are all based on what zoning district a given property is in. Redevelopment Paths: 1.As of Right "As of Right" is a term in property development and planning that means what one has a right to build in accordance with local regulations. An "As of Right" development must be approved by the Department of Buildings but does not require any special permissions or discretionary actions to develop. As long as it follows all applicable regulations and requirements, you have the right to go through with the project. •Not the Situation with either of the two Lenox Hill Hospital Proposal currently being submitted. 2.Discretionary Action A Discretionary Action in property development refers to a proposed development that does not meet the requirements for As of Right. This means you may need to apply for a Special Permit, a Zoning Variance, or a Rezoning. These are issued on a discretionary case-by-case basis and can be denied. The key difference between an As of Right Development and a Discretionary Action is that a Discretionary Action does not 100% comply with zoning codes and, therefore, can be denied for various reasons. •This is the Situation with the Lenox Hill Hospital Proposal. Just because they want it approved does not mean it should be. Zoning Analysis Requirement Building developments require a licensed architect, and a zoning analysis must be produced, signed, and sealed by an architect when submitted to any City Agency. Current Zoning and Requested 'Discretionary Action' Rezoning The Lenox Hill Hospital property is currently zoned as C1-8X and R8B, and are requesting that the NYC Department of City Planning (DCP) approve rezoning the property to C1-9 and C1-8, respectively. Both Zoning districts assigned that end with a letter are contextual zoning districts. Contextual Zoning Districts are required to comply with the Quality Housing Program (QHP)for residential use. The QHP is a set of zoning regulations in New York City that intends to maintain the existing character of specific neighborhoods and provide amenities for the building occupants. Specifically as per the Zoning Resolution (Article ii, Chapter 8 [28-00]), "The QHP is established to foster the provision of multifamily housing and certain community facilities that: (a) are compatible with existing neighborhood scale and character; (b) provide on-site amenity spaces to meet the needs of its residents; and (c) are designed to promote the security and safety of its residents." The program enforces additional standards for building developments, including bulk regulations. QHP is mandatory in R6 through R10 contextual zoning districts and optional in all other R6 through R10 zones. The QHP promotes shorter wider buildings that are typically larger in square footage than a tall skinny building. The QHP is just another set of optional zoning regulations and has nothing to do with low income or affordable housing. The QHP typically will result in a larger building of a higher quality. •R8B Zoning R8B Zoning is considered "high density" residential zoning. It typically has multifamily buildings that are often 6 or 7 stories. Additional regulatory restrictions applicable to an R8B zone are: •Must Comply with the Quality Housing Program (QHP) •R8B Zoning Community Facility Uses While R8B Zoning is a residential zone, Community Facility uses are allowed in all R8 zones. The FAR (Floor Area Ratio) for a Community Facility within an R8B zoning district is typically 4.0 I am not sure, but I think that the widths of Lexington Ave., 77th Street and 76th Street would all be classified as 'Narrow Streets'. I think this may limit the FAR further, but I am not certain. •C1-8X Zoning C1-8X Zoning is a Local Retail and Local Service Contextual Commercial Zoning District in NYC. In C1-8X you can build a variety of commercial building uses, community facilities, and residential buildings. C1-8X Zoning has a low commercial FAR of 2.0 and a Community Facility FAR of 9.0, but these buildings can often have a residential development above the commercial spaces. C1-8X has a residential equivalent of R9X a Contextual Zone. Additionally, C1-8X Zoning District use must Comply with the QHP. •The Proposed Rezoning - R8B to C1-8 Zoning This requested Rezoning would result in a significant increase (more than double) in the allowable Community Facility FAR and would be 2.5 times the allowable FAR of 4.0 which is representative of the character surrounding the Site, and far exceeding the initial intent of the Zoning for the neighborhood. This would also eliminate the "Height Factor" regulations associated with R8B zoning in NYC. My general understanding of these regulations is that essentially, the taller the building, the more open space is required to achieve the maximum FAR. •The Proposed Rezoning - C1-8X to C1-9 Zoning This requested Rezoning would result in a significant increase in the allowable FAR (not accounting for the allowable increase for Community Facilities), which is magnified due to the proposed concentration of building height on the eastern portion of the Site...far exceeding the initial intent of the Zoning for the neighborhood.

Testimony to CB8M Regarding the Lenox Hill Hospital ULURP Application

Timestamp	Name	Address *(optional)*	Email Address *(optional)*	Are you	Comments on the application
3/12/2025 15:29:37	Anupama Bedi	[redacted]		In favor of the application	As a Physician Assistant working for Lenox Hill since 2013, I have seen the exponential growth of the services LHH provides not only to the community, but the outreach it has done in some of the underserved areas of queens and brooklyn. LHH has created valuable partnerships to sustain the health of our direct community, as well as ensuring we are providing our expertise to populations that need it most. In addition to this growth, our teams and skill sets have grown. Yet, our space has not gone through the same evolution. Too many teams have been crammed into small spaces and some team members have no place at all as a touchdown space. This is an ongoing issue, and now we are at capacity for the many types of providers that deliver care day in and day out. Redevelopment is desperately needed to keep employees and ultimately, patients supported fully.
3/12/2025 15:37:45	Shay			In favor of the application	In favor of the application
3/12/2025 15:42:54	Yves M. Duroseau, MD			In favor of the application	March 3, 2025 As Chairman of the Emergency Department at Lenox Hill Hospital, I want to express my full support for the proposed redevelopment project. Our hospital has been a cornerstone of exceptional care for the community for many years, and this redevelopment is critical to ensuring we continue to meet the growing demands of our community, our patients, and evolving standards of healthcare. The Emergency Department stands to benefit tremendously from the larger, more modern space that this redevelopment project will provide. With increased capacity, we will be able to see more patients in a timely manner, without sacrificing the quality of care that LHH is known for. The new design will also allow for private rooms, which is a crucial aspect in maintaining patient privacy, comfort, and safety during their care. In addition to the improved environment of care, the modernization of our clinical operations will enhance our ability to provide efficient, high-quality treatment. By incorporating state-of-the-art facilities and updated technologies, we will be better equipped to handle a wide range of medical emergencies. This redevelopment will also support our department in maintaining the highest standards of patient care, while creating an environment where our staff can work more effectively and comfortably. This project is not only an investment in our physical infrastructure but, more importantly, an investment in the diverse population we serve. Our patients deserve the best care possible, and this redevelopment will allow us to deliver that care more effectively and compassionately than ever before. The redevelopment of Lenox Hill Hospital will be a significant step forward in supporting our department's ethos of delivering personalized emergency care for the best outcomes, every time. Thank you for your consideration, Yves Duroseau MD, MPH Vice President, Western Region Emergency Medicine Service Line, Northwell Health Chairman, Department of Emergency Medicine, Lenox Hill Hospital President, Medical Board, Lenox Hill Hospital
3/12/2025 15:46:11	Nora Ryan			In opposition to the application	Lennox Hill Hospital should serve the community while respecting the community, staying within its current footprint. If it wants to expand to a super-sized facility, it should find a location elsewhere in the City where its supersize will not be a blight to the neighborhood. The community is well served already by hospitals in close proximity. Modernize - yes! Expand - unnecessary and not welcome. Take this plan to a part of NYC that needs additional beds. There is plenty of need elsewhere. Please protect the historic nature of this neighborhood.
3/12/2025 15:48:41	Linda Filardi			In opposition to the application	During construction this will be a traffic nightmare in a location populated heavily by schools and children. After construction it will be the same as well as contribute to noise pollution that is already terrible in terms of nonstop sirens. Finally the hospital already attracts many people loitering outside because of the emergency room and more capacity will attract more. There are many less densely populated areas in the city where this can be built.

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3/12/2025 15:59:16	David Langer	[redacted]		In favor of the application	As Chair of Neurosurgery at Lenox Hill Hospital and a longtime Upper East Sider since 1998, I have had the privilege of raising my blended family of four children just a short walk from Lenox Hill on Second Avenue. My connection to this institution runs deep—not only as a physician but also as a patient. In 2022, after suffering a broken neck and quadriplegia, I chose to return to Lenox Hill for my care, entrusting my life to the very colleagues with whom I work. That experience, along with my years as a physician, has been one of the defining highlights of my life. I have witnessed Lenox Hill evolve from a busy community hospital into a major tertiary institution serving patients from every culture and background in this great city. More than 60% of our patients rely on government insurance, yet some critics falsely claim that Lenox Hill caters only to the rich and famous. Nothing could be further from the truth. The hospital's extraordinary level of care was never more evident than during the COVID-19 crisis, when our outcomes exceeded those of most hospitals in New York City—a testament to the culture of collaboration and excellence within our walls. This commitment was even captured in the 2020 Netflix documentary Lenox Hill, in which I was honored to participate. Since 2013, I have worked tirelessly to elevate and support this institution, and I have been proud to be part of its journey to excellence. Now, as Northwell Health plans to renovate Lenox Hill to meet the standards of a 21st-century hospital, I am deeply concerned by the vocal opposition to this much-needed transformation. Much of this resistance is fueled by misinformation, with fears of noise and disruption being amplified by false narratives suggesting that Lenox Hill is of little value to the community or only serves the city's privileged class. These claims are not only misleading but also deeply disheartening. The reality is that no significant structural changes have been made to our hospital in nearly 50 years. While construction will bring temporary disruptions to our Upper East Side neighborhood, the long-term benefits will be immeasurable—for all New Yorkers. I understand these concerns firsthand; my family and I lived through the construction of the Second Avenue Subway, a project that many in the community opposed. But today, who would argue against the benefits it has brought? Yes, there was inconvenience, but once the dust settled, we were left with greater accessibility and improved quality of life. The same will be true for Lenox Hill. This renovation is not a luxury—it is a necessity. Our hospital plays a critical role in New York City medicine, treating strokes, heart attacks, and life-threatening illnesses at the highest level. The same doctors and nurses who saved my life are the ones who save countless others every day. I had the option to seek care anywhere, but I chose to return home because I knew firsthand the extraordinary quality of the people inside, regardless of how the building may look on the outside. However, Lenox Hill cannot sustain itself in its current form—inside or out. Just as every other major medical institution in the city has modernized, so must we. The Upper East Side benefited from the Second Avenue Subway, and it will benefit from a world-class hospital that meets the demands of the 21st century. Yes, short-term sacrifices are inevitable, but the long-term rewards for our community are undeniable. This new Lenox Hill will stand as a beacon of hope and healing for generations to come. What an exciting prospect for our city!
3/12/2025 16:03:25	Paul Rowe			In opposition to the application	25 beds. That is the total of additional beds that will be built – while thousands of local residents will have their lives and businesses disrupted for 6 to 10 years. And it is highly likely that, while Northwell claims its patients are 50% Medicaid/Medicare, that this will no longer true – because Medicaid/Medicare rarely pays for single-bed rooms. (You can look this up.) Basically, Northwell wants to go up in the ranks as a fancy hospital. But why should the neighborhood suffer for more than 6 years for this status symbol that will NOT noticeably add to the health resources of the community? Northwell simply cannot make a persuasive case to do what it seeks to do. The project should be denied in its present form.

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Timestamp	Name	Address *(optional)*	Email Address *(optional)*	Are you	Comments on the application
3/12/2025 16:03:49	Chad Purkey, the Asso	[redacted]		In favor of the application	Dear Members of Community Board 8, On behalf of the Association for a Better New York (ABNY), a non-profit dedicated to the advancement and support of New York City, I am writing to express our support for the proposed rezoning of the Lenox Hill Hospital site at 100 Eat 77th Street. The hospital – which has called Lenox Hill home for 160 years – has requested rezoning actions (zoning map amendment, zoning text amendment, special permit, authorization and certification) to facilitate a modernization of its facilities that will allow it to meet current and future standards of care for members of this community. Over the past six years, as the hospital has consulted with community members and stakeholders, it has demonstrated a commitment to balancing its needs with those of the community. As a result, the hospital has revised its plans to better address concerns of neighbors while also maintaining its numerous responsibilities to maintain care, improve its standard of care, and improve future operations which will allow it to be both a better neighbor and healthcare provider. We commend the hospital for maintaining dialogue with community members throughout this multi-year planning process and ultimately putting forth the proposal before you today, with its reduced building height and streamlined construction timeline. This sizeable investment in our city is necessary. As such, the community representatives of this committee should support the requested action, encouraging a long-storied neighborhood institution's decision to invest and improve its ability to provide healthcare to this community. Thank you for hearing and considering our support. Sincerely, Chad Purkey Interim Executive Director
3/12/2025 16:05:27	Holly Corbett			In opposition to the application	The ridiculous scale of the building being proposed is completely outrageous and will destroy the Lenox Hill neighborhood.
3/12/2025 16:05:32	Faith Arner			In opposition to the application	Dear Members of Community Board 8: We are deeply distressed by Northwell's proposal to put up a monstrous building in the midst of our residential neighborhood. If approved, it will bring chaos, noise, dust and disruption to our streets for more than a decade. Not only will local residents suffer, but local businesses will likely be forced to close due to lack of foot traffic. Please do not allow this to happen. Gratefully, Faith and Roger Arner
3/12/2025 16:06:46	Katie Greer			In favor of the application	Lenox Hill Hospital is there for their patients and community members when they need it most. This will equip them continue to do so.
3/12/2025 16:16:35	Sharon Kahn			I am against the expansion of the hospital	I am against the expansion of this hospital, which has forgotten its original mission--to provide medical service to the community, regardless of funds. Now it has become a profit-driven, money-hoarding miser, impoverishing the community. And now it seeks the destroy the homey atmosphere and the entire scale of the community, making absolutely no contributions to our homes. Too many administrators, too much greed. Shame on you.
3/12/2025 16:17:14	Peter Brereton			In favor of the application	We need safe, modern hospitals to keep the community healthy and to provide good paying jobs
3/12/2025 16:27:54	Stephen Morgan Archit			In opposition to the application	The bulk of the project is inappropriate for the neighborhood. Lenox Hill Hospital already creates congestion for the surrounding streets and avenues which will only worsen with this oversized building proposal. The huge height will block light and views for many neighboring buildings. The construction site alone will create significant traffic constriction as the streets will be narrowed with street barricades, frequent closures for cranes, dumpsters, and container truck deliveries. Alternative sites that are less disruptive than this one in the heart of the Upper east side should be sought. Both of my children were born in this local hospital and that provides essential services to the community. Properly scaled outlier care centers would serve all of us New Yorkers as well without the massive disruption that will result from this gigantic project.
3/12/2025 16:29:57	David Arcara			In opposition to the application	I grew up in this neighborhood and attended the Allen-Stevenson school. One of my best friends mothers was even a nurse at Lenox Hill Hospital. The hospital has been a positive contributor to our community. It is understandable that the hospital needs to stay modern and updated, but the scale of this project could not be more out of place in our small community. There is a reason the zoning does not allow for such a massive building; it does not fit in anyway. This is just common sense! And the 10 years of disruption to our community could not be more insensitive to our day-to-day wellbeing. Please substantially reduce the scope of this project so it aligns with our neighborhood. Listen to us. Have a heart. Why would a healthcare company want to harm us in such a way? Do no harm is your creed, yes?

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3/12/2025 16:32:40	Sharon Pope-Marshall	[redacted]		In opposition to the application	Sharon Pope-Marshall Executive Director CIVITAS Lenox Hill Hospital Development Proposal Manhattan Community Board 8 March 12, 2025 Testimony My name is Sharon Pope-Marshall, Executive Director, CIVITAS. Since 1981, CIVITAS has advocated for sound, context-sensitive urban planning, zoning, and landuse policies that improve the quality of urban life on the Upper East Side and East Harlem. CIVITAS opposes Lenox Hill Hospital's expansion plan as presented for three reasons: its massive floor plate of 30, 000 square, its height at 436 feet and its 10 year build program. We support a modernized Lenox Hill Hospital. However, the deadly combination of size, height and build program will conspire to destroy the unique character and the vibrant, livability of surrounding neighborhoods at the expense of an outsized institutional expansion. Moreover, visual blight will severely diminish the distinctive and world renowned urban landscape of the Park Avenue Improvement District. We ask that Manhattan Community Board 8 disapprove the Lenox Hill Hospital Development proposal as presented. Thank you.
3/12/2025 16:36:39	Robert Case			In opposition to the application	Northwell's application to impose a massive midtown-style tower into our lovely residential neighborhood is unwelcome and destructive. It violates so many of the zoning policies that have made the Lenox Hill area one of the most attractive residential neighborhoods in Manhattan. Unlike the long-accepted towers built on the major avenues, this project's huge midblock height will obstruct light and views on traditionally protected townhouse blocks to its north. There is no good reason for this extraordinary commercial upzoning in a well-functioning residential area. Northwell should be told to live within its current boundaries in its block on Lenox Hill, and take its expansion to a more appropriate site. I urge you to emphatically reject this proposal. Thank you.
3/12/2025 16:43:31	Erica Bersin			In opposition to the application	Having worked in healthcare for 28 years, including at Weill Cornell, I know this project is not needed in a community that already has the most hospital beds out of anywhere in the country. Why don't they do this in Queens which is sorely lacking? Because it's nothing more than trying to compete with the other hospitals in the neighborhood, rather than doing something that is necessary. Or perhaps the exorbitant amount they just poured into standing up a TV studio could have been put to patient care. Northwell is completely disregarding the community, pushing a $2.5 BILLION luxury campus in our residential neighborhood as a vanity project. Granting such a large zoning variance would devastate our district, introducing a structure comparable to mid-town office towers, completely out of scale and character. Zoning laws exist for a reason, and approving this sets a dangerous precedence citywide. Northwell should focus on renovating within existing zoning limits. I ask the board and city council to help protect our community for future generations. Thank you
3/12/2025 17:03:02	Dr. Jeffrey Levine			In favor of the application	I've trained and worked at hospitals across this city, but Lenox Hill is different, it's deeply connected to the Upper East Side in a way others simply aren't. As a radiologist here and a neighbor whose family calls this neighborhood home, I've seen firsthand what this hospital means to people. But here's the truth, medicine has evolved, and our facilities must evolve with it. Some may say they love this community just the way it is, but loving something doesn't mean refusing to make it better. Private patient rooms and cutting-edge imaging and surgical suites—these aren't luxuries, they're necessities. We have a choice in the Upper East Side: cling to the past or build for the future. I believe this community, and this city, deserves nothing less than the very best care for generations to come.
3/12/2025 17:05:33	Bill Brennan			In favor of the application	The current conditions of LHH need an update. The project LHH is completing on E77 and Third demonstrates their ability to manage construction and completion very well.
3/12/2025 17:07:01	janet C. Ross			In opposition to the application	Northwell Health's ambitions to achieve out of scale building heights on either Park Avenue or Lexington Avenue would destroy the character and livability of our residential neighborhood. Ironically, by such over building, Northwell Health would adversely affect the Health and well-being of the population: renters, homeowners and business people we depend Therefore the well-being of the city would be harmed. Please do not allow this flawed effort to succeed.
3/12/2025 17:07:30	Matthew Colbert			In favor of the application	Someday, all of us will require medical care. I certainly hope there is a hospital bed close to home that is ready for me when I need it. I think is is completely reasonable to allow LHH to renovate. It can't be the case that we simply allow this hospital to become outdated and obsolete.

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3/12/2025 17:11:20	Theresa Barclay	[redacted]		In favor of the application	I am writing in strong support of renovating Lenox Hill Hospital. As someone who has worked here for 30 years, I have seen firsthand the incredible, cutting-edge medical and surgical care we provide to not only this community, but the border New York community. Our commitment to excellence has been unwavering, but after 160yrs, our physical space no longer meets the demands of modern healthcare. Our leadership makes every effort to keep the space updated, but the facility is cramped, making it challenging to deliver the best possible care efficiently. The proposed renovations would allow us to continue Lenox Hill's mission with the infrastructure needed to support advanced medicine/surgery, improve patient experience, and enhance working conditions for staff. Lenox Hill renovation is an investment in the health and future of this community and beyond. As a staff member for 30 years, I urge you to support this project. Thank you.
3/12/2025 17:11:42	Rachel Storch			In opposition to the application	My name is Rachel Storch, and I am a candidate for City Council in District 4, the district that includes Northwell Lenox Hill. I have lived at 74th and Lexington, in the backyard of the hospital, for the last 15 years. I am a mother of four school-aged children, all of whom were born at Lenox Hill, and am deeply concerned about the scope and scale of the proposed expansion. Healthcare is important to east siders. Northwell is important to our community. As someone who gave birth to four children in the hospital and has relied on the facility and its provider for care over the years, I acknowledge the need for upgrades. However, the scope and scale of the proposed expansion are deal-breakers for the community and they are dealbreakers for me. As proposed, my children's entire teenage years would be consumed with potentially a decade of construction noise, dust, and disruption. More than 8,000 residents have signed petitions voicing their opposition to this project, including more than 3,000 from local Lenox Hill zip codes. The neighborhood has been lous and clear that it does not want this, and we deserve a say in our quality of life over the next decade. Lexington Avenue is the most narrow avenue on the East Side and it is already compromised by bus and parking lanes, the side streets are far too narrow for the proposed delivery and ambulance bays. Northwell is asking for a 40% zoning increase – this is a destructive rezoning of our neighborhood. I am staunchly opposed to the expansion as proposed for the sake of my children's childhood and for the sake of quality of life in our neighborhood.
3/12/2025 17:33:02	Peter Glennon			In favor of the application	Please let Lenox Hill grow to meet the needs of community. We need to support Lenox Hill more then ever. We can't lose any more hospitals in NYC!
3/12/2025 17:45:44	George H. Young III			In opposition to the application	This horrific and gargantuan potential scar to our neighborhood has no redeeming benefits to NYC or the UES; the only potential benefits accrue to the egos and pockets of Northwell Health's management. Please block this audacious attack on the quality of life in our neighborhood. Should you not, my family and I will be forced to move from NYC rather than endure having our day to day lives shredded by this unnecessary project. Thank you.
3/12/2025 17:59:01	Giselle Melendez			In favor of the application	I support Lenox Hill Hospital rebuilding a new building
3/12/2025 18:08:35	Ted Scovell			In opposition to the application	This plan is not reasonable.
3/12/2025 18:15:11	Samantha Scully			In opposition to the application	I've seen the proposed expansion plans and I firmly believe that this money could be better spent elsewhere
3/12/2025 18:15:14	Frederick Scovell			In opposition to the application	Although I respect the need to potentially upgrade elements of the hospital, taking this long and expanding in the ways proposed in the two designs we were presented, seems better fit for somewhere else in the city.

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3/12/2025 18:18:15	gail scovell	[redacted]		In opposition to the application	It is hard to think of anything that will affect the quality of life of neighborhood residents more than a minimum 10+ relentless years of construction noise and disruption – all for a hospital project in a neighborhood that already has far more than its share of hospital facilities in a city that has great need for hospital facilities in other neighborhoods. The Northwell Health project just doesn't make sense! I have given a lot of thought to making sure that my position is not NIMBYism. However, the combination of the fact mentioned above that the UES is not one of the neighborhoods that is suffering from lack of medical facilities and the fact that the construction of other tall buildings seems to only disrupt their neighborhoods for a year or maybe two, makes me confident that this project is unreasonable and opposition is not NIMBYism. I would also note that the chances that the construction timeline will get extended seems almost inevitable when trying to plan 10 years out. I have heard people say that the City Council may look for a compromise. While that may be the right approach in many circumstances, brokering a compromise is not sufficient when the proposal is so extreme. We cannot allow Northwell Health to capitalize on the well-established cognitive bias of "anchoring" the negotiation with starting points that are outside the bounds of reasonableness. (see, Program On Negotiation, Harvard Law School https://www.pon.harvard.edu/daily/negotiation-skills-daily/what-is-anchoring-in-negotiation/#:~:text=A%20well%2Dknown%20cognitive%20bias,know%20they%20are%20irrelevant%20to See also, Wikipedia https://en.wikipedia.org/wiki/Anchoring_effect#:~:text=The%20anchoring%20effect%20is%20a,have%20been%20reported%20in%20research.) Please think about what it will feel like for those of us who live near the project to live with the noise, dirt, traffic, lights and congestion of 10 years of construction – or even 5 years! That much disruption is not a reasonable ask. Then consider that all of this will be compounded by the fact that Lexington Avenue is a particularly narrow avenue and the area around the subway stop and often the subway platforms are already crowded. Of course, the businesses in the area will also suffer and many will likely fail over that long a period. This is not even considering the light that will be blocked by such a large building when construction is finally finished (until the next project). I understand that the Lenox Hill building may need to be modernized, but that is no excuse for the current proposal. Please stand up for your constituents and let Northwell Health know that this project is beyond unreasonable. Equally important, please dont let yourself be used by Northwell Health to allow this proposal as the inappropriate starting point for discussion
3/12/2025 18:21:24	ralph			In favor of the application	having a world class hospital in our neighborhood is a tremendous asset !
3/12/2025 18:30:13	Cornelia Ercklentz			In opposition to the application	These plans are simply not in line with the existing neighborhood and its historical Nature. This building is monstrous and will destroy the Lenox Hill neighboorhood. I understand a need to upgrade the hospital but this plan is not acceptable. Lenox Hill Hospital doesn't seem to care about its neighbors they have barely modified the plans at all. In addition, The hospital is also in the process of completing a separate tower on Third avenue. Why then do they need a tower this large on Lexington? not to mention that the architecturally ugly and doesn't fit with the neighborhood. The community is in extreme opposition to this plan. We need to save the feel and nature of our neighborhood. Approving this plan would destroy our community.
3/12/2025 18:32:23	Peter Goodman			In opposition to the application	The proposed hospital development project will require tremendous disruption to the neighborhood in terms of noise, dirt, and congestion for approximately a decade. This is far outweighed by the minimal benefit to the neighborhood and to the city at large with respect to improving availability of quality medical care to residents. The fact that all of the rooms will be single occupancy evidences that this project is not designed to address the needs of the general population but is focused on a very specific segment of the population who will be able to afford this level of care. Finally, when viewing the rendering of the finished project, it is astonishing to see the massive bulk of a building that will be visible from the Park; the design and bulk of the building is out of character of the neighborhood and will be an eyesore.
3/12/2025 18:39:39	S Kastner			In favor of the application	The plan includes making the streets safer by moving ambulances off the street and improving access to the 77th Street subway station. These changes will make a real difference.
3/12/2025 18:40:54	Belkis Calderon			In favor of the application	I would like to express my support for Lenox Hill's proposal
3/12/2025 18:56:03	Jennifer Whitney			In favor of the application	I welcome this improvement to the neighborhood, and I appreciate the improvement to the subway station.
3/12/2025 18:57:17	Ann ter Haar			In opposition to the application	I am an owner in nearby building and a healthcare executive. My objections: 1) many patients they treat are by their own admission from outside the immediate area- why have they concluded that the best way to serve their patients is to bring them to an expensive and congested part of the city for care instead of smaller locations across ny, 2) the hospital has already proved to be a bad neighbor allowing their doctors and patients to park illegally and double park cars, in addition to patients and staff camping outside on chairs or on sidewalks or against building adding to overall congestion versus the original community hospital that was Lenox Hill; in a prior meeting they had no plan to address any of this including parking, 3) patients do not want to be in hospitals nor do forward thinking hospitals focus on building big towers; most hospitals are reducing the # of beds, service lines are moving to ambulatory settings and hospital at home is in early innings; by the time the tower is built it will be obsolete given an earlier meeting that indicated construction completion was 12 years, 4) neighborhood residents are already well served by the many existing hospitals in the city - we do not need additional capacity. This plan does not serve the immediate community nor does it improve patient experience nor does it make any sense in terms of where healthcare is heading.
3/12/2025 19:18:50	Moreen McGurk			In opposition to the application	The traffic will be impossible especially during the very long construction.
3/12/2025 19:46:50	Ralph			In favor of the application	Improved facilities are a benefit to everyone

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3/12/2025 20:34:15	Ruth Holzer	[redacted]		In opposition to the application	This proposal is not about union jobs - if Lenox Hill or Northwell expands elsewhere in Manhattan or the outer boroughs, the same number of union jobs will be involved. This is about building a facility completely out of character with the neighborhood to add 25 beds for upper income patients who for all we know may come from outside the City or the Country. The Park Avenue mother/baby lobby will cause more traffic and congestion on an already overcrowded Avenue. The Upper East Side doesn't need more hospital beds - underserved communities in upper and lower Manhattan and in the outer boroughs is where the need is. If Lenox Hill needs to expand, let them do it within the footprint and height limitations allowed by the current zoning rules and not subject the neighborhood to nine years of loud noises and horrible pollution that will adversely affect the health of neighborhood residents. The Community Board has had many meetings where the community has made clear that either objections to this out-of-character project. Why isn't it time to tell Northwell and Lenox Hill to meaningful change the proposal to meet neighborhood objections or be denied permission to proceed?
3/12/2025 20:39:23	Oliver Goldstein			In opposition to the application	A nearly ten-year construction project will impose an enormous and unacceptable burden on everyone in our neighborhood. A massive new tower that is out of character with our neighborhood and inconsistent with neighborhood zoning is also unacceptable. Our community is well served by hospitals. Lenox Hill should improve their facility within its current footprint or with modest additions. The neighborhood overwhelmingly opposes this project, and our representatives should reject it.
3/12/2025 20:48:01	Erin Bolan			In favor of the application	Nancy was the name of the lactation consultant who taught me how to breastfeed in the NICU of Lenox Hill after my son was born premature. I was in somewhat of a state of shock then so I didn't realize the impact of what she was showing me. But I would think of Nancy daily as I breastfed my son successfully for the next 13 months, until the day my healthy and rambunctious toddler decided he was too busy to sit around attached to mom. My delivery was sudden and traumatic, especially for a first time mom who was pregnant through COVID lockdowns. But I felt safe, comforted and cared for at Lenox Hill - before, during and after my delivery. I feel grateful for the excellent care and knowledge my son and I received there.
3/12/2025 20:59:31	Alice Heyman			In opposition to the application	I do not support Northwell's outrageous plans for Lenox Hill Hospital and I am strongly against it because it will disrupt the whole Lenox Hill community for many many years to come.
3/12/2025 21:01:19	Ona Jasinskas			In opposition to the application	I think that we don't really need it.
3/12/2025 21:03:01	Jun Real			In opposition to the application	The entire plan is extremely expensive and very disruptive to the neighborhood.
3/12/2025 21:03:42	John Gee			In opposition to the application	I am against it.
3/12/2025 21:04:29	Audrey Real			In opposition to the application	It is not a good idea.
3/12/2025 21:05:32	Dan Leeds			In opposition to the application	I am definitely against the whole plan.
3/12/2025 21:06:14	Arlene F.			In opposition to the application	Not a good idea.
3/12/2025 21:26:48	Sara Choi			In favor of the application	At a time when hospitals across the city are struggling or even closing, Northwell Health is trying to reinvest in our New Yorkers' health needs by strengthening Lenox Hill Hospital. We know the ER needs more space and privacy for patients. Nobody should have to share a crowded room when they're having their worst day, giving patients the dignity and comfort they deserve when seeking emergency care. It will also help new families through the mother-baby hospital. Every family deserves quality care close to home when welcoming a new baby. This is about making sure our neighbors don't have to travel across the city to get excellent maternal care. The plan includes making the streets safer by moving ambulances off the street and improving access to the 77th Street subway station. These changes will make a real difference. The project will also mean good-paying union jobs for New Yorkers and help make sure that hospital employees and workers can support local businesses. Lenox Hill's doctors and nurses are incredible, and they deserve facilities that match their skills. This investment will help them provide even better care for our community.

Timestamp	Name	Address *(optional)*	Email Address *(optional)*	Are you	Comments on the application
3/12/2025 21:28:02	Deborah Socolar, MPH	[redacted]		In opposition to the application	BECAUSE my comments include 4 tables that cannot be reproduced here, I will email a PDF of my comments to Stephanie Reckler and Stacy Krusch. Lenox Hill Hospital Consistently Has Very Low Occupancy Comment to Manhattan CB8 Land Use Committee Hearing Opposing Northwell's Proposed Expansion of Lenox Hill Hospital Deborah S. Socolar, MPH 606 W. 116 St., NY 10027 dsocol@gmail.com March 12, 2025 I write to oppose Northwell's current extravagant proposal to replace Lenox Hill Hospital's aging facility with a giant tower on the Upper East Side of Manhattan, an already over-bedded area. I am writing as a concerned Manhattan resident and health care access advocate, and as a health care policy professional. I've spent much of the past 40 years analyzing health care cost and access issues, including hospital capacity and costs. That work was largely as co-director of the Health Reform Program (formerly the Access and Affordability Monitoring Project) at Boston University School of Public Health, but also at the Mayor's Committee on Access to Health Care in Boston, and recently in NYC as a member of several groups active on public health issues. My comment today provides evidence on one main point: Lenox Hill Hospital consistently has a great many empty beds. The state dataset that I cite presents this as a high percentage of beds "available." Another common way to describe this is, conversely, that Lenox Hill, in the past year, March 2024 - 2025, has consistently had a remarkably low occupancy rate. As my table on page 3 shows, using 7-day averaged data for a sample of 24 dates: * Empty beds were generally at least twice as high a share of beds (non-intensive care beds) at Lenox Hill for the past year as at Manhattan hospitals overall. * 37% - 47% of non-ICU beds were empty at Lenox Hill for much of the past year. * Lenox Hill routinely was among the 3 Manhattan hospitals with the highest share of its beds going empty – and often ranked #1. * So far in 2025, Lenox Hill has commonly had more of its beds empty than any other hospital in Manhattan – and that was true last spring as well. These data indicate there is no justification for NYC to approve a costly new facility on the scale proposed, which aims to replace all Lenox Hill's beds and even add more. Tables below reinforce testimony today by Community Voices for Health System Accountability. CVHSA includes data from earlier this month contrasting Lenox Hill's very high empty bed rate with much lower figures borough-wide and at various other hospitals. Those figures and mine use a NY State Dept. of Health dataset (https://coronavirus.health.ny.gov/hospital-bed-capacity) which shows daily bed availability levels for hospitals all across the state. I include here copies of two recent tables from that website on pages 4-6 to echo that CVHSA point. Further, I compiled similar data into the table on page 3 entitled "Lenox Hill Hospital – Percent of Beds Available Compared to Other Manhattan Hospitals." My table shows a scattering of 24 dates over the past year, March 2024 to March 2025. It makes clear that the contrast between many empty beds at Lenox Hill and far fewer in Manhattan hospitals overall was consistent during the past year: Column 4 in the page 3 table shows that, in the past year, Lenox Hill almost always had at least twice as high a share of its non-ICU beds unoccupied as in Manhattan hospitals overall (and for all 7-day periods shown, the share was at least 1.9 times as high). In 20+ weeks since last March, 37% to 47% of its beds, on average, were empty. Since I highlight bed availability averages over a 7-day period (ending with the date shown), there must be many days when even more of Lenox Hill's beds stood empty, and likely a substantial number of days when more than half its beds were empty. For example: In the 7 days ending 3/10/25, while Lenox Hill (non-ICU) "bed availability" averaged 43%, it was 45% on the final day, as you can see in the NYS DOH table reproduced on p. 4. (Detail showing only non-ICU beds, excerpted from the NYS Dept. of Health website table for Manhattan/New York County. The 3/10/25 date is visible in another view, in the table on page 6.) Last spring, the 7-day average empty bed share sometimes reached as high as 46% and 47% for Lenox Hill, as shown on page 3. If some days were below those figures, other days must have been higher. Indeed, in spot-checking Manhattan bed availability data on the state website last spring, I noticed at least one day in June 2024 when Lenox Hill reported that over half (51%) of its beds were unoccupied and available. Lenox Hill is often the Manhattan hospital with the highest share of its beds going empty, as shown in column 5 of the table on the next page. Yet Northwell proposes to invest massively in a wastefully huge new facility – in an area where there are already more than ample beds. Building a project with all those unnecessary beds would waste enormous resources and needlessly boost health care costs in New York. It is reasonable for Northwell to want to update Lenox Hill's aging facilities, but that should be done on a scale commensurate with the hospital's actual patient volume. PAGE 3 TABLE Lenox Hill Hospital – Percent of Beds Available Compared to Other Manhattan Hospitals, 2024-2025

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Timestamp	Name	Address *(optional)*	Email Address *(optional)*	Are you	Comments on the application
3/12/2025 22:05:24	Kent Reynolds	[redacted]		In opposition to the application	A zoning change should only be entertained when there is some compelling public benefit. The zoning itself is intended for the public's benefit, and it is only logical to change the zoning for a reason that benefits the community. This zoning change and the resulting building cannot be justified in this context. There is no public benefit. The reasons the hospital provides are great marketing, but when evaluated in light of public benefit, they are vacuous. They say things like patients in single-occupancy rooms have better recovery rates. Great, they don't need a zoning change to make all rooms single occupancy. We all know the real reason is growth. This community does not need more hospital beds. Let them build a new hospital elsewhere in the city where beds are needed.
3/13/2025 9:58:41	Susan T			In favor of the application	I am in favor of redevelopment
3/13/2025 10:21:43	Megan T			In favor of the application	In favor of the application
3/13/2025 11:26:57	Mia Richards			In opposition to the application	The man who gave the presentation last night was nothing short of smug. The UES has no shortage of hospitals. If one has cancer, one goes to MSK. If one has a broken harm, one goes to HSS. One certainly doesn't go to Northwell Lennox Hill, a hospital that purports to be for the working person but is better known for its maternity ward catering to celebrities. Last night, the ONLY people who spoke out in favor of the smug Northwell's plan were construction workers who want to redevelop the site so they have jobs and employees of the hospital. That said everything one needed to know! Do not let this redevelopment project, in violation of zoning laws, happen. Do not let this evil hospital get its way.
3/13/2025 12:45:39	Craig Oxman			In opposition to the application	Dear Community Board 8 members, I attended last night's meeting at Rockefeller University on the subject of the proposed Lenox Hill Hospital project. Unfortunately, due to the vast number of attendees I was not able to speak in time given that meeting was set to end at 8:30pm. However, I am dead set against the project. Reasons? 1. It will take over 10 years to build, with massive disruption, for what? 25 incremental beds? 2. It is out of keeping with the neighborhood and the local environment in numerous ways 3. It is not needed—there is no allegation of a bed shortage at LHH, or anywhere on the UES for that matter 4. It will cause a massive increase in rates, to support the pay down of debt incurred in construction—it is a business, after all 5. It sets a bad precedent for breaking zoning codes and laws, with a smell of improper political influence For you as a Board, there is a much simpler question—this is supposedly Northwell's most important, premier project, right? IF THIS IS SO IMPORTANT TO NORTHWELL, WHERE WAS CEO MICHAEL DOWLING LAST NIGHT? Don't you feel just a little disrespected and humiliated that the CEO only saw fit to send his minion? Craig Oxman
3/13/2025 13:03:49	Stephanie Reckler			In opposition to the application	One-minute speech at CB8 hearing: This is about ZONING. Zoning allows for 175-ft on Lexington Avenue. Northwell's current proposal calls for 436-ft on Lexington Avenue. That is twice what is permitted. This is an exceptional variance. Model 2 reduces Lexington Avenue by 40-ft but moves the height to east 76th Street whereby putting density on the mid-block which is also an exceptional parameter, requiring almost a 500% zoning variance. LHH is not exceptional; it is not a world-class hospital despite its claims in marketing releases and in the Scope of Work. Sorry to disappoint Northwell's CEO and Dr Baker. According to Newsweek's 2025 U.S. Hospital rankings, Lenox Hill ranks #357, behind a hospital in Scottsdale, Arizona (#356) and ahead of a hospital in Waukesha, Wisconsin (#358). Northwell and LHH management may aspire to achieving world-class status, but it is not the responsibility of New York City public officials. It is certainly not the concern of the residents of the UES. We all agree the hospital needs to be renovated but do it realistically and find a much bigger site in a neighborhood that begs for better hospital care. Give us a hospital for the community, Mr. Dowling and satisfy your ego elsewhere.

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Timestamp	Name	Address *(optional)*	Email Address *(optional)*	Are you	Comments on the application
3/13/2025 13:45:17	SK	[redacted]		In opposition to the application	We are the : voters, taxpayers, shop owners, mothers with strollers, seniors with walkers, kids walking to school, constituents who eat, sleep and live here. We are the residents and the community that this would effect, not only during construction, but for decades. We LIVE here - this is our HOME. We are not a mega company spending millions on lobbying and PR. We are not the doctors and nurses that come in for the day and then go to their homes elsewhere for the night. WE are the community that the Community Board is supposed to fairly represent. This is a RESIDENTIAL NEIGHBORHOOD. And, while upgraded hospital services are more than welcome, NWH has only itself to blame for not keeping up their facility over the years. They made a mess and we are NOT GOING TO PAY - in daylight, noice, dirt, pollution, excess vehicular and foot traffic and living under the glare and shadows of a monstrosity of a Hospital that already has the highest bed vacancy around. It's unimaginable how this could possibly be justified in any stretch of the imagination. Community Board 8 must say NO.
3/13/2025 14:18:46	Ameth Aguirre			In favor of the application	The renovation of Lenox Hill hospital is overdue. Lenox Hill is a gem and we need to ensure it continues to support the health of all UES residents and neighboring communities. As a resident in the neighborhood, I fully support it, for the benefit of all and generations to come.
3/14/2025 6:47:27	Brian			In favor of the application	I support the project
3/15/2025 16:29:37	Ida Benedetto			In opposition to the application	I get that Lenox Hill needs modernizing, but that doesn't justify throwing out zoning rules that protect the neighborhood. The current zoning already allows buildings up to 175 feet - plenty of room to upgrade infrastructure and technology. If they need more space, they already have that new building on Third Avenue. They don't need a 436-foot tower. This isn't just about living through 9+ years of construction noise and chaos. It's about permanently changing our residential neighborhood with a building that belongs in Midtown. Once it's built, we're stuck with it forever, along with whatever precedent it sets for future developers wanting exceptions. And let's be real - if they're only using 50-60% of their current beds, how can they justify needing such a massive expansion? Big medicine is killing us all - both figuratively with these neighborhood-destroying towers and literally by driving up healthcare costs with unnecessary expansions. Healthcare is moving toward outpatient care anyway. They could modernize within the existing zoning, or build their dream hospital somewhere that actually needs more healthcare facilities. A reasonable case has been made for renovation, but not rezoning. Work within the rules that protect our community.
3/16/2025 10:12:40	Nancy Frank			In opposition to the application	Seeing the new plans for Lenox Hill Hospital, I recognize that while the building's aesthetic may suit Midtown or areas east of Third Avenue, it does not align with the character of its Upper East Side location. The architect mentioned incorporating limestone, which would be more in keeping with the neighborhood's historic architecture, yet the current rendering is predominantly glass with minimal limestone. The proposed structure is imposing and out of scale with its surroundings. I support modernization, and it's clear that the hospital needs additional space for ambulances. The current area at 77th Street and Lexington Avenue is one of the dirtiest in the neighborhood, and improvements are long overdue. I hope the community board urges Northwell to reconsider the design, opting for a more traditional architectural style that respects the neighborhood's character, along with a more modest structure that does not take 9–11 years to complete. Someone pointed out that the modernization of LaGuardia Airport took less time—if such a massive project could be completed efficiently, Lenox Hill Hospital should be able to streamline its construction timeline and limit the scale of the development. Additionally, I urge the inclusion of a plan for better lighting on Park Avenue between 76th and 77th Streets. The block is poorly lit, making it an unnerving area for residents to walk at night. Improved lighting would enhance both safety and the overall environment of the neighborhood.
3/17/2025 13:46:27	Eileen Toback			In favor of the application	I am UES resident for over 13 years and I am the Executive Director of the NY Professional Nurses Union (NYPNU). In my 17 years working at NYPNU, I've had the privilege of getting to know many of the 1,200 RNs who work in this community at Lenox Hill Hospital. Many are also local residents of the UES. They are our frontline heroes, and I know the impact they have on my neighbors and fellow NYers each and every day - even those NIMBY residents who betray them now. In order to make sure NYers receive the very best medical treatment they can, regardless of where they live or their income, we need to be willing to invest in the spaces that provide that essential care. Representing the nurses who deliver exceptional care at LHH, we KNOW that they do so DESPITE the aging building around them. This building is holding us back. And it is also jeopardizing nurses' and all LHH healthcare workers physical safety as well. We need to work with LHH and find a pathway forward that allows the investment we need in the hospital and provides the care our community deserves. Thank you.

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3/17/2025 15:18:13	Jean Rodd	[redacted]		In favor of the application	As a NICU nurse at LHH for over 40 years, I completely support the redevelopment. As for the misunderstanding that our hospital would be better in an underserved area, I can vouch for the fact that most of our families are not from the Upper East Side. Access to the six train brings patients in from all parts of NY. I myself am from Astoria, but my parents came to LHH for the wonderful care. Our NICU , as many know , is too small, and outdated. We are unable to expand under current conditions.If we add one more inch on to square footage, we are out of code and need to completely redo. I know we do amazing work, but I am so tired of shuffling babies around every time we have an admission to make space . It's difficult at times for parents to hold their babies when side by side with another sick infant due to lack of space. The lack of privacy for parents is appalling- and families of dying infants deserve a place to grieve in private. I work with amazing nurses who give their lives and their souls to this NICU, and are rewarded with bumps and bruises from the equipment , and a break room not much larger than a phone booth. I implore you- please consider this redevelopment as a chance to provide you all with the hospital experience you deserve, and to honor a hospital that has served this neighborhood well for over a hundred and fifty years. Thank you for your time.
3/17/2025 19:06:14	Christine Polintan			In favor of the application	Larger hospital needed to accommodate increasing need for services in the area
3/17/2025 20:33:54	Anna Givant			In favor of the application	Hello. My name is Anna Givant. I would like to express my support for Lenox Hill's redevelopment proposal. For over 160 years, the nurses, doctors, and all healthcare providers that make up Lenox Hill Hospital have been there for New Yorkers from all walks of life. But its facilities need to catch up with modern medicine. The building as it currently is set up is holding us back. Redevelopment is not about 25 additional beds. This new building will touch every unit and aspect of care from the Emergency Room to the Operating Rooms, to a critically necessary expanded NICU, to an elevator system that will shuttle patients as quickly and safely as possible from area to area. To the wifi that our equipment increasingly relies on, and we certainly need improvements to the physical set up to support nurses and all healthcare providers to be safe. The ER needs more space and privacy for patients. Nobody should have to share a crowded room when they're having their worst day, giving patients the dignity and comfort they deserve when seeking emergency care. It will also help new families through the mother-baby hospital. Every family deserves quality care close to home when welcoming a new baby. This is about making sure our neighbors don't have to travel across the city to get excellent maternal care. We also must provide the appropriate and humane space for grieving families. The plan includes making the streets safer by moving ambulances off the street and improving access to the 77th Street subway station. These changes will make a real difference. The project will also mean good-paying union jobs for New Yorkers and help make sure that hospital employees and workers can support local businesses. Lenox Hill Hospital nurses, doctors, and all of our healthcare providers are incredible, and they deserve facilities that match their skills. This investment will help them provide even better care for our community. I've seen how much Lenox Hill Hospital means to this community. Supporting this project means supporting better healthcare for all our neighbors – not just for today but for generations of New Yorkers to come.
3/17/2025 21:15:29	Bronwen Lam			In opposition to the application	City planning should not be governed by corporate interests. Zoning laws are created to serve the public good. No public good has been demonstrated.
3/19/2025 8:31:02	Elizabeth Edwards Hor			In opposition to the application	No
3/19/2025 17:12:31	Laura Quintero			In opposition to the application	Concerned about height of building, construction length, health and environmental concerns for those living around the construction site for such a long period of time, Increase of traffic in an already crowded area (including subway). Family residential area which would seem less family friendly with such a huge hospital complex
3/19/2025 17:20:50	Lisa Lippman			In opposition to the application	As a resident I sincerely believe that this unnecessary expansion of Lenox hill hospital should be stopped. Simply put it's residential! The scope of what they are planning will Be insensitive to this area. The giant towers, the added traffic congestion will be horrifying. Living through 10 years of construction will ruin the very fabric of this neighborhood. What they are proposing isn't necessary adding additional single rooms, just is not needed.
3/19/2025 17:23:44	Jenna Keefe			In opposition to the application	We need to preserve the sanctity of the neighborhood for our families.

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Timestamp	Name	Address *(optional)*	Email Address *(optional)*	Are you	Comments on the application
3/19/2025 18:13:54	Richard D Lester MD	[redacted]		In opposition to the application	What are the value of zoning rules in New York City?Why bother if it is always the fact that buildings get bigger and taller and crowd out everyone nearby.Basically falsifying any zoning concept . This is a residential neighbor hood . If Lenox Hill wants a bigger building they should configure an expansion that fits the zoning in place . Or they could buy a new campus somewhere else , build there , and sell the Lenox Hill campus for housing . New York City is basically building itself to death in the already crowded areas Manhattan. What about a new location like south of Langone . Tear down Beth Israel and move to that location. If they stay on the UES they need to conform to existing zoning . Or go back to Long Island there's tons of space there .

Timestamp	Name	Address *(optional)*	Email Address *(optional)*	Are you	Comments on the application
3/19/2025 18:29:51	Concerned Citizen	[redacted]		In opposition to the application	Dear Esteemed Government Officials, I am writing as a deeply concerned and distressed member of the Upper East Side community who will be directly impacted by the proposed Lenox Hill Hospital renovation. But more importantly, I write as a New Yorker alarmed by what I see as a glaring example of corporate interests overwhelming the public's well-being in one of the world's most densely populated cities. I have closely followed Lenox Hill's expansion plans, and at their core, they represent an attempt to rewrite established laws, not for the benefit of the community, but purely for the financial gain of Lenox Hill Hospital. This plan disregards the needs of the local population and, more significantly, fails to take a holistic approach to healthcare in Manhattan and the other boroughs. The hospital's proposal, dressed up as an effort to "enhance healthcare for the community," is nothing more than an effort to bypass regulations and maximize profit on a plot of land that was never intended to support a building of such enormous scale, and in the process, does nothing to address the city's pressing healthcare disparities. It also fuels a troubling pattern of "one-upmanship" among hospitals on the Upper East Side, as seen in MSKCC's proposal to build a massive tower on York Avenue. These projects, focused on scale and prestige rather than addressing community needs, are turning our neighborhoods into a battleground for corporate healthcare giants—leaving residents to bear the costs. Let us take a closer look at how the proposed hospital expansion will truly "benefit the local community," especially its underserved members. The plan includes a sprawling obstetrics/labor & delivery center. This is puzzling, given that Lenox Hill's maternity ward is already highly regarded. In 2024, the hospital earned a four-ribbon rating—nearly the highest possible— for its maternity services. What problem does a larger facility with private rooms actually solve? The reality is, it doesn't improve the care for expectant mothers—it merely intensifies competition with the newly built Alexandra Cohen Hospital for Women at NYP, a 246,500-square-foot facility that received a five-ribbon rating. In a recent statement, long-time doula and educator Bonu deCaires succinctly captured the issue: "With this new hospital, the competition is going to be all about how much hospitals can make themselves like hotels," she said. "Are there private rooms? What is the food like? How plush is it? But what really matters is the care that you receive, not the thread count." Lenox Hill officials claim this expansion won't increase patient costs, but that is patently untrue. Insurance companies will either be forced to pay more to Lenox Hill or, in a worst-case scenario, patients themselves will bear the financial burden. In either scenario, the primary winner is Northwell Health—not the patients who are supposed to benefit from these changes. The luxury of private rooms, perched at the top of their new tower with Central Park views, will no doubt attract wealthier patients, but this business model has little to do with improving health outcomes for the greater community. In fact, one must wonder which celebrity birth at Lenox Hill will take precedence over the care of other patients, further disrupting services for the surrounding community—a pattern Lenox Hill has already demonstrated. Another troubling aspect of the proposal is the planned state-of-the-art neurosurgery suite. While primary care and pediatrics are desperately needed, neurosurgery seems an odd priority. However, a closer look reveals the financial incentives at play. According to a Merritt Hawkins Revenue Survey, neurosurgeons generate up to five times their salary in revenue for the hospital. "On average, a neurosurgeon generates more revenue for a hospital than all other specialties but invasive cardiology and orthopedic surgery. According to Irving-based physician recruitment firm Merritt Hawkins, a single neurosurgeon produced his or her hospital an average revenue of $2.45 million in 2015" (reference). With neurosurgery generating more revenue than most other specialties, it is clear why this specialty is a focus. But does Manhattan really need another top-tier neurosurgery center? Fortunately, we already have three of the top 10 neurosurgery hospitals in the world—none of which are Lenox Hill. Now let's address how the construction itself will impact the local community. The disruption caused by this project will be felt by residents and visitors alike. Any patient attempting to reach the hospital—especially in an emergency—will face significant obstacles, and the chaos may last well beyond the projected 10+ years of construction. Lenox Hill has proposed upgrades to the nearby subway entrance at 76th Street, which, while beneficial in the long term, will only add to the congestion and gridlock during the construction phase. The reality is, these upgrades would exacerbate traffic during hospital construction, especially for workers, patients, and emergency vehicles, leading to even more chaos along already congested streets. Lexington Avenue, which is just two lanes wide (with one lane dedicated to buses), and the narrow one-way streets at 76th and 77th Streets will struggle to handle the surge of vehicles—from patient visitors, Uber/taxi services, public transit, and deliveries—once the expanded hospital is built. The area is already overburdened with hospitals, including Cornell, MSKCC, HSS, and Mount Sinai. The impact of this construction and eventual expansion will be unbearable, with the ongoing burden of traffic, waste disposal, and noise. Remember, during the pandemic, Lenox Hill even parked a mobile morgue on 76th Street, shutting down the street for nearly a year. Lenox Hill also plans to convert all existing double rooms into private, single-occupancy rooms. While there may be a valid argument for modernizing rooms, the proposed size of the single rooms far exceeds code requirements (code 467.4.1, reference), raising a troubling question: why request rooms that are large enough to accommodate two patients? This move isn't about providing better care; it's about giving Lenox Hill the ability to later convert these large rooms back into double rooms—maximizing revenue at the expense of the community and ultimately crowding an already saturated healthcare neighborhood. Given all of these considerations, one must ask: why would officials approve such a plan? Is it because Northwell Health is a major employer in the state? Because the project includes subway upgrades that the city cannot afford? Or perhaps because it will attract wealthy, insured patients? The truth is, no one has offered a better vision for the area—until now. True city planning should not begin with corporate interests. Despite what Lenox Hill claims, their primary concern is profit, not the health of the public. What we need is a bold, visionary plan that prioritizes the health and well-being of New Yorkers, independent of corporate agendas. The plan, the vision—they come first–independent of corporate input, and then city leaders convince corporations to make concessions that follow the vision (one such example here). It's time to move beyond the corporate playbook and envision a healthcare system that genuinely serves all New Yorkers. What does this vision look like? Lenox Hill Hospital should relocate to Hudson Yards, transforming into Hudson Yards Hospital. Located in the heart of a burgeoning biotech/pharma corridor, this new facility would serve a broader swath of New Yorkers, meeting healthcare needs that are sorely lacking on the west side since the closure of St. Vincent's. The location, with its proximity to the Lincoln Tunnel, the Javits Center, and the Hudson River, would not only serve local residents but also provide critical emergency care for the many events and gatherings in the area. Lenox Hill insists it wants to serve the "local community," but if that were truly the case, they would focus on providing more holistic care, not just expanding maternity services and neurosurgery. If they were truly dedicated to serving Queens or Long Island, they could build hospitals in those areas instead of capitalizing on the Upper East Side's "high-end" reputation to attract wealthier patients from outside the city. I leave you with this quotation from a research paper in Nature Urban Sustainability (26 (2021), Pearsall et al.), on infrastructure in urban and rural systems. Though ostensibly about the rural-urban divide, within it there is a lesson in urban planning: "Decisions on how to build infrastructure are made on the basis of technical and engineering considerations. While these

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Timestamp	Name	Address *(optional)*	Email Address *(optional)*	Are you	Comments on the application
3/19/2025 18:30:42	Voice of reason	[redacted]		In opposition to the application	Want to highlight two points. As Northwell has attempted to make its public argument for this project, some of its most consistent rhetoric has focused on the 100-year tenure of Lenox Hill Hospital in this location and the important role it plays in serving the needs of the Upper East Side community. As City Council-members make their decisions on this project, I ask you to challenge Northwell on two points: * First, I would challenge Northwell to provide a breakdown of their patient population — particularly with respect to the services the new hospital will focus on — by zip code * Second, I would challenge Northwell to explain why a hospital that will specialize in destination services like NEUROSURGERY and maternity needs to be shoehorned into an ill-fitting location, in violation of many well-established, quality-of-life promoting zoning rules As this challenge our elected officials as well. Northwell likes to highlight its 100 year history in its current location. It further highlights that this rebuild is necessitated because the requirements of a world-class hospital have changed in the past hundred years. But Manhattan has changed as well. We have a different population and a different hospital footprint than has existed in the past. New times call for new solutions, and we ask the Community Board and ultimately city government to consider whether this project — a luxury hospital largely providing destination services in a neighborhood already replete with such institutions — is the right thing for Manhattan and New Yorkers writ large With this in mind, I'd encourage city government to think bigger. Since Covid, and really since Dan Doctoroff was in city government, much has been made, in the Times and elsewhere, about New York being devoid of big ideas. There isn't a smaller idea imaginable than rebuilding this hospital on the same site, simply because it has been there for a really long time. This project, in this location, doesn't serve the needs of the local community, and its location doesn't fill critical gaps in Manhattan's overall hospital needs. If Lenox Hill Hospital didn't exist in its present location, Dr. Baker's stroke victim would have simply gone east to Cornell. But imagine for a second the outcome, Dr. Baker, if your stroke victim had lived in Chelsea. This is a small-minded project that prioritizes narrow corporate interests over the needs of the community AND THE CITY AT LARGE. I encourage you to be bolder and think bigger.
3/20/2025 10:59:42	Lauren Myer			In opposition to the application	No
3/20/2025 11:00:02	Terrie Myer			In opposition to the application	No
3/20/2025 11:19:46	Andrew Gruber			In opposition to the application	I am 100% opposed to this plan by Northwell Health - Lenox Hill. I strongly believe that to have a real impact and benefits for the people of NYC - the extra hospital beds are needed in other areas of the city. Building such a massive tower in this community would ruin the day to day life of the residents in the area - plus what it would do to traffic, noise, etc. Anybody in favor of this plan as an elected official should worry about being re-elected. This is the number 1 item that people care about in the neighborhood.
3/20/2025 11:38:12	Libby Angelo			In opposition to the application	The expansion of Lenox Hill Hospital by Northwell Health will have a significantly greater negative impact on our neighborhood than any potential benefits. Our community already has access to two excellent hospitals nearby, one of which is affiliated with a prestigious university. There is no need for another large medical facility in this area. Rather than addressing the needs of underserved communities, Northwell—a Long Island-based healthcare conglomerate—has chosen to establish a stronger foothold in Manhattan by targeting a financially stable neighborhood, prioritizing profits over community well-being. Furthermore, Northwell's representatives demonstrated a lack of professionalism and respect at public meetings, dismissing the concerns of residents whose lives will be directly affected by this expansion.
3/20/2025 12:00:39	Michael Warszawski			In opposition to the application	the benefits to the community from this project seem to be far outweighed by the costs to the community as measured by the many years of construction and related impact on traffic, noise and quality of life, the unsightly an disproportionate esthetic impact on sightlines and the character of this historic neighborhood, and the ongoing disruptions related to expected changes in the day to day operation of the emergency room. Frustratingly, none of these seem to be addressed or of concern to the hospital or to their plans in any of the materials that we've received.

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3/20/2025 12:45:49	Thomas G. Hardy	[redacted]		In opposition to the application	Extreme 436'- 395' ft Tower on narrowest avenue Extreme heights midblock on residential streets Floor plate larger than the Empire State Building Colossal Structure CANNOT be shoehorned in a RESIDENTIAL Neighborhood 250-500% zoning increase required Bigger issue of Healthcare Inequity across the city Beds not needed on Upper East Side UES will become defacto Northwell Health Campus 9+ Years Construction will throw the neighborhood into chaos with extreme environmental and access impacts Dangerous zoning precedent for NYC Community opposition unanimously outweighs "in favor" voices of paid advocates
3/20/2025 12:47:59	Amie Rappoport McKe			In opposition to the application	Lenox hill deserves a new building but in accordianxe with our community building codes and b for it to be built in an appropriate time frame. Northwell should close the building to rebuild. It has enough swing capacity and status to remain a premier institution during the rebuild.
3/20/2025 12:54:24	Terry Bovin			In opposition to the application	I am in favor of LHH updating and modernizing within their existing footprint and zoning. I am opposed to their disruptive plans which most of the Community opposes. The proposed structure is unnecessarily too tall for this residential area, the disruptive proposed construction time is way too long, additional hospital beds are not needed on the Upper East Side & their plans will impact access, the environment & the quality of life for those of us living in the neighborhood.
3/20/2025 13:16:08	Megan Donovan			In opposition to the application	Please leave the upper east side ALONE. we do not need ANY MORE high rises and disruptive construction!!!!
3/20/2025 13:17:43	Beth Bengualid			In opposition to the application	WE DO NOT NEED ANOTHER MONSTROUS HOSPITAL IN OUR RESIDENTIAL NEIGHBORHOOD
3/20/2025 13:18:33	Eleanor Dejoux			In opposition to the application	Too tall and too much unnecessary overbuilding in a residential neighborhood
3/20/2025 13:29:45	Elene Geguchadze			In opposition to the application	9+ Years Construction will throw the neighborhood into chaos with extreme environmental and access impacts
3/20/2025 13:33:43	patricia forelle			In opposition to the application	LHH stay within the zoning limits
3/20/2025 13:36:14	Doris Nathan			In opposition to the application	The proposal is for a building way out of scale and inappropriate for our neighborhood. It would be disastrous for our quality of life. The variances requested should be denied.
3/20/2025 13:52:27	Wendy Lehman Lash			In opposition to the application	It not needed. Would deface the area. I am third generation who has lived in this neighborhood and I think it is a disgrace that something that large even thinks about occupying space here. Yes Lenox Hill needs an upgrade, but certainly not to that extent.
3/20/2025 13:52:52	Nick Reece			In opposition to the application	My comments are in line with the general view of the UES neighborhood. I agree that LHH needs to be updated and modernized, but it should be done within the existing building envelope and within existing zoning limits. I know that unions are heavily lobbying in favor of it, but whatever construction takes place, there will be construction/union work and hospital jobs. Thank you for taking my comments into consideration. -Nick
3/20/2025 14:00:34	Melanie L			In opposition to the application	Not in favor
3/20/2025 14:35:34	Mamoon Zamir			In opposition to the application	Extreme 436'- 395' ft Tower on narrowest avenue Extreme heights midblock on residential streets Floor plate larger than the Empire State Building Colossal Structure CANNOT be shoehorned in a RESIDENTIAL Neighborhood 250-500% zoning increase required Bigger issue of Healthcare Inequity across the city Beds not needed on Upper East Side UES will become defacto Northwell Health Campus 9+ Years Construction will throw the neighborhood into chaos with extreme environmental and access impacts Dangerous zoning precedent for NYC Community opposition unanimously outweighs "in favor" voices of paid advocates
3/20/2025 14:51:17	Seth Masters			In opposition to the application	The Upper East Side already has more hospital beds per capita than any other part of NYC, and the current Northwell proposal will just exacerbate the misallocation of Health services. Yes, the Lenox Hill Hospital needs to be updated and improved – but that doesn't mean creating a gargantuan new tower which will require over 9 years to complete. Not to mention the fact that the current plan will require huge amounts of funding which will likely be a burden for the hospital into the future. This is a case where bigger is NOT better!!!
3/20/2025 15:01:47	John Pelosi			In opposition to the application	This is not about healthcare. This is about real estate. I oppose the application.
3/20/2025 15:11:44	Roya Behnia			In opposition to the application	Too long a project and the density of the building will overwhelm the neighborhood and daily life.
3/20/2025 15:11:53	Emily Rukobo			In opposition to the application	This is a critical building in this neighborhood.

Testimony to CB8M Regarding the Lenox Hill Hospital ULURP Application

Timestamp	Name	Address *(optional)*	Email Address *(optional)*	Are you	Comments on the application
3/20/2025 15:20:08	Nancy	[redacted]		In opposition to the application	The huge overbearing tower on Lexington and &6th Street is totally our of character with the neighborhood. It is humongous and will block any light from getting to those of us on Park Avenue. I agree and understand that Lenox Hill needs to modernize and grow and change. But this monstrosity is an affront to the neighborhood. There won't by a neighborhood any longer. Perhaps the hospital could go further East. At this time one cannot get from Lexington t0 Park because of all; the ambulance traffic blocking the road. There is no plan to have any ambulance bays at all. Traffic is impossible 76 Street is just a bad while trucks are lined up to make deliveries day and night!! - and at all hours I might add. The 77th Street subway station is not able to handle the crowds now –then what will happen. We have so many schools and students in the neighborhood and walking among th construction debris and construction materials is dangerous. Does the community really need 133 more private beds? What do you think the neighbors of Lenox Hill stand to gain from this 9 year project? What about the community? Total disregard for those needs and the esthetics of the blocks that will be impacted. Upgrades - YES - BY ALL MEANS. - A TOWER - Absolutely NOT Thank you for your consideration
3/20/2025 15:41:05	Ra Potasznik			In opposition to the application	The application should be denied for the following reasons: The upper east side is already over saturated with hospital/medical facilities when other parts of the City have little or no facilities & are in dire need Single rooms for 25 beds not needed/not wanted Extreme 436'- 395' ft Tower on narrowest avenue absurd/dangerous Extreme heights midblock on residential streets/out of character with existing residential buildings Floor plate larger than the Empire State Building Colossal Structure CANNOT be shoehorned in a RESIDENTIAL Neighborhood 250-500% zoning increase required/sets a negative exemption precedent that will apply city wide which will take more sky/air and resources from one of the densest areas of the City Contributes to more Healthcare Inequity across the city already instead of placing resources where needed Beds not needed on Upper East Side/more than double the amount of beds per person than any other part of the City UES will become defacto Northwell Health Campus/not needed/not wanted 9+ Years Construction will throw the neighborhood into chaos with extreme environmental and access impacts already suffering from over development including from Northwell new ongoing construction on Third Ave. Dangerous zoning precedent for NYC-echoes of Blood Bank zoning exemption fiasco Community opposition unanimously outweighs "in favor" voices of paid advocates The Community agrees that LHH needs to update and modernize, within the existing footprint and zoning. Whatever construction takes place, there will be construction/union work and hospital jobs Northwell still in process of building on an entire block which was demolished on Third Ave between 77th & 76th Streets continuing to cause long term disruption/noise and removing housing & welcome retail establishments/Why does Northwell need more?? This project is not needed, not want and not justified. The community strongly objects!
3/20/2025 15:51:34	Cassandra Berger			In opposition to the application	Lenox Hill Hospital should be required to renovate ONLY within the existing footprint and zoning.
3/20/2025 17:04:09	Kathy Welch			In opposition to the application	This is a ridiculous project that will wreak havoc on our neighborhood and cause a major drop in the quality of life in the Lenox Hill neighborhood.
3/20/2025 17:09:35	Charley U			In opposition to the application	Northwell Health is trying to build an OVERSIZED LUXURY hospital on a residential block. How the Community Board could in good conscience even think of voting this in is unimaginable. Why would you sell out our precious zoning for something that doesn't even make sense for the location - size-wise and need-wise? Northwell Health should go back to the table and design a hospital project that works FOR the city - not against it.
3/20/2025 17:45:48	Mrs.Mitchell N. Baron			In opposition to the application	The Lower Eastside desperately needs a good hospital, Greenwich Village needs a good hospital the only reason Northwell wants to destroy the fabric of the Upper Eastside neighborhood is to claim in their future advertisements that they are located in a premier neighborhood. There are multiple schools both public and private that will be impacted by the lengthy and disruptive construction. Does the Community Board not want to continue to encourage neighborhoods that are family friendly, safe and quiet where ambulance sirens are not wailing at all hours , and large delivery trucks are not idling late into the night. Surely you are well aware that Mount Sinai hospital, Weill Cornell New York Presbyterian and Memorial Sloan Kettering are all a stones throw from Northwell's current location. Thank you for your consideration.
3/20/2025 18:26:39	Julie casesa			In opposition to the application	I am against this building for the following reasons. I h as be lived in the neighborhood 30 years and this will destroy it. This should not be built because It is an Extreme 436'- 395' ft Tower on narrowest avenue. Blocks traffic Extreme heights midblock on residential streets Floor plate larger than the Empire State Building Colossal Structure CANNOT be shoehorned in a RESIDENTIAL Neighborhood 250-500% zoning increase required Bigger issue of Healthcare Inequity across the city Beds not needed on Upper East Side UES will become defacto Northwell Health Campus 9+ Years Construction will throw the neighborhood into chaos with extreme environmental and access impacts Dangerous zoning precedent for NYC Community opposition unanimously outweighs "in favor" voices of paid advocates Should not be allowed!

Testimony to CB8M Regarding the Lenox Hill Hospital ULURP Application

Timestamp	Name	Address *(optional)*	Email Address *(optional)*	Are you	Comments on the application
3/20/2025 18:52:53	Richard Kilstein	[redacted]		In opposition to the application	A project of this scope would cause the surrounding neighborhood to incur substantial detriment, not just for the minimum of 9 years of construction during which there would be traffic mayhem, constant construction noise and dirt, etc., but thereafter the neighborhood would be unable to support the vehicular and foot traffic created by this massive building which already has insufficient parking, street traffic and no open spaces. This is a self-created problem as the hospital wants to expand pursuant to a plan which only takes its interest into account even though it could move portions of its operation to allow for a reasonable construction timetable. The Empire State Building was built in 1 year and 45 days. This expansion would only create 25 extra beds (a 3.5% increase of current conditions, while doubling the size of the hospital. This expansion as proposed would not benefit the neighborhood or the public as a whole, it would simply benefit the hospital's financial status. As such, there is no legal or practical justification for the grant of variances, particularly of the scope sought by the hospital.
3/20/2025 19:24:26	Rosanne Vinson			In opposition to the application	Lexington Avenue is a very narrow street. I have lived in this neighborhood for over 25 years. Lexington doesn't have the sidewalks or the street lanes for cars to support a building of this size. I can only imagine how many ambulances will sit in traffic and the amount of people who will die just trying to get to this new mega hospital. You can build a state of the art hospital, but if the road was made for a population a century ago, it sounds like a disaster. Design a hospital with the neighborhood in mind and the existing infrastructure. Make it smaller!
3/20/2025 19:34:02	Alicia Zim			In opposition to the application	Opposed to the application
3/20/2025 20:06:35	Tina Wyman			In opposition to the application	There is no question that Lenox Hill Hospital desperately needs renovation and upgrading. But a 400 ft tower with just 25 extra beds (even if they are all private rooms) is NOT the answer in a neighborhood that already has a "hospital alley" 3 minutes away on York Avenue. I beseech Northwell Health to place a brand new hospital in the community where the union workers who want to build it actually live! Not 50 or 100 blocks away in an already saturated neighborhood. The 10 year debris, air pollution and major disruption to an area that has already been the victim of excessively tall residential builds DOES NOT NEED this tower. BUILD A NEW HOSPITAL IN COMMUNITIES OF TRUE NEED, which is not Lexington and Park Avenue between 76th and 77th street. Thank you.
3/20/2025 20:50:38	James Burt			In favor of the application	Dangerous zoning precedent for NYC
3/20/2025 21:03:31	Ellen Macaluso			In opposition to the application	We do not need more hospitals- especially without rooms for patients.
3/20/2025 21:33:55	Timothy Moore			In opposition to the application	This is an outrageous proposal that will cause enormous damage to the Lenox Hill neighborhood with no clear benefit to the community. It only seems to enrich Northwell Health. This cannot be permitted to happen.
3/20/2025 22:07:28	James Martinek			In opposition to the application	While the need to upgrade and expand the hospital is understandable, the size and scope of the proposed project is not. There must be alternatives that are not so grossly excessive in terms of neighborhood interruption and end-state size. The City's first obligation must be to the citizens of this neighborhood and their desire to maintain its "look and feel", so finding an alternative that is more appropriate is the right next step.
3/21/2025 3:23:41	Barbara Mintz			In opposition to the application	Modernize the existing hospital. The tower is an abomination and single bedded rooms are not covered by Medicare. Why is this hospital so deaf to community concerns regarding traffic, extended construction, air quality and destroying current zoning restrictions? Should they get approval, every neighborhood is threatened by new zoning. We who have lived here for 40 years deserve better
3/21/2025 7:55:47	Jolie Meer			In opposition to the application	Colossal structure should not be shoehorned into residential neighborhood.
3/21/2025 11:30:47	Jennifer Tai			In opposition to the application	The UES as I have known it for the last 20 years is disappearing. Larger and larger buildings are breaking ground every week. This latest project proposed by Lenox Hill is obscenely oversized and completely out of step with what this neighborhood needs. There is no reason to approve a project that breaks all of our zoning laws. The neighborhood does not want this monstrosity, and does not need another huge hospital.
3/21/2025 12:07:25	Ann Goodbody			In opposition to the application	These are my additional comments subsequent to the meeting - In its presentation, Northwell submitted a completely MISLEADING photo to make it appear that the new structure was relatively in scale. See Slide 21 - very deceptive.
3/21/2025 12:42:29	Simeon Gold			In opposition to the application	I am opposed to the application for many reasons: Northwell/LHH should live with its existing zoning (no variances); their proposal offers only 25 additional beds; their proposed structure is much too large for the neighborhood; the construction period is much too long; the construction and the structure will adversely affect the environment (including light, traffic congestion and air quality) – in short, Northwell/LHH is merely a vanity project that will appeal to rich out-of-towners and shouldn't be approved.
3/21/2025 15:20:25	Ursula Striker			In opposition to the application	I have been living in this neighborhood for over 40 years and appreciate its beauty & character of predominantly pre-war landmark buildings and also the quiet streets at night. A huge hospital tower would destroy the nature of this residential area, not only speaking of the noise & traffic this construction would bring but also for the future of this family oriented community. In addition there is no need for another fancy hospital in this area. We have Cornell & Mount Sinai. Approve a renovation within the frame of the current hospital & have them build this hospital tower in another New York borough where more hospital beds are desperately needed. Thank you for your attention to this on behalf of all my neighbors
3/21/2025 15:30:23	Anne Namm			In opposition to the application	This is a historic district Lenox Hill Northwell has now built a huge building on 3rd Avenue and 77th Street. Enough is enough. Renovate but do not build upwards beyond code.
3/21/2025 16:05:48	Mark Salomon			In opposition to the application	I strongly urge the Community Board to deny this application. It will be highly disruptive to a beautiful and family-oriented community, create tons of additional foot- and car-traffic (and noise) without a net addition of beds in the hospital. This is not the right location for such a large hotel-like building.

Testimony to CB8M Regarding the Lenox Hill Hospital ULURP Application

Timestamp	Name	Address *(optional)*	Email Address *(optional)*	Are you	Comments on the application
3/21/2025 17:12:54	Alison Howard	[redacted]		In opposition to the application	Congestion, noise and shade on the streets along Lexington are already irritating facts of life for neighbors. Adding 10 years of unnecessary construction to these same streets will cause more antipathy than you have now. There is no real need here. Where is the justification ?
3/21/2025 17:16:00	Nadine Godwin			In opposition to the application	I object to the Lenox Hill plan for our neighborhood. It envisions an outrageously big and ugly building that will destroy the entire nature of this neighborhood and all for what? Not much.... and not in an area with the greatest need, or even a serious need, for that kind of additional medical space. (Lenox Hill is already expanding with new construction one block south of me on Third Avenue.)
3/21/2025 20:06:06	Susan Rotenstreich			In opposition to the application	Not the right location for this project
3/22/2025 10:36:42	Debra Bergen-Koster			In opposition to the application	This is not needed and is an affront to our neighborhood!
3/22/2025 14:22:40	Quiche Stone			In opposition to the application	The size of the tower and the damage to the neighborhood can't be justified. We have many hospitals in our UES neighborhood. Medical resources are desperately needed in other areas of the city. This construction does not take the equity of services into account. Underserved populations will still be underserved. Please stop this project and send much-needed hospital beds and services much further north, or to Greenwich Village (still reeling from the loss of St. Vincent's), or any of the other boroughs.
3/22/2025 15:26:47	Ralph Kaslick			In opposition to the application	According to the NYS Dept. of Health, 40% of Lenox Hill Hospital (LHH) beds were unoccupied over any 7 day period on average this year. The Community Service Society of New York (CSS) reports that this is in contrast to recent unoccupied beds at Mt. Sinai (18%), NYU (11%), Harlem (2%), and Northwell LIJH (4%). The CSS states that the neighborhood already has more than four times the citywide rate of beds per 1,000 residents. This project will add still another 25 unneeded beds. In a televised interview, the management at Northwell stated that in 5 years most health care will not be inside the hospital. Except for the sickest of the sick everything will be outpatient. It certainly appears that this will be even more the situation 9 years from now at the projected opening of the new LHH. The CSS reports that the present hospital serves an overwhelmingly white, middle and upper class UES community that already has four other hospitals nearby and that LHH charges them high prices. It charges commercial health insurers more than 3 times what it charges Medicare for the same services, among the highest prices in Manhattan. In contrast CSS notes that Beth Isreal Hospital servicing a diverse Lower East Side population charges lower prices but is slated to close at the end of March. Hospitals should be built where they are needed and wanted. This LHH project is not about the needs of the community. It is a commercial venture, using public funds to seize market share from the other world class hospitals in Upper Manhattan. Ironically, this project will cause some adverse health effects including major air pollution in the community. Northwell representatives have stated that storm windows and air conditioners may be offered to affected neighbors. The noise and vibrations will be extremely disturbing during the 9 year construction process. Northwell intends to keep a third of its site along Park Avenue as a "functioning" hospital. It is hard to believe that especially wealthy patients will want to be hospitalized immediately adjoining a noisy, polluted construction zone. The new hospital entrances will be on Lexington Avenue, already the narrowest avenue for vehicles on the East Side with a newly constructed bus lane. Traffic congestion, siren noise and accidents will undoubtedly increase. Patients coming by subway from the Lower East Side will not have handicap accessibility on the uptown side nor will there be any special provision for parking space for patients from downtown or uptown. Our Community wants a better not bigger Lenox Hill Hospital. In fact, it should be smaller, in line with future hospital care needs as envisioned above by Northwell's own management.
3/22/2025 17:42:20	Thomas S. Shattan			In opposition to the application	As a resident at 930 Park Ave for over 35 years, I STRONGLY OBJECT to the proposed additions to the hospital....for so many reasons, including: Extreme 436'- 395' ft Tower on narrowest avenue □ Extreme heights midblock on residential streets □ Floor plate larger than the Empire State Building □ Colossal Structure CANNOT be shoehorned in a RESIDENTIAL Neighborhood □ 250-500% zoning increase required □ Bigger issue of Healthcare Inequity across the city □ Beds not needed on Upper East Side □ UES will become defacto Northwell Health Campus □ 9+ Years Construction will throw the neighborhood into chaos with extreme environmental and access impacts □ Dangerous zoning precedent for NYC □ Community opposition unanimously outweighs "in favor" voices of paid advocates. I urge you to abandon this proposed building, and instead put such a plan in a more appropriate setting where the healthcare is TRULY needed! Tom Shattan
3/22/2025 20:21:19	Diana Feldman			In opposition to the application	As a longtime resident in the 10021/10075 Community, I would not want to see our Neighborhood destroyed in any way. I would highly recommend that Lenox Hill Hospital upgrade FROM WITHIN; and build An additional hospital in another area of the City where healthcare is needed!!! Thank you for your consideration,
3/23/2025 9:10:47	Anne Namm			In opposition to the application	Zoning has a purpose PAY attention to it !! We don't want a gigantic hospital. Improve but don't ruin our neighborhood.

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Timestamp	Name	Address *(optional)*	Email Address *(optional)*	Are you	Comments on the application
3/23/2025 16:36:38	Lorraine Coleman	[redacted]		I would support an upgrade and small increase to FAR but not as large as being requested	The proposed is too large. I would support a smaller upgrade.
3/23/2025 16:59:41	Michael Roth			In opposition to the application	This is a residential area that cannot possible absorb the additional traffic and disruption that this project will bring to the neighborhood !!!
3/23/2025 17:07:49	Anne			In opposition to the application	Stop the over building the community doesn't want a bigger hospital, better yes, bigger NO
3/23/2025 17:17:53	Hillary Hutcheson			In opposition to the application	We do not need another huge construction project in Lenox hill. We don't need more hospital beds. Pls preserve the charm and history of Lenox Hill. This is a residential community!
3/23/2025 17:43:12	Tsitsino Gelenidze			In opposition to the application	Destroying neighborhood
3/23/2025 17:54:15	Jennifer Anderson			In opposition to the application	Hello Community Board 8 Members, I have made UES at 76th and Park Avenue a home for my family for the last 22 years. I ask you to deny the Northwell Health corporation a variance to rebuild beyond the current footprint and zoning that exist. I have support for an updated facility. However, I see no consideration or thought for the community who live here as they plan a 9+ year building project in a neighborhood that doesn't need another hospital facility of their intended magnitude. Please listen to the people of this community, reject the current plan and ask them to build within the established footprint. Thank you for listening! Say NO! Not in my district! Jennifer
3/23/2025 18:17:13	Kenneth Anderson			In opposition to the application	I strongly recommend significant reductions in the scope of the Northwell plan. Twenty three years ago my wife Jennifer and I our two children (ages five and two) moved to 76 and Park. This area struck us as a great location to raise a family. We were correct! It was good to be near Central Park and have easy access to public transportation. But perhaps most important was the sense of neighborhood—buildings of a manageable size (as mandated by the zoning regulations),, quietness, safety, and full of families with children living here for the same reasons that we we were. As I try to come to grips with the prospect of this lovely area contending with ten years or so of major construction and its attendant noise and pollution and then try to contemplate the resultant change in the feel of neighborhood which much larger buildings will bring, I find myself coming to a sad conclusion. I would not move to this neighborhood If we were now facing the question of where to raise a family. And I suspect that many others in the years ahead will come to a similar no-go decision, further damaging the character of this beloved neighborhood. To repeat myself, we need to cut this plan down to a manageable size to save the character of this beloved neighborhood.
3/23/2025 20:29:12	sally phipps			In opposition to the application	Way oversized for the neighborhood. Would permanently alter it in a negative way. Nothing said to convince that a structural monstrosity such as what is proposed is needed
3/23/2025 20:49:23	Andrew Langer			In opposition to the application	I am in opposition of the application. Lenox Hill's planned project will absolutely destroy a beautiful, quiet and family-oriented neighborhood. The scope should be toned down considerably or moved to another site near other hospitals. Thank you.
3/24/2025 0:44:22	Corinne Pulitzer			In opposition to the application	The disruption to the neighborhood over an estimated nine year period does not justify the hospital's stated goal to modernize its facilities & add an additional 75 single. room beds to a total of 475 from 450. The current facility could most certainly be updated if many of the services provided are temporarily relocated to the new facilities on Third Avenue or to other Northwell facilities as needed. Further, the plan presented at the Community Board Meeting on 3/12, includes an extremely tall tower on the narrowest avenue, in addition to extreme heights mid-block on residential streets affecting light & air! The floor plate is so extreme, it' s larger than the Empire State Building! This zoning increase is unjustified for a residential neighborhood where many of the existing structures are landmarked or are in the landmark district. This neighborhood has co-existed with Lenox Hill Hospital before and after its coming under the Northwell umbrella and while many of the hospital's services can be disrupted, the neighborhood has been supportive. The current proposal makes support no longer possible. The Community opposition unanimously outweighs the voices of employees, vendors and paid advocates! The plans to expand the hospital at the expense of our neighborhood, would not only have a negative impact on our ny, it would, if approved, set precedents for other neighborhoods like ours impacting property values for private owners and landlords. For these reasons and many more, I urge the Board to VOTE NO!

Testimony to CB8M Regarding the Lenox Hill Hospital ULURP Application

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3/24/2025 5:51:13	Ann H Caplan	[redacted]		In opposition to the application	An answer to Dr. Baker's Op-Ed in the Daily News dtd March 17, 2025. Hyperbole is the key to Dr Baker's op-ed. According to Google, New York City only has 150 ZIP codes. 250 is a gross exaggeration. Our experiences with hearing Dr Baker is that whatever he says, he says it with great authority, great confidence and if he says it enough times, he hopes to convince his audience. He either obfuscates, lies or ignores answering any questions. He missed his calling; he would have made a great actor. Tall, attractive, and he reads his lines convincingly. He could not possibly believe the words that he has put down on paper for the record. He congratulates us on our strength and resilience but wait until he sees how we will be resisting Northwell's plans to decimate the neighborhood. Meaningful dialogue has not happened. Talking via his well-known PR firm or through our Council Representative Keith Powers is not meaningful. Everyone hears things differently. The valuable perspective from a person with 20-20 eyesight is that the tower does not fit on the site that Northwell intends. We have not been fooled by the pictures in Northwell's slide presentation where the tower is not to scale with the other buildings. The ambulance bays will get patients off the street but will cause hazards to pedestrians. The redesign of the subway stop bought them more zoning variances but it is a half-baked proposal since people who need the elevator access will not have it when they need to return on the uptown 6 train. Good luck to Dr. Baker when he gives up being the shill for Northwell and takes on his true calling – that of being an actor.
3/24/2025 7:32:27	Susan Kaplan			In opposition to the application	The area is congested already, can't imagine the noise and traffic.
3/24/2025 8:24:12	Beth Bengualid			In opposition to the application	Extreme 436'- 395' ft Tower on narrowest avenue Extreme heights midblock on residential streets Floor plate larger than the Empire State Building Colossal Structure CANNOT be shoehorned in a RESIDENTIAL Neighborhood 250-500% zoning increase required Bigger issue of Healthcare Inequity across the city Beds not needed on Upper East Side UES will become defacto Northwell Health Campus 9+ Years Construction will throw the neighborhood into chaos with extreme environmental and access impacts Dangerous zoning precedent for NYC Community opposition unanimously outweighs "in favor" voices of paid advocates
3/24/2025 8:39:56	Trudy Christ			In opposition to the application	Silly to place such an enormous building in our residential area.
3/24/2025 9:41:59	Linda Cornelius			In opposition to the application	I am opposed for the following reasons: Extreme 436'- 395' ft Tower on narrowest avenue Extreme heights midblock on residential streets Floor plate larger than the Empire State Building Colossal Structure CANNOT be shoehorned in a RESIDENTIAL Neighborhood 250-500% zoning increase required Bigger issue of Healthcare Inequity across the city Beds not needed on Upper East Side UES will become defacto Northwell Health Campus 9+ Years Construction will throw the neighborhood into chaos with extreme environmental and access impacts Dangerous zoning precedent for NYC Community opposition unanimously outweighs "in favor" voices of paid advocates The Community agrees that LHH needs to update and modernize, within the existing footprint and zoning. Whatever construction takes place, there will be construction/union work and hospital jobs.
3/24/2025 9:43:03	Joanna Reiss			In opposition to the application	It is utterly shocking to me that the board is even considering this ludicrous plan for development that is completely out of keeping with the neighborhood. The plan will add no new hospital beds but will disrupt life for patients, providers and members of the neighborhood for over a decade. I am vociferously opposed to the development and encourage my representatives to put a stop to this insanity once and for all.
3/24/2025 19:24:06	Patricia Rung			In opposition to the application	Now that the Northwell/Lenox Hill Hospital excessive renovation plans are being submitted for approval to the NYC Department of City Planning, we can see that virtually no attention has been paid to community commentary and concerns. Simply moving building heights around the site and reducing them minimally does not ameliorate the overall inappropriateness of the expansion. The fact that so many zoning variances have to be granted makes it obvious that this is completely improper for a residential neighborhood and a heavily used transit location. Lexington Avenue is narrow; during construction and ongoing LHH operations, this area cannot support the much greater vehicle and pedestrian activities. If Northwell really thought about it with their staff and employees and patients in mind, they would reconsider their approach. This is a much needed renovation that has ballooned as Northwell seeks to build their brand. The Northwell CEO made a persuasive and well recognized case in a video presentation a few years ago that inpatient care has become a greatly reduced part of healthcare. This has been the trend for decades. Everyone acknowledges that Manhattan, especially the Upper East Side, is over served with acute hospital beds. Please support your citizens and residents, CB8 (and the other 4 levels in the process) and ask Northwell to return with a reasonable proposal. If that happens, I believe our community would back them. Queens, parts of Brooklyn, parts of Village and Lower East Side are in serious need of healthcare access at all levels. NYC government must work to address these imbalances. Thank you for your ongoing consideration and assistance. Sincerely, Patricia McAndrews Rung
3/24/2025 20:37:15	Meaghan O'Connor			In opposition to the application	The upper east side is already home to numerous hospitals and health offices. With a. Surplus of medical services in our area, this new development is NOT NEEDED. Do not waste valuable space that could be used for affordable housing or other services/goods that can better serve the community.

Testimony to CB8M Regarding the Lenox Hill Hospital ULURP Application

Timestamp	Name	Address *(optional)*	Email Address *(optional)*	Are you	Comments on the application
3/24/2025 22:09:26	Allison Valvano	[redacted]		In opposition to the application	CB8, please VOTE NO on this ludicrous proposal by Northwell Health for Lenox Hill Hospital. The proposed view of this monstrosity says it all - the Northwell expansion at the current site of Lenox Hill Hospital has no place on the UES. The Park Ave district of the UES is world renowned for it's beauty, architectural details, and its history. This proposed new build by Northwell will forever disturb the charm and character of the UES. More importantly, this is a vanity build for Northwell. There is NO NEED for another large hospital system on the UES - we already have Weill Cornell, Mt Sinai, Sloan Kettering, etc. The proposed new building would not even provide a significant number of additional hospital beds from what they currently provide. There are many other neighborhoods in the City that need access to additional hospital facilities (many neighborhoods don't have a hospital local to them) AND other communities that would greatly benefit from the additional jobs and spending that a hospital of this size would bring to the area. Please VOTE NO on Northwell's Lenox Hill Hospital expansion.
3/25/2025 10:07:51	Suzanne Hoyt			In opposition to the application	I strongly opposed the Lenox Hill Application
3/25/2025 13:10:32	Kim Kilgore			In opposition to the application	The upper East side (already known as bed pan alley) does NOT need another hospital. Furthermore the colassal size proposed will forever destroy the residential neighborhood once completed. The residential neighborhood feel is the reason the majority of residents chose to live here and invest significant funds in their homes/apartments. Why would you transform a neighbourhood by destroying its character when there are other neighborhoods that have areas where this project would fit in well and enhance a community. My family and I see NO benefit to this project in the current proposed site. We feel this would be a complete disaster during the project and once completed.
3/25/2025 14:05:02	Adam Reiss			In opposition to the application	LHH should only modernize within the existing footprint and zoning
3/25/2025 16:55:10	Howard Charles Youro			In opposition to the application	The plan is grossly dis-proportionate for the neighborhood seen as a whole, and thus needs to be re-thought and re-drawn.
3/25/2025 18:40:24	Kerry Crowe			In opposition to the application	No more High Rises on the UES
3/26/2025 10:16:25	harvey brown			In opposition to the application	will change the entire nature of the community
3/26/2025 10:17:49	Hazel Manheimer			In opposition to the application	This construction will change the whole scale of the neighborhood. It will disrupt the wuality of life with construction going on for so many years. It is imperative tht this monstrosity is stopped right now before it starts.
3/26/2025 10:18:25	Maria Alioto			In opposition to the application	Northwell should come up with a better plan.
3/26/2025 10:19:22	Leah Rosenbaum			In opposition to the application	This structure is way too big and will change the entire landscape of our peaceful community. This neighborhood is not a hospital campus. We already have one huge building going up on 3rd and 76th, we do not need another just a few blocks away and doing so will fundamentally change this neighborhood.
3/26/2025 10:21:02	Denise Hungerford			In opposition to the application	This proposed plan is unnecessary and would adversely impact the quality of life for UES residents. These grandiose medical monstrosities are nothing but money grabs. The needs of community can be served without them. Vote no!
3/26/2025 10:22:37	Brooke Sinclair			In opposition to the application	The neighborhood does not need a hospital of this size or scale. It will cause a high degree of traffic for a decade period to a residential neighborhood. The size of the building is totally out of scope for the neighborhood. Please vote against this unwanted and unneeded project.
3/26/2025 10:24:31	Bev Taylor			In opposition to the application	The only people who spoke up in favor of this monstrosity at your meeting were employees of Northwell, auxiliary members of Northwell, and construction workers. That speaks volumes! You must reject this plan. You serve your community and your community strongly opposes this grotesque plan!
3/26/2025 10:24:42	Remy Roizen			In opposition to the application	Please protect our neighborhood from this absurd expansion.
3/26/2025 10:24:48	Erica Bersin			In opposition to the application	Please vote NO Here's why: Extreme 436'- 395' ft Tower on narrowest avenue Extreme heights midblock on residential streets Floor plate larger than the Empire State Building Colossal Structure CANNOT be shoehorned in a RESIDENTIAL Neighborhood 250-500% zoning increase required Bigger issue of Healthcare Inequity across the city Beds not needed on Upper East Side UES will become defacto Northwell Health Campus 9+ Years Construction will throw the neighborhood into chaos with extreme environmental and access impacts Dangerous zoning precedent for NYC Design disregard for environmental issues and energy efficiency Community opposition unanimously outweighs "in favor" voices of paid advocates https://pix11.com/news/local-news/proposed-hospital-expansion-on-upper-east-side-sparks-neighborhood-concerns/ https://www.audacy.com/podcast/winsam-on-demand-podcast-fe387/episodes/ues-residents-push-back-on-plan-for-lenox-hill-hospital-expansion-e04f0 Thank you
3/26/2025 10:25:35	MYRNA WEISSMAN			In opposition to the application	WE DO NOT NEED AN EXPANDED HOSPITAL WE HAVE EXCELLENT HOSPITALS WITHIN 2 MILES AN EXPANDED HOSPITAL WILL INCREASE TRAFFIC ,NOISE, AND REDUCE SAFETY FOR THE MANY FAMILIES LIVING IN THE AREAS. WE ARE THE FEW REALLY FAMILY AREAS NEAR PARKS AND SCHOOLS . WHY DESTROY IT?. NY IS ENRICHED BY THE PRESENCE OF FAMILIES,CHILDREN AND SCHOOLS. WE ARE NOT JUST CORPORATE HEADQUARTERS . WE ARE A REAL URBAN LIVING PLACE. STOP THE EXPANSION

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3/26/2025 10:26:28	Linda Koplewicz	[redacted]		In opposition to the application	The construction of this Northwell hospital building will have a negative impact on the entire residential neighborhood. Northwell's motivations are financially driven, rather than focused on serving the community. There are already two major hospitals nearby that are accessible to residents of the Upper East Side. Instead of investing in an area that already has sufficient medical care, Northwell should direct its resources toward neighborhoods that are in greater need of medical services.
3/26/2025 10:29:48	Dimitri Sevastopoulo			In opposition to the application	The dimensions of the building are obscene. There is no reason to blight this neighborhood. Northwell clearly has sufficient resources. This complex ought to be cut in half and located in two different sites.
3/26/2025 10:30:08	Lee Vance			In opposition to the application	All the negatives are well known - this proposal is wildly out of keeping with the neighborhood and would be intensely disruptive in construction and operation. Hard to believe it is even being considered.
3/26/2025 10:31:15	Lisa cole			In opposition to the application	No Northwell
3/26/2025 10:36:23	Susan Ferriere			In opposition to the application	The area surrounding Park Avenue and 76th/77th Street is one of the Upper East Side's most historic and cherished neighborhoods, highly sought for the civilized and peaceful family lifestyle it offers. Allowing Northwell/Lenox Hill Hospital to proceed with its more than grandiose plans represents the intrusion of the non-residential on a scale that is entirely inappropriate to the neighborhood and the effects of whose construction would be ruinous. The plan does not even contemplate accommodation for more than a handful of patients beyond today's capacity – and these beds are not needed in any case since the Upper East Side has an array of other major hospitals farther East. The City should focus on bringing hospital services to neighborhoods that lack these. The current issue with closing down Bellevue and leaving that part of town bereft is one major example of such a vacuum. Please think hard and allow an important residential neighborhood to remain just that. Northwell's adjacent new structure on Third Avenue threatens the environment enough with its enormous scale and the additional ongoing activity that will soon begin. Thank you very much.
3/26/2025 10:40:32	Sammy Aarin			In opposition to the application	Cannot handle years of construction congestion nor does this project fit on this site. Pls reconsider.
3/26/2025 10:41:51	Michelle Dayan			In opposition to the application	The northwell project is absolutely ridiculous and unnecessary. The tower will create havoc in the neighborhood both during and after construction. I am strongly opposed to the plans and ask the community board to vote in opposition. For the good of our neighborhood and our children!
3/26/2025 10:41:54	Lenore Levine Weseley			In opposition to the application	Please, please, please choose the interests and benefits of the residents of the upper east side and ALL of the citizens of NYC and reject the LHH plan. The UES does not need an expanded LHH-there are more than enough hospital beds/resident and there are more needy areas of NYC that do not have enough hospital beds. The plan would be very disruptive to the area-much too long to do the construction, too huge, and not any benefit to the patients who would use LHH, and unfortunately, from personal experience, LHH should improve their medical services, rather than expanding. As you may have noticed, I am a (retired) physician whose husband died at LHH from poor care.
3/26/2025 10:44:30	cary roth			In opposition to the application	This will be a total disruption to the way of life around here for 10 years at least. I see what they are doing on Lex and 3rd and other places! They say 1 thing and do another. They have total disregard for the neighborhood and just want to get the job done. All of this for 25 extra rooms is BS!!!!! Let them do interior renovations to update the hospital without destroying the fabric of the neighborhood and crush real estates prices around here!!!
3/26/2025 10:45:15	Regina Valdés Montalv			In opposition to the application	It's completely against the neighborhood character
3/26/2025 10:46:55	nicola grant			In opposition to the application	This is a horrid thing for our neighborhood and will ruin it for all the reasons listed below We do not need a big hospital on the upper east side we already have weill cornell . Keep our neighborhood livable don't ruin it for the big money makers in health care . Extreme 436'- 395' ft Tower on narrowest avenue Extreme heights midblock on residential streets Floor plate larger than the Empire State Building Colossal Structure CANNOT be shoehorned in a RESIDENTIAL Neighborhood 250-500% zoning increase required Bigger issue of Healthcare Inequity across the city Beds not needed on Upper East Side UES will become defacto Northwell Health Campus 9+ Years Construction will throw the neighborhood into chaos with extreme environmental and access impacts Dangerous zoning precedent for NYC Design disregard for environmental issues and energy efficiency Community opposition unanimously outweighs "in favor" voices of paid advocates
3/26/2025 10:48:26	Mike Chorske			In opposition to the application	We live across the street from Lenox Hill Hospital in a long-established residential neighborhood. I have a strong opposition to Northwell Health's up-zoning permit application and implore CB8 to deny this application. Reasons include: An extreme 436'- 395' ft Tower on narrowest avenue; Extreme heights mid-block on residential streets The proposed structure's floor plate being larger than that of the Empire State Building - this colossal structure CANNOT be shoehorned in a RESIDENTIAL neighborhood Order of magnitude (250-500%) increase in zoning required; this is a not a 25%-50% request! There is a bigger issue of healthcare inequity across the City: hospital beds are not needed on Upper East Side The UES will and has become a defacto Northwell Health Campus 9+ Years Construction will throw the neighborhood into chaos with extreme environmental and access impacts This a dangerous zoning precedent for NYC Community opposition unanimously outweighs "in favor" voices of paid advocates I trust that CB8 will protect our community. Thank you.

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3/26/2025 10:59:15	Lynn Blackstone	185 East 85 St., New Yor	lynnblackstone185@gmail.com	In opposition to the application	The existing hospital building must be renovated; the proposed new construction must be significantly modified to satisfy all community needs.
3/26/2025 11:01:32	Sarah L Wilkins	[redacted]		In opposition to the application	How can Northwell need this huge building to provide improved hospital services to the neighborhood? Why should Northwell be able to get a change in zoning to squeeze this gargantuan building into a residential neighborhood? Opponents' assertion that these current expansion plans are "irrational, unneeded and destructive to a residential area," is right on. Community Board #8 needs to listen to the community and recommend in the strongest of possible terms that the City Planning Commission deny this application as it now stands.
3/26/2025 11:07:24	Helen Goodkin			In opposition to the application	There are so many hospital beds in this neighborhood that I wonder why the City Planners aren't demanding that they build in Lower Manhattan where there is a desperate need for medical care especially after St Vincent's was allowed to fold. Lenox Hill wants to build only single bed rooms. Who can afford that? Medicare and Medicaid won't foot that bill. The administration is trying to create a "private " hospital for upper east side rich people....not the rest of us who will suffer through the 11years of construction. According to testimony at the hearing, Lenox Hill at the moment doesn't have a full census on most days...and they want more space at the neighborhood's expense. Please stop this!
3/26/2025 11:21:01	Yaroslav Faybishenko			In opposition to the application	There is already enormous hospital capacity in the neighborhood within several blocks
3/26/2025 11:25:13	M Potter			In opposition to the application	To build a building this large in a residential area is insanity. Lexington Avenue and the surrounding streets and Avenues are already over congested due to the added bus lanes and bike lanes impeding traffic. This new oversized monstrosity will create havoc in a neighborhood that is supposed to be residential. It is a neighborhood with families and schools, both public and private.A building that size belongs on a wide Avenue like York Avenue, where other big Hospital buildings are located. To allow zoning like this, destroys the integrity of the neighborhood and is not a service that is needed at that location. The shadow effect alone is overwhelming. please do not allow this project to go through.
3/26/2025 11:29:24	Margaretta Campen			In opposition to the application	I have been very concerned about the granting of variances for this project, especially the height of the structure proposed for Lexington Avenue to 400+ feet. This is beyond a variance, but the trashing of the current zoning laws. In addition to an area already suffering from congestion and traffic disruption, the planned construction over far too many years would have a significantly negative ripple effect on the entire upper East side - nearby schools, churches, homes, businesses, and transportation. What has bothered me from the very beginning is that Lenox Hill Hospital (Northwell) has had plans for the 'as of right' construction on Third Avenue and has not used that project to remedy, expedite or facilitate the block size project of Lex/Park/76-77 Street. Third Avenue is much wider than Lexington Avenue, the building site was a totally cleared site thereby facilitating a much speedier construction window and yet no variances seemed (?) to have been applied for. How can the hospital do long term planning and not include that site in their equation for a 21st century hospital complex. Already they admit that some of the current hospital services will be moved there. The fact that that project was "off the table" for discussion in conjunction with the current egregious plan, indicates that Lenox Hill (Northwell) is NOT being straightforward or HONEST with the community! They should NOT be rewarded for dishonest manipulation of the Community Board and City Council.
3/26/2025 11:30:50	Abhi Arora			In opposition to the application	We cannot let corporate greed run iconic UES for good. We are all here for limited times so let's make sure we are handing over a place that is at least as good, if not better, than what we got. Please stop.
3/26/2025 11:30:59	Eby McKay			In opposition to the application	This expansion is unnecessary for the location and everyone on the upper east side is opposed to it.
3/26/2025 11:52:44	Michelle Warren			In opposition to the application	We don't need another large hospital
3/26/2025 11:55:52	heejung moon			In opposition to the application	it will cause congestion, noise, disruption. need to find other ways. as is, totally absurd

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Timestamp	Name	Address *(optional)*	Email Address *(optional)*	Are you	Comments on the application
3/26/2025 11:59:07	Barry Kingham	[redacted]		In opposition to the application	I have lived at 829 Park Avenue, across 76th Street from the hospital, for more than 30 years. I am actively involved with the Committee to Preserve Our Lenox Hill Neighborhood. My comments are as follows: 1. Why this project? Northwell has provided no viable reason why a project of the proposed size is necessary in order to improve the hospital's services. Reasonable renovation, rather than unreasonable intrusion on the neighborhood should be sufficient. But Northwell has not addressed that option in any forum; neither Plan A nor Plan B does so. 2. The community interests: Northwell pretends to consider the community's interests but, in facts, it has made no effort to do so. Instead, they have enlisted union members to claim, falsely, that the community is against improving health care. We do want a better hospital. And the interests of hard-working union members are important. But that does not overcome the impact on the people who actually live in the community and will be affected forever by a gigantic tower on Lexington Avenue. 3. New rooms: The proposal is to add only 25 beds and convert all 475 beds of the hospital into single rooms. But Northwell does not address whether "public insurance" will cover those rooms. While Northwell claims that over 60% of Lenox Hill patients use "public insurance," it is my understanding that Medicare Part A and Medicaid do not cover private rooms unless medically necessary. Thus, the notion that Lenox Hill is designed to provide service to people using "public insurance" is simply not accurate. Single rooms will be for those who can afford it or whose private insurance will cover it (and there are very likely few of those). The hospital will become an elite facility, no longer serving the demographic that Northwell claims from Manhattan and the outer boroughs. 4. Traffic: How can Northwell claim that it will not impact traffic on Lexington Avenue by creating its main entrance there? The avenue is already among the narrowest in Manhattan. With its active bus lane and double-parked trucks, it is often reduced to a one-lane road during business hours. Where will the bus lane go so that people can drop off and pick up at the hospital? The current 77th Street entrance actually works pretty well and does not affect the already jammed Lexington Avenue; they could add ambulance bays and still keep the main entrance there. Interestingly, Northwell publishes only what the effect will be to "improve" traffic on 77th Street and ignores the critical effect on Lexington Avenue that will impact traffic throughout the Upper East Side. 5. Subway: Of course we would like a new subway station. But that should not be a reason to permit a massive structure on Lexington Avenue that will allow improvement of only the downtown platform. There are many other reasons of which the Community Board is aware as to why this project should be rejected. Thank you for considering my comments and those of the people who will be affected directly by Northwell's effort to overwhelm our residential neighborhood rather than meld into it. The current proposed plan is an insult to the historical role of Lenox Hill Hospital as an important member of our community. Respectfully, Barry Kingham
3/26/2025 12:01:59	Margaret Schwarz			In opposition to the application	I work and reside on the upper east side and am in favor of a new state of the art hospital somewhere in NYC, but not in favor of a new hospital on the upper east side. I'm not in favor of changing zoning laws ANYWHERE. Adhere to zoning laws to keep our residential neighborhood a residence. Build a hospital in the Bronx. Build a hospital in Queens. Build a hospital in the west village. NO MORE TOWERS!
3/26/2025 12:04:46	Jacqueline Sferra Rada			In opposition to the application	Uneccessary increase of non med space and out of context to residential area
3/26/2025 12:09:29	Annabel perelman			In opposition to the application	My family and I live next door, and we feel that the hospital's expansion plans in their current form would be detrimental to the neighborhood. The colossal structure will disrupt the charm and community feel of neighborhood, which is already lucky enough to have several excellent hospitals. There are so many other areas of NYC in far greater need of additional hospital facilities and beds.
3/26/2025 12:19:37	Sarah W Gallagher			In opposition to the application	The Upper East Side is chock-a-block with utterly out-of-scale medical institutions. Enough.
3/26/2025 12:23:43	Meaghan Chorske			In opposition to the application	We live in a residential neighborhood with families and schools. A construction of this size and scope would ruin our neighborhood. It isn't serving the people of New York as it only increases the hospital capacity by a few beds. It does not better serve the needs of New Yorkers. We have lots of hospitals on the Upper East Side and do not need to have zone variances and a decade plus of construction to add a few more private room beds.
3/26/2025 12:24:10	Carole Meyers			In opposition to the application	Plan is ego driven by a wealthy family so their name appears on a building as it appears on ambulance's
3/26/2025 12:31:21	Guenther Greiner			In opposition to the application	The hospital should be forced to submit plans for a better plan denying the current. Extreme heights mid block on residential streets.
3/26/2025 12:31:21	Nancy Elias			In opposition to the application	Not needed or warranted for the beighborhood
3/26/2025 12:31:43	Linda Stewart			In opposition to the application	Past time for "the city of yes" to say No. That, or concede that the upper east side will no longer be a residential area and wait for the residents (taxpayers) to move away as the city becomes increasingly unlivable.
3/26/2025 12:33:56	Lindsay Higgins			In opposition to the application	This hospital project is ill-conceived and will negatively impact the quality of life for people living in the neighborhood. It is completely out of scale to every other building in the area and makes no sense. I implore you to reject it and protect our wonderful neighborhood from such overreaching development. Thank you for your consideration.

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3/26/2025 12:40:36	Barbara Harrison	[redacted]		In opposition to the application	I welcome the upgrade of Lenox Hill hospital's surgical theaters and emergency room. It needs that. But I don't support Northwell's takeover of my residential neighborhood. Northwell has built a huge building on Third/77-78 (getting approval as a residential building because of a sleep clinic (its executives know how to play the system)) and a half-block building on Lexington/78. The UES already has multiple excellent healthcare campuses. We don;t need another. Upgrade the hospital without the unnecessary huge tower, the 9-year construction disruption, and the extreme zoning concessions (bad precedent). Work with the CB-8 community. Upgrade sensitively. Show good faith and good neighbor status with two subways upgrades, not one.
3/26/2025 13:06:15	Mr. Mckenna			In opposition to the application	As both of my kids were born at Lenox Hill Hospital, I am a big fan. However, what they are proposing is simply too massive, construction would be highly disruptive and would take too long (almost a decade assuming no delays, which rarely happens for a construction project of this size), the benefit would be nominal at best as the community already has access to plenty of the larger hospitals, and the proposal would negatively transform a special residential community during the decade long construction and beyond. There are very strong reasons why we have these zoning rules in place - please continue to adhere to them and do not let Northwell negatively impact our community!
3/26/2025 13:13:10	Laura Jackson			In opposition to the application	The hospital industry has way too big a footprint on the UES already. Please, please stop this insane expansion or at least keep it in scale with the neighborhood. Too much damage has been done by hospitals already. Let's start thinking 'human scale' before all quality of life is lost here.
3/26/2025 13:15:54	Heide Gold			In opposition to the application	I am very opposed to this vanity project which will only provide disruption to the Upper East Side where we do not need any more hospitals. This will provide very few additional beds and if there are only single rooms, who is this hospital servicing when most insurances do not cover single occupancy. This is not a "Neighborhood hospital." It's unfathomable to put the neighborhood through such turmoil for such a long period of time with no upside. We do NOT need this huge building which does not belong here!
3/26/2025 13:22:28	Rina Shalhov			vote no to adding to lennox hill hospital	there is already too much going on in our residential neighborhood at the existing hospital
3/26/2025 13:25:41	Amnon Shalhov			In opposition to the application	too large and tall for neighborhood
3/26/2025 13:32:55	Eliot E			In opposition to the application	The UES has a plethora of hospital beds. There is no need for more. This is a money grab and is a net negative for our community. It is absolutely not necessary.
3/26/2025 13:32:56	Julia Wrigley			In opposition to the application	I oppose the plan for this very tall building for two reasons. First, it is out of keeping with the residential area where it is located and building it would be highly disruptive, as it would take many years. Second, it would not meet the pressing medical needs of the many people in New York City who are struggling to get by. It is designed as a luxury facility rather than as a hospital that would serve families who need quality, accessible care.
3/26/2025 13:59:07	Michael Steinberg			In opposition to the application	The Upper East Side does not need another hospital! We already have several of the best in the world here. All new buildings - hospitals included - should fit into the architecture of the neighborhood. And no one is above the law; zoning rules should apply to all, regardless of their political connectivity!
3/26/2025 14:21:14	Ellen Sosnow			In opposition to the application	It's a terrible idea.
3/26/2025 14:30:12	Maureen McCarron			In opposition to the application	This project is clearly too big and too expensive and unnecessary in this neighborhood where we have the most hospital beds in the 5 boroughs. Any hospital neighborhood of this size becomes filthy and a congestion area of people and vehicles. There is no way to control the institutional environment. The building project will ruin this residential neighborhood and will take over 10 years to build and will Be outdated before completion. I am a real estate professional and am thoroughly opposed to this monstrosity of a hospital. CB8 must listen to it's constituents.
3/26/2025 14:47:51	Barbara Alkiewicz			In opposition to the application	Northwell's plan is not the plan of a community hospital. To erect a building at least 10 stories taller than the surrounding buildings and only add 20ish additional beds is not trying to aid the community. It is only trying to aid Northwell. The whole concept is not feasible for this neighborhood. Quite frankly, it is an outrage, Manhattan is well served with hospitals, Northwell should go to areas that are not well served. Lexington Avenue is too narrow for this project and is already badly contested. Look for a better location for this inappropriate project.
3/26/2025 14:56:13	Lucy Zimmerman			In opposition to the application	As someone who lives in this residential neighborhood, I don't want to see a big building blocking residents views, causing congestion, and causing inefficiency. There is simply no need for this giant structure to cause chaos in our community.
3/26/2025 14:56:51	Danielle Dropkin			In opposition to the application	I do not believe that the upper east side needs an expansion for Lenox hill hospital. We are in need of more residential spaces and the neighborhood is saturated with hospitals and existing capacity nearby. Increased renovations will drive up healthcare costs and are not needed. The length of the proposed construction will be a huge deterrent to people moving and living in the area. The subways on the corners there are always busy and cannot have further issues.
3/26/2025 15:05:58	Richard Kresch			In opposition to the application	This project does not meet any community needs. As has already been mentioned numerous times, there is no bed need in upper Manhattan, it is in violation of existing zoning rules in a historic preservation area, does not provide any community needs or amenities such as improved subway stations, off street parking or guaranteed free care to local residents in need of same all while paying no property tax. This is a vanity project designed to generate even more profit for Northwell whose cost is being borne by the taxpayer.
3/26/2025 15:46:05	Imogen storrs			In opposition to the application	Please don't destroy a neighborhood by letting a monstrous building go up. It'll be there forever, no tearing something like that down , ever.
3/26/2025 15:58:54	Joyce Riemer			In favor of the application	I fully support this project.

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3/26/2025 15:59:05	Harry Gill			In favor of the application	I support this project.
3/26/2025 15:59:42	Jonathan Scutchfield	[redacted]		In favor of the application	The staff deserves this redevelopment!! They save lives and care for the community, please provide them with the facility they need to deliver the best care possible! We need to build for the future, please!!!
3/26/2025 15:59:44	Agnes Gredzinska			In favor of the application	Please support Lenox's need for redevelopment and priceless care they provide to this community.
3/26/2025 16:00:12	Kevin Browne			In favor of the application	This project is good for patients, their families and the staff who care for them. Private rooms, introduction of technological advances and creation of a better practice environment will come from this redevelopment project.
3/26/2025 16:04:05	Lisa Peters			In favor of the application	I have worked at Lenox Hill Hospital for 25 years and am in favor of this project
3/26/2025 16:06:28	Yolanda			In favor of the application	Lenox hill is takes care of a community. However, the community.has grown and so LHH needs to grow also. They need the resources and space to be able to continue to provide the highest quality care that the community needs and deserves.
3/26/2025 16:14:34	Vadim Zhigin			In favor of the application	As our community continues to grow, so does the need for quality healthcare at Lenox Hill Hospital. Our current building has served us well, but no matter how much we invest in renovations, it simply can't keep up with the increasing number of patients who rely on us. More than just space, we need a facility that supports cutting-edge technology and enhances our ability to provide the best possible care. A new building isn't just an option—it's essential to ensuring that every patient who walks through the hospital doors receives the high-quality, compassionate care they deserve.
3/26/2025 16:20:56	Julie Delianides			In favor of the application	Lenox Hill Hospital is world class hospital and is long overdue for an up to date/modern facility.
3/26/2025 16:22:48	Lauren Reingold			In favor of the application	We need this
3/26/2025 16:43:42	Elise Fishman			In opposition to the application	A tower 436' does not belong in a residential neighborhood located on the narrowest avenue in Manhattan. Lenox Hill Hospital is not a medical center. It is a local community hospital. The upper east side has CORNELL WEILL, HSS, MSK (facing the drive) and MOUNT SINAI (facing Central Park). There are 9 beds per 1,000 people on the UES, clearly there are other neighborhoods with much fewer beds that need hospitals. Also, the project could take up to 11 years- totally unacceptable to all the residents (taxpayers) on the UES. Please do not approve this ridiculous project.
3/26/2025 17:01:31	Jeff Liebmann			In opposition to the application	Proposal is ridiculously out of scale to the area and is a highly inefficient use of square footage.
3/26/2025 17:03:51	Charles Untracht			In opposition to the application	The scope of the project is way too large for this residential neighborhood. I am not against Northwell modernizing their facilities but in reason. The hospital is not operating at full capacity. They are building a city block expansion on third and E76-77 They also own an apartment building next to my address. They also bought a parking garage on E75 between Lexington and park ave. Scale the project to 10-15% increase. Enough is enough!
3/26/2025 17:16:24	Daniel B Stevenson			In opposition to the application	This is a well-established residential area, with large sections of the surrounding community under the protection of the historic district. The steady northward creep of super-tall structures along Third Avenue and Second Avenues is disturbing enough, particularly with the added congestion that comes with the existing high traffic narrowness of the avenues themselves. To now add structures of this size to the already overloaded congestion around Lexington and Lennox Hill Hospital makes the situation far worse for local businesses and residents. The ungainly height of the building requires no mention. It will be a scar on the skyline even worse than that of 57th Street. Nor, as I understand it, will this proposed redesign of Lennox Hill Northwell effectively increase the actual number hospital beds. I am firmly opposed to the current plan.
3/26/2025 17:23:37	Anne Juchet			In opposition to the application	LHR is operating at less than 70% of capacity and is erecting a massive new building between 76th and 75th streets on 3rd avenue. There is simply zero need for another massive expansion. All this would do is further increase healthcare inequity vs. other areas of the city and state. Boycotts of LHH and Northwell by residents that could result from overwhelming opposition to the project would be self-defeating for the entity. If this expansion proceeds, the damage to the neighborhood will be permanent. Residents rely on zoning laws that protect them against exactly that kind of project. By changing zoning, you would be betraying residents of the aera.
3/26/2025 17:25:46	Kevin Lionel Tierney			In opposition to the application	Suffocating a residential area ,scale totally inappropriate
3/26/2025 17:29:50	Elisa monte			In opposition to the application	Over sized and out of zoning requirements. I say no to this
3/26/2025 18:00:17	Ruth Brodsky			In opposition to the application	All of this money and time (10 years) for 25 beds is outrageous !
3/26/2025 18:07:43	Andrew Fabel			In favor of the application	Anyone who has been a patient in the Lenox Hill ER knows how crowded it is due to its size relative to the patient volume. Medical emergencies will always happen and patients will continue to need emergency care. Improvements in the hospital's layout and infrastructure are essential.
3/26/2025 18:14:44	Craig clanci			In opposition to the application	Our neighborhood cannot be subjected to a 10-year rebuild. It will degrade the area; the accompanying trucks, noise, pollution and a decade of scaffolding are not welcome in this kid/family friendly area. Build creatively, you don't need to build bigger.
3/26/2025 18:14:55	Trecia Jansen			In favor of the application	I am in favor of this application and supportive of providing the best possible facility renovations and upgrades for patients.

Testimony to CB8M Regarding the Lenox Hill Hospital ULURP Application

Timestamp	Name	Address *(optional)*	Email Address *(optional)*	Are you	Comments on the application
3/26/2025 18:21:33	A.DouglasHeymann,M	[redacted]		Function	Northwell should be required to explain proposed usage of proposed huge expansion of floor space and why it is necessary at this site after a huge expansion has occurred on Thord ave. Will the structure provide space for a Medical School ? Building to establish a Flagship for the huge corporation is not a substitute for building to improve and increase function and service when the above disadvantages are obvious plus the disruption of traffic , pedestrian and vehicle transportation for residents
3/26/2025 18:27:46	Mason Sklar			In favor of the application	In short: we must stop being stuck in short-term thinking. Strong cities keep investing in themselves. LHH seems to have listened to prior community feedback and made reasonable compromises. The plans are thorough, the impacts well-assessed and reasonable. LHH makes a strong case for why this hospital is a good long-term investment for the UES. What neighborhood wouldn't proudly support building a state-of-the-art hospital with world-class patient care? What neighborhood would refuse upgrades to traffic and transit infrastructure, stuck in a mindset of short-term comfort over long-term benefit? I understand the disruption is frustrating, and aesthetic change can be hard to accept, but we need to let our city grow. Local opposition to local growth is a key factor in why our infrastructure, housing supply, and regulatory environment are in such a poor state today. This is true both in NYC and nationwide. I would be proud to have the new LHH in my neighborhood.
3/26/2025 18:43:11	Lyn Grogan			In opposition to the application	All buildings on the UES should be subject to the allowed zoning requirements. This oversized structure is not necessary and it impacts the quality of life in the neighborhood.
3/26/2025 18:47:33	Margaret albert			In opposition to the application	This will wreck our neighborhood
3/26/2025 18:49:00	Neale Albert			In opposition to the application	A hospital didn't belong in a neighborhood like ours. And it isn't needed.
3/26/2025 20:14:56	Loraine Kriegel			In opposition to the application	Lenox Hill wants to modernize their facilities, which is welcome but in no way requires the massive expansion they propose. It will overwhelm the family oriented neighborhood. Since the UES already has 5 hospitals, this, to me, is about competition and profit, not the people of the community they serve. They want to expand the maternity center, which is already one of the most expensive in the nation, attracting celebrities from other regions with lush amenities. The profit motive would say, expand this, but the community does not need it. This is about profit and ego. I reject it. Let them come back with scaled down plans that modernize without taking over the community.
3/26/2025 20:24:06	Marybeth Ward			In opposition to the application	This is the wrong approach and we'll have a disastrous effect on the neighborhood. It's an assault on the neighborhood and is not necessary and an area that is very well supported with many different options for medical assistance. It's just their own greed of wanting to get a bigger piece of the economic pie
3/26/2025 20:58:57	Ronni Rothschild			In favor of the application	Lenox Hill Hospital is a special place. It's time for a new building to match the cutting edge medicine happening inside the hospital!
3/26/2025 21:00:29	Bernadette Cruz			In opposition to the application	Project is too big and will disrupt the entire neighborhood. No respect for historical character of Lenox Hill. 6 subway access very limited and cannot be expanded to accommodate Lenox hill plans
3/26/2025 21:10:23				In opposition to the application	Here's why: Extreme 436'- 395' ft Tower on narrowest avenue Extreme heights midblock on residential streets Floor plate larger than the Empire State Building CRAZY AND UNNECESSARY Colossal Structure CANNOT be shoehorned in a RESIDENTIAL Neighborhood RIGHT – DOESN'T BELONG THERE 250-500% zoning increase required INSANE Bigger issue of Healthcare Inequity across the city Beds not needed on Upper East Side IS THAT WHY ONLY 25 MORE BEDS ARE PROPOSED? UES will become defacto Northwell Health Campus 9+ Years Construction will throw the neighborhood into chaos with extreme environmental and access impacts A DISASTER FOR RESIDENTS, COMMUTERS, ETC. Dangerous zoning precedent for NYC Design disregard for environmental issues and energy efficiency Community opposition unanimously outweighs "in favor" voices of paid advocates

Testimony to CB8M Regarding the Lenox Hill Hospital ULURP Application

Timestamp	Name	Address *(optional)*	Email Address *(optional)*	Are you	Comments on the application
3/26/2025 21:16:37	Ruth Kilstein	[redacted]		In opposition to the application	HHere's why: (MY COMMENTS ARE BELOW) Extreme 436'- 395' ft Tower on narrowest avenue Extreme heights midblock on residential streets Floor plate larger than the Empire State Building Colossal Structure CANNOT be shoehorned in a RESIDENTIAL Neighborhood ALL THESE CONTRIBUTE TO DESTRUCTION OF A NEIGHBORHOOD, AND WOULD BE AN EYESORE 250-500% zoning increase required Bigger issue of Healthcare Inequity across the city Beds not needed on Upper East Side THAT'S WHY ONLY 25 NEW BEDS ARE PROPOSED UES will become defacto Northwell Health Campus 9+ Years Construction will throw the neighborhood into chaos with extreme environmental and access impacts Dangerous zoning precedent for NYC Design disregard for environmental issues and energy efficiency Community opposition unanimously outweighs "in favor" voices of paid advocates ere's why: Extreme 436'- 395' ft Tower on narrowest avenue Extreme heights midblock on residential streets Floor plate larger than the Empire State Building CRAZY AND UNNECESSARY Colossal Structure CANNOT be shoehorned in a RESIDENTIAL Neighborhood RIGHT – DOESN'T BELONG THERE 250-500% zoning increase required INSANE Bigger issue of Healthcare Inequity across the city Beds not needed on Upper East Side IS THAT WHY ONLY 25 MORE BEDS ARE PROPOSED? UES will become defacto Northwell Health Campus 9+ Years Construction will throw the neighborhood into chaos with extreme environmental and access impacts A DISASTER FOR RESIDENTS, COMMUTERS, BUSINESSES, ETC. Dangerous zoning precedent for NYC WHAT'S THE USE OF A LANDMARKS COMMISION IF THIS IS ALLOWED? Design disregard for environmental issues and energy efficiency Community opposition unanimously outweighs "in favor" voices of paid advocates
3/26/2025 21:40:33	Robert SooHoo			In favor of the application	Our hospital is in dire need of upgrades to remain state of the art and provide the highest level of care that we promise to our patients.
3/26/2025 23:58:21	Pamela Ampel Lapidus			In opposition to the application	It is ridiculous to add more car and foot traffic to an area (77th/Lexington) That has three parking garages, Citibank rental bikes, four subway entrances and exits And a very busy hospital with ambulances arriving all day everyday. This is a bad idea on all counts!
3/27/2025 0:35:20	Simcha Silverman			In favor of the application	Lenox Hill Hospital provides the local community with world class health care. They need an updated building
3/27/2025 0:42:18	Barbara Mintz			In opposition to the application	Renovation yes but no to a building which negates current zoning laws, serves a very limited public who can afford single occupancy rooms, overwhelms a very tight space with no regard for the community which surrounds its proposed hideous tower. I have been a resident of this community since 1981 and experienced the hospital's indifference to its neighborhood. I beg the the board to deny their current request for a behemoth tower in this congested area.
3/27/2025 9:02:39	Barbara Goldstein			In opposition to the application	This application is grossly out of line with what is needed to provide quality medical care and it places a massive and undue burden on the community - both in terms of the ridiculous length of time the neighborhood will be subjected to disruption - but also in terms of the height of the tower on a narrow street. This should absolutely be denied as written.
3/27/2025 9:35:00	Alyssa Ljungquist			In favor of the application	This hospital upgrade will allow healthcare providers to continue to provide excellent, safe, clean state-of -the-art medical care to our community.
3/27/2025 10:11:27	Deborah Greatorex			In opposition to the application	We don't want a bigger hospital
3/27/2025 10:23:59	Amy Gittelman			In opposition to the application	While I recognize the need for improvements at Northwell Health, the proposal to construct a towering 436'-395' structure on the historic Upper East Side is deeply concerning. Beyond the impact on the neighborhood's character, the inevitable chaos—street closures, noise, and increased traffic—would be overwhelming, all without meaningfully increasing hospital bed capacity. Furthermore, with numerous hospitals already in the area (often referred to as "Bedpan Alley"), such an excessive expansion seems unwarranted. As a resident living just one block from Northwell, I am deeply concerned about the effect on property values. The projected nine-year construction timeline alone would make selling my apartment nearly impossible, and once completed, this looming structure would only further diminish its appeal. I strongly oppose this plan and urge reconsideration.

Testimony to CB8M Regarding the Lenox Hill Hospital ULURP Application

Timestamp	Name	Address *(optional)*	Email Address *(optional)*	Are you	Comments on the application
3/27/2025 10:26:24	SL	[redacted]		In opposition to the application	Dear Committee Members, I am writing to express my concerns regarding Northwell Hospital System's plans to build a large medical center in our community. As an attending and long-term voluntary faculty member at Lenox Hill Hospital since 2003, I have experienced firsthand their disregard for the needs of local residents and patients. When Northwell took over Lenox Hill Hospital, they abruptly terminated my lease, forcing my practice out of its space with no consideration for the disruption to patient care. Despite explaining the impact, Northwell showed no flexibility, and the kicker is the space remained unused for at least two years. This was not an isolated incident, and this pattern repeated itself in 2020, where they pressured my then landlord to deny extensions because they were interested in taking over a space I had built out, again compromising care. I have emails and communications supporting all these claims, and such actions reflect a troubling disregard for the community's welfare, calling into question Northwell's commitment to our residents. Sincerely, SSMD
3/27/2025 10:42:13	Tim Greatorex			In opposition to the application	This monstrosity will ruin what is a pleasant family neighborhood.
3/27/2025 10:56:44	Artur Shlifer			In favor of the application	The UES and surrounding area of Lenox Hill deserves a modern, upgraded, future-proofed hospital with an infrastructure that keeps us competitive while providing the best care possible, and attracting the best talent possible
3/27/2025 11:00:14	Elizabeth Macaulay			In opposition to the application	Here's a strong, well-structured letter opposing the Lennox Hill expansion: — Community Board 8 Manhattan 505 Park Avenue, Suite 620 New York, NY 10022 **Subject: Opposition to Northwell's Lenox Hill Expansion Proposal** Dear Members of Community Board 8, I am writing to express my strong opposition to Northwell Health's proposed expansion of Lenox Hill Hospital. While I support efforts to improve healthcare infrastructure, this particular plan is deeply flawed and would cause irreversible harm to our neighborhood. I urge Community Board 8 to reject the massive upzoning request and demand a more responsible alternative. The proposed tower, reaching extreme heights of 395 to 436 feet, is simply incompatible with our residential streets. The scale of this project is staggering—its floor plate surpasses that of the Empire State Building. It is unacceptable to shoehorn such an enormous structure into a narrow avenue in the heart of a long-established community. Beyond its sheer size, the project raises several critical concerns: - **Zoning Overreach:** A 250-500% zoning increase is unprecedented and would set a dangerous precedent for the future of our city's planning. - **Unnecessary Hospital Beds:** The Upper East Side is already well-served by medical facilities, while other parts of the city face a dire need for expanded healthcare access. This project exacerbates healthcare inequities rather than solving them. - **Unlivable Construction Impacts:** A 9+ year construction period will bring severe environmental, traffic, and noise disruptions, drastically reducing the quality of life for residents and businesses. - **Environmental Recklessness:** The proposed design fails to prioritize sustainability and energy efficiency, contradicting New York City's broader climate goals. - **Irreversible Neighborhood Transformation:** If approved, this project will turn the Upper East Side into a Northwell-dominated healthcare campus, permanently altering its residential character. Most importantly, the overwhelming majority of community voices have spoken against this project, while those in favor are largely paid advocates. The people who live and work here are the ones who will bear the consequences, and their concerns must take precedence. I implore CB8 to reject this proposal and push Northwell to develop a more reasonable and community-focused alternative. Our neighborhood deserves thoughtful, sustainable growth—not unchecked corporate expansion at our expense. Thank you for your time and consideration. Sincerely, Elizabeth Macaulay —

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Timestamp	Name	Address *(optional)*	Email Address *(optional)*	Are you	Comments on the application
3/27/2025 11:00:25	Marshall Mizrahi	[redacted]		In opposition to the application	I am writing to express my strong opposition to the proposed expansion of Northwell Health's Lenox Hill Hospital on the Upper East Side. While I fully support advancements in medical research and healthcare, the existing hospital infrastructure—including Lenox Hill, NewYork-Presbyterian, Weill Cornell, and Mount Sinai—already meets the needs of our community. Doubling Lenox Hill's size in a residential neighborhood is unnecessary and will cause severe disruption. A projected nine or more years of construction will throw the neighborhood into chaos, bringing extreme environmental and accessibility impacts. Additionally, this expansion sets a dangerous zoning precedent for New York City, prioritizing oversized development over the well-being of residents. The proposed design also disregards critical environmental concerns and energy efficiency, which should be a top priority in any modern urban project. For these reasons, I urge decision-makers to reconsider this expansion and seek more sustainable, community-conscious solutions.
3/27/2025 11:50:15	S Wilson			In opposition to the application	The proposed Lenox Hill renovation is not in keeping with the neighborhood buildings and far exceeds the building height zoning allowed for the area. We do not need a northwell campus building on the upper east side that exceeds the floor plate of the Empire State Building. Furthermore, the hospital is only at 60% capacity and they are proposing an enormous expansion for virtually no additional rooms. More importantly, since the hospital is not a capacity, it should look to expand in the many neighborhoods that are underserved. And finally, the length of construction time is unacceptable at 6 to 10 years since it will destroy the small local businesses along Lexington Avenue between 77th and 76th.
3/27/2025 11:56:37	aubress kenton			In opposition to the application	This is a terrible idea that defies the best interests of the neighbors. The hospital was built many decades ago in a particular setting that no longer exists. To further the mission of the hospital, it should move to an area of the city that is underserved medically as well as an area that can tolerate the additional traffic and blockages that such a center would bring. This is just WRONG for the Lenox Hill Neighborhood.
3/27/2025 12:24:40	Eva Perez			In favor of the application	It will benefit Harlem and Union people for thei income
3/27/2025 12:26:36	Noel Holliday			In favor of the application	I'm very much in favor of this proposal to provide service to Lenox hill hospital to provide our doctors and all employees with up to date state of the art medical facilities so they can continue to provide exceptional services to the community which I thank them so much for. Noel Holliday, local 79 member.
3/27/2025 12:27:31	George King			In favor of the application	I'm union and live a Union life to the fullest. I support any movement that's the Union way!!
3/27/2025 12:34:33	Scott Bennett			In opposition to the application	Northwell's plan is an insult to the community in which the Lenox Hill complex is located. It is an insulting disregard for the people living in and adjacent to the the current facility. Shame on you for suggesting such a project. The Community Board should soundly reject the proposal and join with members of the community in a full-throated commendation of the project.
3/27/2025 12:41:08	Abigail Merrill			In opposition to the application	This "renovation" will not only disrupt this beautiful and family oriented neighborhood for at least a decade, but does not enhance one of the most expensive and prestigious neighborhoods in the world We moved here 30 years ago because of the quiet and safe area All that will change in order to allow Northwell Health to use the location for their prestige There are many neighborhoods in this city that need hospitals, but this is not one of them! I'm all for upgrading, but renovate from within (like all of us have to do.) The surrounding buildings were constructed at the turn of the century and all need or have had upgrades... from within I vote NO!
3/27/2025 12:49:04	Dajaire Blunt			In favor of the application	This is a great opportunity that creates opportunity for the community and its residence!
3/27/2025 13:28:12	Troy watt			In favor of the application	yes, I'm in favor of this project because it is personal to me because my child was born here and because of union wages I' m able to afford to go to Lennox Hill
3/27/2025 13:28:55	Vaseah Dupree			In favor of the application	As a union worker and resident of the Upper East Side, I support the Lenox Hill infrastructure renovation that will enhance the technological capabilities for doctors, staff, and patients. The advancement of the Lenox Hill Project will create employment opportunities for union members like myself in an economy where jobs are limited. I hope for a mutual agreement where both parties can acknowledge how hospital upgrades can positively impact our community for future generations.
3/27/2025 13:35:13	Mahogany Jones			In favor of the application	I'm in favor because it would be great for the area as well as the union workers. Change is good and the union does it safely so it's a win win for everyone!!!
3/27/2025 13:42:25	Shaina N. Laury			In favor of the application	Healthcare is in important, and Lenox Hill is a huge provider that people NEED. Going against upgrades, goes against the people.
3/27/2025 14:20:18	Patricia Wellde			In opposition to the application	I am vehemently opposed to expansion of hospital
3/27/2025 14:23:41	Ellen Sosnow			In opposition to the application	WE are opposed to the addition. It will decrease the value of our apartment.

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Timestamp	Name	Address *(optional)*	Email Address *(optional)*	Are you	Comments on the application
3/27/2025 14:50:45	Richard Campen	[redacted]		In opposition to the application	I am opposed to the Lennox Hill Hospital (Northwell) proposal to transform in a bad way the existing hospital buildings by advancing a plan for a massive tower between 395 and 436 feet high on the same site. To make this tower possible, Northwell is asking the Community Board and the City Council to approve zoning increases of 250-500% which, they say, are needed to upgrade the hospital to meet current and future needs. This proposal was presented to the public at a Community Board open meeting in late 2019. Given its huge arguably negative impact on the neighborhood and the wider Upper East Side, I was surprised that Northwell didn't seek community opinions on how the hospital might be upgraded without resorting to "shoehorning" a massive tower on the existing site. Importantly, Northwell owned a block-wide undeveloped site just one block east of Lennox Hill hospital on Third Avenue—a 5-minute walking distance away. When neighborhood attendees at the meeting asked why the Third Avenue site, so close to the hospital, was not included in their thinking on the planned upgrade, a Northwell representative preemptively closed discussion at the pubic meeting by saying that they would be building something "as of right" on the Third Ave. site and therefore it was not relevant to even bring this up. But it was relevant because considering the Lexington Ave. and the Third Ave. sites together would allow for building options that would achieve their goal of upgrade without the huge "ask" for 250-500% zoning variances. But Northwell wanted what they wanted and was not sensitive to the community. This disdain for local neighborhood opinions and values was easy for me to understand given that Northwell arrogantly assumed that the community should just accept whatever they proposed. To that end, it was the idea of having an Upper East Side flagship building that would add to the luster of Northwell that drove this proposal at the expense of the community. One only has to recall a quote in the Wall Street Journal in March of 2019 by Michael Dowling, CEO of Northwell: "You have to have such facility in Manhattan to be continuously relevant in New York." This mis-guided proposal should be rejected by the Community Board.
3/27/2025 15:51:03	Jordan Saunders			In opposition to the application	I was a longtime Trustee of Northwell Health and am one of only 11 of its Life Trustees, and I strongly oppose Northwell's plans for expanding Lenox Hill Hospital. For more than 50 years I lived in the neighborhood and currently own property at 130 East 75th St and 812 Park Avenue. Lenox Hill was our community hospital and has been important in my family's history. My long-standing leadership of and devotion to this hospital must first be noted to fully appreciate that I do not make these comments lightly. Lenox Hill's proposed expansion plans are fiscally irresponsible, will cause permanent harm to this iconic neighborhood, are violative of zoning laws, and will have a detrimental impact on the environment. In short—these plans must be halted. Borrowing more than a billion dollars and investing more than $1.5 billion on the Upper East Side of Manhattan is reckless overreach which raises serious questions about the ability of Northwell to service its debt and will be an onerous burden on patients, insurers, and the City. The staggering cost will make it impossible to deliver adequate return on investment. It is a poor and imprudent value proposition. The Hospital proposes doubling in size to create the type of footprint that Level 1 Trauma Centers and academic health centers have, but Lenox Hill Hospital is neither. It seeks to add operating rooms despite empirical evidence that fewer operating rooms are required and has wildly underestimated the cost per square foot of its nearly 640,000 new square feet! Compounding the bad investment decision is the chaos this project would leave in its wake. Northwell is singularly focused on building big and offers no environmental mitigation measures to the inevitable damage it will do. No green roof to ameliorate the gasses the building will generate. Then there are the more common, and equally legitimate concerns of neighborhood residents—blocked sunlight, impeded viewsheds and material diminishment of residents' use and enjoyment of their properties. Many years of construction-related detours, and traffic jams. Construction will bring attendant noise pollution day and night, and air polluting particles will make even breathing difficult. A huge influx of people and garbage mean more garbage trucks, more sirens and permanent traffic issues—round the clock neighborhood disturbance. Worst by far is the irreparable harm that the proposed expansion will do to the character of this iconic neighborhood. It will change the core of this historic residential New York Community into little more than a behemoth sterile medical complex with some adjacent housing. Northwell's initial modernization and renewal plan, which may have been appropriate, is gone, replaced by expansion plans that cut against the best interests of both Northwell and the Lenox Hill neighborhood. They are plans that must be stopped.
3/27/2025 16:51:14	Michelle Graham			In favor of the application	I have been a resident of Manhattan for 28 years, and have worked at Lenox Hill hospital for almost 18 years. In my role as a speech-language pathologist I provide evaluations and therapy for patients who have suffered a stroke or other conditions that impact their ability to communicate or to eat and drink safely. As a New Yorker, I'm used to doing things in small spaces! But as a clinical provider, I know that my services are limited by working in the confined spaces of the old building that is Lenox Hill (e.g. few single rooms mean patients don't get distraction-free, private care, unreliable WiFi to access online apps for therapy). We need new infrastructure to support the top rate clinical care that we provide. I'm proud of the work that we do, and trust Northwell to redesign our building into a modern healthcare facility that serves not only its admitted patients, but the entire community.

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Timestamp	Name	Address *(optional)*	Email Address *(optional)*	Are you	Comments on the application
3/27/2025 17:41:04	Andrew Thomas	[redacted]		In opposition to the application	I am 100% opposed to the proposed Lenox Hill Hospital expansion. The UES doesn't need this expanded facility and the neighborhood certainly doesn't need this ugly monster of a building towering above this beautiful residential area. Northwell claims to be a long-time friend and neighbor of our community. A long-time friend and neighbor wouldn't intentionally ruin the landscape of the area and subject local residents to 10+ years of noise, traffic and chaos during the construction. There are already plenty of hospital beds and emergency services in the area. Build this in another borough that is under served and welcoming of this type of facility. Nobody wants this expansion to go forward!
3/27/2025 17:45:23	Emmanuel Zorbas			In opposition to the application	I am strongly opposed to the application
3/27/2025 18:26:30	Norman Rowe			In opposition to the application	A building of this magnitude is not warranted. There are a reason for zoning regulations. Please do not approve the hospital as the plans stand now. There has to be a compromise.
3/27/2025 18:27:55	Norman Rowe			In opposition to the application	This project is just TOO BIG. You can't shoe horn a building of that size on that block!
3/27/2025 18:29:17	Mia Rowe			In opposition to the application	This new monstrosity is madness. The UES doesnt need a building of this size in a residential area. Please do not allow this to proceed as planned.
3/27/2025 18:42:44	Maggie Nimkin			In opposition to the application	NO
3/27/2025 19:24:16	Laurie Bliss			In opposition to the application	This cannot happen and here's why: Extreme 436'- 395' ft Tower on narrowest avenue Extreme heights midblock on residential streets Floor plate larger than the Empire State Building Colossal Structure CANNOT be shoehorned in a RESIDENTIAL Neighborhood 250-500% zoning increase required Bigger issue of Healthcare Inequity across the city Beds not needed on Upper East Side UES will become defacto Northwell Health Campus 9+ Years Construction will throw the neighborhood into chaos with extreme environmental and access impacts Dangerous zoning precedent for NYC Design disregard for environmental issues and energy efficiency Community opposition unanimously outweighs "in favor" voices of paid advocates
3/27/2025 19:50:43	Carole Beller			In opposition to the application	I respect the new owners of Lenox Hill Hospital to want to modernize but building a skyscraper in the middle of a residential neighborhood is not thoughtful nor going to work. No patient will want medical care during the 10 years of construction Nor will a building better suited for a river or down town sore work in this neighborhood- blocking light, 10 years of noise, shadows, dirt-and a monstrous design that should be more appropriate for Hudson Yards then the UES.
3/27/2025 20:18:52	Haya Zuberi			In opposition to the application	This will destroy the environment of the neighborhood without addressing the equity on health access which is far worse in other areas of the city.
3/27/2025 21:49:49	Susan Fales-Hill			In opposition to the application	I have lived across from the hospital since 1997. Ever since Northwell took over, a once peaceful street has become a locus of chaos. It would be worse with an expanded campus. There are health deserts in the city that could use a new hospital structure. This neighborhood has no shortage of proper health care facilities.
3/27/2025 22:44:12	Doug Baird			In opposition to the application	Please don't do this. Please.
3/28/2025 7:24:16	Devon MacEachron			In opposition to the application	This proposed project by a powerful organization motivated solely by profit is an abomination. Progress is important, but this project would benefit only those who want a luxury medical experience with Central Park views. Meanwhile, it would destroy the historical feel of Park Avenue. We must preserve our heritage, or New York will lose it's appeal forever. I am adamantly opposed.
3/28/2025 8:54:12	D Lasala			In opposition to the application	Absolutely not in favor!
3/28/2025 9:17:33	Daryl Simon			In opposition to the application	Northwell will pollute congest and destroy Lenox Hill. Do not allow their application for approval.
3/28/2025 9:21:32	Irwin Simon			In opposition to the application	This building will create pollution destruction and a unsafe environment to the Upper east side. There shows no evidence of needing another hospital or destroying Lenox Hill with a high rise that is deemed for Landmark. Preserve Lenox Hill- do not destroy it.
3/28/2025 9:38:43	Sterling McDavid			In opposition to the application	We do not need another hospital on the UES and the neighborhood in this area should remain a neighborhood.
3/28/2025 11:04:07	Christopher Heintz			In opposition to the application	Why are we destroying such a classic New York neighborhood with this monstrosity of a builiding? Surely it can be scaled down to something more appropriate to the surround building it heights? PLEASE DONT BUILD THIS
3/28/2025 12:12:53	Denise Mularoni Decke			In opposition to the application	The area is already too congested with the subway and traffic. This is not appropriate size for this neighborhood.

Testimony to CB8M Regarding the Lenox Hill Hospital ULURP Application

Timestamp	Name	Address *(optional)*	Email Address *(optional)*	Are you	Comments on the application
3/28/2025 13:29:17	Jane Kaufman	[redacted]		In opposition to the application	The Upper East Side community is overwhelmingly against this preposterous Lenox Hill tower. The only people in favor of it appear to be nonresident individuals Northwell is paying to advocate for the tower. Such a ridiculously tall tower cannot be shoehorned into a residential neighborhood. The 250-500% zoning increase required is unjustifiable and sets a dangerous zoning precedent. Lenox Hill Hospital is a community hospital in a neighborhood already served by two large, prestigious academic medical centers (NYP-Cornell and Mount Sinai) with bed counts adequate for the Upper East Side and beyond. There is no need for another enormous hospital in the Upper East Side. However, downtown Manhattan is in desperate need of hospitals; any hospital town building should happen there. Building another huge hospital on the Upper East Side would only exacerbate the inequity of healthcare across the city. The height of this tower, on the (primarily residential) narrowest avenue in the Upper East Side is excessive, well beyond existing structures and would be in the middle of a block, which is also unprecedented, and its floor plate larger than the Empire State Building's. Such a Lenox Hill tower would turn a residential community into a de facto Northwell campus, would create an environmental and energy efficiency nightmare, and destroy the neighborhood. The Community overwhelmingly opposes Lenox Hill's dangerous building proposal, a pathetic and completely unindicated attempt to keep up with the more prestigious academic medical centers in the neighborhood.
3/28/2025 13:39:51	Ian Reifowitz			In opposition to the application	The Upper East Side community is overwhelmingly against this preposterous Lenox Hill tower. The only people in favor of it appear to be nonresident individuals Northwell is paying to advocate for the tower. Such a ridiculously tall tower cannot be shoehorned into a residential neighborhood. The 250-500% zoning increase required is unjustifiable and sets a dangerous zoning precedent. Lenox Hill Hospital is a community hospital in a neighborhood already served by two large, prestigious academic medical centers (NYP-Cornell and Mount Sinai) with bed counts adequate for the Upper East Side and beyond. There is no need for another enormous hospital in the Upper East Side. However, downtown Manhattan is in desperate need of hospitals; any hospital town building should happen there. Building another huge hospital on the Upper East Side would only exacerbate the inequity of healthcare across the city. The height of this tower, on the (primarily residential) narrowest avenue in the Upper East Side is excessive, well beyond existing structures and would be in the middle of a block, which is also unprecedented, and its floor plate larger than the Empire State Building's. Such a Lenox Hill tower would turn a residential community into a de facto Northwell campus, would create an environmental and energy efficiency nightmare, and destroy the neighborhood. The Community overwhelmingly opposes Lenox Hill's dangerous building proposal, a pathetic and completely unindicated attempt to keep up with the more prestigious academic medical centers in the neighborhood.
3/28/2025 14:22:09	Miles Hankin			In opposition to the application	I believe the plan is out of keeping with the scale of the neighborhood. I believe it contributes to the creeping "high risisation" of the neighborhood. I believe it contributes to the creeping resistance Ming of the neighborhood. With New York Hospital and Mt. Sinai Hospital in the neighborhood, I don't believe more hospital beds are needed in the neighborhood.
3/28/2025 14:52:59	Christopher Moore			In opposition to the application	I am vehemently opposed to the application. The current plans for the expanding of Lenox Hill Hospital are irrational, unneeded, and destructive to this residential area. Northwell is perpetuating a huge misconception that the current plan is the only plan possible to upgrade the hospital; it is not. Over nine years construction will create chaos in the neighborhood with extreme environmental and access impacts. Northwell needs to be forced to design a better plan and CB8 needs to deny the current plan. Thank you.
3/28/2025 15:09:52	Halle Schargel			In opposition to the application	While I fully appreciate that Lenox Hill Hospital is in need of a major renovation, it is absolutely wrong to propose a building that is not within the zoning requirements of the neighborhood, as well as to create chaos while construction is being done for an extended period of time. Every effort should be made to minimize the impact on your neighbors, which would entail closing the hospital during the renovation to reduce construction time. Also, the design proposal is ridiculously too tall and architecturally does not fit into the neighborhood. Your new building on Third Avenue is not a bad looking building but it is a major eyesore where it is. Please don't make the same mistake again and build another eyesore. Please respect the community, the people and the landmarks around you and build something that will blend in rather than stick out. Please, please, please figure out a way to shorten the building to be within the current zoning requirements and minimize construction time. Remember, people live here and it is wrong to create that much tumult and inconvenience for that length of time. Many thanks.
3/28/2025 16:32:46	David Fox			In favor of the application	In favor of the application
3/28/2025 16:34:24	Jill Ehrenberg			In favor of the application	Healthcare is under attack now and needs all of our support to continue to provide excellent care to the community and to New York. It behooves us all to make Lenox Hill Hospital the best that it can be and a beacon of excellence for all.
3/28/2025 16:55:20	Mike Gutnick			In opposition to the application	10 years is far to long to disturb the area around the Hospital. A community hospital does not need 100 percent private inpatient rooms. A better mix of private and semi private rooms could dramatically reduce the construction period and adverse impact to the surrounding community.
3/28/2025 17:46:23	Barbara W. Kummel			In favor of the application	Lenox Hill Hospital has been our family's hospital for over 40 years. I enthusiastically support all aspects of its renewal.... the sooner, the better.
3/28/2025 18:21:23	Margaret S.			In opposition to the application	I am reading the "in favor" testimony incredulously. NO ONE IS ARGUING that Lenox Hill Hospital needs to be renovated and brought up to date. But here are thoughtful zoning regulations just for this reason - so a beyond ridiculous and unreasonable 250%-500% zoning increase is dead on arrival. For those of us who live in the neighborhood - we were fully aware that there is a hospital in our midst and have been waiting for 20 years for the eyesore on the corner of 76th/Lex to be dealt with. It is a crime that Lenox Hill is trying to build a monstrous building here. Fix your hospital - but not at the expense of the residents and community who make this home. I can't imagine anyone in their right mind would allow this to pass.
3/28/2025 20:33:59	Anne Namm			In opposition to the application	Too much is too much, renovate, refresh, revise but don't ruin our small neighborhood with your huge proposed building.

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3/28/2025 22:26:03	Katherine McCormick	[redacted]		In opposition to the application	This is an outrage that something so enormous would be built on the Upper East Side ! This will change the feel , the beauty and the charm of the upper east aide !
3/28/2025 23:23:06	Susan Holiday			In favor of the application	LHH serves its community with professionalism and courtesy. The physical plant must be updated to offer state of the art care to our patients and afford our physicians the best possible infrastructure in caring for the community.
3/28/2025 23:43:43	Ellen Macaluso			In opposition to the application	WE DO NOT NEED ANOTHER HOSPITAL.
3/29/2025 0:39:46	Felix Narvaez Jr			In favor of the application	I am in favor of a new Lenox Hill Hospital. I feel that this will not only contribute myself as an employee, but also to all of NYC and beyond. We are living in a world that we won't know what will happen in the future of healthcare. To have a new hospital with up to standards ER and rooms for patients when they come out of surgery will benefits everyone. I feel that everyone will be happy at the end of this project. I will be happy to come to work everyday proud to work as a Northwell Health employee knowing that patients are coming into an establishment that is 100& committed to their well being. Thank you.
3/29/2025 9:53:28	Wazim Narain			In favor of the application	I understand that residents would like to minimize noise and not have disruptions but this building provides great service not just to the residents in the area but to all residents in the NYC area. Neighborhoods need to. grow and evolve and the infrastructure should evolve as well.
3/29/2025 10:54:18	Debbie Wilpon			In opposition to the application	No to the proposed expansion
3/29/2025 13:06:45	Marilyn Alper			In opposition to the application	Yes, the hospital needs to be updated but not with the horrendous replacement LHH wants. We live here and the quality of life is very important to us.
3/29/2025 14:04:33	Lynn Manger			In opposition to the application	Here's why:Community Board 8 should deny the application of Northwell Hospital. Extreme 436'- 395' ft Tower on narrowest avenue, this will affect the daylight, sunlight, and will create enormous shadows over the residential area in all directions. Extreme heights midblock on residential streets, The same response as above, although mid block is normally a much lower height than the corners, the lack of sunlight will be even more apparent. Floor plate larger than the Empire State Building Colossal Structure CANNOT be shoehorned in a RESIDENTIAL Neighborhood 250-500% zoning increase required, Truly this is almost an embarrassment, as the UES is not lacking in medical care now. Areas of New York that are underserved would be grateful for this facility. Bigger issue of Healthcare Inequity across the city, same response as above. Beds not needed on Upper East Side, same response as above UES will become defacto Northwell Health Campus, which is not needed and will be outdated by the time it is finished. 9+ Years Construction will throw the neighborhood into chaos with extreme environmental and access impacts. There are several schools and churches is the area as well as a majority of existing residential buildings. It is an attractive neighborhood that does not need this expansion on medical care. Dangerous zoning precedent for NYC. Northwell has built a conforming building on Third Avenue, where they had the opportunity to build a larger building. Many buildings now are already taller than the Park and Lexington buildings. To me this is a lost opportunity and would not have been as controversial. Design disregard for environmental issues and energy efficiency. On Madison Avenue and 89th Street a tall building was allowed, not as tall or bulky as this proposed structure. After it was built they realized it created a terrible wind tunnel and subsequently put height restrictions on Madison Avenue. We should learn from this mistake and not creat a frightful wind tunnel and then realize the impact. Be proactive and deny this with all its negative precedents. Also I would hate to think of the enormous air conditioning bill, but that becomes less important with all the other problems to the neighborhood that this plan will bring. Community opposition unanimously outweighs "in favor" voices of paid advocates. Thank you

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3/29/2025 17:33:35	Kathy Kostel	[redacted]		In opposition to the application	This proposed monsterous-sized building is such a money grab by Northwell. And it's a vanity/ego project as well. SHAME ON THEM! We do not need a hospital this size in a residential neighborhood, dwarfing all the other buildings. I note that the overwhelming number of people who are in favor of this project do not live anywhere near the proposed expansion. In other words, they have no "skin in the game". This project will not hurt their neighborhoods. I also note that others who are in favor of this project are hospital employees – so their "skin in the game" is self-serving. This project is all about the money, as noted with a new neurosurgery department, which is totally unneeded since we have three other hospitals in the top 10 on the upper east side covering this need. But neurosurgery brings in a lot of money so of course Northwell wants to implement it nonetheless. That is pure greed. They also want designer hotel style patient rooms. Again, vanity project! I would have no problem with Northwell renovating their current space and staying within their footprint, but their new proposed gargantuan building has a larger footprint than the Empire State building! If Northwell really wanted to serve the public, they would have this gargantuan building being built in north Harlem where they could benefit an underserved community, and one that needs a top-notch hospital. A huge building there would generate local jobs and aid local businesses which would benefit the entire neighborhood, rather than disrupt the neighborhood. Additionally, there are like - sized buildings in that neighborhood, so a building of that size would not be out of place. To all the political and planning board representatives who serve the needs of the people of our neighborhood, I implore you to protect the citizens of the Upper East Side so that we may continue to live there. A project like this will only make more of the UES residents flee the city. As it is, Lexington Ave only has two lanes of traffic – and one is reserved for buses. So cabs and cars have only one lane. No doubt the Hospital project will bring more truck deliveries double parking on Lexington Avenue and 77th St. blocking traffic and making the congestion worse than it already is. The infrastructure simply does not permit a building of this size in this neighborhood. Please stand up for us and tell the greedy hospital big wigs that their grandiose plans just won't fly under your leadership.
3/29/2025 18:03:14	Reagan Philipp			In opposition to the application	This building is unnecessary. It will have a negative impact on the neighborhood
3/29/2025 22:09:44	janet nathanail			In opposition to the application	while i understand that the hospital wants to modernize and expand, but these currents plans are too much....too big, too much disruption to the local community, and not necessary.
3/30/2025 8:45:41	james grant			In opposition to the application	This is a monstrous idea.Thenlocation is quiet residential and the buildings are historic and elegant.It is one of the few last areas where currently people can get away from constant noise,traffic congestion ,and wailing sirens (mostly).It is complete madness to attempt to put an hideous high rise building in the middle of all this and will change the neighborhood forever.Most importantly it is NOT needed ,people have access already to plenty of choice for their healthcare needs. We will not allow this to happen .
3/30/2025 10:14:41	Chloe Irwin			In opposition to the application	An eye sore of the proposed hospital does not have a place on the historic upper east side. It should be placed in mid town among other high rise structures.
3/30/2025 10:16:12	Harper Irwin			In opposition to the application	Strongly disagree with the proposed construction of the hospital.
3/30/2025 10:18:31	Pixie Irwin			In opposition to the application	The proposed hospital building will ruin the upper east side's historical beauty. It will be an eye sore seen from all over the city.
3/30/2025 11:35:36	Cynthia Vance			In opposition to the application	The proposal is an unwarranted and excessive violation of zoning. The building creates a lot of negative impact without upside for New Yorkers - whether those who work in healthcare, those who need services or local communities. The case for construction is incredibly weak and unsupported. Northwell can easily modernize its services within its current footprint/volume. Private rooms which seem to be their main argument are not a medical necessity and in fact increases the cost of healthcare delivery which is already too high. Technology allows companies like northwell to provide services in LESS space and less expensiviely. Manhattan does not need more capacity for the services they propose providing. Neighborhood parking and traffic flow does not support more volume. What the heck are all the extra floors floor - if they are for offices there are plenty of unused commercial buildings in manhattan. if for luxury apartments it sounds like we are heading for a complete change in UES zoning so more commercial developers, which is what northwell is proving to be, can profit off of that. If there is this much money floating around for healthcare the city should use its governance powers to guide northwell to invest in what the city needs - more basic health and wellness services, convenient emergency and outpatient services where citizens (and healthcare workers!) live, housing that is affordable, especially for the mid/lower income level workers northwell depends on (and assumes warrant a long commute) and a way to lower overall healthcare costs and hold private providers accountable for NY health outcomes which are now poor relative to how much we spend in taxes and out of pocket for it. Please vote against this proposal. thank you
3/30/2025 11:36:15	Anne Lekow			In opposition to the application	Opposed to this building.
3/30/2025 13:29:00	Leslie Yoo			In opposition to the application	No why am I not getting?
3/30/2025 13:43:54	Leslie Yoo			In opposition to the application	Northwell's plans for Lenox Hill hospital are totally outside the scope of the neighborhood and zoning regulations. After 10 years of construction the hospital will have 20 more rooms and 5 more surgical rooms. Does Lenox Hill need a modernization , yes it does, but not a new campus, & outsized building (that doesn't fit in). The UES is fortunate to have several teaching hospitals with campuses. Northwell needs to modify these plans before asking for CB8's approval.

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3/30/2025 14:57:42	C. Wilson	[redacted]		In opposition to the application	Having lived over 55 years within one block or across the street from Lenox Hill Hospital, I am strongly against the proposal. The March 12th Community Board 8 Public Hearing highlighted that there was no need for the drastic change since UES has 4X the average hospital beds in NYC and the Hospital has average occupancy of 60%. Furthermore, it was pointed out that Northwell should be building health care facilities where it is needed. Only 46% of the patients come from Manhattan but they did not highlight how many patients were from the neighborhood. Finally, not sure who can afford the singe rooms if the Hospital has any plans to recover the proposed enormous expense. I agree with the consensus that Northwell development should stay in the current zoning laws. The proposed height on Lexington is 2X the current restrictions. The neighborhood speakers and the Landmarks representative unanimously said that the construction would destroy the neighborhood on the narrowest avenue in Manhattan and was out of line with the neighborhood.
3/30/2025 15:18:15	Pauline Sherman			In opposition to the application	Extreme heights mid block on residential streets, extreme 436' -395' ft Tower on narrowest Avenue , floor plate larger than Empire State Building, 250-500% zoning increase required
3/30/2025 15:57:27	JWilson			In opposition to the application	The proposed Northwell Lenox Hill expansion remains significantly out of step with Upper East Side zoning laws. In 2019, Northwell's plan to build condos on Park Avenue—with heights far exceeding the surrounding buildings—was rejected. Now, their latest proposal on Lexington Avenue continues to violate zoning regulations. Given that Lenox Hill Hospital operates at only 60% capacity, why push for such an extensive renovation? The project will ultimately add just 25 new beds while subjecting the neighborhood to six to ten years of disruptive construction, likely forcing out small businesses. If Northwell truly aims to serve patients, it should focus on expanding in underserved areas rather than a neighborhood already well-supplied with hospitals. The cost and impact of the Northwell Lenox Hill expansion are vastly disproportionate to the outcome—just 25 additional beds and a decade of construction that will devastate local businesses. Despite having 40% of its space unoccupied, Northwell seeks to override Upper East Side zoning laws for this unnecessary renovation. The project would bring years of dust, debris, and disruption to the community. Instead of forcing through an expansion in an area with ample medical facilities, Northwell should invest in healthcare infrastructure where it is truly needed.
3/30/2025 17:35:50	Suzette Masters			In opposition to the application	I am extremely distressed about the proposed development. The length of construction, the traffic impacts, the changes to the character of the neighborhood with a building that is so out of scale, the disruption to our neighborhood and to Lexington Ave traffice, the additional pressure on transit – it's all too much. Yes, Northwell needs to upgrade this facility, but that doesn't mean it needs to be this big and that we need to mess up zoning for the neighborhood. I could not be more unhappy with this.
3/30/2025 19:09:48	Alan Harris			In opposition to the application	Lenox Hill Hospital applied to the Dept of Buildings to transform 122 East 76th Street, a residential building, into a mixed-use building in 1989. Since that date LHH intended never to comply or comport with the variance to the changed zoning regulation and therefore failed a Certificate of Occupancy to this very date. In every aspect they have violated every regulation of that zoning with impunity and hubris. LHH overpopulated the building with workers, allowed sleeping accommodations to employees, allowed unapproved persons into the building, failed to re-rent all 7 tenant apartments that became empty all in contradiction to the zoning law creating a slumlord condition. Knowing that this is how they demonstrate a disrespect to the law, the community and the two remaining tenants, how may the Community Board in good conscience appear fair and just. These actions by LHH prove their unfaithfulness and corruption of the law that requires the Board not be inappropriately influenced and that they judge LHH be denied it zoning application.
3/31/2025 1:51:41	Julia Masters			In opposition to the application	This project will have negative impacts on the community and the neighborhood overall for too many consecutive years.
3/31/2025 8:51:13	Elspeth Weisberg			In opposition to the application	I wrote in already protesting about this plan when it was first mooted and I cannot believe it has been allowed to progress this far. It is a preposterous proposal. The building is FAR too large for the surrounding environment and will completely destroy the neighbouring community in terms of both scale and light/sight destruction. The additional traffic (pedestrian and vehicular) will substantially degrade life on the Upper East Side - the congestion charge has already increased vehicular traffic north of 70th St. This proposed building is the very definition of a monstrous carbuncle and should not be allowed. Hospital beds should be spread throughout Manhattan and the UES already has a disproportionate share. How the city would even consider allowing something that requires such a large increase in the normal zoning permissions is questionable and the time it would take to build such a HUGE building will mean that construction will go on for years and years, further degrading life for those of us who live in the neighbourhood. Such an infringement of current zoning will set a dangerous precedent for NYC and should not be allowed. Northwell Health has not made any rational arguments for why they need such a large building - why don't they just take over the Empire State Building? At least that way they could charge people to see the view from the top and help pay for it.
3/31/2025 9:34:20	Nina Lesavoy			In opposition to the application	Dear Community Board 8, I urge you to reject Northwell Health's proposed redevelopment of Lenox Hill Hospital. It has not been proven that additional beds are needed, and with Northwell facing a lawsuit over another expansion in Long Island, their ability to fund and complete this project is uncertain. This plan calls for a 436' tower requiring an excessive 250-500% zoning increase—far too large for our residential neighborhood. Nine years of construction will bring severe environmental, traffic, and access disruptions. Given that Northwell has already secured an after-hours variance for their Third Avenue site, allowing 24/7 construction, I have no doubt they will pursue the same for this project, compounding the burden on our community. While I support modernization within the existing footprint, this proposal is reckless and unjustifiable. Please vote NO to protect our neighborhood. Sincerely, Nina Lesavoy

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3/31/2025 9:35:07	Alfred Bastone		[redacted]	In favor of the application	Let's have better healthcare facilities!
3/31/2025 9:35:34	Deegan Hockstein	[redacted]		In opposition to the application	I am staunchly against this proposed project as it disproportionately impacts the community and neighborhood.
3/31/2025 9:37:30	Erin May			In favor of the application	We need a new building!
3/31/2025 10:24:23	Emerson Moore			In opposition to the application	Opposed to the expansion
3/31/2025 10:41:30	louis patrick moxey			In opposition to the application	I take the 6 train from 77 St, it's already at full capacity during rush hour.
3/31/2025 11:28:57	Lorelei Belo-Ynayan			In favor of the application	I have been working with Lenox Hill Hospital for 35 years and witnessed so many changes that came along with the effort of the hospital to continue to provide excellent service for the patients not only in the neighborhood but also in the 5 boroughs of NY. As the area on which the hospital stands is limited, instead of growing sideways, moving upward to create more space in the provision of better services is just the most sensible thing to do. It might create some inconveniences while the construction is ongoing- that's a minor sacrifice when the aim is geared toward provision of excellent care and services to the community. I'll be in retirement by the time this plan comes to fruition but I'm still excited in anticipation of the positive change.
3/31/2025 11:53:27	Robert Stey			In opposition to the application	This tower is completely unnecessary and will destroy the historic appeal of this residential neighborhood. It will also destroy the quality of life for all those who live here. Could not oppose more strongly. It would be the end of the Upper East Side as we know it.
3/31/2025 12:41:40	Rebecca Lainovic			In opposition to the application	NO to this application
3/31/2025 13:31:09	Joan Goldfield			In opposition to the application	A building that size does not belong on Lexington Avenue and Park Avenue and 77th Street. Another location should be found. Ten years or more to complete will be impossible for the neighborhood. Yes, renovate certain areas needed for upgrade, but no more than that please. Please do not vote for approval. Thank you.
3/31/2025 14:18:54	Madeline			In opposition to the application	Need an extensive study on parking and traffic flow and public area staging grounds before this build should be considered
3/31/2025 14:35:42	Mary farrell			In opposition to the application	That huge building would ruin the residential neighborhood with its giant footprint and height.
3/31/2025 14:36:52	ELIZABETH MAHER			In opposition to the application	THE SIZE AND SCALE OF THE PROPOSED LENOX HILL HOSPITAL WOULD COMPLETELY DESTROY THE SENSE OF NEIGHBORHOOD. ALWAYS A FAMILY FRIENDLY AREA, THE IMPOSITION OF THIS OUT-OF-PROPORTION CORPORTATE BUILDING WOULD CHANGE THIS AREA FOREVER. IN ADDITION, THE DISRUPTION OF YEARS-LONG CONSTRUCTION WOULD INTERFERE WITH THE HEALTH AND WELFARE OF THOSE LIVING HERE.
3/31/2025 14:36:54	Mary Lublin			In opposition to the application	This building will be absurdly high and ruin the neighborhood Lexington Avenue is a low rise neighborhood and should stay that way. Vehemently opposed to this building. Feel like zoning board must stop all these super tall buildings in the middle of residential neighborhoods.
3/31/2025 14:37:12	Howard Charles Youro			In opposition to the application	The scale of dis-proportion in the context of neighborhood integrity is PAINFULLY OBVIOUS. Back to the drawing board, Dear Well-Meaning Northwell !
3/31/2025 14:38:14	Karen Turner			In opposition to the application	We invested in a home on NYC's UES based on the building standards & not to have them changed. It's also healthier to allow more sun down on the streets for all.
3/31/2025 14:38:15	Heidi Rotterdam			In opposition to the application	I am against the project
3/31/2025 14:39:30	Maria Elisa Magnoni			In favor of the application	Population is getting older and weneed morehospitals
3/31/2025 14:40:56	Carla Kerr Stearns			In opposition to the application	Monstrosity of a building would block all light to area and be a blight.
3/31/2025 14:43:24	Antoinette Geyelin			In opposition to the application	This building is way out of proportion in the neighborhood, it is ugly and it will put additional strains on a residential community where Lenox Hill is already an unfit neighbor. Employees smoke on the street in front of other buildings, block traffic without notice and keep through traffic blocked from side streets. There is also NO REASON to have another hospital in this neighborhood. Hospitals are needed in other neighborhoods in this city where there are NONE. We do not need another facility here where we already have Weill Cornell, MSK and a number of existing Lenox Hill Facilities as well. It is a disgrace and a travesty that this has been under discussion for so long. It should never have been allowed as this area does not need to have zoning laws changed for non-residential use.
3/31/2025 14:43:41	Diane Graham			In opposition to the application	The proposed building would be disastrous for the Upper East Side. It is out of proportion to the entire area and would bring darkness, overcrowding, traffic congestion and doubtless even more problems should it come to pass.
3/31/2025 14:44:10	Benjamin Gordon			In favor of the application	This will bring a great update to the community.
3/31/2025 14:46:16	Laurie			In opposition to the application	Too disruptive and not enough benefits versus the overall cost to the neighborhood and community.
3/31/2025 14:46:44	Ted Scovell			In opposition to the application	Please keep the size to something reasonable. The current proposal may be better than the old one, but it is still not reasonable.
3/31/2025 14:51:41	Jason Klein			In opposition to the application	This structure is out of character for the UES residential areas... and non compliant with existing zoning. We should be making residential areas like the UES easier for residents to enjoy, not make it a corridor of high rises like midtown.
3/31/2025 14:53:06	John Steinberg			In opposition to the application	Way too massive
3/31/2025 14:59:13	Jennifer Josephy			In opposition to the application	The proposed building is grossly out of scale with the residential neighborhood.

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3/31/2025 15:02:45	Clifford Feng			In opposition to the application	Construct 15 floors or more UNDERGROUND BELOW THE SURFACE rather than destroy the skyline and neighborhood.
3/31/2025 15:09:26	A poor. Idea for this ne	[redacted]		In opposition to the application	A poor idea for this neighborhood..I vote no no no
3/31/2025 15:10:46	Louise anSano			In opposition to the application	Besides elbowing in an aggressively commercial structure within a clearly residential neighborhood with your big money - you are jamming the subways & streets with more pedestrians, blocking views, and lowering the value & living quality for residents. We pay high rents & maintenance fees to live in this attractive area!
3/31/2025 15 15 51	William Silver			In opposition to the application	One has to ask what the driver is for Northwell to be taking on this decade long project . They are adding beds and services in an area that has more similar services than any other part of New York City. Is it to be on the upper east side or to be where they are truly needed? The data, which I assume you have seen, is compelling.
3/31/2025 15:22:49	Ted Hatcher			In opposition to the application	This is not a fit for this neighborhood. This building is way to tall and would further erode the the area.
3/31/2025 15:23:25	Jane Crary			In opposition to the application	I am definitely Italy in flavor of modernization, but within certain parameters. Lenox Hill Hospital is in a historic district and thus building height must be taken into consideration. Even if lowered to be within keeping of the heights in the area, the hospital is expanding its footprint. Should the hospital need to expand so much that should be done in a more commercial area. Think further East.
3/31/2025 15:28:10	Marne Meisel			In opposition to the application	Let's keep the upper east side less congested. I oppose this tall tower. Don't block the light of other buildings with that obnoxious tower. NO!
3/31/2025 15:33:57	Margaret H. Baron, MD			In opposition to the application	This major expansion, which would involve a re-zoning and have important consequences for the quality of life of neighborhood residents, does not seem justified for the very modest increase in numbers of beds and is excessive. I hope that Northwell will revise its plan in a way that is more considerate of the neighborhood.
3/31/2025 15:43:45	Sybil Maimin			In opposition to the application	Northwell Hospital development plans are much, much too large for residential neighborhood. Many schools, houses of worship, children are in the area. Large, long-term construction site is a danger to all and unnecessary.
3/31/2025 15:46:01	John Hayes			In opposition to the application	With all due respect, the application is unnecessarily disproportionate to the intended goals. Long-standing, worthwhile policies and neighborhood goals would be rendered meaningless. The medical research goals can be achieved elsewhere or in situ by scaling down to meet community needs and by, partly, placing separable units in other locations.
3/31/2025 15:47:00	Margaret Loeb			In opposition to the application	We should not change our zoning for this proposed structure. Too large for this neighborhood.
3/31/2025 15 50 14	brook berlind			In opposition to the application	Totally out of scale and inappropriate for the neighborhood
3/31/2025 15:59:10	Nancy Chilton			In opposition to the application	This neighborhood cannot support the huge development of this inferior hospital which will destroy all that is special about this treasured part of NYC by ruining the skyline, increasing road and foot traffic, create sanitation concerns, and have a negative environmental impact. NO!!
3/31/2025 16:01:10	yes			In opposition to the application	I am the Board President of the Siena-188 East 76th st. We believe this plan will destroy our present neighborhood"s ambience, retail and increase already business traffic. Before they do anything else maybe they should fix the eyesore on 76th and Lex that's been there for years
3/31/2025 16:01:24	robert lipner			In opposition to the application	The proposal is completely out of scale with the neighborhood development and we have many medical facilities in the area.
3/31/2025 16:05:14	Floy Kaminski			In opposition to the application	The proposed new building for Northwell Lenox Hill Hospital is ENORMOUSLY out of scale with the UES neighborhood in which the current hospital sits. It will block light and create density that would be more appropriate in a mid-town location. The request to change current zoning to accommodate it would be a retreat from city planning meant to preserve the residential nature of the of the blocks between Lexington and Park Avenue.
3/31/2025 16:06:54	Andrea Fonyo			In opposition to the application	This is an insane project. It so obviously doesn't fit in with the neighborhood. Way too big.
3/31/2025 16:08:48	Andrea Masano			In opposition to the application	What MORE can NYC and NY State do to DRIVE out the producers and taxpayers .Not only does the city EXTRACT every dollar they can from taxpayers with tolls, fees, congestion pricing..now just to make us really angry put up something really UGLY ! AN EYESORE. Another Liberal operated extortion plan. A Money grab. Taking big money and allowing this EYESORE (with it's ugly shadows) in a lovely residential area..(I am making plants to exit within the next 5 years- may have to speed that up! (And OH YEAH..taking my business with me (a retail store and manufacturing in NY garment district)/ Do you politicians realize that cities DIE when the stores DIE? OK we need a modern hospital..but SO DAMN TALL. It's so obvious a politician was paid off to allow this.. Perhaps NYC and NY state should learn from states like Florida..A TAX SURPLUS. Stop with the top down charity. Success is Bottom up. I would LOVE to pay more taxes -doing more business (what we conservatives call growth) but instead you keep taking our money. and guess what-- we just leave. FYI .. BUSINESS ALWAYS WINS! MNYCGA < I think you can figure that out.just picture white letters on a red background!
3/31/2025 16:11:21	Mary Keegan			In opposition to the application	Though I value Northwell Health and Lenox Hill hospital in our community their aggressive attempt to over build a new hospital is neither necessary to the health of the City's nor an appropriate structure to build within the neighborhood. Local residents including myself have repeatedly objected to the size of the planned structure. This plan must be dramatically reduced to fit within the community. Please listen to you neighbors and patients . Rethink the project. Be creative, reduce the enormous capital cost of this project and to all of us. After all, in the end we are paying for your ego trip.
3/31/2025 16:29:27	Ralph Logan			In favor of the application	It will better help LHH serve the community
3/31/2025 16:33:13	Thomas Edelman			In opposition to the application	The proposal is a true travesty. No tower such as that proposed should ever be built on or near Part Avenue. Anyone who has ever compared London and New York knows how badly we have hurt our most historic and beautiful neighborhoods through a lack of zoning discipline. There is no reason other than a desire for profit, that a hospital should build or expand in their area.

Testimony to CB8M Regarding the Lenox Hill Hospital ULURP Application

Timestamp	Name	Address *(optional)*	Email Address *(optional)*	Are you	Comments on the application
3/31/2025 16:39:11	Alison Bell	[redacted]		In opposition to the application	Dear Community Board 8: Once again, here we are fighting against these corporations simply by asking (begging) them to show some semblance of restraint, some modicum of respect for the residents that will be impacted by these huge projects that are cartoonishly out of proportion in respect to the surrounding area. Like the fight to contain the expansion of the Blood Center - no one argues that health care is important - but to blatantly disregard the wishes of a community and barrel ahead without a thought to the many, many city dwellers that this will impact is disappointing to say the very least. I, for one, am still confounded by the arrogance and attitude of those who want to push these projects through and used to be naive enough to think that public opinion might matter - even a little. Now I know that the developers use any means at their disposal - dare I say bordering on the unethical to recruit folks to "their" side and then dismiss any naysayers as being "nimby" or against science or health or any group that might benefit from their building. Does no one see through it - or am I still so naive to not know that they are all in cahoots? If I sound bitter, I'm sorry, but after making the trip to testify and to hear many persuasive arguments presented to the ULURP committee and then to see them all vote together - well, my naivete was replaced by what the so-called cynics had been telling me all along - "you can't beat these committees they are all in it together and you are wasting your time". Here I am - less naive and still (probably) wasting my time but I have to still fan what little hope I have in NYC to give it a go. Thanks to all who are out there fighting the good fight - for all those who give their time, their heart, their dedication to trying. I applaud you and thank you and hope that maybe, just maybe this time our voices might be heard and this monstrosity of a building will be contained at worst and not built at best. Thank you.
3/31/2025 16:40:20	Katie Svensson			In opposition to the application	Too big!!
3/31/2025 16:57:39	T. F.			In opposition to the application	The proposal as presented is inappropriate. The scale and 'takeover' of the block is unnecessary.
3/31/2025 17:03:02	Diane Jumet			In opposition to the application	I am disappointed in Community Board 8 for not protecting what makes our area special. We have been inundated with high rises that block out our sun and make canyons out of our streets. Worse, we are losing the small business, restaurants, bars, and cafes where we can gather with our neighbors. Instead, we deal with long blocks of glass lobbies or uninviting modern storefronts. I am not against the expansion of Northwell Health, but the building needs to conform to the intimacy and architecture of our neighborhood. Also, we are proud of our city's leading medical care, but we don't want to feel as though we are living on a medical campus. The building does not need to be, and should not be, that high.
3/31/2025 17:08:16	John Lilly			In opposition to the application	As a big fan of pleasantness generally and sunlight in particular, I beseech Community Board 8 to vote no on the present application. Zoning regulations exist for reasons, and in a residential neighborhood like ours, those reasons include limiting externalities detrimental to the lives of the residents. Northwell's proposed vast expansion to Lenox Hill Hospital's built envelope will blot out the sun for many residents for much of the year--particularly during the winter months when sunlight is scarce enough as things are. The immensely long construction period necessary to erect this proposed behemoth will likewise affect people's lives...for something like a decade, and not for the better. One can think, "Oh, construction is normal in New York, and it's transitory," but when you get out to these time horizons, you're on a whole different scale. Children affected by these conditions will live most of their childhood next to the equivalent of an open-pit mine, and old people will live out their last years in the same sad conditions. Please reject this application. Thank you.
3/31/2025 17:13:05	Stewart Gross			In opposition to the application	The proposed project is too large and not in keeping with the low rise character of Lexington and Park Avenues.
3/31/2025 17:13:13	DR. SUSAN HANS			In opposition to the application	DESPITE THE FACT THAT MY VIEW WOULD NOT BE PERSONALLY DIRECTLY AFFECTED BY THIS PROJECT (I LIVE ON 90TH & LEX AND FACE NORTH AND EAST) I AM HORRIFIED THAT THERE IS EVEN CONSIDERATION BEING GIVEN TO THIS TOTALLY INAPPROPRIATE BEHEMOTH OF A STRUCTURE BEING ALLOWED TO BE CONSTRUCTED. NOT ONLY IS IT VISUALLY DISGRACEFUL (WHEN WILL NYC GET AN ARCHITECTURAL DESIGN BOARD TO APPROVE PROJECTS IN OUR MOSTLY FAIR CITY?) BUT I UNDERSTAND BUILDING IT WOULD REQUIRE AT LEAST 10 YEARS OF HEAVY CONSTRUCTION, TRAFFIC, NOISE, DEBRIS AND DISRUPTION TO THE NEIGHBORHOOD. DO NOT LET THIS HAPPEN!!!! A DISGRACE AND BLEMISH ON THE NEIGHBORHOOD AND ENTIRE CITY. SHAMEFUL
3/31/2025 17:21:27	Bonnie Halpern			In opposition to the application	This proposed construction is outrageous. I live on 75th and Third and I believe that this project will destroy our neighborhood and make it impossible to enjoy our lives. Not only will the charm and physical beauty of the Upper Eastside be destroyed, but our daily lives will be ruined by noise and rubble. The value of our homes will be greatly reduced. Who wants to live in a neighborhood with constant drilling and chain saws and views that are totally blocked? Further, I did not realize that there would only be 25 more beds. I think the project will take 11 years. Eleven years of neighborhood ruin for 25 beds!! Please do something to stop this project. Our very well being depends on this.
3/31/2025 17:50:20	Raymond Mendez			In opposition to the application	Truly a monstrosity. Please, no.
3/31/2025 17:52:27	Susan Relyea			In opposition to the application	The proposed building is completely incompatible with and oversized for this Upper East Side neighborhood.
3/31/2025 18 02 04	Anne Kolker MD			In opposition to the application	Lenox Hill is already building a whole block of new construction on 3rd ave. This additional building will not substantially increase their hospital bed capacity and it will overshadow the entire neighborhood. This shows poor planning since they have already nearly completed a block long building which might have been better designed for their needs.
3/31/2025 18:05:14	Lyn Grogan			In opposition to the application	I am in opposition to the over expansion of Lenox Hill Hospital

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3/31/2025 18:05:15	Warren Tanenbaum	[redacted]		In opposition to the application	A nine year construction project of this design, magnitude and height located on the present sight of Lenox Hill Hospital is a cruel attack on our neighborhood and a preposterous adventure. Northwell will interrupt our lives, diminish what for many of us is our most valuable asset and change the entire nature of our community. Whatever the growth needs of the hospital , it must be tempered to not raise havoc with the thousands of homeowners, citizens, business people, worshipers and school children who will be effected over such a long time period
3/31/2025 18:26:31	Tom Blum			In opposition to the application	Allowing a 400' building will set a new height standard for this neighborhood, and other developers will demand equal treatment including a non-profit that I am on the board of. Approving this plan is the equivalent of approving a dozen more like it. Northwell Hospital can build a world-class hospital with a less-tall building. The height variance is simply not needed. It should be held against Northwell that their first proposal included a throw-away idea of a residential skyscraper on Park Avenue. Such red herring behavior should not be rewarded. Perhaps Northwell should be expanding in neighborhoods that don't already have a surplus of premier hospital facilities.
3/31/2025 18:27:08	Karen Smul			In opposition to the application	The plans are too extensive and lengthy for a busy neighborhood
3/31/2025 18:45:56	Daiva Gasperetti			In opposition to the application	Please do not allow our UES neighborhood to be ruined by this ugly behemoth of a building!
3/31/2025 18:58:50	C W London			In opposition to the application	I oppose this major Up-zoning request and hope it is turned down.
3/31/2025 19:04:40	Mark A. Koppel, Ph.D.			In opposition to the application	It is outrageous that Lenox Hill could even think of building this monstrosity. Not only is its design hideous, it looms above, and ruins one of the uniform buildingscapes in New York. Park Avenue is a treasure that must not be lost because of the greed of the largest hospital chain in the world. With their money, they can build somewhere else, and turn the current Lenox Hill into affordable housing. Thank you for reading. Mark A. Koppel, Ph.D.
3/31/2025 22:09:51	Lois Perelson-Gross			In opposition to the application	I believe the proposed building should be substantially smaller and more in keeping with the neighborhood zoning.
4/1/2025 6:56:22	Koni Rich			In opposition to the application	This is a terrible thing for the neighborhood.
4/1/2025 8:10:29	Debrah Ponn			In opposition to the application	Will negatively affect the quality of life of all living in NYC causing serious consequences and permanent unforseen issues in the surrounding neighborhoods!
4/1/2025 10:28:03	Diane Sabella			In opposition to the application	I feel that this expansion is only for the benefit of Lenox Hill and not for our community. It follows the path of concierge service. We don't need single rooms and good views when we are sick. The purpose of the hospital is to make us better and I don't see this expansion as more than satisfying wealthy clients and adding to the pockets of Lenox Hill. I feel it puts the neighborhood under duress. We are flooded with hospitals in our area. Sure, if Lenox Hill wants to go up a story or two to add some needed services, that might be reasonable. However, you're in the midst of a neighborhood that is already crowded. You have constructed other buildings in the area already. How much do you want??? You just forge ahead despite what people are telling you and despite the needs oh the neighborhood. Why don't you expand by building in another neighborhood that is low on beds and that way you could serve your community much better.
4/1/2025 11:09:24	Caroline R. Helmuth			In opposition to the application	Lenox Hill Hospital saved my stepson's life many years ago. I will always appreciate Lenox Hill. But its plan to destroy our neighborhood is ghastly. Two big new buildings with the name Northwell prominently displayed are currently being built only short blocks away from the hospital. Surely there are ways to avoid this disastrous plan--including putting up smaller buildings elsewhere.
4/1/2025 11:58:28	Linda Buckley			In opposition to the application	Zoning regulations exist for a reason. Clearly, Northwell's plans requiring a 250% - 500% zoning increase are egregious. I would hope the city would require them to submit plans more in line with the existing zoning regulations for the good of the community.
4/1/2025 13:05:38	Carol young			In opposition to the application	Very opposed!!! This is not wanted and not necessary! This would be very destructive to the UES!
4/1/2025 14:35:03	Judith Landrigan			In opposition to the application	The proposed building is totally out of scale with the neighborhood and should not receive permission to build.
4/1/2025 18:51:15	Barbara R. Rauch			In opposition to the application	The proposed expansion of Lenox Hill Hospital is an insult to the Upper East Side community in which it would be built. The tower is completely out of context with the street it's on, with the neighboring blocks, and with the Lenox Hill community. It is an unattractive, way-too-tall and too dense of a building that soars way above its residential neighborhood. It would be an insult to the entire neighborhood and, very possibly, affect the value of neighboring apartments. Additionally, from all estimates, it will take a minimum of six years of outdoor construction, which means six years of intolerable noises, continual disruptions to foot and automobile traffic, toxic air, and displacement of a number of residential tenants.
4/1/2025 19:38:46	Nina Brody			In opposition to the application	The proposed building will destroy the neighborhood. Please do not let this happen.
4/1/2025 21:41:07	Anki Leeds			Lenox Hill Hospital needs renovating	Lenox Hill Hospital needs renovating, but within existing zoning regulations.
4/1/2025 22:51:26	Mason Stark			In opposition to the application	The building is excessively scaled for the neighborhood.
4/2/2025 7:44:12	Andrew Zarrilli			In opposition to the application	This is obscene and doesn't belong on the upper east side. Zoning laws exist for a reason and need to be upheld. Out city leaders need to protect the upper east side! Northwell huge building brings decades of construction without meaningful increase in capacity. Force northwell to rebuild within same height and footprint please! Receipt our zoning laws!!

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4/2/2025 7:46:59	Rosa Spinnato-Pujol	[redacted]		In opposition to the application	Zoning laws exist for a reason and need to be respected by our city leaders! This project is disrespectful to the upper East side. Northwell has other location options that are in parts of the city that need hospital beds and where a tall building matches the surrounding environment. Please don't destroy the upper East side. If you don't uphold our zoning laws, then we shouldn't have zoning laws at all. Stand up!
4/2/2025 9:14:02	Katie			In opposition to the application	This proposal puts the culture, health, and quality of life of UES residents at risk. The community has spoken - unanimously - against the proposal and the advocates paid to promote it. The tower is extremely high on a narrow avenue, with a floor plate larger than the Empire State Building. To boot, it is in a residential neighborhood and bypasses current zoning laws by 250-500%. Additional hospital beds are not needed on the UES. I implore you to listen to the community who lives here and honor their voices.
4/2/2025 9:19:22	Jacquelyn Ottman			In opposition to the application	Absolutely horrendous proposal! They should be made to submit viable alternatives, in keeping with the character of the neighborhood, the current zoning guidelines, and that preseerve quality of life for the thousands of residents who live in that area who will significantly lose daylight should this monstrosity be built. I am a 57 year resident of Lenox Hill and the UES and I DISAPPROVE of this proposal
4/2/2025 10:52:49	Diane Louvel			In opposition to the application	The Upper East Side is a primarily residential neighborhood, defined by its tree-lined streets, historic brownstones, and modestly scaled buildings. This cohesive character is precisely what makes the area desirable—and what sustains property values for the families who live here. Large-scale development projects such as the Lennox Hill Hospital expansion disrupts this fabric and risks doing long-term harm not only to the neighborhood, but to the very institutions seeking to expand within it. While I understand the financial motivations behind projects of this scale, the pursuit of growth cannot come at the cost of livability. Excessive height, diminished sunlight, years of construction-related noise and congestion, and the loss of open views are not minor inconveniences. They alter the daily lives of residents and chip away at the qualities that make this neighborhood viable for families. There's no reason a hospital renovation or expansion can't be done in a way that is sensitive to its surroundings. Good design can serve both institutional goals and the community. What's short-sighted is alienating the very population that supports the local economy, pays taxes, and helps make the Upper East Side a functioning urban neighborhood. This is not about being anti-development or opposing better healthcare access. It's about scale, design, and impact. If this project moves forward as currently proposed, it will send a clear message: that the concerns of the people who live here matter less than institutional ambition. And that, ultimately, is a losing strategy for everyone.
4/2/2025 14:28:04	Calvert Moore			In opposition to the application	For more than 50 years I lived in the neighborhood and currently own property at 812 Park Avenue. Lenox Hill was our community hospital and has been important in my family's history. Lenox Hill's proposed expansion plans are fiscally irresponsible, will cause permanent harm to this iconic neighborhood, are violative of zoning laws, and will have a detrimental impact on the environment. In short—these plans must be halted. Borrowing more than a billion dollars and investing more than $1.5 billion on the Upper East Side of Manhattan is reckless overreach which raises serious questions about the ability of Northwell to service its debt and will be an onerous burden on patients, insurers, and the City. The staggering cost will make it impossible to deliver adequate return on investment. It is a poor and imprudent value proposition. The Hospital proposes doubling in size to create the type of footprint that Level 1 Trauma Centers and academic health centers have, but Lenox Hill Hospital is neither. It seeks to add operating rooms despite empirical evidence that fewer operating rooms are required and has wildly underestimated the cost per square foot of its nearly 640,000 new square feet! Compounding the bad investment decision is the chaos this project would leave in its wake. Northwell is singularly focused on building big and offers no environmental mitigation measures to the inevitable damage it will do. No green roof to ameliorate the gasses the building will generate. Then there are the more common, and equally legitimate concerns of neighborhood residents—blocked sunlight, impeded viewsheds and material diminishment of residents' use and enjoyment of their properties. Many years of construction-related detours, and traffic jams. Construction will bring attendant noise pollution day and night, and air polluting particles will make even breathing difficult. A huge influx of people and garbage mean more garbage trucks, more sirens and permanent traffic issues—round the clock neighborhood disturbance. Worst by far is the irreparable harm that the proposed expansion will do to the character of this iconic neighborhood. It will change the core of this historic residential New York Community into little more than a behemoth sterile medical complex with some adjacent housing. Northwell's initial modernization and renewal plan, which may have been appropriate, is gone, replaced by expansion plans that cut against the best interests of both Northwell and the Lenox Hill neighborhood. They are plans that must be stopped.

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4/2/2025 14:44:25	Jay Grossman	[redacted]		In opposition to the application	The area adjacent to the present structure is overcrowded and over congested as it is. Many times East 76St. between Park and Lexington Ave is closed to traffic for extended periods of time to facilitate the hospital's loading and unloading of freight.. Lexington Avenue between 78th St. and 76th St. is too narrow to handle the present traffic volume. The additional cranes and construction trucks required to build the proposed structure along with the inherent noise of such a project would make the area virtually inaccessible and unlivable. It is unfair to the present residents of the neighborhood to be put under such intolerable stress to allow the building of such a humongous structure that hasn't even proved the necessity of it's creation and is completely unfit for such a residential area.
4/2/2025 14:52:21	Kara Collins			In opposition to the application	While I appreciate the increased need for medical care, the 436 foot tall building proposed by Lenox Hill Hospital is grossly out of scale for the neighborhood. During the public hearing at CB8, they didn't address the fact that they would only be adding 25 beds. With so many other medical facilities on the Upper East Side, NYC would be best served by Northwell expanding in communities with a greater need. The construction of this tower would place unnecessary strain on the neighborhood, especially near a very busy subway stop, without the impact needed to justify the expense and massive disruption. What about the plethora of office towers in midtown? Surely those could be renovated and provide a more convenient location for New Yorkers coming from a variety of neighborhoods. A tower this tall does not fit a residential neighborhood and sets a dangerous precedent for more incredible tall towers to come. We do not need this on the UES. They has already been too much overdevelopment and this must be stopped.
4/2/2025 14:57:45	George Moore			In opposition to the application	I strongly oppose Northwell's plans for expanding Lenox Hill Hospital. For more than 20 years I lived in the neighborhood and currently own property at 812 Park Avenue. Lenox Hill was our community hospital and has been important in my family's history. Lenox Hill's proposed expansion plans are fiscally irresponsible, will cause permanent harm to this iconic neighborhood, are violative of zoning laws, and will have a detrimental impact on the environment. In short—these plans must be halted. Borrowing more than a billion dollars and investing more than $1.5 billion on the Upper East Side of Manhattan is reckless overreach which raises serious questions about the ability of Northwell to service its debt and will be an onerous burden on patients, insurers, and the City. The staggering cost will make it impossible to deliver adequate return on investment. It is a poor and imprudent value proposition. The Hospital proposes doubling in size to create the type of footprint that Level 1 Trauma Centers and academic health centers have, but Lenox Hill Hospital is neither. It seeks to add operating rooms despite empirical evidence that fewer operating rooms are required and has wildly underestimated the cost per square foot of its nearly 640,000 new square feet! Compounding the bad investment decision is the chaos this project would leave in its wake. Northwell is singularly focused on building big and offers no environmental mitigation measures to the inevitable damage it will do. No green roof to ameliorate the gasses the building will generate. Then there are the more common, and equally legitimate concerns of neighborhood residents—blocked sunlight, impeded viewsheds and material diminishment of residents' use and enjoyment of their properties. Many years of construction-related detours, and traffic jams. Construction will bring attendant noise pollution day and night, and air polluting particles will make even breathing difficult A huge influx of people and garbage mean more garbage trucks, more sirens and permanent traffic issues round the clock neighborhood disturbance. Worst by far is the irreparable harm that the proposed expansion will do to the character of this iconic neighborhood. It will change the core of this historic residential New York Community into little more than a behemoth sterile medical complex with some adjacent housing. Northwell's initial modernization and renewal plan, which may have been appropriate, is gone, replaced by expansion plans that cut against the best interests of both Northwell and the Lenox Hill neighborhood. They are plans that must be stopped.
4/3/2025 0:02:42	Zella Goldfinger			In opposition to the application	Lenox Hill Hospital-Northwell is a less than good neighbor-the street directly across from the hospital is filthy-never once helping to pitch in to clean. They are arrogant and care little for the surrounding neighbors.
4/3/2025 13:36:31	S Shapiro			In opposition to the application	Construction of the proposed tower would be disruptive to the neighborhood for an extended period of time and add to the traffic congestion problems that already exist. The scale of the project and the amount of zoning variance required are outsized for a residential area. It is difficult to see much benefit if any to the east side to justify the many years of disruption.
4/3/2025 15:19:57	Roni Rubenstein			In opposition to the application	I firmly oppose this plan to expand Lenox Hill Hospital. We lack the essential infrastructure to accommodate this plan as our neighborhood and streets are already at the breaking point – overwhelming traffic, inadequate public transportation, an overburdened subway station, mounds of garbage and rats.
4/4/2025 1:01:44	Christina Tsiang-Shorr			In opposition to the application	The Lenox Hill expansion is huge, totally out of scale on the block, the height and the the charactor of the UES. The construction time line is 8 years? And a concession is to renovate the subway stairs? Horrible!

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4/4/2025 11:26:21	Pollack			In opposition to the application	Stop the nonsense and preserve our neighborhood
4/4/2025 11:35:10	DENNIS BERMAN	[redacted]		In opposition to the application	Extreme 436'- 395' ft Tower on narrowest avenue Extreme heights midblock on residential streets Floor plate larger than the Empire State Building Colossal Structure CANNOT be shoehorned in a RESIDENTIAL Neighborhood 250-500% zoning increase required Bigger issue of Healthcare Inequity across the city More Hospital Beds not needed on Upper East Side UES will become defacto Northwell Health Campus 9+ Years Construction will throw the neighborhood into chaos with extreme environmental andaccess impacts Dangerous zoning precedent for NYC Design disregard for environmental issues and energy efficiency Community opposition unanimously outweighs "in favor" voices of paid advocates
4/4/2025 11:38:22	Marcia Berman			In opposition to the application	Extreme 436'- 395' ft Tower on narrowest avenue Extreme heights midblock on residential streets Floor plate larger than the Empire State Building Colossal Structure CANNOT be shoehorned in a RESIDENTIAL Neighborhood 250-500% zoning increase required Bigger issue of Healthcare Inequity across the city More Hospital Beds not needed on Upper East Side UES will become defacto Northwell Health Campus 9+ Years Construction will throw the neighborhood into chaos with extreme environmental andaccess impacts Dangerous zoning precedent for NYC Design disregard for environmental issues and energy efficiency Community opposition unanimously outweighs "in favor" voices of paid advocates
4/4/2025 12:16:16	Brian Levinsky			In favor of the application	Please support the plan to build a new Lenox Hill Hospital
4/4/2025 12:18:37	Christopher Anderson			In favor of the application	This investment in a healthcare upgrade will not only benefit the patients who are seeking world class care but also in the community by providing amazing career opportunities.
4/4/2025 12:20:33	Katherine Fitzpatrick			In favor of the application	I am in favor.
4/4/2025 12:32:42	Randy D'Amico			In favor of the application	As a neurosurgeon at Lenox Hill Hospital, I am privileged to provide high-stakes, high-impact care to patients suffering from metastatic disease to the central nervous system. These are among the most medically vulnerable patients—those who present with spinal cord compression, large brain metastases, hydrocephalus, or seizures, often with little warning. Every hour counts, and outcomes hinge on swift, expertly coordinated intervention. Lenox Hill is where those interventions happen—often when all other doors have closed. But this institution is far more than a referral center for advanced neurosurgical care. Lenox Hill is a hub of comprehensive, interdisciplinary medicine—home to world-renowned physicians in cardiology, oncology, internal medicine, maternal-fetal health, orthopedics, and beyond. For our neurosurgical patients, that means that brain and spine tumors don't exist in a vacuum—they are managed in concert with expert teams who address comorbid cancer therapies, cardiovascular risk, mental health, rehabilitation, and social support. This is the kind of care only a flagship hospital embedded in a rich urban healthcare ecosystem can deliver. And yet, it is our infrastructure—our workflows, imaging access, operative capacity, ICU availability, and the physical space in which we function—that determines whether that expertise reaches patients in time. Our recent systematic review of workflow optimization in CNS metastases highlights what we already see every day: delays at any point in the care continuum—from symptom recognition to imaging, surgery, or systemic therapy—can irreversibly alter neurologic outcomes. Lenox Hill is one of the few places equipped to eliminate those delays with real-time, multidisciplinary collaboration. We are implementing forward-thinking protocols, integrating AI into diagnostics, and pioneering streamlined patient pathways that elevate survival, function, and dignity. Beyond patient care, Lenox Hill is an indispensable economic and social pillar of Manhattan's Upper East Side and greater New York City. According to a 2023 report by the Healthcare Association of New York State, hospitals in New York contribute over $200 billion to the state's economy annually and support 1 in every 9 jobs statewide.[1] As one of Northwell Health's flagship institutions, Lenox Hill directly employs thousands of New Yorkers and indirectly sustains many more through partnerships, research, supply chains, and community initiatives. It trains the next generation of physicians, supports medical innovation, and serves as a beacon of access and equity in one of the most diverse cities in the world. Renewal of Lenox Hill Hospital is not about maintaining the status quo—it's about equipping an already world-class facility to meet the complex demands of modern medicine and the needs of a community that depends on it. This proposal supports more than infrastructure; it enables mission-driven, life-altering, and community-sustaining work. I urge you to support the Lenox Hill renewal—not only for our patients, who deserve the best care modern medicine can offer—but for New York City itself, which cannot afford to lose the engine of health, employment, education, and innovation that this hospital represents. Thank you.

Testimony to CB8M Regarding the Lenox Hill Hospital ULURP Application

Timestamp	Name	Address *(optional)*	Email Address *(optional)*	Are you	Comments on the application
4/4/2025 13:31:54	Barbara Zinn Moore	[redacted]		In favor of the application	My name is Barbara Zinn Moore, and I am honored to serve as Chair of The Auxiliary of Lenox Hill Hospital. But more than that, I am here tonight as a member of this community, as a New Yorker who, like so many of you, depends on Lenox Hill—not just as a hospital, but as a lifeline. For me, this is personal. My grandson was born at Lenox Hill, and that day will stay in my memory forever. When families welcome new life, when emergencies strike, or when we or our loved ones need world-class medical care, Lenox Hill is there. But here's the truth: while the doctors and nurses at Lenox Hill are among the best in the world, the hospital itself—the infrastructure, the emergency department, the ambulance access—doesn't reflect that excellence. This proposal isn't about expansion for expansion's sake. It's about ensuring that Lenox Hill can continue to serve us at the level we deserve. A new, state-of-the-art Emergency Department will provide privacy and efficiency, which are critical for patients in their most vulnerable moments. A modern, dedicated ambulance entrance will prevent the congestion and delays that impact emergency response times. An improved subway entrance will enhance safety and accessibility, benefiting not just hospital visitors but our entire neighborhood. I understand that change can be difficult. However, what's even more challenging is needing urgent medical care in a facility that no longer meets the requirements of this growing city. We should not have to choose between world-class doctors and a world-class hospital—we deserve both. Lenox Hill has been a pillar of this community for generations. This plan ensures it will continue to be one for generations to come. I urge you to support it. Thank you.
4/4/2025 13:48:12	Peggy Rosenblatt			In favor of the application	I have lived on the Upper East Side for over 50 years and Lenox Hill has always been my hospital. My children were born there and my family and I have all been patients there. I have spent time as a patient in the hospital and in the Emergency Room. We have all had exceptional care. I joined the Auxiliary of Lenox Hill Hospital 30 years ago and I have gotten to see the work that the hospital also does for the community. Today Lenox Hill supports the medical needs at an Upper East Side women's shelter. It also provides medical house calls to neighborhood patients from penthouses to public housing and clean clothing to undomiciled patients. Flu shots and free medical screenings are offered at the Third Avenue Street Fair and 1,200 bicycle helmets are distributed. Lenox Hill Hospital is a critical component of the community and needs the updated facilities necessary to continue to provide state of the art medical care in the years to come.
4/4/2025 14:11:35	Andrew Smith			In opposition to the application	Living a block away from Lenox Hill Hospital (LHH), I can say unequivocally that LHH needs a face lift, however, LHH doesn't require a Frankenstein makeover. There's no way in this neighborhood, LHH should be granted the extreme variances they are requesting. LHH should be held to the dimensions of their current building. They should invest in their property, they should modernize but they should not be granted their requested variances.
4/4/2025 14:15:59	Patricia Smith			In opposition to the application	Please hold Lenox Hill Hospital (LHH) to their existing variances, not to the substantial increases in variances their current plan entails. They should update and modernize their property and they should continue to be a good neighbor without the approval of the extreme variances they are requesting.
4/4/2025 14:20:00	Michele Jeffery			In favor of the application	It's vital for us to have the best quality healthcare available. Who would ever turn that down?!
4/4/2025 14:24:09	Barton Hill			In favor of the application	Lenox Hill Hospital is a cornerstone of the medical center community on the UES. Countless numbers of physicians maintain offices within walking distance of the hospital building. Unless LHH is allowed to re-invent itself to maintain its level of service it will cease to exist and the community at large (residents, patients, landlords, service businesses) that all depend on the facility will move away. This will have a devastating impact on Community Board 8's constituents. Healthcare options abound in NYC and people will migrate to the institutions that provide the best service and best outcomes. Unless we allow LHH to compete on an even footing with the other area hospitals (primarily on the York Avenue corridor) this business will be lost for ever. The health of the community (used in the largest sense of the word health) depends on it.
4/4/2025 15:20:33	Luis Almodovar			In favor of the application	I am in favor of this application. The revitalization and expansion of Lennox Hill Hospital should be seen as an investment in the community and health of a major proportion of the Tri State Area. The people of the surrounding areas should have immediate access to high level healthcare which will be provided by this initiative.
4/4/2025 15:23:16	Katherine Redd			In opposition to the application	Grossly out of scale with surroundings in height and bulk; will cast unearthly shadows by day, light pollution by night, and loom disturbingly 24/7. Do not approve!

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Timestamp	Name	Address *(optional)*	Email Address *(optional)*	Are you	Comments on the application
4/4/2025 15:29:18	Nancy Houghton	[redacted]		In opposition to the application	I am totally opposed to the plan submitted by Northwell. The plans show no consideration of the people who live in the neighborhood. It will take diminish the sense of a neighborhood where people actually go to relax reenergize at the end of their work day. There are so many places in New York City that could use a well run hospital. Many neighborhoods in Brooklyn and on Third Avenue around 102nd and 103 Streets. There are areas there where an entire block could be repurposed for a new hospital, and it would serve as an upgrade not tearing down of a neighborhood. There are many people living in thaose neighborhoods that Northwell could serve. I am concerned about a 9 year construction time table. Way, way too long for a neighborhood to endure. Up town the timing would be far shorter as there are not as many obstacles to major construction. Please get this issue in front of the city leaders and politicians. We don't want them to sell out to let this project proceed. No number of new employees or economic benefits would make up for this gross abuse of NYC citizens. We need to let all involved hear about the negative aspects of this proposal.
4/4/2025 17:15:55	Graciela Haim			In opposition to the application	The project is an architectural disgrace
4/4/2025 18:06:31	Martin Rose			In opposition to the application	The height of the proposed project is completely inappropriate for our neighborhood and presents a danger given the increase in earthquakes and high wind storms
4/4/2025 21:38:18	Julie Brannan			In favor of the application	Lenox Hill was there for my husband when he was sick, and there for my daughter when she gave birth. We need quality health care in our neighborhood and I know Lenox Hill will give us that.
4/5/2025 7:52:02	Lucas Simon			In opposition to the application	I grew up one block from Lenox Hill . I attended Allen Stevenson and understand the importance of attending school in this neighborhood. If you build this building it will destroy our beautiful historic and charming neighborhood. You will pollute and congest it. There are other school nearby that will be affected by this construction. Don't ruin the lives of young families in this neighborhood. Build in a place that needs it.

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4/5/2025 14:23:01	Elaine F. Shea	[redacted]		In opposition to the application	To: Community Board 8 Manhattan, www.cb8m.com, Land Use Committee From: I, Elaine F. Shea at building address: 177 East 77th Street, New York, New York 10075 VIGOROUSLY OPPOSE Northwell/Lenox Hill Hospital's ("LHH") ULURP Application. Please Vote NO to ANY Extraordinary Up-Zoning, any Special Purpose Waiver and/or any Variance/Permit of any type. Please do NOT allow and REVERSE any change to current residential zoning that would permit a 6th Avenue-style-skyscraper fronting directly on 76th/77th Streets, Lexington/Park Avenues, in Lenox Hill residential, historic district LHH's plan estimates 10 years of demolition and construction and $25.9 Billion to expand, modernize and create 25 private rooms. Currently, LHH hospital bed occupancy is 42%. Converting and updating those underutilized rooms to private rooms is better. Shockingly, initially, LHH proposed a 51 story (516 feet) block tower more than 3Xs the height of LHH's tallest building: 17 stories (100 East 77th Street) and massive. This indicates LHH's utter disregard for neighborhood and residents. LHH's "reduction of height" to 44 stories (436 feet) or 39 stories (395 feet), retaining MASSIVE, dense footprint and exposed steel girder commercial appearance, (NOW before CB8 at April 9th Hearing) are equally UNACCEPTABLE to ANY residential neighborhood. Even a publicly traded bank's monolithic 56 story (Citicorp Center) Tower, in COMMERCIAL ZONE, is NOT fronted on narrow Lexington Avenue or side street. Commercial Tower SITS FAR BACK from Lexington Avenue and side street (53rd) midblock to Third Avenue Some OBVIOUS DISRUPTIONS: Existing hospital services will cease: Upper Eastsiders, expectant Mothers, pediatric, ER, elderly, handicapped, dialysis etc. patients, and their families and visitors, Union Members forced elsewhere. Fortunately, UES is not a medical desert. Multiple top-tier university teaching hospitals nearby. NO Special Needs Justification here. Private LHH-partner-physicians, who rent space at LHH, who provide services and perform surgeries at LHH (who garner rewards under LHH "brand"), of necessity, must go elsewhere. "Human Environmental Impact" on people for 10 years or more of demolition and construction will significantly and negatively impact QUALITY OF LIFE for LHH Medical Doctors, RNs and other medical and support staff, Lenox Hill residents, students, businesses, Houses of Worship, patients and visitors: Lexington Subway at 77th Street CLOSED; proposed new subway entrance like Second Avenue (eminent domain ???); MTA Bus Stop CLOSED. Lane closures; Congestion and disruption to ALL side Streets, Lexington and Park Avenues. School attendance, drop offs, pick-ups, transportation severely disrupted. Deliveries disrupted. Noise and dust are the least of these totally avoidable problems for 10 + years and permanent destruction of historic neighborhood thereafter. Property values and taxes plummet. Blasting damage to subway tunnels, gas and water infrastructure, buildings, (many of which are 100 years old); damage to train tunnels beneath Park Avenue servicing commuter trains in and out of Grand Central Terminal, etc. Revolutionary changes, AI and trend to decentralize where and how medical care are delivered could make Northwell/LHH massive edifice obsolete by completion or hole in ground, if funding runs out. Who is/are LHH/Northwell's Development Partners ? On reopening, LHH must INCREASE the COST of ALL its medical services to recoup its $29.5 + Billion new building or risk bankruptcy. (LHH already charges more than teaching hospitals in some areas.) LHH/Northwell's grandiose plan is a Trojan Horse that ASSURES the destruction of an historic residential neighborhood. Do NOT create ANY precedent here. Vote NO on options before you. REPURPOSING existing wasted spaces within LHH's buildings and campus (especially 103 E 77th; Ambulance Entrance; 100 E 77th and Uris Building along Park) will allow expansion and modernization. RENOVATION of historically significant 1930s and other beautiful LHH buildings [111 East 76th Street, (The Sherman and Gloria H. Cohen Plaza and Gallery); 131 East 76th Street (Einhorn Auditorium); 1086 Lexington Avenue, (former Training School for Nurses) Palladium windows, e.g. DEMOLITION selectively, perhaps along Park Avenue where the Uris Building meets side of 100 East 77th on Park Avenue. Union Labor will be employed to repurpose ,renovate, demolish. NO holder of elective office and no Community Board member should sell out the residents and sow the seeds of total destruction of character of this residential historic district intact for over 100 years. Borrowing and paraphrasing from Jacqueline Kennedy when she saved Grand Central Terminal, to our everlasting appreciation:

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4/5/2025 16:12:45	Barry Berson	[redacted]		In opposition to the application	I urge you to reject this application. An expanded Lenox Hill Hospital will not improve medical care in this already well served community nor in the greater NYC area. In terms of city planning, the traffic and congestion that Lenox Hill Hospital brings to the community is already staggering, further traffic and congestion will be dangerous. This applications should be rejected!
4/5/2025 17:02:18	Kyle Bach			In opposition to the application	We wholeheartedly object. Rezoning to enable the construction of unneeded health care infrastructure can never justify the permanent colossification and congesting of our tranquil neighborhood. There are many locations in the City which are suitable for the Northwell plans. Lenox Hill is not one of them.
4/5/2025 17:18:58	Shelli Semler			In opposition to the application	This frivolous expansion would absolutely destroy the serene and residential feel of our neighborhood as it has been preserved for the enjoyment and safety of families since the early 19th century. Northwell's plans, a behemoth in size and scope, are completely unnecessary in our cherished neighborhood. In addition, other highly regarded medical institutions are short distances away and they are efficiently able to service the greater NYC area as they are more appropriately located near the FDR Drive and areas that are not primarily residential. The congestion, noise, chaos and potential harm and injury to residents can not be overstated. I vehemently oppose this misplaced ambition as it will destroy the historically landmarked and integral nature of residential life on Park Avenue.
4/5/2025 19:53:45	Scarlett Bach			In opposition to the application	This expansion should never happen!! Even small Lenox Hill hospital increases terrible traffic congestion, grid-lock, noise pollution, traffic jams, loiterers, vagrants, reduced parking for residents of the neighborhood, filth as hospital workers leave their food, cigarette butts and debris on the street for rats to feast, and even crime! We cannot afford to give up our Lenox Hill quality of life any further. We need to return to the objective and purpose of our congenial (cleaner) residential neighborhood!
4/6/2025 15:09:24	David Shea			In opposition to the application	Building is too tall. They are building a new building on 3rd avenue. Better to buy another lots and build a separate smaller building.
4/6/2025 15:15:47	Frances Kazan			In opposition to the application	I am vehemently opposed to the proposed plans for construction of the Lenox Hill Hospital Tower/expansion on 76th and Lexington. The building is too tall, out of scale, a potential eyesore. This is a congested over crowded area, and this project will create chaos.
4/6/2025 15:34:45	Rosayn Anderson			In opposition to the application	This is getting very tiring. The community establishes zoning rules and then we all have to spend time and money to fight someone trying to change those rules. At the very least, those challenging the rules should know from the start that they will need to pay TRIPLE damages, including the city's court costs, should they lose the fight; that will discourage some of these unnecessary — and often purely greedy — challenges. Needless to say, I am opposed to the new building. Too big. Will destroy character of neighborhood. NYC (the UES!) has plenty of large hospitals. Don't need another.
4/6/2025 15:47:40	Gwynn MacDonald			In opposition to the application	As someone who has had surgeries at Lenox Hill Hospital I am very concerned that this important institution be able to grow to its potential to best meet demand for medical services and education. HOWEVER— after studying these plans and discussing with individuals who have expertise in zoning, city planning, architecture and property development I have become convinced that the plan as its exists is really an expedient suited only to cost, speed and one institution with NO regard for the neighborhood character, history or any needs beyond that of this one hospital. Lenox Hill Hospital is not an island unto itself. Real, thought forward and future minded considerations for the environment/neighborhood in which the hospital wd like to expand needs to be addressed and WELL REPRESENTED in their plans and proposal for expansion. That can do better and they need to. Thank you, Macdonald family
4/6/2025 16:04:36	George N. Stonbely			In opposition to the application	This behemoth structure is grossly out of scale with this beautiful residential neighborhood, and is another "nail in the coffin" of the quality of life in NYC. All of the public officials who have played a role in the approval process of this disgraceful project should bear guilt in what they have perpetrated on our city, and specifically the neighborhood surrounding this fiasco - - that has very little to do with Lenox Hill Hospital's need, but the greed of the board and the individuals who will gain a nice profit - - to the rest of us - - to hell with them! Where is the principle of the common good? Do we all have to act like the maniacal forces of chaos in WDC?
4/6/2025 16:08:30	Rosy Harari			In opposition to the application	Northwell's proposed redevelopment calls for a major upzoning to accommodate an oversized, 436-foot-tall tower on narrow Lexington Avenue. This plan would undermine long-standing zoning protections designed to preserve the character of Park and Lexington avenues and their low-rise midblock corridors. While we recognize the hospital's need for modernization, we believe it can be achieved without jeopardizing the neighborhood's character and quality of life.
4/6/2025 16:17:14	David Achelis			In opposition to the application	As someone whose Great Uncle donated a wing to Lenox Hill, I urge the hospital to find a better solution than this brutal, massive complex in the heart of this quiet neighborhood.
4/6/2025 16:18:07	Judy Donner			In opposition to the application	I am totally against the redevelopment of Lenox Hill Hospital. I feel it would be disruptive and out of place in that location.
4/6/2025 16:20:37	Kristen Brochmann			In opposition to the application	I strongly oppose the zoning exemption proposed by Northwell. To go from 170 feet high, as allowed now, to almost 500 feet as proposed is beyond reasonable. Lexington Ave is narrow with limited pedestrian space and restricted car lanes. The 6 train station and platform is also very narrow and has been the scene of overcrowding in the past and would return with so many other people coming into the area. The height of 170 feet is the correct height and Northwell should make their plans to fit and be a good neighbor to its east side residents.
4/6/2025 16:27:54	Jean Laupus			In opposition to the application	This proposed building will have a negative impact on the neighborhood. It is completely too large, too tall - out of character and out of sync with the neighborhood. I understand that Lenox Hill/Northwell may need to do a major update to their facilities; however, they need to go back to the drawing board and come up with a building that makes sense on this site.
4/6/2025 16:35:49	Eileen Marech			In opposition to the application	I agree with the statement made by Friends of the Upper East Side, The NY Landmarks Conservancy and others. To spend so many years constructing an ugly, massive building for so few beds is indeed excessive and unjustified. Please go back to the drawing board.
4/6/2025 16:51:43	Carole Desnoes			In opposition to the application	so out of line with the other buildings in this area. It is mammoth

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4/6/2025 16:53:56	Mrs Nina E Gaspar	[redacted]		In opposition to the application	Do not grant 9 zoning variations that Northwell wants to build a skyscraper in our neighborhood Ten years of construction will destroy our neighborhood This tower does not belong in a dense residential neighborhood
4/6/2025 16:55:06	kaitilin griffin			In opposition to the application	This application for hospital expansion is exceedingly out of scale with the vital fabric of the residential neighborhood; Northwell's expansions are evident throughout the northeast. The hospital is a business and has limitless cause for expansion. There is no necessity to expand on this footprint. There are many other places and moreover there are more clever ways to economize on space, while showing respect and mindfulness for the world it sits within. Such an expansion will unquestionably do damage to the environment at large. With its numerous campuses and clinics, there is space to enhance its practices without having to rupture the scale of the existing neighborhood. Already this neighborhood accommodates enormous pressures from the hospital and has done so gracefully for decades. — Urban planners must recognize the impact of large semi-industrial hospitals upon a pre-existing residential neighborhood. Already hospitals throughout the city are competing for land and impacting the urban fabric with their expansions, contiguous and non. This impact can be witnessed around every hospital campus in the city. — Scale truly matters, and healthy planning principals rely on balanced and diverse uses. To break the scale through repeated variances assumes that what you are breaking is not worth preserving. — This application is arrogant and anti-environmental, pointing toward a city that places corporations before individuals. — i am a lifelong resident of this city, and cherish the balance and human scale of the upper east side. i see this balance in places like West Harlem and the Upper West Side where the spaciousness and hum of a balanced urban fabric prevails. Hospitals are denying communities such as ours of this very character that so defines what makes a city healthy and dynamic., So i cannot help but feel contempt for an institution that masquerades as an agent of health while it takes away from the life of the community, one that has graciously accommodated it for decades. I ask that the applicant be compelled to rethink this proposal in light of all of our environmental pressures, show respect for and cooperation with the needs of residents of this city, and radically change this proposal. It is a terrible irony that in this day and in this city, hospitals are so physically anti-environmental.
4/6/2025 17:13:59	B. Fiscina MD			In opposition to the application	The community does not need another major medical institution - there are two others within 1.5 miles of this site. Moreover, I do not believe that the neighborhood can withstand the traffic that would be caused by employees commuting to work, patients and visitors. Northwell has many other sites better suited for expansion. Thank you.
4/6/2025 17:37:25	Kathleen Brownback			In opposition to the application	I oppose this proposal. The building will tower over the neighborhood. It conveys the image of the hospital as a fortress—this is not the profile that health care should have in an era when its institutions are distrusted.
4/6/2025 17:40:51	Eileen F Ryan			In opposition to the application	It's about an abomination and cruel. It's a cover up for the luxury housing and this is coming from a company that supposedly is concerned with people's health. I have had many experiences at Lenox Hospital and none of them have been good. They have no concern for their patience and now they're going to inflict this kind of pain on the neighborhood. Years and years and years of construction. Years and years and years of disruption of stress for pedestrians and anyone else who has to travel through the area
4/6/2025 17:44:55	Virginia Aaron			In opposition to the application	To Community Boaard 8 April 6, 2025 I am writing to voice my strong opposition to Northwell's receiving permission to undertake a multi-year expansion of Lenox Hill hospital. The development as presented disregards the current zoning laws and would cause upheaval in the community. The plans are inappropriate for a developed residential community. There are building rules and regulations in place for a reason. The Upper East Side is home to a great number of excellent hospitals. If Northwell has the funds and interest in building another excellent hospital in New York, why wouldn't they do it in an underserved part of the City? Downtown has seen the closure of several medical institutions – a wonderful new hospital would be welcomed with open arms. I hope the Board will consider the best interests of both our local community and the greater good of the City by rejecting Northwell's current plans. Thank you for your attention. Virginia Aaron
4/6/2025 17:48:01	Barbara Harrison			In opposition to the application	Will CB 8 be a true representative of the people living in its area or a pawn of big money and big business? There is no debate here. Everyone is for Lenox Hill Hospital updating its emergency rooms, labs, perhaps patient rooms. A huge uptick in Zoning and years of building and disruption are not necessary at all. The people who live nearby have spoken against this rezoning and building. The hospital workers and construction people who leave each nite and are in favor of a huge expansion just don't count. CB 8 does not represent them. Do your job CB 8. Represent the people who value you.
4/6/2025 17:54:44	Erich Winkler			In opposition to the application	This development is totally inappropriate viv a vis the scale of a side street rather than Avenue. New Yorkers like seeing the sky and feeling the sun. No more dark canyons!
4/6/2025 18:30:47	Robert Williams			In opposition to the application	Let's see plan B. You can preserve your neighborhood and also grow.

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4/6/2025 18:34:02	Joan Rosasco	[redacted]		In opposition to the application	I have lived in the neighborhood since 1965. My first apartment was on 76th near Park. Now I live 10 blocks north of there. The hospital already occupies an entire block. The new project is monstrous — it will dwarf all the residential buildings around it. It needs to be scaled down to an appropriate height.
4/6/2025 18:41:45	Chloe Davis			In opposition to the application	First do no harm. A fundamental principle of medical ethics that sometimes it is better to do nothing than to do more harm than good. Unfortunately, Lenox Hill's proposed approach to this modernization and expansion does more harm than good for the neighborhood and its residents. The rationale provided for this behemoth expansion of Lenox Hill hospital is so that they can continue to fully operate throughout the construction by building far more than is necessary to achieve their objective and sectioning off parts of the hospital while constructing others. But there is no rationale that justifies this very permanent change, the decade-long impact on neighbors, the irreparable harm to the character of the building and neighborhood, and the precedent set regarding the sanctity of zoning laws. Despite all of these negative outcomes, the hospital has proposed no other plan to address the modernization needs of the hospital. The proposed treatment plan is unnecessarily invasive and out of proportion to the ailment. It will cause more harm than good to this neighborhood and its residents. And yet Lenox Hill has proposed no alternative course of treatment. That is poor patient care. For the good of the community, we can't allow Lenox Hill to build a monstrosity that we will be stuck with long into the future and imposed upon for a decade to build.
4/6/2025 18:48:01	Kathy Faes			In opposition to the application	Please halt the massive overbuildong in the UES. MSKCC now this. Please save our neighborhood.
4/6/2025 18:52:34	Joel Solomon, MD			In opposition to the application	Our neighborhood is already saturated with traffic. There is an excess of sirens from ambulances in route to Lenox Hill Hospital. Any increase would further decrease quality of life in the neighborhood. There is already an enormous footprint by Lenox Hill and NY Presbyterian. Please keep our neighborhood pleasant and enjoyable. Northwell can build somewhere else!
4/6/2025 19:44:29	Leslie Monsky			In opposition to the application	As a long time resident of the Upper East Side, I strongly support the testimony of the Friends of the Upper East Side regarding Lenox Hill's proposed plan. The area's residents are already navigating a very dense population with baby carriages, pets, very busy bike lanes and more. There simply doesn't feel like there is room to add a medical center that will add significantly more traffic and people to the area. The area is extremely residential and family friendly. Lenox Hills planned expansion would change the character of our neighborhood drastically in a negative way.
4/6/2025 20:00:35	Alexandra Bloch Jeyde			In opposition to the application	As a member of a multigenerational Family that has called New York home, I am appalled at Northwell Health's expansion that will do nothing but continue to destroy the unique elements that still remain in New York City. The size and scope of this proposed tower is an unmitigated disaster that I trust the Community Board will Not allow to be built! It would be a tragedy for our beloved Lenox Hill character to be destroyed. Please vote NO to the proposed building of this monstrosity!
4/6/2025 20:15:13	Stephen W. Jenks			In favor of the application	A new, modern hospital building would be a great benefit for the UES
4/6/2025 20:35:27	Christine Cameron			In opposition to the application	The HUGE size of this building with no setbacks to compensate for loss of light and air is unacceptable. They can certainly do a better design. I am opposed to the plan as it is.
4/6/2025 20:38:51	Stephen Judson			In opposition to the application	The proposed construction is inconsistent with the scale of the neighborhood and seems designed simply to increase profits for Northwell health rather than to benefit the community. Their large building one block to the east should be more than sufficient to accomplish their medical goals and the proposed construction on the Lenox Hill Hospital site should be rejected.
4/6/2025 20:39:07	Karen Sinapi			In opposition to the application	The existing height restrictions for Lexington Avenue need to be respected to protect the character of this neighborhood. There is NO reason that Lenox Hill Hospital should be granted a waiver and allowed to disrespect the restrictions. The restrictions are in place for a reason. Protect the neighborhood and NYC. If the hospital needs a bigger building they should build one in a neighborhood that allows for it.
4/6/2025 21:22:18	Nancy Wight			In opposition to the application	Opposed
4/6/2025 21:25:54	Ashby Bonds			In opposition to the application	My comments are in line with the general view of the UES neighborhood. I agree that LHH needs to be updated and modernized, but it should be done within the existing building envelope and within existing zoning limits. I know that unions are heavily lobbying in favor of it, but whatever construction takes place, there will be construction/union work and hospital jobs. Thank you for taking my comments into consideration.
4/6/2025 21:37:06	P J GARDNER			In opposition to the application	NO DOUBT LENOX HILL HOSPITAL MUST BE SIGNIFICANTLY UPGRADED WITH RESPECT TO FACILITIES AND LEVEL OF SERVICE CAPABILITY. HOWEVER, THE PROPOSED BUILDING HEIGHT IS UNNECESSARY TO ACCOMPLISH THESE UPGRADES, AND THE BUILDING AS PROPOSED WILL BE FAR TO HIGH TO KEEP WITHIN THE INVALUABLE AND IRREPLACEABLE HISTORIC CHARACTER OF THE NEIGHBORHOOD AND DISTRICT.
4/6/2025 21:58:16	Melissa			In opposition to the application	As someone who works both in the Upper East Side and Long Island City, I am in favor of updates and modernization, however without obstruction of neighborhood views and/or the skyline. The proposed changes here seem overwhelming for the area and would likely create an unnecessary disturbance. I believe there can be many improvements and updates made to the hospital without it overextending its footprint.

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4/6/2025 23:14:33	judy Berger	[redacted]		In opposition to the application	I am totally against having a huge modern building dominating all the other buildings on Park Avenue and creating so much more traffic. We need to respect the beauty of the city and not have this building tower over our beautiful residental area.
4/6/2025 23:17:30	Brian Berger			In opposition to the application	This is a terrible idea. 11 years to increase room capacity by 25 rooms is absurd. Private rooms in a hospital are a luxury that not everyone can afford. And I know there will be a surcharge. And who can tolerate a building site that will persist for at least a decade.
4/6/2025 23:46:55	Paul Whalen			In opposition to the application	This proposal is completely out of scale with this one-of-a-kind historic residential neighborhood, with a height and bulk that would overwhelm Lexington, but also other streets and views many blocks away.
4/7/2025 1:40:51	Lionel Brecx			In opposition to the application	Although Lenox Hill Hospital is not included in the Upper East Side Historic District, it is situated within (enclaved), and our zoning regulation is our sole safeguard against compromising the Historic District. Townhouses and other structures within the Historic District are prohibited from constructing penthouses that are visible to the public, as such developments would undermine the neighborhood's distinctive character. Zoning laws were established for multiple reasons, one being to prevent tall structures from overshadowing their surroundings. In 1973, the Tour Montparnasse was permitted to be constructed in central Paris, despite existing zoning regulations. To this day, Parisians never recovered from the erection of this tower, and the public outcry was so great, that in 1977 Paris put in place height restrictions limiting new buildings to 121 ft. It is imperative that we avoid repeating this irreversible mistake by allowing a change in the zoning law.
4/7/2025 8:55:25	Jo Anne Brieff			In opposition to the application	The character of the neighborhood has already seen disruption with the construction on 3rd Avenue. One block makes a huge difference in atmosphere. Lexington shouldn't bear this burden.
4/7/2025 9:45:33	Lindsey Reynolds			In opposition to the application	The shadow that this building's construction and then existence would cast over our neighborhood is only one reason why this application should not be granted. The purpose of zoning laws is to protect the public interest. Sometimes, after many years, it is in the greater public interest to change a zoning law, either to allow for more needed housing, or recognize significant changes in the neighborhood since the zoning law was passed. Here, however, there is no public interest in expanding the height of this hospital. It only benefits the pockets of a private entity, one that, I might add, overcharged our immediate neighbors during COVID, for which it was investigated and sanctioned by the state attorney general last year. Press release from the AG's office pasted here: https://ag.ny.gov/press-release/2024/attorney-general-james-secures-more-1-million-northwell-health-deceptively#:~:text=NEW%20YORK%20%E2%80%93%20New%20York%20Attorney,the%20height%20of%20the%20pandemic. Please don't let them destroy our lovely neighborhood just so they can expand their business.
4/7/2025 9:54:34	Mark Blumenfeld			In favor of a renovation, not a tower	I think that Lenox Hill Hospital should renovate but be required to do so within current zoning laws. I think they should update both uptown and downtown subways, allow for parking, build beautiful, and shut the hospital during construction to expedite construction timeline.
4/7/2025 10:02:30	Margot Rassas			In opposition to the application	If these plans proceed, then I am not sure what laws are for. Asking for such an outrageous variance to the present law is unacceptable. I can see an upgrade to the facility, but a massive extension should not be allowed. Northwell also has a new facility going up on 3rd avenue in the low 70's. Why then do they need such a large addition providing so few beds in an area that is well served by other health facilities.
4/7/2025 10:35:14	Nicole Freezer Rubens			In opposition to the application	Opposed
4/7/2025 10:37:26	Susan Klein			In opposition to the application	A renovation is fine but an expansion is unnecessary. They're only adding a total of 25 beds. By the time this project is completed hospital stays will only be for the sickest of the sick. While Lenox Hill Hospital is saying that they're doing this for community care that's obviously not true. Most healthcare is out of the hospital setting and that will be even less in the future. In actuality this has to be about their worry about future profits.
4/7/2025 10:39:36	Hazel Manheimer			In opposition to the application	The project is totally out of scale for the neighborhood. I am in favor or adding more beds but feel that only half of the rooms should be single occupancy and half should be double. Then you do not need to build such a tall building over a 10 year period and disrupt the neighborhood.
4/7/2025 10:40:22	Arturo C. Porzecanski			In opposition to the application	Northwell Health's proposal requires a massive upzoning of the Lexington Avenue site and the midblock on East 76th Street, threatening carefully-calibrated zoning protections that are designed to maintain the character of Park and Lexington Avenues and their low-rise midblock corridors. The proposal includes a 436-foot-tall hospital tower with massive floorplates rivaling those of the Freedom Tower, and exceeding those of any other hospital tower in the area. It disregards Lexington Avenue's historically recognized constraints as a narrow, pedestrian-heavy, retail-oriented corridor with "special neighborhood character." Similarly, the proposed tall building additions along 76th Street would disrupt the hard-won, low-rise character of the mid-blocks, which are largely residential. The plan is grossly disproportionate. For an expansion yielding just 25 new beds, the 80% increase in building density is excessive and unjustified. The proposed scale raises severe environmental, infrastructure, and neighborhood character concerns, along with disruptions from a whopping 11-year construction timeline. Approving such a plan sets a dangerous precedent for contextual zoning and unchecked institutional expansion citywide.
4/7/2025 10:43:13	Wendy McCan			In opposition to the application	With, in my opinion, with the immense building now under construction, another is totally unnecessary
4/7/2025 10:48:35	Judith G Churchill			In opposition to the application	The proposed outsized building will dwarf and destroy the ambiance our village-like neighborhood.

Testimony to CB8M Regarding the Lenox Hill Hospital ULURP Application

Timestamp	Name	Address *(optional)*	Email Address *(optional)*	Are you	Comments on the application
4/7/2025 10:53:12	Carly Lemchen	[redacted]		In opposition to the application	I'm reaching out as a mom to a toddler and soon-to-be mother of a baby boy (who I'll be delivering at Lenox Hill). One of the things I love most about living here at 77th and Lex is that even though we're right next to the hospital, our neighborhood still feels like the Upper East Side — charming, residential, and not overtaken by skyscrapers. I really appreciate the idea of updating the hospital, but I don't see why it has to expand beyond its current footprint, especially so close to the park. If it were over by the waterfront, I might understand it, but this would completely disrupt the vibe and layout of our community. As a structural engineer, I get the importance of improvements, but I also believe it's crucial that any changes align with the needs and desires of the surrounding neighborhood. I've seen plenty of discussions suggesting that this funding could be better used to improve hospitals in underserved areas, and I truly think that money could go much further there. While I agree that Lenox Hill could use some updates (I've been there often as a patient for myself, my husband, and my daughter), I don't believe it's in urgent need of a major overhaul. Please, I urge you to consider how important it is to preserve the character and charm of our neighborhood. Let's keep Lenox Hill from changing the entire landscape of what makes this area home for so many of us.
4/7/2025 10:55:09	Kaitlyn Crowe			In opposition to the application	This proposal is not necessary, and Northwell has done nothing to hear the community concerns. They should not be permitted to ignore zoning laws that are already in place where they are serving themselves and no community need.
4/7/2025 11:00:56	CHIARA EDMANDS			In opposition to the application	The proposed building is out of place and puts a strain on an already overcrowded corner and subway stop. It does not belong here and it should not be built. New York City needs to honor the history of existing buildings and neighborhoods. Take a stand.
4/7/2025 11:09:14	Matthew Zimmer			In opposition to the application	6+ years of exterior construction is FAR too long to be considered acceptable in the neighborhood
4/7/2025 11:14:38	Kim			In opposition to the application	As a direct neighbor to the hospital I STRONGLY oppose this project. This gross undertaking will negatively impact Lenox Hill for an "estimate" of 11 years of construction which will cause many adverse effects including increased traffic, congestion, noise, and pollution that will extend beyond the immediate surroundings of the hospital. If allowed to proceed, Northwell will destroy our neighborhood and homes in countless ways. I strongly URGE you to oppose this application! Bigger is not always better!
4/7/2025 11:20:45	Janine Brown			In opposition to the application	The proposed expansion of Lenox Hill Hospital would significantly damage the character and livability of the Upper East Side neighborhood while failing to address the real healthcare needs of New Yorkers. This 490-foot tower would dramatically alter the skyline and historical integrity of the residential area, casting shadows over nearby properties and public spaces. Beyond the aesthetic concerns, the expansion would worsen already significant traffic congestion and place additional strain on local infrastructure. Emergency vehicles, delivery trucks, staff, and visitors would all contribute to increased traffic on streets that are already at capacity. The environmental impact would be substantial, with years of construction creating noise, dust, and disruption for nearby residents, schools, and businesses. Once completed, the expanded facility would increase the neighborhood's carbon footprint through higher energy consumption and waste production. Most importantly, this expansion represents a misallocation of healthcare resources. The astronomical cost of Manhattan real estate development means those funds could provide significantly more healthcare value if directed toward improving or creating facilities in underserved areas of the city, where healthcare disparities are most severe. The investment would better serve public health if focused on preventative care, mental health services, or addressing healthcare deserts in other boroughs. Rather than continuing to concentrate expensive healthcare infrastructure in already well-served, affluent neighborhoods, New York should prioritize a more equitable distribution of healthcare resources across all communities.

Testimony to CB8M Regarding the Lenox Hill Hospital ULURP Application

Timestamp	Name	Address *(optional)*	Email Address *(optional)*	Are you	Comments on the application
4/7/2025 11:26:24	Helaine Lerner	[redacted]		In opposition to the application	Dear Members of Community Board 8. There is no need to expand Lenox Hill Hospital. The existing buildings either should be torn down and or upgraded and converted into a modern specialized boutique hospital within the present footprint that will be of value to the neighborhood. How about a facility dedicated to women's care, or for a specialty surgery for which Lenox Hill is well known? There is certainly no need for 25 more beds, as we hear that many of the existing beds are unused. And there are a number of other hospitals and plenty of urgent care facilities nearby. The planned commercial building is inappropriate, totally out of character with surrounding buildings in style and scale, and will overwhelm the neighborhood. The statement that it will be only 25 floors is misleading, as the height of 400 feet is really more like 40 stories since each floor will be 15 feet high to allow for equipment between floors. The fact that it will take nearly a decade to build because the hospital will be kept open also raises the possibility that with the rapid advance of technology and miniaturization and AI, the equipment will be obsolete by the time the new building is finished. To keep the hospital open and impose so many years of construction on the neighborhood will create an unhealthy and dangerous traffic situation on Lexington Avenue and will interfere with the existing subway as well. And there are no plans to provide any additional parking! I'm very disappointed that Northwell has totally disregarded the community's interests and valid concerns and is continuing with this folly despite the massive community opposition. I can understand that Northwell wants to build a state of the art new hospital but we understand that there are several other neighborhoods with available sites that would welcome one. Why is Northwell continuing to antagonize its neighbors and clients and patients by resisting this obvious solution? Just tear this one down or renovate and convert it into a boutique or specialty health facility. Please deny Northwell the requested zoning changes. Thank you. Helaine Lerner Apt 17A 175 E 74th St
4/7/2025 11:28:58	Sylvain Milet			In opposition to the application	This building would destroy the neighborhood on this side of Lexington, as we are already observing happening on the East side of Lexington, with so many high rises replacing historical low rise buildings. There is also no need for such a monstrous building or such medical space with the many other facilities already in the area, including a brand new building from Northwell being constructed one block over on 3rd Ave. This building proposal must be denied.
4/7/2025 11:29:44	Kitty Sherrill			In opposition to the application	This development is deeply opposed by the area and yet, no one is listening. Do not erode our neighborhood with this behemoth of a building.
4/7/2025 11:29:53	Matthew Fox			In opposition to the application	The project is out of scale and out of character for the neighborhood and will bring additional noise, trash and traffic to an area rife with them. There are better places for this project, in areas that are less well served and can handle the attendant increase in activity and traffic
4/7/2025 11:30:25	Lisa cole			In opposition to the application	Opposed to new construction of Lenox Hill

Testimony to CB8M Regarding the Lenox Hill Hospital ULURP Application

Timestamp	Name	Address *(optional)*	Email Address *(optional)*	Are you	Comments on the application
4/7/2025 11:36:23	Benjamin R Marcus	[redacted]		In opposition to the application	Besides all that has been said about the actual statistics of the proposed building's anomalous size, it was listening to the architects' description of the rendering he was referring to in the previous hearing that really raised my ire. As an architect who's been practicing for over 30 years, since computer renderings first started being used, I can say without doubt that every architect knows full well that these renderings, as faithful as they may be in their programmed adherence to the *numerical* dimensions of the building and the adjacent parts of their existing context, all faithfulness, reliability and truth go completely out the window when it comes to the image's representation of WHAT THIS THING WILL ACTUALLY LOOK LIKE. For example, (and it's the chief offense of dissembling among others), the way reflected light and transparency are shown in a rendering are completely exaggerated, fabricated, false and untrue. They are the single most dishonest part of the image because they always, (and intentionally) are caused to de-massify the solid, heavy, and most importantly, opaque object that will unavoidably be looming over the heads of people on the sidewalk as we cower under their unconsciously felt, but never imperceptible sky-filling weight. Party this ruse is achieved by the vantage point of the view- often a physically impossible or unlikely bird's-eye view hanging mid-height or entirely above the site at a distance that would place the viewer impossibly in the middle or behind some other existing building. Reflections of clear skies upon their giant windows on upper stories, and/or views to clear skies through windows on adjacent walls seen THROUGH giant windows on upper stories, are some of the most deceitful tricks that renderers use to falsely diminish the scale of their buildings. When air rights to adjacent buildings have been leveraged to allow for the planning of even NON-outlier heights, the proposed mass, though legal, does nothing to mitigate its own shadows that will necessarily fall upon whole streets and facades below, and fill intersections and shade facades blocks away as the their shadows turn and stretch as the sun rotates around them. Furthermore, the architect's description of how the design employs limestone to maintain a visual relationship to the predominant material gracing nearby apartment buildings, would have been laughably disingenuous if the stakes were not so high and the lie so bald. As he spoke he referred to a design featuring narrow strips of vaguely light beige color framing enormous rectangles of glass in a way that was neither true to the way stone operates as a supporting structural material (as opposed to a thinly applied accent); nor representative of the way any material is perceived from the sidewalk to the upper heights of a building. Limestone, if used in the proportions to glass and other materials proposed, will have absolutely zero relationship to the dimensionally clear thickness and purpose-fulfilling use of it on Park Avenue or nearby cross streets, where it communicates its weight by the way it's cut and shaped to cast subtle shadows, and convey its nature-born warmth by being placed mostly in lower stories in large swaths so that users are in its immediate proximity. These are just two elements of the project's presentation that are certainly consciously dishonest in trying to lessen the impact. Other visual features of the design - from its repeated patterns that do not change in scale as they rise with the height of the structure (a lazy ignorance about how scale and proportion to the human figure work on visual perception) to countless others of smaller but no less important disdain for the context - all should be huge red flags that what would be built if allowed to follow this proposal would be a horrible, shameful eyesore that ruins a neighborhood for as far as the eye can see it from afar, as well as a future-threatening precedent for developers to circumvent all manner of conventions for arbiting what constitutes good, or even tolerable taste in the build environment of cities.
4/7/2025 11:41:12	Devon MacEachron			In opposition to the application	I understand Northwell will, for the first time, be bringing a model of their proposed tower to the CB8 meeting on Wednesday April 9. The only way to truly see how it would negatively impact the neighborhood would be to see it in context with the surrounding buildings, especially up and down Park Avenue for many blocks. It is a monstrosity and will destroy any sense of scale in this historic district. It is also completely unneeded in the neighborhood. They should build elsewhere where people do need access to medical care. We have an overabundance of medical options already on the upper easy side. This proposal is so self-serving and has given no consideration to the city population.

Testimony to CB8M Regarding the Lenox Hill Hospital ULURP Application

Timestamp	Name	Address *(optional)*	Email Address *(optional)*	Are you	Comments on the application
4/7/2025 11:43:20	karen glover	[redacted]		In opposition to the application	I VIGOROUSLY OPPOSE Northwell/Lenox Hil Hospital's ("LHH") ULURP Application. Please Vote NO to ANY Extraordinary Up-Zoning, any Special Purpose Waiver and/or any Variance/Permit of any type. Please do NOT allow and REVERSE any change to current residential zoning that would permit a 6* Avenue-style-skyscraper fronting directly on 76th/77th Streets, Lexington/Park Avenues, ni Lenox Hil residential, historic district. LHH's plan estimates 10 years of demolition and construction and $25.9 Billion to expand, modernize and create 25 private rooms. Currently, LHH hospital bed occupancy is 42%. Converting and updating those underutilized rooms to private rooms is better. Shockingly, initially, LHH proposed a51story (516 feet) block tower more than 3Xs the height of LHH's tallest building: 17 stories (100 East 77th Street) and massive. This indicates LHH's utter disregard for neighborhood and residents. LHHs' "reduction of height" to 44 stories (436 feet) or 39 stories (395 feet), retaining MASSIVE, dense footprint and exposed steel girder commercial appearance, (NOW before CB8 at April 9th Hearing) are equally UNACCEPTABLE to ANY residential neighborhood. Even a publicly traded bank's monolithic 56 story (Citicorp Center) Tower, in COMMERCIAL ZONE, is NOT fronted on narrow Lexington Avenue or side street. Commercial Tower SITS FAR BACK from Lexington Avenue and side street (5 3) midblock to Third Avenue Some OBVIOUS DISRUPTIONS: Existing hospital services wil cease: Upper Eastsiders, expectant Mothers, pediatric, ER, elderly, handicapped, dialysis etc. patients, and their families and vistors, Union Members forced elsewhere. Fortunately, UES si not a medical desert. Multiple top-tier university teaching hospitals nearby. NO Special Needs Justification here. Private LHH-partner-physicians, who rent space at LHH, who provide services and perform surgeries at LHH (who garner rewards under LHH "brand"), of necessity, must go elsewhere. "Human Environmental Impact" on people for 10 years or more of demolition and construction will significantly and negatively impact QUALITY OF LIFE for LH Medical Doctors, RNs and other medical and support staff, Lenox Hil residents, students, businesses, Houses of Worship, patients and visitors: Lexington Subway at 77th Street CLOSED; proposed new subway entrance like Second Avenue (eminent domain ???); MTA Bus Stop CLOSED. Lane closures; Congestion and disruption to AL side Streets, Lexington and Park Avenues. School attendance, drop offs, pick-ups, transportation severely disrupted. Deliveries disrupted. Noise and dust are the least of these totally avoidable problems for 10 +years and permanent destruction of historic neighborhood thereafter. Property values and taxes plummet. Blasting damage to subway tunnels, gas and water infrastructure, buildings, (many of which are 100 years old); damage to train tunnels beneath Park Avenue servicing commuter trains in and out of Grand Central Terminal, etc. Revolutionary changes, Al and trend to decentralize where and how medical care are delivered could make Northwell/LHH massive edifice obsolete by completion or hole in ground, fi funding runs out. Who is/are LHH/Northwell's Development Partners ? On reopening, LHH must INCREASE the COST of ALL its medical services to recoup its $29.5 +Billion new building or risk bankruptcy. (LHH already charges more than teaching hospitals in some areas.) LHH/Northwell's grandiose plan is a Trojan Horse that ASSURES the destruction of an historic residential neighborhood. Do NOT create ANY precedent here. Vote NO on options before you. REPURPOSING existing wasted spaces within LHHs' buildings and campus (especially 103 E77th; Ambulance Entrance; 100 E77th and Uris Building along Park) will allow expansion and modernization. RENOVATION of historically significant 1930s and other beautiful LHH buildings [111 East 76th Street, (The Sherman and Gloria H. Cohen Plaza and Gallery); 131 East 76th Street (Einhorn Auditorium); 1086 Lexington Avenue, (former Training School for Nurses) Palladium windows, e.g. DEMOLITION selectively, perhaps along Park Avenue where the Uris Building meets side of 100 East 77th on Park Avenue. Union Labor will be employed to repurpose,renovate, demolish. NO holder of elective office and no Community Board member should s e l l o u t t h e r e s i d e n t s a n d s o w t h e s e e d s o f t o t a l d e s t r u c t i o n of character of this residential historic district intact for over 100 years. Borrowing and paraphrasing from Jacqueline Kennedy when she saved Grand Central Terminal, to our everlasting appreciation: Do YOU want to be remembered as the person who ASSURED the PERMANENT DESTRUCTION of the Lenox Hill Residential/Historic District ?
4/7/2025 11:50:27	Aileen Agopian			In opposition to the application	I vigorously oppose Northwell/Lenox Hill Hospital's ("LHH") ULURP Application.
4/7/2025 12:32:00	David Azarkh			In opposition to the application	Opposed
4/7/2025 12:40:36	Douglas Rubens			In opposition to the application	opposed
4/7/2025 12:45:32	Elizabeth Reece			In opposition to the application	In opposition

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Timestamp	Name	Address *(optional)*	Email Address *(optional)*	Are you	Comments on the application
4/7/2025 12:57:52	Elizabeth Jelks	[redacted]		In opposition to the application	In opposition because it will cause major disruption in the neighborhood for many years. It is already a busy area with traffic congestion and most of the day there is a full block of double parking in front of our building on Park Avenue related to LHH. New residents are not going to want to buy in this area. It has already been quoted as a reason not to move into this area by prospective buyers when they learn of the expansion plans by LHH . There is no pressing need for expanding LHH with the current hospital availability in our area. The planned structural elevation does not blend in with the neighborhood. Again there are other locations that would be better suited.
4/7/2025 13:08:56	Jordan Zmijewski			In opposition to the application	This is against all reasoning and historical laws around development. There is zero reason this should be done if they need capacity in the hospital they should look at other sites that will allow for the proper construction under the development framework
4/7/2025 13:10:20	E Kang			In opposition to the application	We strongly oppose the application and related plans, which would cause irreparable damage to the neighborhood in which we are trying to live peacefully and raise our children. The site is directly across from our home, and the proposed tower would be completely out of proportion with our building and every other building in the area. It would also exacerbate the very troubling situation on Lexington Ave, which in this area has already turned effectively into a one-lane avenue given double parking on both sides and the bus lane.
4/7/2025 13:15:51	Jasmine Byrd			In favor of the application	I'm a Harlem resident and proud member of the Laborers Local 79. I support the Lenox Hill project because Union careers empower workers and build strong communities that are accessible to all working people. As someone who relies on medical supplies, I know that we need GOOD HEALTHCARE INFRASTRUCTURE TO MEET THE NEEDS OF THE COMMUNITY and the whole city. Especially with racial health disparities and Black Maternal Mortality Rates. In addition, Local 79 union opportunities on the project will create FAMILY SUSTAINING WAGES FOR HARLEM RESIDENTS, so that other people like me will have the same opportunity I did for a safe career
4/7/2025 13:16:31	margie cole			In opposition to the application	horrible for the community NOONE WANTS THIS
4/7/2025 13:21:27	samantha cole			In opposition to the application	MY DOG is already on meds from the noise. This is so disruptive. PROPERTY PRCIES WILL DROP! WE DO NOT NEED THIS IS OUR NIGHBORHHOOD. BUILD where they need it!
4/7/2025 13:26:31	Seth Fromer			In opposition to the application	I am opposed to Northwell's proposed expansion of Lenox Hill hospital. The proposal requests unequal treatment and will cause economic damage well in excess of any proposed benefit - which is likely to be negligible as the expansion is merely a vanity project.
4/7/2025 13:28:49	Damien Archbold			In opposition to the application	This expansion perpetuates inequitable distribution of healthcare resources in NYC - I watched my patients in Queens suffer and die needlessly when Elmhurst Hospital was overwhelmed, while hospitals on the UES had capacity. Northwell should pay taxes so the city can build healthcare capacity where it is needed, not where they can extract money from insurance companies.
4/7/2025 13:32:20	Laura Jackson			In opposition to the application	I think my neighbor Kaitlin Griffin, who grew up in Socony Hall, puts it best with regard to Northwell and hospital expansions in general: Opposition to Lenox Hill Hospital's proposed expansion is yet another fight for quality of life, to pushback on zealous overdevelopment, of which the hospital industry is now THE major aggressor. Both MSK and Northwell are proposing sky-crashing life-smashing expansions that will overturn quality of life. and these expansions are not at all necessary, despite all that we are told. They are building industrial-use structures on residentially-zoned land. It is not difficult to see how these expansions are linked to the proposed demolition of Socony Hall and to other demolitions past and future. Hospital expansion is literally taking away the life of the UES, in great gulps swallowing up our resources, shamelessly anti-environmental in every aspect.
4/7/2025 13:50:36	Amy Chen			In opposition to the application	This project would destroy the neighborhood, and I am vehemently opposed.
4/7/2025 13:54:30	Emmanuel Zorbas			In opposition to the application	I am strongly opposed to this application
4/7/2025 13:58:00	Anne Doubilet			In opposition to the application	I VIGOROUSLY OPPOSE Northwell/Lenox Hill Hospital's proposed ULURP application to exceed heights, footprint and/or change etc to current residential zoning.

Testimony to CB8M Regarding the Lenox Hill Hospital ULURP Application

Timestamp	Name	Address *(optional)*	Email Address *(optional)*	Are you	Comments on the application
4/7/2025 14:03:55	Esther Melamed	[redacted]		In opposition to the application	VERY MUCH IN OPPOSITION! For all of the reasons listed below: Extreme 436'- 395' ft Tower on narrowest avenue Extreme heights midblock on residential streets Floor plate larger than the Empire State Building Colossal Structure CANNOT be shoehorned in a RESIDENTIAL Neighborhood 250-500% zoning increase required Bigger issue of Healthcare Inequity across the city Beds not needed on Upper East Side UES will become defacto Northwell Health Campus 9+ Years Construction will throw the neighborhood into chaos with extreme environmental and access impacts Dangerous zoning precedent for NYC Design disregard for environmental issues and energy efficiency Community opposition unanimously outweighs "in favor" voices of paid advocates
4/7/2025 14:27:12	Rosemary Fanelli			In opposition to the application	One of the biggest issues is that this monstrous tower will completely change the character of our whole neighborhood. If this zoning request is granted, and this oversized project begins, all future height restrictions will be easier to waive and we will have other monstrous buildings in the middle of our blocks. We residents will live in perpetual shade walking around in the dark crevasses we once called streets or blocks. The UES was designed for townhouses, and we have narrow blocks and little sun as it is. This project will overwhelm one of the most crowded neighborhoods in the area so we urge you to reject the variance. Thank you.
4/7/2025 14:29:46	Richard Hymes			In opposition to the application	Is this a joke? One of the biggest issues is that this monstrous tower will completely change the character of our whole neighborhood. If this zoning request is granted, and this oversized project begins, all future height restrictions will be easier to waive and we will have other monstrous buildings in the middle of our blocks. We residents will live in perpetual shade walking around in the dark crevasses we once called streets or blocks. The UES was designed for townhouses, and we have narrow blocks and little sun as it is. This project will overwhelm one of the most crowded neighborhoods in the area so we urge you to reject the variance. Thank you.
4/7/2025 14:31:30	Rebecca Lainovic			In opposition to the application	NO
4/7/2025 14:35:15	Patricia Medeiros			In opposition to the application	As a concerned resident, (unaffiliated with any group), I enclose a proposed Memo in Opposition that may be helpful to acquaint residents with what is at stake and give those who OPPOSE opportunity t o timely submit their opposition. TIME IS OF THE ESSENCE HERE: Tuesday, April 8, 2024 at 5PM is DEADLINE t o submit written comments to Community Board 8, Manhattan via their website: www.CB8M.com Double Click top line "Community Meetings... " Click "Committees" select "Land Use Committee" in drop down Scroll down and Click on "April 9, 2025" Scroll down to paragraph just above "2. Old Business" Click on "Submit Written Public Testimony" Fill out form that pops up, click "Opposed". Scan, copy, paste attached Memo in Opposition or compose own written opposition. At a minimum, please fill out the form and click OPPOSED. Only takes about 3 minutes. Feel free to scan, duplicate, distribute, circulate the attached Memo in Opposition. Thank you.
4/7/2025 14:35:43	Clar medeiros			In opposition to the application	As a concerned resident, (unaffiliated with any group), I enclose a proposed Memo in Opposition that may be helpful to acquaint residents with what is at stake and give those who OPPOSE opportunity t o timely submit their opposition. TIME IS OF THE ESSENCE HERE: Tuesday, April 8, 2024 at 5PM is DEADLINE t o submit written comments to Community Board 8, Manhattan via their website: www.CB8M.com Double Click top line "Community Meetings... " Click "Committees" select "Land Use Committee" in drop down Scroll down and Click on "April 9, 2025" Scroll down to paragraph just above "2. Old Business" Click on "Submit Written Public Testimony" Fill out form that pops up, click "Opposed". Scan, copy, paste attached Memo in Opposition or compose own written opposition. At a minimum, please fill out the form and click OPPOSED. Only takes about 3 minutes. Feel free to scan, duplicate, distribute, circulate the attached Memo in Opposition. Thank you.

Testimony to CB8M Regarding the Lenox Hill Hospital ULURP Application

Timestamp	Name	Address *(optional)*	Email Address *(optional)*	Are you	Comments on the application
4/7/2025 14:44:41	Marc Porter	[redacted]		In opposition to the application	We value good community healthcare but your plans—in scale and arrogance—make clear your disdain for this Community. You are seeking a variance of zoning laws to serve your Corporate best interests rather than those of your neighbors. You would destroy a neighborhood knitted together over generations. FIRST DO NO HARM should be your guide.
4/7/2025 16:16:04	Myeesa Tarren			In opposition to the application	I don't believe the Lenox Hill Hospital redevelopment plans should be allowed to progress. Building this hospital would displace several residents, as well as impose on neighboring communities due to its size. The hospital can be upgraded without the destruction of long-standing buildings integral to the Upper East Side's character; this would inspire further development of these massive structures, upending zoning protections and deteriorating the quality and value of this location.
4/7/2025 16:16:26	Brad Fierstein			In opposition to the application	As a member of this community, with a family and small children, I respectfully urge the Community Board to deny Lenox Hill Hospital's ULURP application. While we all value access to quality healthcare, this proposal raises serious concerns that go far beyond hospital improvements—it threatens the very fabric of our neighborhood. The scale of the proposed development is overwhelming. Towering buildings would dwarf everything around them, dramatically changing the character of our community. This isn't just about aesthetics—this is about quality of life. The tower will block daylight for thousands of residents, and will thereby materially diminish property values due to the construction and loss of neighborhood character over the long term. The building should not be allowed to increase in height. The first point is this: Lenox Hill Hospital is already a bad neighbor. Residents deal with constant noise from ambulances, including their constant idling engines on 77th Street and on Lexington Avenue and the associated pollution. The access to the hospital for ambulances is already completely inadequate. Street parking should be disallowed in the area, with lanes dedicated to facilitate ambulance access, and parking or loading driveway or garage access for the hospital. Instead, we end up with gridlock and ambulances sirens at all hours. It is astonishing that there is no effort to address traffic and ambulance access as part of such a substantial undertaking. Add construction to this existing problem, it will be much, much worse, with no clear plan to mitigate. There is no effort to improve the environment Lenox Hill already affects. There are ongoing issues with people experiencing homelessness and mental illness who linger around the hospital. These individuals deserve care, but instead, they're left to wander nearby streets without proper support. Meanwhile, local residents and small businesses are left to manage the impact on their own. There should be increased custodial services (the garbage around the hospital is an embarrassment), enhanced security and police presence provided by the hospital in order to maintain a healthy and safe environment around the hospital. Lack of Affordable Health Equity: While the hospital claims the expansion is necessary for modernization, it fails to demonstrate how the plan addresses broader healthcare access or affordability for the surrounding community. This project appears more focused on luxury amenities than on meeting local healthcare needs. Insufficient Public Benefit: The scale of requested zoning changes and air rights transfers is not justified by a corresponding public benefit. The application lacks transparency around long-term community engagement, mitigation efforts, and benefit to local residents beyond the hospital's private goals. Finally the notion that residents will suffer years of extended construction so that the hospital can continue normal operations is offensive Construction and demolition can be extremely efficient in NYC Make it shorter, shut down the hospital, do the work, and re-open. This expansion doesn't offer any meaningful improvements to the surrounding community. There's no clear benefit to residents, no plan to reduce the existing burdens, and no commitment to addressing the real challenges we face every day. I'm not against the idea of progress—to the contrary, there are material improvements that could easily be included as part of a comprehensive plan, as mentioned above, and I believe without significant expense. Any proposed plan needs to be thoughtful, inclusive, and respectful of the people who live here. This plan, as it stands, does none of that. The only logical choice is for the CB8 to deny the application in its current form. It would be an irresponsible failure to the community you serve to allow it to proceed.
4/7/2025 16:49:30	Gail Reeke			In opposition to the application	We have more than enough hospital space in our neighborhood. Northwell's expansion, which violates existing zoning codes and will set a precedent for further building encroachment, will be excessively disruptive to both the neighborhood and the hospital itself over far too long a period. I strong oppose it.
4/7/2025 17:07:45	Carolyn Vaughan			In opposition to the application	The new tower will irrevocably change the character of the neighborhood. Its design is not in keeping with local buildings. And it will increase traffic and noise, including ambulances and sirens.

Testimony to CB8M Regarding the Lenox Hill Hospital ULURP Application

Timestamp	Name	Address *(optional)*	Email Address *(optional)*	Are you	Comments on the application
4/7/2025 17:18:09	John Lindholm	[redacted]		In opposition to the application	I'm writing in strong opposition to the proposed out-of-scale plan by Northwell Health to redevelop and expand Lenox Hill Hospital, which seek to exceed current zoning limitations by 250% over an 11-year construction period. These plans will destroy a vibrant, health, and successful Upper East Side community, and upend the long and careful planning that has created that community. Community Board 8 should reject Northwell's proposal, and demand that Northwell submit a revised proposal that is closer to as-of-right, and ask Northwell to provide alternative approaches to the construction process, as well as alternatives to the project itself. Northwell Health's proposal to expand Lenox Hill Hospital's full-block campus between 76th and 77th streets and Park and Lexington avenues requires a massive upZoning of the Lexington Avenue site and the midblock on East 76th Street, threatening carefully-calibrated zoning protections that are designed to maintain the character of Park and Lexington Avenues and their low-rise midblock corridors. The proposal includes a 436-foot-tall hospital tower with massive floorplates rivaling those of the Freedom Tower, and exceeding those of any other hospital tower in the area. It disregards Lexington Avenue's historically recognized constraints as a narrow, pedestrian-heavy, retail-oriented corridor with "special neighborhood character." Similarly, the proposed tall building additions along 76th Street would disrupt the hard-won, low-rise character of the mid-blocks, which are largely residential. The Upper East Side is already well served by excellent hospitals. Northwell should be able to updgrade the service provided by Lenox Hill Hospital without causing such a negative impact on the character and quality of life of the neighborhood. The current proposal is outsized compared to the existing zoning, and the transportation improvement is out of proportion to proposed transit upgrades. It is hard to understand how experts in medicine and architecture cannot improve service within the bounds of zoning that everyone else follows. Northwell should be required to explore a more sensitive approach that ensures transparency, respects neighborhood history, and aligns with existing zoning protections. Northwell's plan is grossly disproportionate. For an expansion yielding just 25 new beds, the 80% increase in building density is excessive and unjustified. The proposed scale raises severe environmental, infrastructure, and neighborhood character concerns, along with disruptions from a whopping 11-year construction timeline. Approving such a plan sets a dangerous precedent for contextual zoning and unchecked institutional expansion citywide. Moreover, Lenox Hill Hospital has a long legacy on this block that goes back 150 years and predates Park Avenue's transformation into a residential corridor. Established as the German Hospital in 1869, its architectural and historical footprint exemplifies the history of Yorkville. Several buildings connected to this history on the projected development site, including the Achelis and West buildings (c. 1916 by I.E. Ditmars) and the Einhorn (built 1937 by York & Sawyer) are set to be demolished. They are integral to the Upper East Side's historic fabric.
4/7/2025 18:00:49	David R Munczinski			In opposition to the application	The scale of this development is out of character for the residential neighborhood, will cause significant disruption during a multiyear build and affect the commercialization of an otherwise residential neighborhood with no discernible benefit to residents. The city has faced this kind of wanton, out-of-context corporate development in the past and dutifully championed the perspective of the resident voters who wish to enjoy a vibrant, multi-faceted neighborhood, not live in the shadow of a corporate monolith. My children's bedroom will face this construction site and they will lose their view of the blue sky each morning. Still, I am not opposed to the block's redevelopment but the scale of the monolithic tower I ask the Board to let reason and good judgement reign and continue to champion the interests of resident voters as they consider this application.

Testimony to CB8M Regarding the Lenox Hill Hospital ULURP Application

Timestamp	Name	Address *(optional)*	Email Address *(optional)*	Are you	Comments on the application
4/7/2025 18:15:31	Michael Lozano, MD	[redacted]		In opposition to the application	Michael Lozano, MD 120 E. 79th Street #PH New York, New York 10075 April 7, 2025 Community Board 8 505 Park Avenue, Suite 620 New York, NY 10022 Dear Members of Community Board 8, I am writing again to express my strong opposition to the proposed expansion of Lenox Hill Hospital by Northwell Health. As a resident of 120 East 79th Street, which sits just northwest of the development site, I am deeply concerned about the far-reaching consequences this plan poses for our neighborhood and its long-term livability. This project would require a drastic 250% upzoning-an unprecedented shift that threatens the architectural and historical integrity of the Upper East Side. I am particularly alarmed by the fact that this dramatic change in scale is being requested to achieve what appears to be a relatively modest gain: only 25 additional hospital beds and 5 new operating rooms. That scale of disruption for such limited public benefit raises serious concerns. The projected 11-year construction timeline alone is reason enough for concern. Over more than a decade, the surrounding area will be subjected to continuous noise, dust, air quality issues, traffic gridlock, and reduced pedestrian safety. Beyond construction, the lasting impact on infrastructure, Page 1 Letter of Opposition to Lenox Hill Hospital Expansion parking availability, and neighborhood congestion could forever alter the character of our community. Additionally, Northwell Health has shown little consideration for the impact this project would have on small businesses in the area. Many of these merchants depend on a stable, accessible neighborhood to survive. Displacing them-or making access nearly impossible for years-will cause irreparable harm to the local economy and undermine the vibrancy of our streetscape. I also take issue with Northwell's messaging, which suggests that this massive development is the only viable solution for expanding healthcare access in the area. That is simply not true. There are alternative, more reasonable ways to improve medical services without resorting to such an extreme and harmful approach. Our neighborhood is not opposed to improving healthcare-we all benefit from having access to excellent medical services. But this plan, as proposed, represents overreach. It prioritizes real estate ambition over community well-being and sets a dangerous precedent for bypassing zoning protections that were put in place for good reason. I urge you to reject this proposal and protect the Upper East Side from unnecessary, out-of-scale development. Please stand with residents and local businesses in preserving what makes this neighborhood livable, safe, and historic. Sincerely, Michael Lozano, MD
4/7/2025 18:33:58	Mark Huggins			In opposition to the application	I first rented on the upper side in the 90s. When I decided to buy, I looked at several neighborhoods but liked the upper eastside for its museums, convenience to Central Park, historic buildings and charming character of and Mom & Pop businesses. Now I feel like I'm surrounded by shiny glossy buildings and I could be living in Midtown. I'm tired of institutions getting a free ride with out of context upzoning on the backs of hard-working New Yorkers. I've owned my apartment in the neighborhood for almost 30 years and since then a church has blocked my view, a super tower has blocked my view and a school's expansion has further blocked my view. And these are all exceptions given by the city. It is beyond irritating. Enough already. Look at the horrible oversized out of context buildings in the past that Community boards, city councils and the city have approved. My hat has blown off many times in front of the massive out of context apartment building at 45 E. 89th apartment building built in 1969 because of the wind funnels it creates. Mount Sinai hospital is an abomination of a massive black box on Central Park. Look at the recent horrible super tower of 180 E.88th. To allow this kind of up-zoning near Park Avenue on Lexington is ridiculous. It's a pure money and power grab. They should build their campus in midtown, not in a charming historic neighborhood. As we know, once built, there's no going back.
4/7/2025 18:45:55	Susan Oliveria			In opposition to the application	Opposed
4/7/2025 18:46:27	Colin Bailey			In opposition to the application	Opposed
4/7/2025 19:35:09	Medill Harvey			In opposition to the application	This application shows no respect for or sensitivity to the residential neighborhood in which it is located.Currently Lenox Hill Hospital demonstrates no commitment to managing traffic, trash, and general chaos on the sidewalks and streets surrounding it. The scale of this application will cause increased negative impact on the neighborhood. In addition to its outsized scale, the plans are truly an eyesore. I think CB8 should be provided with clear information on who has been paid off to make this application happen and should ask for more thoughtful approaches to visual and quality of life impacts.
4/7/2025 19:40:07	Nancy E Tongue			In opposition to the application	It's much too tall and massive for the neighborhood. Please adjust building parameters.

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Timestamp	Name	Address *(optional)*	Email Address *(optional)*	Are you	Comments on the application
4/7/2025 19:47:35	Ernie McNutt	[redacted]		In opposition to the application	I am writing to express my opposition to the proposed expansion of Lennox Hill hospital for a number of reasons. The first is the scale of the project is beyond what acceptable for this historic neighborhood. The drawings made by Northwell Health depicting how their proposed tower will look are inaccurate and misleading. The reality is the proposal is for a very large, very deep building that will be more than double the height of the current hospital buildings. Northwell proposed two 'alternatives' one is the original plan, which was previously rejected so it should have been removed entirely from consideration. The second is a slightly scaled down version which builds into the middle of the block, rather than just building along Lexington Ave. This version of the tower is also unacceptable because the height is still well beyond anything comparable in the immediate area and the depth blocks light for more buildings on 76th st and 77th st between Park and Lexington. The second main reason for my opposition is the time frame of 9-10 years for this project to be completed. The hospital wants to remain operational during this time frame so the demolition and building of new buildings will happen in stages over a decade. The noise, dust, pollution, blocked traffic and other challenges of living with a project of this length and to achieve a building of massive height and depth only to add an additional 25 hospital beds is a ridiculous proposal and needs to be rejected. The city needs greater health care and greater access to healthcare for underserved communities and to ensure our city is able to meet the healthcare needs of our city. Smaller, decentralized doctor's offices and outpatient facilities in every neighborhood of New York is what we need, not a huge tower in a neighborhood already blessed with multiple world class hospitals and medical facilities is not what is needed by New York City or our neighborhood. Please reject this proposal and limit Northwell Health to it's current height restriction for any proposed project.
4/7/2025 19:51:04	David Sugerman			In opposition to the application	I have been a full-time resident of the neighborhood adjoining Lenox Hill Hospital for the past 45 years and, in fact, have frequently obtained medical care at the hospital. Although I am sympathetic to the desire for Northwell to enhance hospital services, I do not believe they should be able to do so by building their proposed expansion. Quite simply: — their proposed building is hugely out-of-scale for the neighborhood, — it will destroy the character of the neighborhood and the handsome, historic surrounding residential buildings, — it will result in a huge increase in automobile and ambulance traffic that will overwhelm the adjacent streets, including the already overcrowded Lexington Avenue, — it will result in an enormous increase in use of the No. 6 train and add to already dangerous overcrowding of the 77th Street subway stop. Northwell has apparently made no meaningful effort to address the above concerns. They are acting in complete disregard of the fact that they are a small hospital in a densely packed residential neighborhood. Instead of proposing a modest renovation that addresses their immediate needs and respects their neighbors, they are just proceeding with a gargantuan corporate vanity project without regard to the impact on their neighbors and neighborhood. If Northwell is permitted to build a project like this in this neighborhood, it will almost certainly create a precedent that could well threaten historic neighborhoods and the residential character of Manhattan throughout the Borough. This must not be allowed. Community Board 8 should oppose this project.
4/7/2025 20:07:35	Aviva Slesin			In opposition to the application	This neighborhood will be in total chaos (no matter what is promised now) like all construction sites in the city, for many years and the height of the planned main building (the amount of floors) will ruin the neighborhood and for what? According to a prior meeting, the gain for medical help will be 50 more beds. That sounds insane to me and totallly unjustifiable. There is already a new building on the corner of 77th and Third and it seems to me that with proper use there could be similar building built if build they must, with some respect for the neighborhood and less bullying and bravado about the good they are creating as well as the rhetoric about how much this will help us.

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Timestamp	Name	Address *(optional)*	Email Address *(optional)*	Are you	Comments on the application
4/7/2025 20:24:52	Marthann Samek	[redacted]		In opposition to the application	As the hospital proposal is given Community Board consideration, I hope there will be critical consideration about the following : 1: Is a hospital expansion really needed or is it a just a vanity project for Northwell Health? At what capacity is the hospital running? How would Manhattan medicine be improved? With fewer. hospital admissions is there a need for the expanded facility? Most days multiple ambulances, sometimes as many as 10, await calls while parked on 77th St. with engines running. Take a look at the hospital at night time and see how many dark windows there are. From 77th St. and Park one can see that even rooms that are lit,are filled with junk, obviously just storage. 2: it seems that the intention of Northwell is to turn the Upper East Side into a Medical Center! Is this good for One of the most beautiful and historic areas ofthe city? The hospital has taken over several buildings near the hospital and is building a large Northwell building on Third Avenue between 76th and 77. 3:: Has any consideration been given to the fact that 77th is the most congested street on the Upper East Side? In addition, hundreds of people walk along 77th St. each day trying to get to and from the subway. How would cars flow tfreely on 77th St. during construction?! People do live and go to church here!and have need for safe and free access. How would people be kept safe from construction machinery and debris? In short, I do not believe this hospital expansionis needed. I think it would turn the Upper eRast side into a Medical Center. I believe it presents extreme challenges for those who live on 77th Street and for the safety of those who need to drive and walk on 77th St. daily. It would seem that there are many ways that the hospital could improve its internal facilities without building a tower with 11 years of construction and creating a fatal blow to one of the most beautiful historic residential areas of the City
4/7/2025 20:30:18	Benita Trinkle			In opposition to the application	The proposed addition to Lenox Hill Hospital is too tall for Lexington Avenue, will take too long to build, and would tie up traffic on already too crowded Lexington Avenue. If the addition is built it should be scaled down in size to fit in with the surroundings and take fewer years to build.
4/7/2025 20:55:51	Chris Curtin Barnes			In opposition to the application	PLEASE reject the current proposal for Lenox Hill Hospital and ask them to submit a much scaled down plan that is in keeping with the needs and desires of the community. The proposed building is not in keeping with the character of the neighborhood. Its construction will result in a decade of noise, disruption and traffic in the area. The scale of the proposed building is totally out of sync with the look and feel of the area and will permanently alter it in a very negative way. All this to add 42 patient rooms... why? We have zoning regulations for a reason... please honor and enforce them. Thank you. Chris Curtin-Barnes
4/7/2025 21:23:16	Sarah Stackpole MD			In opposition to the application	As a physician who trained at Lenox Hill Hospital, I am dismayed to find out the extent of the planned expansion, when the occupancy rate is low. I feel that renovating floors within the current hospital would serve the neighborhood and medical community much better than having an enormous construction project going on for several years, at great expense. Many persons in this neighborhood get their care at Lenox Hill, and this project would severely disrupt their ability to have access to the hospital. Furthermore, it would also have a severe impact on the subway service at 77th, which is very important to local residents, as well as patients coming to the hospital. I oppose this project!

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Timestamp	Name	Address *(optional)*	Email Address *(optional)*	Are you	Comments on the application
4/7/2025 21:42:50	Evelyn Finster	[redacted]		In opposition to the application	Dear Members of Community Board 8, I write to express my family's vehement opposition to Northwell Health's proposal to expand Lenox Hill Hospital ("LHH"), and its request for zoning changes that would allow them to build a grossly oversized facility in a residential neighborhood that has no need for the proposed expansion. My parents have lived at 136 East 76th St. across the street from LHH since 1980, and my elderly mother still resides in the building. My husband and I bought an apartment in the same building twenty-two years ago and have raised our children there. We are devastated at the specter of having a horrendously lengthy construction period that would leave an enormous tower looming over us, that would rob us of light and air and fill our street with perpetual congestion. In addition, the economic value of our homes will be severely diminished by the LHH plans. I have attended almost every Community Board 8 meeting at which LHH plans were presented, and I participated on the task force that Council Member Powers and former Manhattan Borough President Brewer hosted with the hope of getting LHH to right-size their proposal. Sadly, the plans currently before Community Board 8, as discussed at the March 12, 2025 hearing, reflect LHH's stubborn refusal to acknowledge the concerns of the community. In respect of the March 12, 2025 hearing, a number of points struck me especially hard, including: •LHH's rallying of union members to speak in favor of the proposed expansion is a huge distraction. No matter the scale of the project, and wherever it is built, LHH should employ union labor. Union members' desire for employment does not justify LHH's contemptable, oversized proposal. •The imagery included in LHH's presentation is highly deceptive. Renderings from an angle on 79th St. that depict the Lexington Avenue tower at a relatively comparable height to buildings closer in perspective distort the impact that the tower would have in reality. •Speakers from downtown who poignantly spoke of the dearth of healthcare following the closing of Beth Israel should be carefully heeded, as there is demonstrably no need for LHH's project on the Upper East Side. Community organizations have presented compelling evidence as to why the project, as proposed, would severely impact the community and exacerbate the health care inequities that were laid bare by the COVID pandemic. Northwell is shamefully aiming to rebuild LHH as a behemoth on the Upper Eastside – a neighborhood that is already blessed with an abundance of world-class medical facilities. We respectfully beseech Community Board 8 to reject the proposal.
4/7/2025 21:57:33	William Ayres			In opposition to the application	I trust Northwell to rebuild in a way that meets the needs of their patients, their team, and their community. We're in this together.
4/7/2025 23:18:22	Jane Droppa			In opposition to the application	PLEASE!!! Be reasonable!!! A tower that tall will make life extremely inconvenient for all who live in this neighborhood! Even 25 stories would be too tall, but would be more understandable. Just because your block is just outside the historic district, doesn't mean that you should morally disregard the style and height of the historical buildings around you!! New infrastructure will be needed. The 77th St subway won't be able to handle all those people! Once completed it will be an eyesore! (Have you considered how many elevators inside that building you would need. Already the hospital elevators are slow! If you have any conscience, you not only need to add more elevators for the hospital, but you would need to add more for the problematic tower.) I do not want my neighborhood to be overcrowded!! I do not want such a tall tower blocking my view and my sunlight. Don't be so greedy! PLEASE!!! Think about others!! It's not as if you are going to price the apartments for middle class New Yorkers! You are just being overly greedy - hiding behind The Lenox Hill Hospital name, as if being involved in healthcare will exonorate your wanting to build a terrible tower!!
4/8/2025 7:53:09	Mark Morris			In opposition to the application	This proposal is delusional and insane. Nothing remotely this height exists or should exist in this neighborhood. The neighborhood has maybe the highest concentration of the best hospitals in the country. This is a residential neighborhood, and there are neighborhoods designed for large hospital towers within 5 to 10 blocks of this site. If Northwell wants to build this size of a building, it should buy a site there and do it there. There is absolutely no reason that this needs to happen in the 70s between Park and lex. As a resident of the neighborhood, ignoring the disruptiveness from the construction process, this will forever ruin the experience of living in one of New York's great and most charming areas.
4/8/2025 8:38:55	Matthew Smith			In opposition to the application	This is destroying our community
4/8/2025 8:39:33	Alexandra Smith			In opposition to the application	Please leave my home alone. Please leave us to enjoy our home the way it is.
4/8/2025 8:39:57	Grayson Smith			In opposition to the application	Please leave us alone
4/8/2025 8:40:32	Parker Smith			In opposition to the application	My home is my sanctuary. Please don't ruin it.
4/8/2025 9:59:05	Lorna Walker			In opposition to the application	Despite the obvious need to update the hospital, the scale and the style of the proposed buildings are out of step with the mostly residential neighborhood. Additionally the scope of the proposed work would entail undue havoc on the already busy area around the subway station. Kindly consider a more modest renovation that would modernize the hospital but not overwhelm the neighborhood. Thank you for considering your neighbors!
4/8/2025 10:01:16	opposed			In opposition to the application	The commercial appearance, dense footprint, 51 story height of the building are not congruent in a residential neighborhood with small shops, many mom and pop or small businesses. with pretty storefronts.

Testimony to CB8M Regarding the Lenox Hill Hospital ULURP Application

Timestamp	Name	Address *(optional)*	Email Address *(optional)*	Are you	Comments on the application
4/8/2025 10:13:35	Calvert Moore	[redacted]		In opposition to the application	I VIGOROUSLY OPPOSE Northwell/Lenox Hil Hospital's ("LHH") ULURP Application. Please Vote NO to ANY Extraordinary Up-Zoning, any Special Purpose Waiver and/or any Variance/Permit of any type. Please do NOT allow and REVERSE any change to current residential zoning that would permit a 6* Avenue-style-skyscraper fronting directly on 76th/77th Streets, Lexington/Park Avenues, ni Lenox Hil residential, historic district. LHH's plan estimates 10 years of demolition and construction and $25.9 Billion to expand, modernize and create 25 private rooms. Currently, LHH hospital bed occupancy is 42%. Converting and updating those underutilized rooms to private rooms is better. Shockingly, initially, LHH proposed a51story (516 feet) block tower more than 3Xs the height of LHH's tallest building: 17 stories (100 East 77th Street) and massive. This indicates LHH's utter disregard for neighborhood and residents. LHHs' "reduction of height" to 44 stories (436 feet) or 39 stories (395 feet), retaining MASSIVE, dense footprint and exposed steel girder commercial appearance, (NOW before CB8 at April 9th Hearing) are equally UNACCEPTABLE to ANY residential neighborhood. Even a publicly traded bank's monolithic 56 story (Citicorp Center) Tower, in COMMERCIAL ZONE, is NOT fronted on narrow Lexington Avenue or side street. Commercial Tower SITS FAR BACK from Lexington Avenue and side street (5 3) midblock to Third Avenue Some OBVIOUS DISRUPTIONS: Existing hospital services wil cease: Upper Eastsiders, expectant Mothers, pediatric, ER, elderly, handicapped, dialysis etc. patients, and their families and vistors, Union Members forced elsewhere. Fortunately, UES si not a medical desert. Multiple top-tier university teaching hospitals nearby. NO Special Needs Justification here. Private LHH-partner-physicians, who rent space at LHH, who provide services and perform surgeries at LHH (who garner rewards under LHH "brand"), of necessity, must go elsewhere. "Human Environmental Impact" on people for 10 years or more of demolition and construction will significantly and negatively impact QUALITY OF LIFE for LH Medical Doctors, RNs and other medical and support staff, Lenox Hil residents, students, businesses, Houses of Worship, patients and visitors: Lexington Subway at 77th Street CLOSED; proposed new subway entrance like Second Avenue (eminent domain ???); MTA Bus Stop CLOSED. Lane closures; Congestion and disruption to AL side Streets, Lexington and Park Avenues. School attendance, drop offs, pick-ups, transportation severely disrupted. Deliveries disrupted. Noise and dust are the least of these totally avoidable problems for 10 +years and permanent destruction of historic neighborhood thereafter. Property values and taxes plummet. Blasting damage to subway tunnels, gas and water infrastructure, buildings, (many of which are 100 years old); damage to train tunnels beneath Park Avenue servicing commuter trains in and out of Grand Central Terminal, etc. Revolutionary changes, Al and trend to decentralize where and how medical care are delivered could make Northwell/LHH massive edifice obsolete by completion or hole in ground, fi funding runs out. Who is/are LHH/Northwell's Development Partners ? On reopening, LHH must INCREASE the COST of ALL its medical services to recoup its $29.5 +Billion new building or risk bankruptcy. (LHH already charges more than teaching hospitals in some areas.) LHH/Northwell's grandiose plan is a Trojan Horse that ASSURES the destruction of an historic residential neighborhood. Do NOT create ANY precedent here. Vote NO on options before you. REPURPOSING existing wasted spaces within LHHs' buildings and campus (especially 103 E77th; Ambulance Entrance; 100 E77th and Uris Building along Park) will allow expansion and modernization. RENOVATION of historically significant 1930s and other beautiful LHH buildings [111 East 76th Street, (The Sherman and Gloria H. Cohen Plaza and Gallery); 131 East 76th Street (Einhorn Auditorium); 1086 Lexington Avenue, (former Training School for Nurses) Palladium windows, e.g. DEMOLITION selectively, perhaps along Park Avenue where the Uris Building meets side of 100 East 77th on Park Avenue. Union Labor will be employed to repurpose,renovate, demolish. NO holder of elective office and no Community Board member should s e l l o u t t h e r e s i d e n t s a n d s o w t h e s e e d s o f t o t a l d e s t r u c t i o n of character of this residential historic district intact for over 100 years. Borrowing and paraphrasing from Jacqueline Kennedy when she saved Grand Central Terminal, to our everlasting appreciation: Do YOU want to be remembered as the person who ASSURED the PERMANENT DESTRUCTION of the Lenox Hill Residential/Historic District ?

Testimony to CB8M Regarding the Lenox Hill Hospital ULURP Application

Timestamp	Name	Address *(optional)*	Email Address *(optional)*	Are you	Comments on the application
4/8/2025 10:13:55	George Moore	[redacted]		In opposition to the application	I VIGOROUSLY OPPOSE Northwell/Lenox Hil Hospital's ("LHH") ULURP Application. Please Vote NO to ANY Extraordinary Up-Zoning, any Special Purpose Waiver and/or any Variance/Permit of any type. Please do NOT allow and REVERSE any change to current residential zoning that would permit a 6* Avenue-style-skyscraper fronting directly on 76th/77th Streets, Lexington/Park Avenues, ni Lenox Hil residential, historic district. LHH's plan estimates 10 years of demolition and construction and $25.9 Billion to expand, modernize and create 25 private rooms. Currently, LHH hospital bed occupancy is 42%. Converting and updating those underutilized rooms to private rooms is better. Shockingly, initially, LHH proposed a51story (516 feet) block tower more than 3Xs the height of LHH's tallest building: 17 stories (100 East 77th Street) and massive. This indicates LHH's utter disregard for neighborhood and residents. LHHs' "reduction of height" to 44 stories (436 feet) or 39 stories (395 feet), retaining MASSIVE, dense footprint and exposed steel girder commercial appearance, (NOW before CB8 at April 9th Hearing) are equally UNACCEPTABLE to ANY residential neighborhood. Even a publicly traded bank's monolithic 56 story (Citicorp Center) Tower, in COMMERCIAL ZONE, is NOT fronted on narrow Lexington Avenue or side street. Commercial Tower SITS FAR BACK from Lexington Avenue and side street (5 3) midblock to Third Avenue Some OBVIOUS DISRUPTIONS: Existing hospital services wil cease: Upper Eastsiders, expectant Mothers, pediatric, ER, elderly, handicapped, dialysis etc. patients, and their families and vistors, Union Members forced elsewhere. Fortunately, UES si not a medical desert. Multiple top-tier university teaching hospitals nearby. NO Special Needs Justification here. Private LHH-partner-physicians, who rent space at LHH, who provide services and perform surgeries at LHH (who garner rewards under LHH "brand"), of necessity, must go elsewhere. "Human Environmental Impact" on people for 10 years or more of demolition and construction will significantly and negatively impact QUALITY OF LIFE for LH Medical Doctors, RNs and other medical and support staff, Lenox Hil residents, students, businesses, Houses of Worship, patients and visitors: Lexington Subway at 77th Street CLOSED; proposed new subway entrance like Second Avenue (eminent domain ???); MTA Bus Stop CLOSED. Lane closures; Congestion and disruption to AL side Streets, Lexington and Park Avenues. School attendance, drop offs, pick-ups, transportation severely disrupted. Deliveries disrupted. Noise and dust are the least of these totally avoidable problems for 10 +years and permanent destruction of historic neighborhood thereafter. Property values and taxes plummet. Blasting damage to subway tunnels, gas and water infrastructure, buildings, (many of which are 100 years old); damage to train tunnels beneath Park Avenue servicing commuter trains in and out of Grand Central Terminal, etc. Revolutionary changes, Al and trend to decentralize where and how medical care are delivered could make Northwell/LHH massive edifice obsolete by completion or hole in ground, fi funding runs out. Who is/are LHH/Northwell's Development Partners ? On reopening, LHH must INCREASE the COST of ALL its medical services to recoup its $29.5 +Billion new building or risk bankruptcy. (LHH already charges more than teaching hospitals in some areas.) LHH/Northwell's grandiose plan is a Trojan Horse that ASSURES the destruction of an historic residential neighborhood. Do NOT create ANY precedent here. Vote NO on options before you. REPURPOSING existing wasted spaces within LHHs' buildings and campus (especially 103 E77th; Ambulance Entrance; 100 E77th and Uris Building along Park) will allow expansion and modernization. RENOVATION of historically significant 1930s and other beautiful LHH buildings [111 East 76th Street, (The Sherman and Gloria H. Cohen Plaza and Gallery); 131 East 76th Street (Einhorn Auditorium); 1086 Lexington Avenue, (former Training School for Nurses) Palladium windows, e.g. DEMOLITION selectively, perhaps along Park Avenue where the Uris Building meets side of 100 East 77th on Park Avenue. Union Labor will be employed to repurpose,renovate, demolish. NO holder of elective office and no Community Board member should s e l l o u t t h e r e s i d e n t s a n d s o w t h e s e e d s o f t o t a l d e s t r u c t i o n of character of this residential historic district intact for over 100 years. Borrowing and paraphrasing from Jacqueline Kennedy when she saved Grand Central Terminal, to our everlasting appreciation: Do YOU want to be remembered as the person who ASSURED the PERMANENT DESTRUCTION of the Lenox Hill Residential/Historic District ?
4/8/2025 10:13:58	Abby Milstein			In opposition to the application	I strongly urge the CB to oppose the Northwell application for up zoning. The up zoning would drastically alter the character of our neighborhood. It would result in untold amounts of noise, disruption, congestion and disturbance. We have lived here for 35 years and we look forward to many more years of enjoyment of one of the loveliest residential neighborhoods of New York.

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4/8/2025 10:14:26	Jordan Saunders	[redacted]		In opposition to the application	I VIGOROUSLY OPPOSE Northwell/Lenox Hil Hospital's ("LHH") ULURP Application. Please Vote NO to ANY Extraordinary Up-Zoning, any Special Purpose Waiver and/or any Variance/Permit of any type. Please do NOT allow and REVERSE any change to current residential zoning that would permit a 6* Avenue-style-skyscraper fronting directly on 76th/77th Streets, Lexington/Park Avenues, ni Lenox Hil residential, historic district. LHH's plan estimates 10 years of demolition and construction and $25.9 Billion to expand, modernize and create 25 private rooms. Currently, LHH hospital bed occupancy is 42%. Converting and updating those underutilized rooms to private rooms is better. Shockingly, initially, LHH proposed a51story (516 feet) block tower more than 3Xs the height of LHH's tallest building: 17 stories (100 East 77th Street) and massive. This indicates LHH's utter disregard for neighborhood and residents. LHHs' "reduction of height" to 44 stories (436 feet) or 39 stories (395 feet), retaining MASSIVE, dense footprint and exposed steel girder commercial appearance, (NOW before CB8 at April 9th Hearing) are equally UNACCEPTABLE to ANY residential neighborhood. Even a publicly traded bank's monolithic 56 story (Citicorp Center) Tower, in COMMERCIAL ZONE, is NOT fronted on narrow Lexington Avenue or side street. Commercial Tower SITS FAR BACK from Lexington Avenue and side street (5 3) midblock to Third Avenue Some OBVIOUS DISRUPTIONS: Existing hospital services wil cease: Upper Eastsiders, expectant Mothers, pediatric, ER, elderly, handicapped, dialysis etc. patients, and their families and vistors, Union Members forced elsewhere. Fortunately, UES si not a medical desert. Multiple top-tier university teaching hospitals nearby. NO Special Needs Justification here. Private LHH-partner-physicians, who rent space at LHH, who provide services and perform surgeries at LHH (who garner rewards under LHH "brand"), of necessity, must go elsewhere. "Human Environmental Impact" on people for 10 years or more of demolition and construction will significantly and negatively impact QUALITY OF LIFE for LH Medical Doctors, RNs and other medical and support staff, Lenox Hil residents, students, businesses, Houses of Worship, patients and visitors: Lexington Subway at 77th Street CLOSED; proposed new subway entrance like Second Avenue (eminent domain ???); MTA Bus Stop CLOSED. Lane closures; Congestion and disruption to AL side Streets, Lexington and Park Avenues. School attendance, drop offs, pick-ups, transportation severely disrupted. Deliveries disrupted. Noise and dust are the least of these totally avoidable problems for 10 +years and permanent destruction of historic neighborhood thereafter. Property values and taxes plummet. Blasting damage to subway tunnels, gas and water infrastructure, buildings, (many of which are 100 years old); damage to train tunnels beneath Park Avenue servicing commuter trains in and out of Grand Central Terminal, etc. Revolutionary changes, Al and trend to decentralize where and how medical care are delivered could make Northwell/LHH massive edifice obsolete by completion or hole in ground, fi funding runs out. Who is/are LHH/Northwell's Development Partners ? On reopening, LHH must INCREASE the COST of ALL its medical services to recoup its $29.5 +Billion new building or risk bankruptcy. (LHH already charges more than teaching hospitals in some areas.) LHH/Northwell's grandiose plan is a Trojan Horse that ASSURES the destruction of an historic residential neighborhood. Do NOT create ANY precedent here. Vote NO on options before you. REPURPOSING existing wasted spaces within LHHs' buildings and campus (especially 103 E77th; Ambulance Entrance; 100 E77th and Uris Building along Park) will allow expansion and modernization. RENOVATION of historically significant 1930s and other beautiful LHH buildings [111 East 76th Street, (The Sherman and Gloria H. Cohen Plaza and Gallery); 131 East 76th Street (Einhorn Auditorium); 1086 Lexington Avenue, (former Training School for Nurses) Palladium windows, e.g. DEMOLITION selectively, perhaps along Park Avenue where the Uris Building meets side of 100 East 77th on Park Avenue. Union Labor will be employed to repurpose,renovate, demolish. NO holder of elective office and no Community Board member should s e l l o u t t h e r e s i d e n t s a n d s o w t h e s e e d s o f t o t a l d e s t r u c t i o n of character of this residential historic district intact for over 100 years. Borrowing and paraphrasing from Jacqueline Kennedy when she saved Grand Central Terminal, to our everlasting appreciation: Do YOU want to be remembered as the person who ASSURED the PERMANENT DESTRUCTION of the Lenox Hill Residential/Historic District ?
4/8/2025 10:15:06	Lori Shepard			In opposition to the application	This application should be denied for multiple reasons,- but most salient to me are that the height of this proposed tower is totally out of scale in the residential neighborhood; permitting it sets a dangerous precedent regarding zoning and this hospital site does not need the magnitude of beds and services in this upper east side location. Other areas of the city are in desperate need of hospital services!

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4/8/2025 11:04:17	David Shorr	[redacted]		In opposition to the application	I am concerned that this project does not enhance the health and well-being of the neighborhood or the broader NYC community. Manhattan already has six hospitals while other boroughs are significantly underserved. The hospital design makes no effort to blend in with the local architecture, and the building is nearly doubling in size to only add 25 additional beds. This is not a patient-centric plan, nor a community-centric one.
4/8/2025 11:14:52	robin shepard			In opposition to the application	Totally unnecessary! Come back with new plan.
4/8/2025 11:28:12	Lois Uttley			In opposition to the application	I have previously commented on this application, but have a new issue to bring to your attention. Previously, I noted that Lenox Hill Hospital has for the last year been listed on the state DOH hospital capacity website page as having 40% or more of its beds empty. Today (April 8) I checked that page again and found that somehow, the vacany rate had dropped to 27%. What changed? The hospital changed the total number of beds it was reporting on from the previous 465 down to just 344. So, they disappeared 121 beds in order to make their vacancy rate look less outrageous! Do not be fooled by the hospital's gaming of the system. Incidentally, in my previous testimony, I suggested that a more correct number of beds for the new hospital would be somewhere between 300 and 355. Surprise! Their new number of beds they are reporting on is exactly in that range. Their much bigger proposed hospital with 475 beds is simply not needed. A more modest downsized version would make sense.
4/8/2025 11:28:16	Joanna Reiss			In opposition to the application	The proposed project is completely out of character for the neighborhood, adds no hospital beds, and will be enormously disruptive to the community for a decade. It is nothing more than greed. Vociferously oppose this proposal
4/8/2025 11:39:23	Claudia Claire			In opposition to the application	I am in STRONG opposition of this. As a matter of fact it is disgraceful to think that the upper east side of all the NYC areas needs to expand its healthcare to this extent. As a student of sustainability and equity I have studied urban form and am happy to expand my thoughts.
4/8/2025 11:48:24	Carolina P Schulze			In opposition to the application	We cannot support the noise and traffic of a mega hospital in our neighborhood. This proposed construction is not possible for our residential neighborhood and we cannot sustain the growth
4/8/2025 12:05:14	Elaine F. Shea			In opposition to the application	CB8M's April 9, 2025 AGENDA Item 1. Continuation of ULURP Proceeding: Lenox Hill Hospital mentions..."and subway station improvements." Sounds good. Is it ? MASSIVE SCALE Northwell/LHH's "subway improvements" looks like 72nd Street and Second Avenue. That subway station required EMINENT DOMAIN and destruction of housing, businesses and buildings there for nearly 100 years. Northwell/LHH's 10+ year plan on Lexington and 77th Street would force closure of 77th Street Subway for years. This is NOT a "subway station improvement" but a MASSIVE DISRUPTION, for years, to every TAXPAYING RESIDENT and Voter, every 32BJ member, every grocery store, salon, restaurant worker, every employee, every person coming and going to UES and every commuter going elsewhere. Written Testimony is overwhelmingly IN OPPOSITION to granting of Northwell/LHH Plan. Having listened to entirety of March 12, 2025 testimony, having read all IN OPPOSITION to date and my own personal experience, in my opinion: Northwell/LHH is not and has not been a good neighbor for years; has a history of saying one thing and doing opposite; has a history stonewalling respectful and reasonable requests and is not acting in good faith. Having read the few "In Favors": Consider this: Existing hospital services will cease for many years. On reopening, cost of all services must greatly increased to recoup $25.9B plus. During those years, MDs, RNs, NPs, all medical and Union personnel displaced from LHH. Regardless to claims made by leadership of Northwell, LHH is not and cannot be a top-tier hospital. Not even $25.9B plus over 10+ years can change this fact. See Written Testimony Record # 341 for fact check of those statements. See also Written Records 168, 724 incorporated herein by reference. Our elected representatives and appointed leaders are there to serve THE RESIDENTS and TAXPAYERS. VOIDING any and all Residential ZONING that created the gracious and historic Lenox Hill Residential Neighborhood is in direct violation of that trust. VOTE NO.

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4/8/2025 12:08:52	Carter Leachman	[redacted]		In opposition to the application	I VIGOROUSLY OPPOSE Northwell/Lenox Hil Hospital's ("LHH") ULURP Application. Please Vote NO to ANY Extraordinary Up-Zoning, any Special Purpose Waiver and/or any Variance/Permit of any type. Please do NOT allow and REVERSE any change to current residential zoning that would permit a 6* Avenue-style-skyscraper fronting directly on 76th/77th Streets, Lexington/Park Avenues, ni Lenox Hil residential, historic district. LHH's plan estimates 10 years of demolition and construction and $25.9 Billion to expand, modernize and create 25 private rooms. Currently, LHH hospital bed occupancy is 42%. Converting and updating those underutilized rooms to private rooms is better. Shockingly, initially, LHH proposed a51story (516 feet) block tower more than 3Xs the height of LHH's tallest building: 17 stories (100 East 77th Street) and massive. This indicates LHH's utter disregard for neighborhood and residents. LHHs' "reduction of height" to 44 stories (436 feet) or 39 stories (395 feet), retaining MASSIVE, dense footprint and exposed steel girder commercial appearance, (NOW before CB8 at April 9th Hearing) are equally UNACCEPTABLE to ANY residential neighborhood. Even a publicly traded bank's monolithic 56 story (Citicorp Center) Tower, in COMMERCIAL ZONE, is NOT fronted on narrow Lexington Avenue or side street. Commercial Tower SITS FAR BACK from Lexington Avenue and side street (5 3) midblock to Third Avenue Some OBVIOUS DISRUPTIONS: Existing hospital services wil cease: Upper Eastsiders, expectant Mothers, pediatric, ER, elderly, handicapped, dialysis etc. patients, and their families and vistors, Union Members forced elsewhere. Fortunately, UES si not a medical desert. Multiple top-tier university teaching hospitals nearby. NO Special Needs Justification here. Private LHH-partner-physicians, who rent space at LHH, who provide services and perform surgeries at LHH (who garner rewards under LHH "brand"), of necessity, must go elsewhere. "Human Environmental Impact" on people for 10 years or more of demolition and construction will significantly and negatively impact QUALITY OF LIFE for LH Medical Doctors, RNs and other medical and support staff, Lenox Hil residents, students, businesses, Houses of Worship, patients and visitors: Lexington Subway at 77th Street CLOSED; proposed new subway entrance like Second Avenue (eminent domain ???); MTA Bus Stop CLOSED. Lane closures; Congestion and disruption to AL side Streets, Lexington and Park Avenues. School attendance, drop offs, pick-ups, transportation severely disrupted. Deliveries disrupted. Noise and dust are the least of these totally avoidable problems for 10 +years and permanent destruction of historic neighborhood thereafter. Property values and taxes plummet. Blasting damage to subway tunnels, gas and water infrastructure, buildings, (many of which are 100 years old); damage to train tunnels beneath Park Avenue servicing commuter trains in and out of Grand Central Terminal, etc. Revolutionary changes, Al and trend to decentralize where and how medical care are delivered could make Northwell/LHH massive edifice obsolete by completion or hole in ground, fi funding runs out. Who is/are LHH/Northwell's Development Partners ? On reopening, LHH must INCREASE the COST of ALL its medical services to recoup its $29.5 +Billion new building or risk bankruptcy. (LHH already charges more than teaching hospitals in some areas.) LHH/Northwell's grandiose plan is a Trojan Horse that ASSURES the destruction of an historic residential neighborhood. Do NOT create ANY precedent here. Vote NO on options before you. REPURPOSING existing wasted spaces within LHHs' buildings and campus (especially 103 E77th; Ambulance Entrance; 100 E77th and Uris Building along Park) will allow expansion and modernization. RENOVATION of historically significant 1930s and other beautiful LHH buildings [111 East 76th Street, (The Sherman and Gloria H. Cohen Plaza and Gallery); 131 East 76th Street (Einhorn Auditorium); 1086 Lexington Avenue, (former Training School for Nurses) Palladium windows, e.g. DEMOLITION selectively, perhaps along Park Avenue where the Uris Building meets side of 100 East 77th on Park Avenue. Union Labor will be employed to repurpose,renovate, demolish. NO holder of elective office and no Community Board member should s e l l o u t t h e r e s i d e n t s a n d s o w t h e s e e d s o f t o t a l d e s t r u c t i o n of character of this residential historic district intact for over 100 years. Borrowing and paraphrasing from Jacqueline Kennedy when she saved Grand Central Terminal, to our everlasting appreciation: Do YOU want to be remembered as the person who ASSURED the PERMANENT DESTRUCTION of the Lenox Hill Residential/Historic District ?

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4/8/2025 12:09:13	Robert Leachman	[redacted]		In opposition to the application	I VIGOROUSLY OPPOSE Northwell/Lenox Hil Hospital's ("LHH") ULURP Application. Please Vote NO to ANY Extraordinary Up-Zoning, any Special Purpose Waiver and/or any Variance/Permit of any type. Please do NOT allow and REVERSE any change to current residential zoning that would permit a 6* Avenue-style-skyscraper fronting directly on 76th/77th Streets, Lexington/Park Avenues, ni Lenox Hil residential, historic district. LHH's plan estimates 10 years of demolition and construction and $25.9 Billion to expand, modernize and create 25 private rooms. Currently, LHH hospital bed occupancy is 42%. Converting and updating those underutilized rooms to private rooms is better. Shockingly, initially, LHH proposed a51story (516 feet) block tower more than 3Xs the height of LHH's tallest building: 17 stories (100 East 77th Street) and massive. This indicates LHH's utter disregard for neighborhood and residents. LHHs' "reduction of height" to 44 stories (436 feet) or 39 stories (395 feet), retaining MASSIVE, dense footprint and exposed steel girder commercial appearance, (NOW before CB8 at April 9th Hearing) are equally UNACCEPTABLE to ANY residential neighborhood. Even a publicly traded bank's monolithic 56 story (Citicorp Center) Tower, in COMMERCIAL ZONE, is NOT fronted on narrow Lexington Avenue or side street. Commercial Tower SITS FAR BACK from Lexington Avenue and side street (5 3) midblock to Third Avenue Some OBVIOUS DISRUPTIONS: Existing hospital services wil cease: Upper Eastsiders, expectant Mothers, pediatric, ER, elderly, handicapped, dialysis etc. patients, and their families and vistors, Union Members forced elsewhere. Fortunately, UES si not a medical desert. Multiple top-tier university teaching hospitals nearby. NO Special Needs Justification here. Private LHH-partner-physicians, who rent space at LHH, who provide services and perform surgeries at LHH (who garner rewards under LHH "brand"), of necessity, must go elsewhere. "Human Environmental Impact" on people for 10 years or more of demolition and construction will significantly and negatively impact QUALITY OF LIFE for LH Medical Doctors, RNs and other medical and support staff, Lenox Hil residents, students, businesses, Houses of Worship, patients and visitors: Lexington Subway at 77th Street CLOSED; proposed new subway entrance like Second Avenue (eminent domain ???); MTA Bus Stop CLOSED. Lane closures; Congestion and disruption to AL side Streets, Lexington and Park Avenues. School attendance, drop offs, pick-ups, transportation severely disrupted. Deliveries disrupted. Noise and dust are the least of these totally avoidable problems for 10 +years and permanent destruction of historic neighborhood thereafter. Property values and taxes plummet. Blasting damage to subway tunnels, gas and water infrastructure, buildings, (many of which are 100 years old); damage to train tunnels beneath Park Avenue servicing commuter trains in and out of Grand Central Terminal, etc. Revolutionary changes, Al and trend to decentralize where and how medical care are delivered could make Northwell/LHH massive edifice obsolete by completion or hole in ground, fi funding runs out. Who is/are LHH/Northwell's Development Partners ? On reopening, LHH must INCREASE the COST of ALL its medical services to recoup its $29.5 +Billion new building or risk bankruptcy. (LHH already charges more than teaching hospitals in some areas.) LHH/Northwell's grandiose plan is a Trojan Horse that ASSURES the destruction of an historic residential neighborhood. Do NOT create ANY precedent here. Vote NO on options before you. REPURPOSING existing wasted spaces within LHHs' buildings and campus (especially 103 E77th; Ambulance Entrance; 100 E77th and Uris Building along Park) will allow expansion and modernization. RENOVATION of historically significant 1930s and other beautiful LHH buildings [111 East 76th Street, (The Sherman and Gloria H. Cohen Plaza and Gallery); 131 East 76th Street (Einhorn Auditorium); 1086 Lexington Avenue, (former Training School for Nurses) Palladium windows, e.g. DEMOLITION selectively, perhaps along Park Avenue where the Uris Building meets side of 100 East 77th on Park Avenue. Union Labor will be employed to repurpose,renovate, demolish. NO holder of elective office and no Community Board member should s e l l o u t t h e r e s i d e n t s a n d s o w t h e s e e d s o f t o t a l d e s t r u c t i o n of character of this residential historic district intact for over 100 years. Borrowing and paraphrasing from Jacqueline Kennedy when she saved Grand Central Terminal, to our everlasting appreciation: Do YOU want to be remembered as the person who ASSURED the PERMANENT DESTRUCTION of the Lenox Hill Residential/Historic District ?

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4/8/2025 12:09:33	Schuyler Moore	[redacted]		In opposition to the application	I VIGOROUSLY OPPOSE Northwell/Lenox Hil Hospital's ("LHH") ULURP Application. Please Vote NO to ANY Extraordinary Up-Zoning, any Special Purpose Waiver and/or any Variance/Permit of any type. Please do NOT allow and REVERSE any change to current residential zoning that would permit a 6* Avenue-style-skyscraper fronting directly on 76th/77th Streets, Lexington/Park Avenues, ni Lenox Hil residential, historic district. LHH's plan estimates 10 years of demolition and construction and $25.9 Billion to expand, modernize and create 25 private rooms. Currently, LHH hospital bed occupancy is 42%. Converting and updating those underutilized rooms to private rooms is better. Shockingly, initially, LHH proposed a51story (516 feet) block tower more than 3Xs the height of LHH's tallest building: 17 stories (100 East 77th Street) and massive. This indicates LHH's utter disregard for neighborhood and residents. LHHs' "reduction of height" to 44 stories (436 feet) or 39 stories (395 feet), retaining MASSIVE, dense footprint and exposed steel girder commercial appearance, (NOW before CB8 at April 9th Hearing) are equally UNACCEPTABLE to ANY residential neighborhood. Even a publicly traded bank's monolithic 56 story (Citicorp Center) Tower, in COMMERCIAL ZONE, is NOT fronted on narrow Lexington Avenue or side street. Commercial Tower SITS FAR BACK from Lexington Avenue and side street (5 3) midblock to Third Avenue Some OBVIOUS DISRUPTIONS: Existing hospital services wil cease: Upper Eastsiders, expectant Mothers, pediatric, ER, elderly, handicapped, dialysis etc. patients, and their families and vistors, Union Members forced elsewhere. Fortunately, UES si not a medical desert. Multiple top-tier university teaching hospitals nearby. NO Special Needs Justification here. Private LHH-partner-physicians, who rent space at LHH, who provide services and perform surgeries at LHH (who garner rewards under LHH "brand"), of necessity, must go elsewhere. "Human Environmental Impact" on people for 10 years or more of demolition and construction will significantly and negatively impact QUALITY OF LIFE for LH Medical Doctors, RNs and other medical and support staff, Lenox Hil residents, students, businesses, Houses of Worship, patients and visitors: Lexington Subway at 77th Street CLOSED; proposed new subway entrance like Second Avenue (eminent domain ???); MTA Bus Stop CLOSED. Lane closures; Congestion and disruption to AL side Streets, Lexington and Park Avenues. School attendance, drop offs, pick-ups, transportation severely disrupted. Deliveries disrupted. Noise and dust are the least of these totally avoidable problems for 10 +years and permanent destruction of historic neighborhood thereafter. Property values and taxes plummet. Blasting damage to subway tunnels, gas and water infrastructure, buildings, (many of which are 100 years old); damage to train tunnels beneath Park Avenue servicing commuter trains in and out of Grand Central Terminal, etc. Revolutionary changes, Al and trend to decentralize where and how medical care are delivered could make Northwell/LHH massive edifice obsolete by completion or hole in ground, fi funding runs out. Who is/are LHH/Northwell's Development Partners ? On reopening, LHH must INCREASE the COST of ALL its medical services to recoup its $29.5 +Billion new building or risk bankruptcy. (LHH already charges more than teaching hospitals in some areas.) LHH/Northwell's grandiose plan is a Trojan Horse that ASSURES the destruction of an historic residential neighborhood. Do NOT create ANY precedent here. Vote NO on options before you. REPURPOSING existing wasted spaces within LHHs' buildings and campus (especially 103 E77th; Ambulance Entrance; 100 E77th and Uris Building along Park) will allow expansion and modernization. RENOVATION of historically significant 1930s and other beautiful LHH buildings [111 East 76th Street, (The Sherman and Gloria H. Cohen Plaza and Gallery); 131 East 76th Street (Einhorn Auditorium); 1086 Lexington Avenue, (former Training School for Nurses) Palladium windows, e.g. DEMOLITION selectively, perhaps along Park Avenue where the Uris Building meets side of 100 East 77th on Park Avenue. Union Labor will be employed to repurpose,renovate, demolish. NO holder of elective office and no Community Board member should s e l l o u t t h e r e s i d e n t s a n d s o w t h e s e e d s o f t o t a l d e s t r u c t i o n of character of this residential historic district intact for over 100 years. Borrowing and paraphrasing from Jacqueline Kennedy when she saved Grand Central Terminal, to our everlasting appreciation: Do YOU want to be remembered as the person who ASSURED the PERMANENT DESTRUCTION of the Lenox Hill Residential/Historic District ?

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4/8/2025 12:09:56	George Moore, Jr.	[redacted]		In opposition to the application	I VIGOROUSLY OPPOSE Northwell/Lenox Hil Hospital's ("LHH") ULURP Application. Please Vote NO to ANY Extraordinary Up-Zoning, any Special Purpose Waiver and/or any Variance/Permit of any type. Please do NOT allow and REVERSE any change to current residential zoning that would permit a 6* Avenue-style-skyscraper fronting directly on 76th/77th Streets, Lexington/Park Avenues, ni Lenox Hil residential, historic district. LHH's plan estimates 10 years of demolition and construction and $25.9 Billion to expand, modernize and create 25 private rooms. Currently, LHH hospital bed occupancy is 42%. Converting and updating those underutilized rooms to private rooms is better. Shockingly, initially, LHH proposed a51story (516 feet) block tower more than 3Xs the height of LHH's tallest building: 17 stories (100 East 77th Street) and massive. This indicates LHH's utter disregard for neighborhood and residents. LHHs' "reduction of height" to 44 stories (436 feet) or 39 stories (395 feet), retaining MASSIVE, dense footprint and exposed steel girder commercial appearance, (NOW before CB8 at April 9th Hearing) are equally UNACCEPTABLE to ANY residential neighborhood. Even a publicly traded bank's monolithic 56 story (Citicorp Center) Tower, in COMMERCIAL ZONE, is NOT fronted on narrow Lexington Avenue or side street. Commercial Tower SITS FAR BACK from Lexington Avenue and side street (5 3) midblock to Third Avenue Some OBVIOUS DISRUPTIONS: Existing hospital services wil cease: Upper Eastsiders, expectant Mothers, pediatric, ER, elderly, handicapped, dialysis etc. patients, and their families and vistors, Union Members forced elsewhere. Fortunately, UES si not a medical desert. Multiple top-tier university teaching hospitals nearby. NO Special Needs Justification here. Private LHH-partner-physicians, who rent space at LHH, who provide services and perform surgeries at LHH (who garner rewards under LHH "brand"), of necessity, must go elsewhere. "Human Environmental Impact" on people for 10 years or more of demolition and construction will significantly and negatively impact QUALITY OF LIFE for LH Medical Doctors, RNs and other medical and support staff, Lenox Hil residents, students, businesses, Houses of Worship, patients and visitors: Lexington Subway at 77th Street CLOSED; proposed new subway entrance like Second Avenue (eminent domain ???); MTA Bus Stop CLOSED. Lane closures; Congestion and disruption to AL side Streets, Lexington and Park Avenues. School attendance, drop offs, pick-ups, transportation severely disrupted. Deliveries disrupted. Noise and dust are the least of these totally avoidable problems for 10 +years and permanent destruction of historic neighborhood thereafter. Property values and taxes plummet. Blasting damage to subway tunnels, gas and water infrastructure, buildings, (many of which are 100 years old); damage to train tunnels beneath Park Avenue servicing commuter trains in and out of Grand Central Terminal, etc. Revolutionary changes, Al and trend to decentralize where and how medical care are delivered could make Northwell/LHH massive edifice obsolete by completion or hole in ground, fi funding runs out. Who is/are LHH/Northwell's Development Partners ? On reopening, LHH must INCREASE the COST of ALL its medical services to recoup its $29.5 +Billion new building or risk bankruptcy. (LHH already charges more than teaching hospitals in some areas.) LHH/Northwell's grandiose plan is a Trojan Horse that ASSURES the destruction of an historic residential neighborhood. Do NOT create ANY precedent here. Vote NO on options before you. REPURPOSING existing wasted spaces within LHHs' buildings and campus (especially 103 E77th; Ambulance Entrance; 100 E77th and Uris Building along Park) will allow expansion and modernization. RENOVATION of historically significant 1930s and other beautiful LHH buildings [111 East 76th Street, (The Sherman and Gloria H. Cohen Plaza and Gallery); 131 East 76th Street (Einhorn Auditorium); 1086 Lexington Avenue, (former Training School for Nurses) Palladium windows, e.g. DEMOLITION selectively, perhaps along Park Avenue where the Uris Building meets side of 100 East 77th on Park Avenue. Union Labor will be employed to repurpose,renovate, demolish. NO holder of elective office and no Community Board member should s e l l o u t t h e r e s i d e n t s a n d s o w t h e s e e d s o f t o t a l d e s t r u c t i o n of character of this residential historic district intact for over 100 years. Borrowing and paraphrasing from Jacqueline Kennedy when she saved Grand Central Terminal, to our everlasting appreciation: Do YOU want to be remembered as the person who ASSURED the PERMANENT DESTRUCTION of the Lenox Hill Residential/Historic District ?

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4/8/2025 12:10:14	Karen Mattis	[redacted]		In opposition to the application	I VIGOROUSLY OPPOSE Northwell/Lenox Hil Hospital's ("LHH") ULURP Application. Please Vote NO to ANY Extraordinary Up-Zoning, any Special Purpose Waiver and/or any Variance/Permit of any type. Please do NOT allow and REVERSE any change to current residential zoning that would permit a 6* Avenue-style-skyscraper fronting directly on 76th/77th Streets, Lexington/Park Avenues, ni Lenox Hil residential, historic district. LHH's plan estimates 10 years of demolition and construction and $25.9 Billion to expand, modernize and create 25 private rooms. Currently, LHH hospital bed occupancy is 42%. Converting and updating those underutilized rooms to private rooms is better. Shockingly, initially, LHH proposed a51story (516 feet) block tower more than 3Xs the height of LHH's tallest building: 17 stories (100 East 77th Street) and massive. This indicates LHH's utter disregard for neighborhood and residents. LHHs' "reduction of height" to 44 stories (436 feet) or 39 stories (395 feet), retaining MASSIVE, dense footprint and exposed steel girder commercial appearance, (NOW before CB8 at April 9th Hearing) are equally UNACCEPTABLE to ANY residential neighborhood. Even a publicly traded bank's monolithic 56 story (Citicorp Center) Tower, in COMMERCIAL ZONE, is NOT fronted on narrow Lexington Avenue or side street. Commercial Tower SITS FAR BACK from Lexington Avenue and side street (5 3) midblock to Third Avenue Some OBVIOUS DISRUPTIONS: Existing hospital services wil cease: Upper Eastsiders, expectant Mothers, pediatric, ER, elderly, handicapped, dialysis etc. patients, and their families and vistors, Union Members forced elsewhere. Fortunately, UES si not a medical desert. Multiple top-tier university teaching hospitals nearby. NO Special Needs Justification here. Private LHH-partner-physicians, who rent space at LHH, who provide services and perform surgeries at LHH (who garner rewards under LHH "brand"), of necessity, must go elsewhere. "Human Environmental Impact" on people for 10 years or more of demolition and construction will significantly and negatively impact QUALITY OF LIFE for LH Medical Doctors, RNs and other medical and support staff, Lenox Hil residents, students, businesses, Houses of Worship, patients and visitors: Lexington Subway at 77th Street CLOSED; proposed new subway entrance like Second Avenue (eminent domain ???); MTA Bus Stop CLOSED. Lane closures; Congestion and disruption to AL side Streets, Lexington and Park Avenues. School attendance, drop offs, pick-ups, transportation severely disrupted. Deliveries disrupted. Noise and dust are the least of these totally avoidable problems for 10 +years and permanent destruction of historic neighborhood thereafter. Property values and taxes plummet. Blasting damage to subway tunnels, gas and water infrastructure, buildings, (many of which are 100 years old); damage to train tunnels beneath Park Avenue servicing commuter trains in and out of Grand Central Terminal, etc. Revolutionary changes, Al and trend to decentralize where and how medical care are delivered could make Northwell/LHH massive edifice obsolete by completion or hole in ground, fi funding runs out. Who is/are LHH/Northwell's Development Partners ? On reopening, LHH must INCREASE the COST of ALL its medical services to recoup its $29.5 +Billion new building or risk bankruptcy. (LHH already charges more than teaching hospitals in some areas.) LHH/Northwell's grandiose plan is a Trojan Horse that ASSURES the destruction of an historic residential neighborhood. Do NOT create ANY precedent here. Vote NO on options before you. REPURPOSING existing wasted spaces within LHHs' buildings and campus (especially 103 E77th; Ambulance Entrance; 100 E77th and Uris Building along Park) will allow expansion and modernization. RENOVATION of historically significant 1930s and other beautiful LHH buildings [111 East 76th Street, (The Sherman and Gloria H. Cohen Plaza and Gallery); 131 East 76th Street (Einhorn Auditorium); 1086 Lexington Avenue, (former Training School for Nurses) Palladium windows, e.g. DEMOLITION selectively, perhaps along Park Avenue where the Uris Building meets side of 100 East 77th on Park Avenue. Union Labor will be employed to repurpose,renovate, demolish. NO holder of elective office and no Community Board member should s e l l o u t t h e r e s i d e n t s a n d s o w t h e s e e d s o f t o t a l d e s t r u c t i o n of character of this residential historic district intact for over 100 years. Borrowing and paraphrasing from Jacqueline Kennedy when she saved Grand Central Terminal, to our everlasting appreciation: Do YOU want to be remembered as the person who ASSURED the PERMANENT DESTRUCTION of the Lenox Hill Residential/Historic District ?

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4/8/2025 12:11:10	Thomas A Saunders IV	[redacted]		In opposition to the application	I VIGOROUSLY OPPOSE Northwell/Lenox Hil Hospital's ("LHH") ULURP Application. Please Vote NO to ANY Extraordinary Up-Zoning, any Special Purpose Waiver and/or any Variance/Permit of any type. Please do NOT allow and REVERSE any change to current residential zoning that would permit a 6* Avenue-style-skyscraper fronting directly on 76th/77th Streets, Lexington/Park Avenues, ni Lenox Hil residential, historic district. LHH's plan estimates 10 years of demolition and construction and $25.9 Billion to expand, modernize and create 25 private rooms. Currently, LHH hospital bed occupancy is 42%. Converting and updating those underutilized rooms to private rooms is better. Shockingly, initially, LHH proposed a51story (516 feet) block tower more than 3Xs the height of LHH's tallest building: 17 stories (100 East 77th Street) and massive. This indicates LHH's utter disregard for neighborhood and residents. LHHs' "reduction of height" to 44 stories (436 feet) or 39 stories (395 feet), retaining MASSIVE, dense footprint and exposed steel girder commercial appearance, (NOW before CB8 at April 9th Hearing) are equally UNACCEPTABLE to ANY residential neighborhood. Even a publicly traded bank's monolithic 56 story (Citicorp Center) Tower, in COMMERCIAL ZONE, is NOT fronted on narrow Lexington Avenue or side street. Commercial Tower SITS FAR BACK from Lexington Avenue and side street (5 3) midblock to Third Avenue Some OBVIOUS DISRUPTIONS: Existing hospital services wil cease: Upper Eastsiders, expectant Mothers, pediatric, ER, elderly, handicapped, dialysis etc. patients, and their families and vistors, Union Members forced elsewhere. Fortunately, UES si not a medical desert. Multiple top-tier university teaching hospitals nearby. NO Special Needs Justification here. Private LHH-partner-physicians, who rent space at LHH, who provide services and perform surgeries at LHH (who garner rewards under LHH "brand"), of necessity, must go elsewhere. "Human Environmental Impact" on people for 10 years or more of demolition and construction will significantly and negatively impact QUALITY OF LIFE for LH Medical Doctors, RNs and other medical and support staff, Lenox Hil residents, students, businesses, Houses of Worship, patients and visitors: Lexington Subway at 77th Street CLOSED; proposed new subway entrance like Second Avenue (eminent domain ???); MTA Bus Stop CLOSED. Lane closures; Congestion and disruption to AL side Streets, Lexington and Park Avenues. School attendance, drop offs, pick-ups, transportation severely disrupted. Deliveries disrupted. Noise and dust are the least of these totally avoidable problems for 10 +years and permanent destruction of historic neighborhood thereafter. Property values and taxes plummet. Blasting damage to subway tunnels, gas and water infrastructure, buildings, (many of which are 100 years old); damage to train tunnels beneath Park Avenue servicing commuter trains in and out of Grand Central Terminal, etc. Revolutionary changes, Al and trend to decentralize where and how medical care are delivered could make Northwell/LHH massive edifice obsolete by completion or hole in ground, fi funding runs out. Who is/are LHH/Northwell's Development Partners ? On reopening, LHH must INCREASE the COST of ALL its medical services to recoup its $29.5 +Billion new building or risk bankruptcy. (LHH already charges more than teaching hospitals in some areas.) LHH/Northwell's grandiose plan is a Trojan Horse that ASSURES the destruction of an historic residential neighborhood. Do NOT create ANY precedent here. Vote NO on options before you. REPURPOSING existing wasted spaces within LHHs' buildings and campus (especially 103 E77th; Ambulance Entrance; 100 E77th and Uris Building along Park) will allow expansion and modernization. RENOVATION of historically significant 1930s and other beautiful LHH buildings [111 East 76th Street, (The Sherman and Gloria H. Cohen Plaza and Gallery); 131 East 76th Street (Einhorn Auditorium); 1086 Lexington Avenue, (former Training School for Nurses) Palladium windows, e.g. DEMOLITION selectively, perhaps along Park Avenue where the Uris Building meets side of 100 East 77th on Park Avenue. Union Labor will be employed to repurpose,renovate, demolish. NO holder of elective office and no Community Board member should s e l l o u t t h e r e s i d e n t s a n d s o w t h e s e e d s o f t o t a l d e s t r u c t i o n of character of this residential historic district intact for over 100 years. Borrowing and paraphrasing from Jacqueline Kennedy when she saved Grand Central Terminal, to our everlasting appreciation: Do YOU want to be remembered as the person who ASSURED the PERMANENT DESTRUCTION of the Lenox Hill Residential/Historic District ?
4/8/2025 12:20:21	Corinne Pulitzer	[redacted]		In opposition to the application	The proposed plan over an estimated 9-yr period is disruptive to this primarily residential neighborhood. In addition it requires changes in zoning laws which have long term effects on our neighborhood & if approved for other neighborhoods as well. The proposed plan to implement a total of 75 private rooms is an insignificant number for an elite group of potential patients. The hospital should focus on updating & refreshing its current facilities, rather than disrupt this neighborhood which has embraced them over decades.

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4/8/2025 12:23:13	Valentino Carlotti			In opposition to the application	Alternative plan for renovation would be better.
4/8/2025 12:36:29	Jacob Bridge	[redacted]		In opposition to the application	UNNECCASRY. DISRUPTIVE. we do not need this in our neighborhhood! SO many underserved communities and we are not one of them!!!
4/8/2025 12:45:30	Elizabeth Nahmias			In opposition to the application	I attended the last meeting and listened very carefully to the presentation by Northwell's representatives and to the many people who spoke both in favor and against the proposal. I was distressed that there appeared to be a large contingent of union workers who did not live in the neighborhood - they would not be directly impacted by the new proposed building and that their main concern was either that their healthcare could not be served if the expansion did not take place and that they would not have the opportunity to work on the site and therefore be losing income. Is Northwell under an obligation to the construction workers and their unions to provide jobs? Northwell is already the largest employer in the City. If Northwell is so concerned about people who do not live in the neighborhood, perhaps they should consider using their funds to build in areas which are currently underserved, unlike Manhattanites who have a wealth of choices: Mount Sinai, NYU, Cornell, Metropolitan, MSK.....Not to mention innumerable urgent care type clinics and the many Northwell providers who already have consulting rooms within a very small radius of the Lenox Hill Hospital. Northwell is already taking every space that becomes available for such consulting rooms. More to the point in regard to our Lenox Hill neighborhood. The extreme height of the proposed construction will be on very narrow streets and a narrow avenue which is already congested by bike and bus lanes. The extreme height of the new building is inappropriate for a residential neighborhood: this is not and was not ever considered to be a commercial neighborhood. The current hospital facility is not appealing to the eye but the proposed structure will completely destroy any semblance of a beautiful and historical neighborhood. The proposed construction totally disregards the fact that this area is home to many landmarked sites. We are already suffering from an increase in unsightly small "eateries" - they cannot be classified as restaurants and from unsightly and smelly street vendors which will only increase as workers, visitors etc will be needing breakfasts, lunches and dinners coming on and off shifts. We are already suffering from excess garbage and from indigents who think that the neighborhood is wealthy and they will do better here than in the outer boroughs! crime and petty thefts are already on the increase and the local police are already stretched to their limit. We are told that construction will take over nine years: the environmental impact will be colossal- dust, debris, noise, garbage and who knows what unhealthy chemicals and material(asbestos etc) being let loose in the air.. The congestion from construction vehicles alone will be enormous and by the time the construction is complete the facility will be outdated! It is agreed that the current emergency room, operating rooms, and screening areas for MRI, radiology etc at Lenox Hill are deplorable and need updating and that the patient rooms need improvement. No doubt Northwell is using HIPA laws to rely on the argument for single bed patient rooms. I listened carefully at the meeting to a respected architect who made it clear that all these improvements could indeed be achieved within the current height and floor plate. perhaps Northwell should consider finding an architect more versed in hospital architecture! At the meeting it was conceded that the height of the proposed building will cast significant shadow on 77th street between Park and Lexington Avenues. Many of the residents will lose a substantial amount of sunlight if the proposal is approved. There is already a movement to submit a class action suit against Northwell for causing devaluation of apartments and residences in the area. Not just on the immediate block from 76 to 77th streets and from Park to Lexington Avenues. The proposed construction impacts a far larger area! Northwell has curried favor with the City by including some improvements to the subway station on the south side of 77th Street. A very small concession to the total subway station entrances and exits on all four corners of 77th! The required zoning increase of between 250 and 500 % if granted sets an unhealthy precedent in Manhattan and one can only suspect that Northwell, if its plan is approved will go on to ignore the lives and wishes of residents wherever they choose to expand. Michael Dowling, CEO of Northwell Health has himself stated ".. A lot more surgeries are moving ambulatory anyway.... most care is not going to be in the hospital(s) sic, in the future. Why then is Northwell planning such a huge expansion to a hospital? Please do not grant Northwell permission to proceed with this unwarranted expansion
4/8/2025 13:00:23	Adam Reiss			In opposition to the application	The current plan is destructive and will be disruptive to the community
4/8/2025 13:15:55	V. Germack			In opposition to the application	The proposed building is way out of proportion to the surrounding buildings and neighborhood.
4/8/2025 13:47:39	Oliver Goldstein			In opposition to the application	I am strongly opposed to Northwell's proposal. This is a view shared by literally every single person I know in the neighborhood. How could anyone living in the neighborhood not be opposed to this project? A ten year construction project will be an immense and unacceptable burden and inconvenience for everyone in the neighborhood. And the resulting 436-foot tower is inconsistent with our neighborhood, requiring zoning variances of 250% to 500%. I implore Community Board 8 to represent the overwhelming views of the residents of our neighborhood and deny this zoning application.
4/8/2025 13:47:43	Kenneth Weisshaar			In opposition to the application	Lenox Hill Hospital's plans are incompatible with its neighborhood, and the construction period is too long. The plans must do more to reflect increased congestion and access for ambulances and delivery trucks.
4/8/2025 14:13:39	Deborah Socolar			In opposition to the application	This file includes tables of data on the past year's very low occupancy at Lenox Hill Hospital – tables that did not upload with my comment last month. So here is the re-submitted text, in a PDF format that permits seeing the tables too. https://drive.google.com/file/d/1VXndnlCbyThxpRMMwb_LwUID72C2Vpyt/view?usp=drivesdk

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4/8/2025 14:25:39	Edward Stubin	[redacted]		In opposition to the application	The proposed expansion of Lenox Hill Hospital is essentially an attempt by Northwell to exploit our community in order to promote their brand image by creating a destination hospital with little regard for the environmental nightmare and hardships it will create. The cynicism and downright impudence of claiming that this expansion will provide improved medical care for the community is the opposite of reality. Conversion to only single-bed rooms is not covered by Medicare or most coverages, leaving medical care unobtainable or unaffordable to most of our community. With an admitted extremely large vacancy rate, there seems little need for Northwell to expand the Lenox Hill facility. Their money and job creation can be put to much better use in North Manhattan and the surrounding boroughs where medical facilities are much more in need. Lenox Hill can undergo a modernization on a more limited basis that will avoid the disastrous effects that will be created by the plan as currently presented. Failure to reject this harmful, unwanted and needless expansion will be a failure of the Community Board to protect the residents that it represents.
4/8/2025 14:37:47	John B Ehrenkranz			In opposition to the application	For a variety of reasons I oppose the Northwell application. It is clear they have not taken into account a multitude of factors that will hurt the neighborhood. In addition, it is extremely hard to understand why there is a need for a building of this size, and why this is being allowed near Park Avenue on the Upper East Side. The plans do not make sense given the existing constraints of the neighborhood, and they will negatively impact the local community. It is hard to conceive why this would be approved by any rationale, informed and thoughtful zoning process.
4/8/2025 14:42:47	Richard L Reinhold			In opposition to the application	I strongly oppose the Northwell / Lenox Hill Hospital application. The enormous structure they are proposing would destroy the feel of this fine residential neighborhood. I oppose not only the initial proposal but the alternatives involving a slightly reduced - but still grossly outsize structure. A building of this type belong in midtown, not in a residential neighborhood.
4/8/2025 14:58:27	Bonnemazou Florent			In opposition to the application	Hello. We purchased an apartment in the area in 2023. Our building is situated right across Lenox Hill hospital. My family and I took a lot of time to decide if we wanted to live next to a hospital but ultimately decided we were fine with it as it serves the community at large and there is a number of restrictions in place to limit the impact a large organization like Northwell can have on our mostly residential neighborhoods. New York City zoning board and Community board 8 should oppose Northwell current application full stop. This 400' building does not belong in our historic neighborhood, end of story. There may be some economic rationale to their plan, no doubt but it makes a joke of NYC zoning laws. Our collective answer should be: sorry but NO!
4/8/2025 15:09:34	Nora Ryan			In opposition to the application	Please respect and preserve the longstanding scope of the Lennox Hill neighborhood. While it is worthwhile to modernize the Lennox Hill hospital facility, this should be done within the limits of existing zoning requirements. Adding additional beds would be more valuable and higher priority in other areas of NYC. And oversized skyscrapers should be limited to commercially zoned areas where they fit, not in an existing residential neighborhood where they will disrupt traffic, block the sky and sun and negatively impact quality of life without adding value.
4/8/2025 15:12:09	Vanessa Aronson			In opposition to the application	Thank you to all CB8 members for taking the time to review the application and consider input from the community. As a former member of CB8, I know how complicated and time-consuming this process is, but also know how critically important your perspective and vote are to the ULURP process. I've been following this project since the beginning, and even had the chance to weigh in on past iterations as a member of CB8. I've also spent a lot of recent time at Lenox Hill, having delivered both of my sons there in the past 4.5 years and spent additional time as a patient with postpartum complications. I wholeheartedly respect the institution of Lenox Hill Hospital and its incredible staff and support its desire to renovate and update the hospital. I also fully support and applaud the developers for ensuring that their project will be completed by unionized labor - I hope more developers follow their leadership in future projects in the district. However, I'm very skeptical that the current plan is the best way to update the hospital for the community. The extended construction timeline, disruption to the community, and proposal for a variance to create a building that is entirely out of context of the community to execute a project that only increases capacity by 25 beds does not make sense and is not a project that I can support.

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4/8/2025 15:28:26	Robert Hoguet	[redacted]		In opposition to the application	April 8, 2025 Dear Members of Community Board 8: I write as a near neighbor of Lenox Hill Hospital to ask you to vote NO on Northwell's application for zoning variances at the hospital's site. If it so chose, Northwell could modernize Lenox Hill Hospital, and yet stay within or close to its current zoning envelope. Instead, Northwell wants to build a "Megopital" on the site. In so doing, Northwell is demanding that Lenox Hill's neighbors live permanently with the intrusion of a massive, out-of-scale, block long monolithic tower that will loom over our homes and neighborhood, and with the multi-year disturbance of an unnecessarily long demolition and construction period extended to suit its convenience. Most galling is the reality that the Upper East Side does not need a facility of the size and scope that Northwell desires. Our neighborhood is well served by several other first-class hospitals; other residential areas of the city much less so. As the past five years of controversy have demonstrated, our community is overwhelmingly opposed to Northwell's plan, principally for the reasons stated above. Northwell should either modify its plans for Lenox Hill Hospital to conform with the current zoning envelope, or take its ambitious plans to another area of the City where a facility of the scale it proposes is needed and can be built with few or no zoning modifications. Please vote No this coming Wednesday. Thank you for protecting our community. Sincerely, Robert Hoguet 139 East 79th Street

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4/8/2025 15:37:56	Bryan Verona	[redacted]		In opposition to the application	April 8, 2025 Dear Members of Community Board 8, I am writing to urge you to reject the application for zoning variances submitted by Lenox Hill Hospital (LHH) as part of the Uniform Land Use Review Procedure (ULURP) proceeding scheduled for discussion and action at your meeting on April 9, 2025. While I recognize the hospital's role as an important institution in our community, the proposed zoning map amendment, zoning text amendment, special permit, authorization, and certification—allowing redevelopment and enlargement up to a maximum of 12.5 Floor Area Ratio (FAR)—raise significant concerns that outweigh the purported benefits. During the March Land Use meeting, the public had the opportunity to voice opinions on this application. Many residents, including myself, expressed apprehension about the scale of the proposed development, which includes interior renovations, a new hospital building fronting Lexington Avenue, and subway station improvements. These changes, while framed as enhancements, risk overburdening our neighborhood's infrastructure, exacerbating congestion, and altering the character of the Upper East Side in ways that do not align with the community's long-term interests. The proposed increase to 12.5 FAR is particularly troubling. This dramatic expansion exceeds what is reasonable for the area, potentially straining local resources such as transportation, parking, and public services. The addition of a new building along Lexington Avenue could further intensify traffic and pedestrian congestion, especially given the already high volume of activity in this corridor. While subway station improvements are a welcome idea in theory, they do not justify the broader scope of this application, which seems to prioritize the hospital's growth over the well-being of the surrounding community. Moreover, the zoning text amendments and special permits requested by LHH could set a precedent for future overdevelopment, undermining the careful balance that has historically defined our neighborhood. The Upper East Side is not merely a backdrop for institutional expansion; it is a residential community with a distinct identity that deserves protection. Approving this application risks prioritizing private interests over public good, a decision that could have lasting negative consequences. At the April 9th meeting, I implore you to rigorously question the Applicant about the necessity and impact of these variances. Why is such an extreme increase in FAR required? How will the hospital mitigate the inevitable strain on local infrastructure? What assurances can they provide that this project will not degrade the quality of life for residents? These are not hypothetical concerns—they reflect the real anxieties voiced by the public last month. While Lenox Hill Hospital will be present to respond, the absence of further oral public testimony makes your role as representatives of the community even more critical. I trust that you will carefully consider the input already provided and act in the best interests of the residents you serve. Approving this application as proposed would signal a disregard for the community's voice and the long-term health of our neighborhood. I respectfully urge Community Board 8 to reject Lenox Hill Hospital's application for these zoning variances. Thank you for your attention to this matter and for your dedication to preserving the integrity of our community. I look forward to attending the April 9th meeting and observing your thoughtful deliberation. Sincerely, Bryan Verona
4/8/2025 15:45:47	Alan Harris			In opposition to the application	Lenox Hill Hospital has never ever obeyed, comported or complied whatsoever with the Zoning Regulation ZR-14 nor did it ever intend to from the outset of the variance at 122 East 76th Street since 1989. A vote in favor would blindly reward a bad actor for its outlaw conduct to defy and disrespect the community with hubris and impunity to deceive the Department of Housing and NYC government. How could the Board in good con$cience approve?
4/8/2025 15:59:08	Djenane Nakhle			In opposition to the application	I stand firmly against Northwell's disruptive neighborhood plan. Our community is already overloaded with hospital beds and facilities. Let's prioritize its well-being and standards instead of creating unnecessary strain and disruption!

Testimony to CB8M Regarding the Lenox Hill Hospital ULURP Application

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4/8/2025 16:14:14	Nuha Ansari, FRIENDS	[redacted]		In opposition to the application	FRIENDS of the Upper East Side Historic Districts submits the following written testimony as an expansion of our comments delivered at the March 12 Public Hearing. For over 40 years, FRIENDS has been a leading voice in preserving the architectural history, livability, and unique sense of place on the Upper East Side. Our efforts have contributed to contextual zoning reforms, expanded historic district protections, and sensible land-use planning. We support balanced urban growth that respects the integrity of the neighborhoods we serve. We strongly oppose Northwell Health's proposed plan for Lenox Hill Hospital, which seeks a massive upzoning of the block between Park and Lexington Avenues, from East 76th to 77th Streets. The proposed 436-foot-tall tower with floorplates rivaling those of the Freedom Tower is out of scale for Lexington Avenue—a narrow, pedestrian-focused, retail-oriented corridor that was described by the Department of City Planning in 1983 as having "very special neighborhood character." The taller additions along 76th Street proposed as Option B would similarly threaten the low-rise, predominantly residential midblocks that are central to the Upper East Side's zoning equilibrium and character. FRIENDS supports Northwell's goal to modernize its aging facilities and internalize ambulance and loading operations, which could enhance streetscape conditions. However, the plan's scale—an 80% increase in building density—is wildly disproportionate and environmentally burdensome. The disruption from an estimated 11-year construction timeline, combined with the plan's failure to offer serious alternatives, raises critical questions. Why has Northwell not considered phased construction, use of satellite facilities, or as-of-right alternatives that could achieve upgrades without undermining the neighborhood? Further, the project's Historic Resources section of the Draft Environmental Impact Statement is deeply flawed. It erroneously claims that no architectural resources would be affected. In fact, the proposed demolition of the Achelis and West buildings (c. 1916, I.E. Ditmars) and the Einhorn building (1937, York & Sawyer)—structures that embody Lenox Hill's 150-year history—would strip the site of its tangible links to Yorkville's past. We urge Northwell to retain and incorporate these historic elements into the new plan, especially in areas slated for renovation rather than complete rebuild. We call upon the Community Board to take a hard look at the consequences of this proposal, and we urge Northwell to return with a revised plan that is closer to as-of-right and honors the scale, history, and character of its neighborhood. Thank you for this opportunity to comment.
4/8/2025 16:39:06	Dianne Crary			In opposition to the application	Lenox Hill Hospital definitely needs a renovation of its building. However what is being proposed is everything that is on the wish list, without taking into account what is feasible for the neighborhood. Yes everyone would like a private room, but it is not necessary. The main focus is to have the operating, examining, and imaging rooms up to date with all the new equipment and their requirements. To construct a building that is so out of tune with the neighborhood in respect to its size is saying 'we do not care anything about the neighborhood or the people living/working in it.' The neighborhood does not want to live in canyons of darkness. We enjoy sunlight on our streets and coming in through our windows.If your building passes through the zoning commission, it will be the death toll for the Upper East Side as every builder going forward will request the same flaunting of the codes. At the last meeting you showed an architectural rendering of the building. Unfortunately, the facades look like a hodgepodge of materials that were not elegantly blended. The new building on Third Avenue is much more graceful! You have to make the building much lower than what you presented and you need to figure out how to construct it in half the time period suggested. Dianne Crary
4/8/2025 16:47:19	Justin Pulitzer			In opposition to the application	My childhood was spent in this neighborhood and in addition to attending school on E 77th st (Birch Whaten Lenox), many of my memories include Emergency Room visits & the doctors who were and still are affiliated with Lenox Hill Hospital who cared for me. That said, the hospital's current plan to pay it forward is not in sync with its neighbors' needs. Updating the facility is one thing, but 9-years of unnecessary construction and the disruption that it will cause is unacceptable. Under the guise of modernization, Northwell seeks to change zoning to selfishly satisfy their needs, but, if approved, taking sir & light away from its neighbors & setting precedents for other neighborhoods likevourd, to fight another day. Please vote No!
4/8/2025 16:49:52	Concerned Community			In opposition to the application	As a resident of CB8's zone, I strongly oppose the Lenox Hill Hospital proposal. The scale and length of the project is way beyond what the community wants. The noise (weekdays, evenings, weekends) will be a nightmare for nine years - not only for the community but also for patients visiting and/or admitted to the hospital during construction, because the hospital refuses to close during construction. Have studies been done regarding how this will impact health outcomes for patients? The community wishes to see them, if so. If LHH wishes to serve the community, they should begin by listening to the community they say they wish to serve. Please vote no.
4/8/2025 16:52:34	UES Resident			In opposition to the application	Strongly opposed to this project. It is a nightmare burden to the community.
4/8/2025 16:52:59	Concerned resident			In opposition to the application	I strongly oppose the Lenox Hill Hospital proposal. We live in this neighborhood. Not only is this project way beyond zoning laws, but also the renderings are clearly misleading - including the one that shows 76th Street as a three-lane road, when in actuality it's only one lane for moving traffic. This is also the road that will serve all the truck bays, all of which create a bottleneck on Park Ave, and traffic jams in the area. At a minimum the main entrance should be a drive in bay (like NYU Langone has) on Lexington Ave, and not on a corner with a small side street. Please protect the neighborhood.

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Timestamp	Name	Address *(optional)*	Email Address *(optional)*	Are you	Comments on the application
4/8/2025 16:55:40	Lenox Hill resident			In opposition to the application	This project will destroy the neighborhood. I oppose the proposed renovation.
4/8/2025 16:57:21	Alex Hodes	[redacted]		In opposition to the application	This development is wrong for so many reasons, most of which do not need to be repeated, but I'll simply say this: I was born at Lenox Hill Hospital, grew up in this neighborhood, and not live directly across the street. I have tremendous fondness for Lenox Hill, but if this project is approved, it will negatively impact my family's life with minimal benefit to the community. This only benefits Northwell's bottom line, and it is not needed. I had a great childhood growing up in this neighborhood. I now have two children, aged two years and five months. Do not rob them of their childhood by approving this project. Vote no!
4/8/2025 16:58:46	Anya Hodes			In opposition to the application	Do not approve this project from Northwell. It will negatively impact our community.
4/8/2025 16:59:34	A. Smith			In opposition to the application	As evidenced by your Google document the substantial majority of the comments submitted via your web site are in opposition to this project. Please hear what your community is resoundingly saying and vote no.
4/8/2025 17:00:33	Heather Kerzner			In opposition to the application	As a resident and homeowner of the penthouse at 145 East 76th Street (corner of 76th and Lexington Avenue), I am writing to express my unequivocal and vehement opposition to Northwell Health's proposed redevelopment of Lenox Hill Hospital, which would impose a towering 434-foot medical complex on our residential block—and bring more than a decade of disruptive construction to a neighborhood that was never designed to accommodate a project of this scale. This plan doesn't just challenge zoning—it bulldozes over the very character of the Lenox Hill neighborhood. The 10+ year construction timeline will bring non-stop noise, dust, congestion, and reduced sunlight to our streets. It will overwhelm our infrastructure, diminish our day-to-day quality of life, and devastate the value of the homes surrounding the site. As a penthouse resident directly across from the proposed tower, I have made significant social and financial investments in this neighborhood. I chose this community for its livability, character, and residential scale. Northwell's plan threatens to destroy all of that—and not for a meaningful public benefit. It is clear from the proposal that the number of hospital beds will increase only marginally, yet the price our community will pay is steep and irreversible. Other hospital systems, such as Mount Sinai, have found more appropriate locations to build new wings and expand services—such as on the Upper West Side—without inserting a monolithic structure into a tightly packed, residential corridor. Northwell should do the same. If Northwell no longer finds the current Lenox Hill site suitable, they should sell the real estate to a residential developer who can work within the existing zoning restrictions and support the ongoing vitality of this neighborhood. There is absolutely no justification for granting extraordinary zoning variances that will permanently damage our community for what amounts to a vanity project with little demonstrated benefit to local residents. This neighborhood is not just a location on a blueprint—it is a community. It deserves thoughtful planning, not a decade of demolition followed by a lifetime of looming overdevelopment. I respectfully urge you to reject Northwell's proposal and support a more balanced solution that maintains the integrity, livability, and residential character of Lenox Hill.
4/8/2025 17:43:52	Mr. and Mrs. Michael C			In opposition to the application	The proposed redevelopment will completely destroy the character and feel of the neighborhood. If the city wants this area of the 70s to be like midtown this is the way to do it. If the city is at all interested in maintaining the character of the east 70s then it should strenuously oppose this along with the many, many residents who have joined to fight Northwell's grandiose plan.

Testimony to CB8M Regarding the Lenox Hill Hospital ULURP Application

Timestamp	Name	Address *(optional)*	Email Address *(optional)*	Are you	Comments on the application
4/8/2025 21:22:15	Virginia Maloney	[redacted]		In opposition to the application	Thank you for the opportunity to submit testimony once again regarding Lenox Hill Hospital's plan. I have lived on the East Side my entire life, and I now live just one block from the hospital. I love this community and care deeply about the health and the character of our neighborhood. I want to be clear: I support the modernization of Lenox Hill Hospital. The pandemic showed all of us just how vital this institution is. Improvements that expand care and prepare us for future health challenges are both welcome and necessary. But we can't ignore the well-being of the very people the hospital is meant to serve during this redevelopment. The current proposal still raises serious concerns, and the hospital has not shown a willingness to meaningfully address these. I am especially concerned about the extremely long construction timeline—potentially spanning a decade or more. That's not a temporary inconvenience. That's years of constant noise, air pollution, traffic congestion, and street closures, in a neighborhood where families are raising children and seniors are aging in place. We cannot ignore the health risks posed by prolonged construction. Ironically, a project intended to improve care could end up harming residents' quality of life and even their health. Then there's the matter of scale. The proposed redevelopment is completely out of proportion with the surrounding area—without a clear benefit to justify that impact. We're talking about a massive building project that would increase hospital capacity by just 25 beds. It's hard to understand how such disruption can be seen as proportional or necessary in its current form. Finally, I want to stress that the community is not opposed to change. We support a better, stronger Lenox Hill. But that support is being tested by the lack of transparency and meaningful engagement from hospital leadership. Thus far, the process has not shown much willingness to meet the community halfway. I commend Council Member Keith Powers for pushing for a more reasonable plan, and I urge Lenox Hill to truly listen and respond to residents' concerns. We can still get this right. Modernization and community concerns do not have to be at odds. We can work together to ensure that the future of Lenox Hill reflects both the needs of the hospital and the values and well-being of the community it serves. Thank you to Manhattan Community Board 8 for your continued attention to this critical issue.
4/9/2025 11:00:21	Caroline Hymes			In opposition to the application	This proposal would significantly change the character of the neighborhood. If lenox hill wants to modernize, they can do so within the zoning requirements for height. If they want a taller building, they can move to an area where that is permitted. Zoning is pointless if exceptions are granted every time anybody wants one. People move to this area for its residential character and the community is overwhelmingly against this proposal.
4/9/2025 17:21:51	HelaineEisenberg			In opposition to the application	This community is a residential and historical community that will be severely damaged by the. Construction of a hospital tower that is completely out of character with the rest of the buildings that surround it. Please vote No to prevent this from happening
4/14/2025 13:43:49	Stephan J Silich			In favor of the application	I work at Lenox Hill Hospital as a Vice President overseeing Physician and Community Engagement. I've worked here since 2010. Both of my daughters, now 12 and 9, were born at Lenox Hill Hospital. I live on 75th and 3rd and I am in favor of the redevelopment of Lenox Hill Hospital. It is needed to modernize the building to match the skill and compassion of the physicians, and to provide safety and care to our patients with private rooms and much needed equipment to be able to serve our New York City residents.
4/24/2025 11:26:12	Me			In opposition to the application	NOOOOOOOO!!!!!!
4/25/2025 12:09:28	M. Tung			In opposition to the application	A colossol building is not necessary in our quiet neighborhood. The construction which is estimated to last about 9 years wo
4/28/2025 21:41:48	George King			In favor of the application	Harlem is a place I've called home for many years. Union is in my blood and all I know. Anything related to building my COMM

From: Valerie Mason
To: Land Use Testimony
Cc: Will Brightbill; Valerie Mason; Keith Powers; Jacobs, Ben; Ruvkun, Carolyn
Subject: [EXTERNAL] Lenox Hill ULURP - Testimony of Chair of Manhattan Community Board 8
Date: Friday, July 18, 2025 7:34:30 PM

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Dear Chair Reilly and members of the City Council Subcommittee on Zoning and Franchises,

I am Valerie S. Mason, submitting this testimony in my capacity as the Chair of Manhattan Community Board 8.

Our Community Board was the first stop in this ULURP process and after two lengthy hearings, we **DISAPPROVED** this application unless a number of conditions were satisfied, please see our attached resolution. Do not get stuck on our height condition of 215 feet; we felt we needed to draw that line given the outlandish "no options" offered by Lenox Hill Hospital.

The proposals submitted by Lenox Hill/Northwell in 2025 are not much different from the original proposal that came before CB8 in 2019 (yes there is no residential tower proposed at the corner of Park Avenue, but at 515 feet that was never a realistic ask to begin with). When you abandon an ask that you never had any chance of getting or that was never approved to begin with, we ask you, are you really negotiating in good faith to say you have already come down 100 feet?

Since 2019, this applicant has never been interested in sitting down with the community, talking through their proposal and really seeking input. Our Community Board has been begging them for the last 5 years to talk with us about the proposal and they turned down every invite we extended to them until almost January of 2025, saying it was premature to talk about any plan because they were talking to City Planning. Finally, they unveiled their plan at our Zoning meeting in the last week of January 2025. Frankly, given all the signals, I was expecting a radically different plan from the 2019 version but surprise, it was almost exactly the same sans the residential tower. The timing of the unveiling left almost no time for any dialogue concerning their plan. This is one of the reasons our Disapproval Resolution starts at a height limit of no more than 215 feet -- how could we in good conscience approve a plan that was grossly beyond the zoning limits as to height with such skimpy detail and rationale. If an applicant is asking for such a huge height variance (more than 300 feet) shouldn't the City and the surrounding community be entitled to receive some commensurate HUGE benefit? So far we are not seeing any, to either the City at large or the local community. In response to our submitted questions, we received broad stroke non-answers. There were no small face to face meetings. There has been no outreach from the Hospital since our Resolution was delivered to the Manhattan Borough President on April 11th.

I urge you to go back and watch the applicant's presentation to the City Planning Commission

in May. It only takes 10-15 minutes, the applicant's rationale for building this out of scale monstrosity is ostensibly about creating a better "patient experience;" what a bunch of hooey but it has to be about something because it obviously can't be about serving more patients since this out of scale building will only "bed" 25 more patients than the hospital can today. Did you know that on a daily basis, today, 20% of Lenox Hill's beds are unoccupied, that is a much higher vacancy rate than all of the other hospitals in the surrounding area (which are at 11%), so why do they need even 25 more beds?

This may be a not for profit enterprise but it is fairly clear that the desire to improve the "patient experience" is a dog whistle try and lure wealthy patients back to Lenox Hill Hospital from the other world class hospitals in Manhattan, many of which are already in health care rich Community District 8, LHH's ask has nothing to do with expanding the provision of health care to those who are not receiving it now, it is about getting back the wealthy elective surgery patients they lost when they were on the verge of bankruptcy many years ago from which they never truly recovered. They have done little modernization since Northwell acquired them, those were choices they made.

The CPC hearing is very educational on a number of levels, it lasted almost 6 hours (unlike the city council hearing), and again but for construction workers and hospital employees no one was supportive of the application. See in particular the testimony of Lois Uttley, health care equity expert and George Janes, urban planner, about the need for the City to develop a comprehensive plan for hospitals. The Commissioners' questioning of me is also interesting. They had me up there for almost 17 minutes. Frankly given their skepticism of what Lenox Hill was telling them we were greatly surprised at the vote outcome. My understanding from speaking to one of the Commissioners prior to the vote, is they are not crazy about it but felt it is the City Council's job to modify this plan. Listen to Dan Garodnick's comments of July 2.

We conducted extremely well attended ULURP hearings, and heard from hundreds of members of the public (we have forwarded the written testimony we received to you in a separate email), and aside from construction workers and those employed by the hospital, we heard from no one from the public that was enthusiastic about this proposal. Many architects also attended and indicated that much could be done to shrink the height and mass of the building. I attend monthly Borough Board meetings; Chairs from every other Community District in Manhattan are begging for Lenox Hill to relocate to their districts. When Lenox Hill is asked why they can't, their answer is weak... "too disruptive to the continuity of care". listen to Dr. Baker himself in this clip outside Tuesday's hearing, again the sub rosa message is, we want to be in our wealthy neighborhood:

https://www.nbcnewyork.com/on-air/as-seen-on/community-pushing-back-against-a-plan-to-expand-lenox-hill-hospital/6338440/

Another unconscionable aspect of this proposal is the construction schedule, I believe 9 years now (down from 11). As two of the CPC commissioners mentioned, the Empire State Building was built in 410 days and more recently, LaGuardia Airport was completely modernized in less than 5 years with planes taking off and landing almost 24 hours a day. Nine years? Why? Because "they don't want to close the hospital." They have a brand new facility down the block from the hospital, why did they never consider using that as a swingspace? They have satellite hospitals and outposts all over the city, why can't they close down the hospital for periods of time to reduce the construction time. Again, I can't tell you because when you ask them the question, they just say "they can't."

Who is going to go to a hospital under construction, if they can go elsewhere, and given the health care heaven district 8 is, I am sure people will....

Apples to Oranges! Lenox Hill will cite various other campuses and buildings as justification for their proposals, these are apples to oranges comparisons. Lexington Avenue is not York Avenue, and even the new MSK Project was just reduced by 70 feet so that structure, on a much wider avenue with access to major roadways will be at 480 feet. Lexington Avenue is the narrowest of the UES avenues, and Lenox Hill even at its size now overburdens the streets and sidewalks. There was no mention at the hearing that there will be any upgrade of the downtown 6 station. How can this proposal be approved for a "modern" hospital with only disabled access on one side of the route. Right now the Avenue is overburdened by double and triple parked cars, there is no provision in this plan for any visitor parking (when they claim that many of their patients come from beyond the district). On Tuesday, Lenox Hill supported its 425+ height proposal by citing the Carlyle Hotel on Madison Avenue as a comparison, really? You really want to compare the traffic that a luxury hotel creates on a sleepy avenue to that of a major hospital (with ambulances, patients and visitors, etc.)? If this is the thought process supporting this project, we should all be very worried.

The Manhattan Borough President did NOT give a clean recommendation to this project -- 16 plus conditions is not a resounding endorsement. I will add that the Hospital's last minute throw-in of a mental health clinic was gratuitous. This came out of nowhere and no one asked for it, and as far as we can tell it is not FREE.

Community Board 8 supports our hospital neighbors, we are thorough and have done our homework on this project. We have been and remain ready to help modernize this hospital within realistic limits. Please help us do that by supporting our conditions do not reward an institution that has bypassed the community, and gives glib answers as to the necessity of this project (so sure they are that they will get their way that they answered at the hearing that they have no "Plan B" if they are turned down).

Having no Plan B is either hubris or stupidity, neither of which should be condoned or rewarded with a greenlight.

Community Board 8 urges the City Council to tell Lenox Hill Hospital to go back to the drawing board, and sit down and rethink this plan, a "no" says the City is taking control of its health care future. A "no" tells City Planning and the Mayor that we need a health care plan for the *entire* City of New York.

Community Board 8 remains available to speak and answer questions of any Councilmember interested in knowing more.

Thank you,

Valerie S. Mason

--
Valerie S. Mason
Chair
Manhattan Community Board 8
[redacted]

[redacted]

Valerie S. Mason
Chair

Will Brightbill
District Manager

505 Park Avenue, Suite 620
New York, N.Y. 10022-1106
(212) 758-4340
(212) 758-4616 (Fax)
www.cb8m.com – Website
info@cb8m.com – E-Mail

The City of New York
Community Board 8 Manhattan

April 10, 2025

Daniel R. Garodnick, Chair
City Planning Commission
120 Broadway, 31st Floor
New York, NY 10271

Re: Lenox Hill Hospital (N250152ZRM, C250153ZSM, N250155ZCM, N250154ZAM, and C250151ZMM)

Dear Chair Garodnick,

At the Land Use Meeting of Community Board 8 Manhattan held on Wednesday, April 9, 2025, the board approved the following resolution by a vote of 23 in favor, 14 opposed, 1 abstention, and 0 not voting for cause:

> **WHEREAS** the Applicant, Lenox Hill/Northwell Health proposes a major expansion to its hospital on the block bordered by 76th and 77th Streets and Lexington and Park Avenues; and
>
> **WHEREAS** the Applicant first proposed alterations to the campus in March of 2019 and few changes have been made to reflect community input following several meetings since that date; and
>
> **WHEREAS** it is acknowledged that the Applicant needs to modernize certain aspects of the Lenox Hill Hospital campus; and
>
> **WHEREAS** the proposed development will consist of a new tower on the Lexington Avenue portion of the site, a renovation to the Park Avenue portion of the site, and a mix of new and renovated construction in the midblock; and
>
> **WHEREAS** the hospital plans to remain open throughout the projected nine year construction period; and
>
> **WHEREAS** the Applicant proposes the following changes to the Zoning Resolution to accomplish the proposed development:
>
> 1. Zoning Map Amendments to rezone:
>   a. Only a 75% portion of the property's tax lot and zoning lot as follows:
>   i. The Lexington Avenue frontage of the Development Site from C1-8X to a C1-9 district; and
>   ii. The midblock of the Development Site from an R8B to a C1-8 district;
> 2. Zoning Text Amendment to:
>   a. Create a new special permit under ZR Section 74-904 (Non-profit or voluntary hospitals in R9 or R10 districts and certain Commercial Districts) pursuant to which the City Planning Commission may, for a development or enlargement predominantly for Use Group lll(B) hospital use on a full-block zoning lot improved with an existing hospital use and located in R9 or R10 districts, or equivalent commercial districts, and partially within the Special Park Improvement District:

i. permit a floor area increase of up to 20% for community facility use;
ii. allow such floor area bonus to be used in combination with a floor area bonus permitted by authorization in connection with mass transit station improvements pursuant to ZR Section 66-51; and
iii. permit modifications of applicable bulk regulations, provided that the amount of floor area located within the Special Park Improvement District not exceed 10.0 FAR;

b. amend ZR Section 66-513(a)(2) to allow a floor area bonus pursuant to Section 66-511 or 66-512 in combination with other floor area bonuses, to exceed 20 percent of the maximum floor area otherwise permitted on the zoning lot where explicitly allowed by a special permit of the Commission;
c. amend ZR Section 92-21 to allow the permitted floor area ratio on a zoning lot partially within the Special Park Improvement District for which a special permit is granted under ZR Section 74-904 to exceed 10.0 FAR; and
d. establish the portions of the Development Site within the new C1-9 and C1-8 districts as a Mandatory Inclusionary Housing ("MIH") area;

3. Zoning special permit pursuant to ZR Section 74-904 to permit a redevelopment of the Development Site predominantly for Use Group 4 non-profit hospital use with up to 1,034,471 square feet of floor area (12.5 FAR);
4. To permit up to 75% of the zoning lot to be programmed with hospital uses;
5. Zoning Authorization pursuant to ZR Section 66-511 to permit, as part of the total proposed 12.5 FAR, a floor area increase of up to 0.5 FAR in connection with improvements to the southbound platform of the 77th Street station of the Lexington Avenue subway line;
6. Zoning Certification pursuant to ZR Section 66-21 for a transit volume easement;
7. Zoning special permit modifying street wall, height, and setback and other bulk regulations; and

WHEREAS the existing development on the block comprises approximately 781,500 gross square feet and approximately 620,500 zoning square feet (FAR 7.5), which is in excess of the allowable zoning floor area under the current zoning (approximately 600,000 zoning square feet); and

WHEREAS the applicant proposes a development (both renovated and new construction) comprising approximately 1,390,000 gross square feet and 1,034,471 zoning square feet (FAR 12.5); and

WHEREAS the applicant claims a desperate need for an expansion of the improvements, but is not seeking to rezone the entirety of the zoning lot, omitting a 20,833 square foot portion of the zoning lot fronting along Park Avenue; and

WHEREAS the applicant's proposed effective FAR of 12.5 is unprecedented for a hospital campus in Manhattan as it exceeds the effective FAR of, at least, the following:

a. St. Luke's Roosevelt / Mt. Sinai West at 424 10th Avenue
b. Mt. Sinai Hospital and 1440 Madison Avenue
c. New York Presbyterian 1176 York Avenue
d. The proposed MSK development and existing campus on Blocks 1461 and 1462
e. The David Koch hospital at 530 West 74th Street (MSK)
f. NYU Langone
g. Bellevue Hospital
h. The VA hospital at 423 East 23rd Street
i. CU Medical Center and Morgan Stanley Children's Hospital; and

WHEREAS the proposed development will feature one of two tower configurations on the Lexington Avenue portion of the site:

A. A tower approximately 200 feet by 180 feet in ground plan and a height of 436 feet with an attached midblock portion on the 76th street side approximately 80 feet by 90 feet and a height of 210 feet; or
B. A tower approximately 200 feet by 180 feet in ground plan and a height of 395 feet with an attached midblock portion on the 76th street side approximately 80 feet by 90 feet and a height of 360 feet; and

WHEREAS the existing hospital has 172 beds in single-bedded rooms and 278 beds in double-occupancy rooms (139 rooms) for a total of 450 beds, and the proposed hospital will have 475 single-bedded rooms (234 square feet each, exclusive of ADA bathroom and nurse's station); and

WHEREAS the proposed development will include an increased number (and size) of Operating Rooms, additional loading bays, interior ambulance bays, and an increase in the size of the Emergency Department which will be located on the Second Floor; and

WHEREAS the hospital will have its main entrance at the corner of 76th Street and Lexington Avenue, and a "Mother and Baby" entrance on Park Avenue; and

WHEREAS the proposal will provide an accessible entry to the Uptown platform of the Lexington Avenue Subway at 77th Street; and

WHEREAS the proposed zoning and proposed bulk for the Lexington Avenue portion of the site creates an imbalance of the floor area distribution across the site although spreading the proposed floor area equally across the site could produce a building about 250 feet tall; and

WHEREAS the proposed tower would be over twice the height of the tallest building permitted under the current zoning on Lexington Avenue, and its footprint, occupying the entire Lexington Avenue blockfront at its full height, is too massive and out of scale with the surrounding neighborhood; and

WHEREAS in order to build the proposed development, the applicant requires not only a change of zoning designation on three quarters of the entire site, but then must obtain permission for modification of height, setback and other bulk controls, selecting the most generous bulk and area regulations while seeking relief from those rules; and.

WHEREAS the massive tower will create a "canyon" shadow effect along Lexington Avenue and both side streets; and

WHEREAS the requested floor area bonus for Transit Improvement does not take into account the absence of accessible access to the Northbound IRT at 77th Street, which is an urgent need at this location; and

WHEREAS no real consideration has been given to the way that many patients arrive at the hospital – via public transportation or by car; and

WHEREAS no drop-off area is proposed, further obstructing traffic on Lexington Avenue, as the entrance to the hospital is located on the corner of Lexington and 76th Street, adjacent to a bus lane; and

WHEREAS the proposed entrance to the "Mother and Baby" hospital with no drop-off area on Park Avenue will also disrupt traffic on Park Avenue; and

WHEREAS the proposal requires ambulances and trucks to enter the hospital but are then forced to back out, twice crossing sidewalks on 77th and 76th Streets and disrupting both pedestrian and vehicular traffic; and

WHEREAS the small increase in hospital beds increases the height of the Lexington Avenue tower by at least one floor; and

WHEREAS the DEIS (Draft Environmental Impact Statement) failed to identify potential impact of this project (transportation, open space, water and sewer infrastructure, and neighborhood character) while identifying impacts that can, under the proposal have no real mitigation; and

WHEREAS despite comments to the contrary made by the applicant, common sense would indicate that a much larger hospital will need more staff to run it, increasing traffic in the immediate area; and

WHEREAS no parking is proposed for this development, despite a current lack of parking on the Upper East Side which may be exacerbated by congestion pricing; and

WHEREAS the proposed construction schedule, a result of maintaining operations at the hospital while it is substantially reconstructed, is too long; and

WHEREAS Saturday and late work permits will be requested throughout the construction period, disrupting normal activities for a generation of East Siders; and

WHEREAS no provisions have been identified for traffic disruption mitigation during construction; and

WHEREAS no provisions for unloading of building materials or possible additional lane closures for construction vehicles have been presented; and

WHEREAS the applicant assumes that construction workers will all arrive by subway or bus which is unrealistic; and

WHEREAS noise and dust and debris are unavoidable with any construction, but the length of construction time anticipated in this development proposal amplifies these issues beyond what is reasonable; and

WHEREAS construction activities on 77th Street will interfere with the arrival of ambulances and the functioning of the Emergency Department throughout the construction period; and

WHEREAS the working conditions within the hospital during construction will likely degrade patient care and at the very least inconvenience staff; and

WHEREAS the proposed decade of construction will upend our dense residential neighborhood: a thriving community filled with schools, houses of worship, small businesses, hotels and institutions cannot survive the noise, pollutants/dust, danger, traffic and overall chaos that will accompany construction of this magnitude; and

WHEREAS the delicate balance of the architecture on the narrowest avenue on the Upper East Side will be upset forever; and

WHEREAS the portion of the development site within the Park Improvement District will not be subject to Mandatory Inclusionary Housing, and could, at a later date, be split off from the proposed development and developed as of right as housing; and

WHEREAS the proposed 12.5 FAR for the Development Site represents the application of every available floor area bonus after a rezoning of the entire site to 10 FAR, increasing the overall size of the project by 250,000 zoning square feet; and

WHEREAS the Community Board acknowledges and agrees with Lenox Hill Hospital that it is in need of modernization and we have no objection to a temporary closing of the hospital during any construction period, to speed up the modernization of the hospital; and

WHEREAS the community has opposed the project through petitions (over 6000 signatures), written testimony for the Community Board Land Use Meeting in March (522 opposed with 164 in favor), and in-person testimony at the March Land Use Meeting (over 100 speakers); and

WHEREAS healthcare equity would indicate that the applicant's resources could be put to better use in other parts of the city which have been described as "Health Care Deserts"; and

THEREFORE, BE IT RESOLVED that this application is **DISAPPROVED** as presented **unless all of the following conditions are met:**

A. Applicant commits to a maximum height of 215' uniformly across the entire zoning lot. No bonus mechanisms will allow any increase in height; and
B. Applicant commits to either, but not both, of the Transit Improvement and Hospital Floor Area Bonuses requested by special permit (pursuant to ZR Section 74-904 and ZR Section 66-51); and
C. Applicant commits to mapping the entirety of the zoning lot within an MIH district; and
D. Applicant commits to an accessible entrance to BOTH Southbound and Northbound platforms of the IRT subway at the 77th Street Station; and
E. Applicant commits to permanent hospital use on the entire zoning lot; and
F. If Applicant sells the Park Avenue frontage for residential development, Applicant will notify the public and commit to allocating 5% of the sales price for transit improvements and other community benefits to be determined; and
G. Applicant commits to provide parking (on-site or new off-site parking locations) to accommodate staff and patients/visitors; and
H. Applicant commits to request NO After Hours Variance Permits in connection with this project without the prior approval of the Community Board.

Please advise our office of any action taken on this matter, and, of course, we remain available to discuss any of the conditions set forth in our resolution and continue a dialogue with the applicant.

Sincerely,

Valerie S. Mason

Valerie S. Mason
Chair

cc: Honorable Kathy Hochul, Governor of New York
Honorable Eric Adams, Mayor of the City of New York
Honorable Jumaane Williams, Public Advocate of the City of New York
Honorable Mark Levine, Manhattan Borough President
Honorable Jerry Nadler, 12th Congressional District Representative
Honorable Liz Krueger, NYS Senator, 28th Senatorial District
Honorable José M. Serrano, NYS Senator, 29th Senatorial District
Honorable Edward Gibbs, NYS Assembly Member 68th Assembly District

Honorable Alex Bores, NYS Assembly Member, 73rd Assembly District
Honorable Rebecca Seawright, NYS Assembly Member 76th Assembly District
Honorable Keith Powers, NYC Council Member, 4th Council District
Honorable Julie Menin, NYC Council Member, 5th Council District
Honorable Diana Ayala, NYC Council Member, 8th Council District
Dr. Daniel J. Baker, President, Lenox Hill Hospital

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Thursday, July 10, 2025 8:36:58 AM

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At a time when hospitals across the country are cutting services or closing altogether, Northwell is taking a different path. They're choosing to invest in healthcare right here in our community—and that's something we should all stand behind.

The truth is, Lenox Hill's facilities are outdated. Many of the buildings are more than 100 years old. Patients, families, and front line healthcare workers have been making do in cramped, aging spaces for far too long. This project will bring the hospital into the 21st century—with single-patient rooms, a state-of-the-art Emergency Department, and modern operating rooms that prioritize safety, dignity, and efficiency.

This transformation isn't just about healthcare—it's about jobs. The const ruction and upgrades will create hundreds of good-paying union jobs, ensuring that skilled local labor is at the center of the rebuild. We know that when union trades are involved, projects are done right—safely, on time, and with respect for workers.

And the impact won't stop there. Local businesses—from coffee shops to hardware stores—will benefit from increased foot traffic and long-term economic growth tied to a stronger, more accessible hospital.

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our neighborhoods. As union members, we want to see projects that uplift working families. This project does both.

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Sincerely,

Michael Anderson
[redacted]
New York , NY 10021

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Monday, July 14, 2025 12:42:47 PM

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Sincerely,

Mr Michael Brandon
[redacted]
Cohutta , GA 30710

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Thursday, July 10, 2025 2:52:44 PM

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Sincerely,

Michael Greene
[redacted]
Sloatsburg , NY 10974

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Monday, July 14, 2025 7:51:22 PM

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Sincerely,

Mr Michael Isaac
[redacted]
WASHINGTONVILLE, NY 10992

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Friday, July 11, 2025 9:39:18 PM

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Sincerely,

Michael Kolenda
[redacted]
Yonkers, NY 10704

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Monday, July 14, 2025 9:47:38 AM

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Sincerely,

Mr Michael Lapolla
[redacted]
Elmsford, NY 10523

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Monday, July 14, 2025 9:42:12 AM

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Sincerely,

Michael Locastro
[redacted]
WESTBURY, NY 11590

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Friday, July 11, 2025 7:33:29 AM

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Sincerely,

Michael Postiglione
[redacted]
Rock Tavern, NY 12575

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Thursday, July 10, 2025 4:14:02 PM

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Sincerely,

Michael Sanchez
[redacted]
Fort Lee , NJ 07024

From: Michael Villalta
To: Land Use Testimony
Subject: [EXTERNAL] Lenox hill redevelopment
Date: Wednesday, July 16, 2025 11:30:20 AM

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I support the Lenox hill redevelopment which will create good paying union jobs and future world leading improved health care. Improved infrastructure, transit and community improvements. Short term inconveniences should not hinder a world class facility that would serve the community and city for generations.
Thank you
Michael Villalta
Local 6a Cement & Concrete workers
Sent from my iPhone

From: Michele Jeffery
To: Land Use Testimony
Subject: [EXTERNAL] Renewing Lenox Hill Hospital
Date: Monday, July 14, 2025 3:45:58 PM

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Dear Council Members:

The proposed renovations proposed for Lenox Hill hospital could not be more critical for the sake of not only the immediate area but also the larger city community that LHH serves every day.

Can you imagine the amount of time it takes to move patients from a room to a space where specific life saving care is available? Single occupancy rooms provide so much of that immediate care without losing valuable time. It is, most assuredly, life-saving.

The residents nearby would ultimately benefit but having the loading dock relocated and the ambulances no longer clogging the streets. Patients would not have to suffer through the indignity of being shuttled into the ER on a gurney for everyone to see not to mention dealing with extreme weather conditions.

The Emergency Dept. needs a total overhaul. Patients are squeezed into tight cubicles affording no privacy for them or their families and caregivers.

A hospital doesn't do this because they feel like it. A hospital proposes these changes because they are necessary. These changes are vital to better patient care and must be approved to proceed.

Thank you for your time and attention.

Michele B. Jeffery
[redacted]

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Friday, July 18, 2025 3:49:18 PM

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Sincerely,

Mick Quigley
[redacted]
Dumont, NJ 07628

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Thursday, July 10, 2025 12:00:50 PM

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Sincerely,

Mr. Michael Tierney
[redacted]
Long Beach, NY 11561

From: Mimi Lamia
To: Land Use Testimony
Subject: [EXTERNAL] Lenox Hill Hospital Proposal
Date: Wednesday, July 16, 2025 8:49:01 AM

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Please consider that this is a vibrant residential community with schools, places of worship and an economic center supporting many small businesses. Please help us maintain it and do not rewrite the existing zoning laws. Doing so would drive residents and businesses away to the detriment of our city. City Council members please honor the will of the community as we would honor the will of your communities.

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Friday, July 11, 2025 9:32:27 AM

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Sincerely,

Narciso Mercado
[redacted]
Bronx, NY 10468

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Northwell"s Proposed Expansion
Date: Friday, July 18, 2025 12:37:21 PM

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To whom it may concern,

I'm starting this email by saying that I'm very pro-development. That said, I very anti-development should a property be grossly out of scale within the context of its surroundings and neighborhood. The Upper East Side where Northwell is proposing a major expansion is significantly flawed for two reasons: 1) The scale of the proposed building is absolutely ridiculous and has no place amidst a residential neighborhood. The height, scope and proposed traffic that this facility will create is borderline absurd. A building of this size has no place here. 2) Healthcare is constantly changing with many services becoming outpatient services or addressed at satellite hospital facilities. Building a monstrosity that may be obsolete in a decade doesn't make sense.

I understand the need to an updated property, but the scale must absolutely be in keeping with the neighborhood. Anything short of that is a great disservice to our wonderful city.

Sincerely,

Neil Helman
[redacted]

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Friday, July 18, 2025 3:04:07 PM

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Dear NYC Council Subcommittee ,

Lenox Hill Hospital has been a lifeline in this city for generations. The plan to renew it is more than a construction project—it's an investment in public health, good union jobs, and the future of our neighborhood.

At a time when hospitals across the country are cutting services or closing altogether, Northwell is taking a different path. They're choosing to invest in healthcare right here in our community—and that's something we should all stand behind.

The truth is, Lenox Hill's facilities are outdated. Many of the buildings are more than 100 years old. Patients, families, and front line healthcare workers have been making do in cramped, aging spaces for far too long. This project will bring the hospital into the 21st century—with single-patient rooms, a state-of-the-art Emergency Department, and modern operating rooms that prioritize safety, dignity, and efficiency.

This transformation isn't just about healthcare—it's about jobs. The const ruction and upgrades will create hundreds of good-paying union jobs, ensuring that skilled local labor is at the center of the rebuild. We know that when union trades are involved, projects are done right—safely, on time, and with respect for workers.

And the impact won't stop there. Local businesses—from coffee shops to hardware stores—will benefit from increased foot traffic and long-term economic growth tied to a stronger, more accessible hospital.

As community members, we want to see thoughtful development that serves

our neighborhoods. As union members, we want to see projects that uplift working families. This project does both.

This is our chance to come together—to support a project that delivers for patients, for workers, and for the people who call this community home. Let's build the future of Lenox Hill—with union labor, community input, and a shared vision for a healthier, stronger New York.

Sincerely,

Nikolaos Davanis
[redacted]
Astoria, NY 11103

From: nicola grant
To: Land Use Testimony
Subject: [EXTERNAL] Please stop this horrendous expansion of Northwell Hospital
Date: Wednesday, July 16, 2025 7:37:28 AM

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Why do we need another skyscraper in this charming upper east side residential area , they should renovate and upgrade within the existing code , there is a reason for building code restrictions and this is why we have them and why they should be followed .
I have been writing to object to this monstrous proposal for months as have many other local residents and each time there is a hearing we have to object anew , is this designed to wear us out ?
Please find the many other letters that have been written against this
thank you
we do NOT need a huge hospital on the upper east side we are well served by Mt Sinaii and Weill Cornell , this is greed pure and simple
Nicky Grant

From: Patricia Raciti
To: Land Use Testimony
Subject: [EXTERNAL] LETTER IN OPPOSITION to Northwell's Proposal for Lenox Hill Hospital
Date: Tuesday, July 15, 2025 10:23:30 AM

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Dear Esteemed Government Officials,

I am writing as a deeply concerned and distressed member of the Upper East Side community who will be directly impacted by the proposed Lenox Hill Hospital renovation. But more importantly, I write as a New Yorker alarmed by what I see as a glaring example of corporate interests overwhelming the public's well-being in one of the world's most densely populated cities. This was evidenced by the utterly shocking of the City Planning Commission unanimous vote to approve the Northwell application for Lenox Hill Hospital - with no modifications after HOURS of concerns by the community.

I have closely followed Lenox Hill's expansion plans, and at their core, they represent an attempt to rewrite established laws, not for the benefit of the community, but purely for the financial gain of Lenox Hill Hospital. This plan disregards the needs of the local population and, more significantly, fails to take a holistic approach to healthcare in Manhattan and the other boroughs. The hospital's proposal, dressed up as an effort to "enhance healthcare for the community," is nothing more than an effort to bypass regulations and maximize profit on a plot of land that was never intended to support a building of such enormous scale, and in the process, does nothing to address the city's pressing healthcare disparities. It also fuels a troubling pattern of "one-upmanship" among hospitals on the Upper East Side, as seen in MSKCC's proposal to build a massive tower on York Avenue. These projects, focused on scale and prestige rather than addressing community needs, are turning our neighborhoods into a battleground for corporate healthcare giants—leaving residents to bear the costs.

Let us take a closer look at how the proposed hospital expansion will truly "benefit the local community," especially its underserved members.

The plan includes a sprawling obstetrics/labor & delivery center. This is puzzling, given that Lenox Hill's maternity ward is already highly regarded. In 2024, the hospital earned a four-ribbon rating—nearly the highest possible— for its maternity services. What problem does a larger facility with private rooms actually solve? The reality is, it doesn't improve the care for expectant mothers—it merely intensifies competition with the newly built Alexandra Cohen Hospital for Women at NYP, a 246,500-square-foot facility that received a five-ribbon rating. In a recent statement, long-time doula and educator Bonu deCaires succinctly captured the issue: "With this new hospital, the competition is going to be all about how much hospitals can make themselves like hotels," she said. "Are there private rooms? What is the food like? How plush is it? But what really matters is the care that you receive, not the thread count." Lenox Hill officials claim this expansion won't increase patient costs, but that is patently untrue. Insurance companies will either be forced to pay more to Lenox Hill or, in a worst-case scenario, patients themselves will bear the financial burden. In either scenario, the primary winner is Northwell Health—not the patients who are supposed to benefit from these changes. The luxury of private rooms, perched at the top of their new tower with Central Park views, will no doubt attract wealthier patients, but this business model has little to do with improving health outcomes for the greater community. In fact, one must wonder which celebrity birth at Lenox Hill will take precedence over the care of other patients,

further disrupting services for the surrounding community—a pattern Lenox Hill has already demonstrated.

Another troubling aspect of the proposal is the planned state-of-the-art neurosurgery suite. While primary care and pediatrics are desperately needed, neurosurgery seems an odd priority. However, a closer look reveals the financial incentives at play. According to a Merritt Hawkins Revenue Survey, neurosurgeons generate up to five times their salary in revenue for the hospital. “On average, a neurosurgeon generates more revenue for a hospital than all other specialties but invasive cardiology and orthopedic surgery. According to Irving-based physician recruitment firm Merritt Hawkins, a single neurosurgeon produced his or her hospital an average revenue of $2.45 million in 2015” (reference). With neurosurgery generating more revenue than most other specialties, it is clear why this specialty is a focus. But does Manhattan really need another top-tier neurosurgery center? Fortunately, we already have three of the top 10 neurosurgery hospitals in the world—none of which are Lenox Hill.

Now let’s address how the construction itself will impact the local community. The disruption caused by this project will be felt by residents and visitors alike. Any patient attempting to reach the hospital—especially in an emergency—will face significant obstacles, and the chaos may last well beyond the projected 10+ years of construction. Lenox Hill has proposed upgrades to the nearby subway entrance at 76th Street, which, while beneficial in the long term, will only add to the congestion and gridlock during the construction phase. The reality is, these upgrades would exacerbate traffic during hospital construction, especially for workers, patients, and emergency vehicles, leading to even more chaos along already congested streets.

Lexington Avenue, which is just two lanes wide (with one lane dedicated to buses), and the narrow one-way streets at 76th and 77th Streets will struggle to handle the surge of vehicles—from patient visitors, Uber/taxi services, public transit, and deliveries—once the expanded hospital is built. The area is already overburdened with hospitals, including Cornell, MSKCC, HSS, and Mount Sinai. The impact of this construction and eventual expansion will be unbearable, with the ongoing burden of traffic, waste disposal, and noise. Remember, during the pandemic, Lenox Hill even parked a mobile morgue on 76th Street, shutting down the street for nearly a year.

Lenox Hill also plans to convert all existing double rooms into private, single-occupancy rooms. While there may be a valid argument for modernizing rooms, the proposed size of the single rooms far exceeds code requirements (code 467.4.1, reference), raising a troubling question: why request rooms that are large enough to accommodate two patients? This move isn’t about providing better care; it’s about giving Lenox Hill the ability to later convert these large rooms back into double rooms—maximizing revenue at the expense of the community and ultimately crowding an already saturated healthcare neighborhood.

Finally, we must also ask why Lenox Hill insists on remaining in such a high-income area. Under **EMTALA**—a federal law requiring hospitals to treat all emergency patients regardless of ability to pay—locating in a wealthy neighborhood helps hospitals minimize the number of uninsured patients they must treat. In short, by staying put, Lenox Hill can continue maximizing revenue while limiting its share of uncompensated care. This is not about serving local need—it’s about shielding profits

Lenox Hill insists it wants to serve the “local community,” but if that were truly the case, they would focus on providing more holistic care, not just expanding maternity services and neurosurgery. If they were truly dedicated to serving Queens or Long Island, they could build hospitals in those areas instead of capitalizing on the Upper East Side's "high-end" reputation to attract wealthier patients from outside the city.

Given all of these considerations, one must ask: why would officials approve such a plan? Is it because Northwell Health is a major employer in the state? Because the project includes subway upgrades that the city cannot afford? Or perhaps because it will attract

wealthy, insured patients? The truth is, no one has offered a better vision for the area—until now.

True city planning should not begin with corporate interests. Despite what Lenox Hill claims, their primary concern is profit, not the health of the public. What we need is a bold, visionary plan that prioritizes the health and well-being of New Yorkers, independent of corporate agendas. The plan, the vision—they come first--independent of corporate input, and *then* city leaders convince corporations to make concessions that follow the vision (one such example here). It's time to move beyond the corporate playbook and envision a healthcare system that genuinely serves all New Yorkers.

What does this vision look like? Let me lay out a step by step plan:

1. Lenox Hill Hospital should sell its plot to a developer that will create apartments —both in keep with the local area and and with subsidized housing **that complies with the existing building codes**. This will allow LHH to raise the necessary funds to build a large state of the art facility in an area that needs a hospital of the size that LHH wants to build
2. Use vacant land already *designated for hospital use* in an area sich Hudson Yards, transforming into Hudson Yards Hospital. Northwell would be happy to be located in the heart of a burgeoning biotech/pharma corridor; would be happy to be able to be located in an area where EMTALA is equally favorable; and would be happy to be the only hospital in Manhattan drawing from all of NJ (other than Columbia). City planner should be happy that it would serve a broader swath of New Yorkers, meeting healthcare needs that are sorely lacking on the west side since the closure of St. Vincent's. The location, with its proximity to the Lincoln Tunnel, the Javits Center, and the Hudson River, would not only serve local residents but also provide critical emergency care for the many events and gatherings in the area.

All government officials must ask themselves: if I had a heart attack on the Upper East Side, and Lenox Hill Hospital *didn't* exist, I would go to one of many other hospitals within blocks and have good chances of surviving…But what if I lived *anywhere* on the west side of Manhattan between Wall Street and 140thStreets? This lack of medical care on the west side, near many of our cities highest risk locations, makes us ALL LESS SAFE.

I leave you with this quotation from a research paper in Nature Urban Sustainability (26 (2021), Pearsall *et al*.), on infrastructure in urban and rural systems. Though ostensibly about the rural-urban divide, within it there is a lesson in urban planning:

"Decisions on how to build infrastructure are made on the basis of technical and engineering considerations. While these decisions involve mostly policymakers and professionals, they in turn reflect existing economic and political structures and interests and can shape or exacerbate social and racial inequities and historical biases, which can contribute to health disparities[12,13,14,15]. By political, we are referring to "the contestations, collaborations, and negotiations through which collectives govern their everyday affairs"[16] (p 527). Such a blend of political and technical considerations influences who benefits from or bears the costs of infrastructural development, who participates in decision-making, and how stakeholder participation affects the short- and long-term trade-offs of infrastructure.

We argue that the development and management of sustainable urban infrastructure must focus on interactions across urban–rural systems to ensure that the benefits and burdens of different types of infrastructure are equitably distributed, including across distant constituencies and environments. For this purpose, it is necessary to understand how decisions about infrastructure systems are made at different levels, who participates and in what position, as well as the extent to which normative decisions consider trade-offs and disparities in health and well-being across as well as within urban and rural places. We call for a transdisciplinary research agenda that addresses the following four points, with an

explicit focus on urban-rural systems: (1) How trade-offs and synergies between services that are provided by infrastructure impact health and well-being, (2) How decisions are made about the short- and long-term trade-offs created by infrastructure, (3) How different institutional arrangements that govern the appropriation and provisioning of infrastructure systems interact, either aligning or conflicting across jurisdictions, and (4) How governance, including planning, development, and management, can facilitate or constrain effective co-production of knowledge for sustainable infrastructure across diverse places and communities"

Lenox Hill's true motivation is clear: it wants to expand its customer base, not its commitment to the public health of New Yorkers. We cannot expect them to prioritize the city's healthcare needs, nor can we rely on them to consider the long-term effects of their construction plans. As New Yorkers, we must demand more from our elected officials. It's time for a new approach—one that serves the health of all New Yorkers, not just the financial interests of a corporate giant.

From: Patricia Ward
To: Land Use Testimony
Cc: Riley, Kevin
Subject: [EXTERNAL] Lenox Hill Hospital Project
Date: Wednesday, July 16, 2025 2:05:58 PM

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I am extremely opposed to the Lenox Hill Project as is being considered for approval…opposed both to the extended and extreme impact that. the very long construction project will have on our community and the extremely inappropriate and unnecessary building/s that will be the result when it would be completed.
During COVID, LHH put its own barricade at the Park Avenue corner of E 76 Street so that only their own staff could bring vehicles down our block, and today they still use their barricade when it suits them. They have had a large dumpster on our block 24 hours per day for years. They have no respect for the community or the residents.
The new building will be inappropriate and terribly oversized and over height for the community and of questionable value/improvement to the community since the number of beds will not be increased in any way as much as would be the scale of the building. I would also note that the East Side is the part of NYC with one of the largest…if not the largest …number of hospital beds per capita, given the presence of MtSinai, NYPresbyterian Cornell, HSS and Memorial Sloan Kettering….and NYU Medical Center not that far away in the East 30's. There are areas of the city in greater need for their beds…and where the scale of their project would be less out of keeping with the area's current building scale.
Please disapprove the Project….It would then bring them back for a more realistic and appropriate proposal and/or get them to focus some of their sights on areas in greater need…or both.
Thank you
Patricia H Ward
[redacted]

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Friday, July 11, 2025 6:14:20 PM

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Dear NYC Council Subcommittee ,

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At a time when hospitals across the country are cutting services or closing altogether, Northwell is taking a different path. They're choosing to invest in healthcare right here in our community—and that's something we should all stand behind.

The truth is, Lenox Hill's facilities are outdated. Many of the buildings are more than 100 years old. Patients, families, and front line healthcare workers have been making do in cramped, aging spaces for far too long. This project will bring the hospital into the 21st century—with single-patient rooms, a state-of-the-art Emergency Department, and modern operating rooms that prioritize safety, dignity, and efficiency.

This transformation isn't just about healthcare—it's about jobs. The const ruction and upgrades will create hundreds of good-paying union jobs, ensuring that skilled local labor is at the center of the rebuild. We know that when union trades are involved, projects are done right—safely, on time, and with respect for workers.

And the impact won't stop there. Local businesses—from coffee shops to hardware stores—will benefit from increased foot traffic and long-term economic growth tied to a stronger, more accessible hospital.

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our neighborhoods. As union members, we want to see projects that uplift working families. This project does both.

This is our chance to come together—to support a project that delivers for patients, for workers, and for the people who call this community home. Let's build the future of Lenox Hill—with union labor, community input, and a shared vision for a healthier, stronger New York.

Sincerely,

Patrick Tomaselli
[redacted]
Warwick, NY 10990

From: Paul Nowierski
To: Land Use Testimony
Subject: [EXTERNAL] Lenox Hill Hospital Renewal Project- In Favor
Date: Friday, July 18, 2025 9:12:50 PM

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Dear Chair Salamanca and Members of the Land Use Committee

I would like to register my support for the rebuild of Lenox Hill Hospital

I am the Senior Director of Pharmacy Services responsible for the main Lenox Hill Hospital campus, the midtown MEETH campus of Lenox Hill Hospital, and the Northwell Greenwich Village Hospital @ 30 7ave ave at 13st.
I have been the Director at the main campus since December 2002.
Over the past 22 years healthcare has dramatically changed for the better.
Patients no longer stay in hospital 10 plus days and the paper processes are long gone. But with the growing need to keep patients in hospitals for shorter lengths of time, technologies have grown, as has the number of healthcare providers to deliver optimal care and reduce length of stay..

The pharmacy i oversee has grown in number from 35 employees to 70 but my space to keep them has not. Standards for IV compounding has changed requiring me to retrofit my pharmacy with IV Cleanrooms for both Hazardous and non hazardous drugs. Hazardous storage rooms with negative pressure needed to be added to safeguard staff from these substances. Personal protective equipment needs to be available for all staff to safeguard them while compounding these agents. This all takes space and again requires the use of the same space i first started with.
Many newer drugs developed over the years has increased the needs for refrigeration / freezer expansion. In our pharmacy we have grown from 3 x 25cu ft to 12 by 25 cu ft units. Further crowding the space in the pharmacy but also expanding the local needs on every nursing unit
Technology growth may not sound like it needs space just in a cloud, but that cloud then services equipment in each nursing unit,& OR. We have added over 100 such cabinets each taking 5 sq ft of floor space plus another 5 sq ft per unit as safe operating space for nurses and doctors. This technology moves drugs to where patients exist reducing time to dose improving patient care and reducing length of stay.
I have been involved in designing appropriate pharmacy space needs that optimizes space, recognizing a changing medical landscape, and appreciates pharmacy roles in improving patient outcomes.

My staff has served the upper east side for my 22 years, and have slept in during snowstorms/blizzards, hurricane, and pandemic. We stood on the street during Sandy receiving patients from other hospitals and tending to their medication needs. I can't adequately express their services provided during 2020. We have always cared for whomever enters our doors trying to deliver the best pharmaceutical care.

We welcome a rebuild of Lenox Hill Hospital that brings us the space we need to replace the loss of space i have described, and position us for the generation to come.

Please help us continue to do the best care we can , and approve this rebuild of this landmark hospital in New York City to lead the care of an expanding upper east side population into the next generation of patients.

I apologize for not attending in person, as I did in the first council meeting, as I was actually a patient in this great hospital.

Sincerely,

Paul T Nowierski
Senior Director, Pharmacy
Lenox Hill Hospital
Manhattan Eye Ear & Throat Hospital
Northwell Greenwich Village Hospital

From: ra potasznik
To: Land Use Testimony
Subject: [EXTERNAL] Oppose Lennox Hill Hospital proposed development
Date: Wednesday, July 9, 2025 7:01:52 PM

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Dear Hon. Council Members:

The proposed development project of Lenox Hill Hospital was opposed by the CB8 after multiple meetings & hearings where it was determined that the proposed development would negatively impact the community due to its height and massive construction in an already overly dense area. Exceptions to zoning regulations are not warranted in an area already disproportionately hospital abundant where so many other areas of the City have little or no hospital services.

Living in close proximity to the proposed development where there is massive construction projects on practically every corner this does not help or benefit the health & well being of the community.

I hope that you will seriously consider the negative impacts that this project will have and that exceptions to zoning regulations should only be taken where absolutely necessary. This is not that case.

Thank you for your antiquated consideration of the health & well being of our community and its vocal opposition to the proposal.

Sincerely,

Rachel Potasznik
[redacted]
NY NY 10075

From:	Ralph Kaslick
To:	Land Use Testimony
Cc:	Riley, Kevin; Abreu, Shaun; Carr, David; Hanks, Kamillah; District21; District9; Schulman, Lynn
Subject:	[EXTERNAL] Northwell Lenox Hill Hospital Application
Date:	Thursday, July 17, 2025 3:16:20 PM

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I strongly urge you to reject Lenox Hill Hospital's application unless all of the modifications recommended by Community Board 8 and by Liz Krueger, my 28th State Senate District Representative (in her letter to Mark Levine of May 14th) are made.

Dr. Ralph S. Kaslick
[redacted]
New York, N.Y. 10021

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Monday, July 14, 2025 9:44:24 AM

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Dear NYC Council Subcommittee ,

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At a time when hospitals across the country are cutting services or closing altogether, Northwell is taking a different path. They're choosing to invest in healthcare right here in our community—and that's something we should all stand behind.

The truth is, Lenox Hill's facilities are outdated. Many of the buildings are more than 100 years old. Patients, families, and front line healthcare workers have been making do in cramped, aging spaces for far too long. This project will bring the hospital into the 21st century—with single-patient rooms, a state-of-the-art Emergency Department, and modern operating rooms that prioritize safety, dignity, and efficiency.

This transformation isn't just about healthcare—it's about jobs. The const ruction and upgrades will create hundreds of good-paying union jobs, ensuring that skilled local labor is at the center of the rebuild. We know that when union trades are involved, projects are done right—safely, on time, and with respect for workers.

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This is our chance to come together—to support a project that delivers for patients, for workers, and for the people who call this community home. Let's build the future of Lenox Hill—with union labor, community input, and a shared vision for a healthier, stronger New York.

Sincerely,

Mr Ramanand Ramnauth
[redacted]
Plainview , NY 11803

From: r[redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Saturday, July 12, 2025 2:20:50 PM

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Sincerely,

Richard Andrade
[redacted]
Spring Valley , NY 10977

From: Richard Campen
To: Land Use Testimony
Subject: [EXTERNAL] Northwell"s Proposal for Lenox Hill Hospital
Date: Saturday, July 19, 2025 11:41:41 AM

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To All Council Members,

As a resident who lives four blocks away from Lenox Hill Hospital located at Lex. and 76-77 streets, I have watched Northwell Health's arrogant disinclination to engage with the community about the best way to modernize the hospital while, at the same time, not addressing the negative impacts of their proposal for a 436 ft or 395 ft high tower taking 10 years to build will have on our neighborhood. That a **mid-town like tower** in height and mass is justified because of a need to modernize the present hospital should **not have been a given starting point** when Northwell introduced its zoning change proposal in 2019 and then stood firm without any interaction with the Community Board these last 5 and a half years.

The City Council should deny the request for the zoning change and indicate to Northwell that they should go back to the drawing boards and consider other ways to modernize such as limiting the scope of services they plan to upgrade at Lenox Hill. Does the Upper East Side community that Northwell serves really need a "modernized" hospital that offers all services when there are more clinics and hospitals already in this part of town and when other parts of Manhattan and other boroughs are underserved?

I urge you to vote to reject Northwell's application for a variance at the Lenox Hill Hospital site.

Richard Campen

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Wednesday, July 16, 2025 4:40:31 AM

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our neighborhoods. As union members, we want to see projects that uplift working families. This project does both.

This is our chance to come together—to support a project that delivers for patients, for workers, and for the people who call this community home. Let's build the future of Lenox Hill—with union labor, community input, and a shared vision for a healthier, stronger New York.

Sincerely,

Richard Vilk
[redacted]
Shirley, NY 11967

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Friday, July 11, 2025 3:49:11 PM

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Dear NYC Council Subcommittee ,

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Sincerely,

Robert Akes
[redacted]
Wall Township , NJ 07719

From:	Bob Hoguet
To:	Land Use Testimony; Riley, Kevin; Abreu, Shaun; Carr, David; Hanks, Kamillah; District21; District9; Schulman, Lynn
Subject:	[EXTERNAL] Lenox Hill Hospital Zoning Request
Date:	Tuesday, July 15, 2025 4:24:47 PM

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Dear City Council Members:

I write as a near neighbor of Lenox Hill Hospital to ask you to vote NO on Northwell's current application for zoning variances at the hospital's site.

If it so chose, Northwell could modernize Lenox Hill Hospital, and yet stay within, or close to, its current zoning envelope. It could also dramatically shorten the construction period.

Instead, Northwell wants to build a "Megopital" on the site. In so doing, Northwell is demanding that Lenox Hill's neighbors live with the intrusion of a massive, block long monolithic tower that will loom over our homes and neighborhood. Northwell is also demanding that the construction period be extended to suit its convenience, a demand which, if satisfied, would require our neighborhood live with the disturbance of demolition and construction for a decade or more. The Colosseum, the Eiffel Tower, and the Freedom Tower were each built in less time!

Most galling is the reality that the Upper East Side does not need a facility of the size and scope that Northwell desires. Our neighborhood is well served by several other first-class hospitals; other residential areas of the city much less so.

As the past five years of controversy have demonstrated, our community is overwhelmingly opposed to Northwell's current plan, largely for the above reasons

Northwell should either modify its plans for Lenox Hill Hospital to conform

with, or come close to, the current zoning envelope, or take its ambitious plans to another area of the City where a facility of the scale it proposes is needed and can be built with few or no zoning modifications.

Thank you for your attention.

Sincerely,

Robert Hoguet
[redacted]

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Monday, July 14, 2025 4:37:06 PM

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Sincerely,

Ross Flanagan
[redacted]
Stony Brook , NY 11790

From: Ruth Hoffman
To: Land Use Testimony
Subject: [EXTERNAL] Oppose the Northwell Lenox Hill Tower
Date: Wednesday, July 16, 2025 11:46:40 AM

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Living at [redacted], I can testify we are all ready compromised with their oversize building on Third Avenue and East 77th Street.

NO MORE in this quite little neighborhood!

RCH

From: Ruth Silverman
To: Land Use Testimony
Subject: [EXTERNAL] LHH
Date: Monday, July 14, 2025 12:17:41 PM

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A necessity for our neighborhood in all that it supplies.
As a member of the Auxiliary and a patient and a worker in Pet Therapy I am so familiar with this hospital and all that it supplies to our community this is a necessity for
Good, better and best healthcare

Most sincerely,

Ruth Silverman

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Thursday, July 10, 2025 4:11:36 PM

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Sincerely,

Mr. Salvatore Toscano
[redacted]
Staten Island, NY 10308

From:	Sarah Gallagher
To:	Land Use Testimony
Subject:	[EXTERNAL] Lenox Hill Hospital Expansions
Date:	Friday, July 11, 2025 9:57:17 PM

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Ladies/Gentlemen:

Hard to believe you'd so easily bend to the will of the institutions now engaged in what some of us have come to call "The Great Hospital Expansion Race"...

Bad enough on York Ave... But on 70th?

Think again,

Sarah Gallagher

From: [redacted]g
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Friday, July 11, 2025 8:44:45 AM

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Sincerely,

Scott Brydges
[redacted]
Sanborn, NY 14132

From: Scott Irwin
To: Land Use Testimony
Subject: [EXTERNAL] Oppose Northwellmproject
Date: Friday, July 18, 2025 5:18:03 PM

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I oppose this project. I don't mind the construction but the size, scale and pathetic are not appropriate for the neighborhood. The needs should be met on another way.

Scott Irwin
[redacted]

Sent from my iPhone

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Thursday, July 10, 2025 9:38:44 AM

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Sincerely,

Mr. Sean Martin
[redacted]
Douglaston, NY 11362

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Friday, July 18, 2025 6:25:53 AM

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Sincerely,

Sean O'Connell
[redacted]
Miller Place, NY 11764

LIZ KRUEGER
SENATOR, 28TH DISTRICT

ALBANY OFFICE
STATE CAPITOL BUILDING
ROOM 416
ALBANY, NEW YORK 12247
(518) 455-2297
FAX (518) 426-6874

DISTRICT OFFICE
211 EAST 43RD STREET, STE. 2000
NEW YORK, NEW YORK 10017
(212) 490-9535
FAX (212) 499-2558

E-MAIL
LKRUEGER@NYSENATE.GOV

NEW YORK
STATE
SENATE
ALBANY, NEW YORK 12247

CHAIR, MAJORITY MEMBER
FINANCE

COMMITTEES:
RULES
BUDGET & REVENUE

Testimony of Senator Liz Krueger
Before the New York City Council Subcommittee on Zoning and Franchises
Regarding Lenox Hill Hospital's Application to Modernize and Expand the Hospital Facility
July 16, 2025

My name is Liz Krueger and I am the State Senator representing the 28th State Senate District, which includes the Upper East Side, Midtown, Roosevelt Island, and Lenox Hill neighborhoods of Manhattan, the latter of which is the subject of the proposed zoning changes. I appreciate this opportunity to comment on Lenox Hill Hospital's application to rezone its site to upgrade the hospital facilities and add patient rooms.

I join Community Board 8, Committee to Protect Our Lenox Hill Neighborhood, Inc., Friends of the Upper East Side Historic Districts, the New York Landmarks Conservancy, Carnegie Hill Neighbors, CIVITAS, and thousands of community members in strongly urging the New York City Council to reject Lenox Hill Hospital's application unless all of the modifications recommended by Community Board 8 are made. Due to the extensive scope of the proposed hospital expansion project under Envelope 1 or Envelope 2, there are significant impacts to the community and to city hospital infrastructure that must be considered when evaluating the rezoning application before the New York City Council.

I am proud to have included in my district the incredibly talented and dedicated members of Community Board 8, in whose boundaries this rezoning is being proposed. The board worked diligently to analyze and assess this rezoning proposal, including Envelopes 1 and 2, since it was first proposed in 2019, which has included holding public meetings and considering testimony from hundreds of community members and stakeholder groups. With a unique understanding of the character of the neighborhood, as well as of the district that is home to multiple hospital facilities, the determination of the board to disapprove the zoning application as presented should carry significant weight in the Uniform Land Use Review Procedure (ULURP) process.

The zoning application would authorize a protracted hospital expansion project that proposes to modernize and enlarge Lenox Hill Hospital far beyond what is permitted under current zoning. My opposition to this zoning application does not reflect the integral role that Lenox Hill Hospital has served for decades, providing critical hospital care to New Yorkers and working tirelessly during the Coronavirus pandemic. The hospital has provided care in its current location since approximately 1905 and under the name of Lenox Hill Hospital since 1918. I appreciate the need for renovation in order to meet current standards of healthcare delivery, as well as Northwell Health's participation in meetings

with community members. However, in spite of hearing extensive and detailed concerns about the duration and impacts of the expansion project under Envelope 1 and Envelope 2, the modifications that have been made to the project fail to address the concerns of community members. Furthermore, adoption of this expansive proposal is not justified and could have detrimental implications to city hospital infrastructure. Below, I highlight some of my primary concerns about the proposed hospital expansion project.

Scope of the Hospital Expansion Project

The Lenox Hill Hospital expansion project is extensive, in that it aims to upgrade the hospital's emergency department, surgical suites, clinical spaces, and patient rooms, as well as make additional renovations to the ambulance bay and maternity unit. Envelopes 1 and 2 would both involve prolonged periods of construction during and outside of business hours, as well as adding an uncharacteristically and excessively high tower, as per community zoning standards, to the current hospital facility. As Community Board 8 concluded in its resolution, the applicant's proposed FAR of 12.5 is unprecedented for a hospital campus in Manhattan.

The plan to upgrade patient rooms warrants particularly close scrutiny, as the size of the upgraded patient rooms significantly impacts the scope of the expansion project. The full complement of single- and double-bedded patient rooms would be modified, resulting in 475 larger sized single-patient rooms, all of which could be converted to critical care units. Although Lenox Hill Hospital would only gain 25 additional hospital beds, authorization to upzone has been requested to accommodate the additional space needed for these larger single-patient rooms.

Northwell Health representatives have stressed the need to make these renovations so that Lenox Hill Hospital will meet industry standards. There is overall consensus and support for necessary upgrades being made to the hospital's emergency department, surgical suites, and clinical spaces, as well as moderate patient room modifications. However, the plan for patient room transformation goes beyond what industry standards require.

The most recently available *Facility Guidelines Institute's (FGI) Guidelines for Design and Construction of Health Care Facilities* provides recommended dimensions for two types of single-bedded rooms: single-patient rooms and patient/family-centered care rooms. While both types of patient rooms are single-bedded, patient/family centered care rooms are notably larger. Recommended dimensions are also provided for intermediate care units (ICUs) and critical care units, the latter of which are larger in size. Based on my understanding from review of the guidelines and consultation with public health experts, the upgraded patient room size under the Lenox Hill Hospital expansion plan would be close to the maximum recommended size for single-bedded and critical care units.

Based on the high volume of hospital beds and low patient-to-bed ratio on the Upper East Side, the plan to upgrade all patient rooms to meet recommendations for patient/family-centered care rooms and critical care units is ambitious but may also be viewed as extravagant and unwarranted. The *Facility Guidelines Institute's (FGI) Guidelines for Design and Construction of Health Care Facilities* provides standards for the size of patient rooms, but my understanding is that industry standards do not predicate that all patient rooms must be single bedded and convertible to critical care units. Furthermore, Northwell Health faces undertaking a massive construction project at a time when the costs of construction are significantly inflated due to tariffs on steel and aluminum. As reported by Crain's New York Business on July 10th[1], the new federal landscape will likely require health care systems to scale back on expansion projects. Lenox Hill Hospital should reconsider this aspect of the

[1] Geringer-Sameth, Ethan. "Hospitals slash jobs, stall growth amid Trump cuts." Crain's New York Business, 10 July 2025, https://www.crainsnewyork.com/health-pulse/new-york-hospitals-downsize-under-federal-pressure.

proposed expansion project and opt for a more moderate patient room configuration.

How Would the Hospital Expansion Project Improve Health Equity?

The purpose of the ULURP process is to provide a standardized and transparent review process for important land use decisions. In the case of this application, at a time when health equity is an issue of significant concern, and because Northwell Health seeks rezoning authorization to undertake an extensive hospital expansion project that would be detrimental to the Lenox Hill community, as well as impact city hospital infrastructure, it is imperative to consider whether the requested land use would improve health equity in New York City.

New York City is home to world-renowned, highly-respected hospitals that excel in providing emergency, surgical, OB-GYN, and specialized health care services. Yet, there are millions of residents of New York City who have inequitable access to hospital care due to where they live or their health insurance. Health inequities are further exacerbated by the current state of our citywide hospital infrastructure; namely, that as a result of hospital consolidation, closures, and bed de-certifications, there is a citywide shortage of hospital beds. Although we are fortunate to have quality hospitals, there are gross disparities in where hospitals are situated throughout the five boroughs, which is due in part to hospital closures. A prime example of this exists in my district, where there is a conglomeration of community and specialty hospitals located on the Upper East Side, while there are individuals and families living throughout the city who must travel long distances to receive the hospital care they need.

We need more hospital beds in New York City, but not on the Upper East Side, which has the lowest patient-to-bed ratios in the city. There are shortages of hospital care in Brooklyn, Queens, and the Bronx, and the recent closure of Mount Sinai Beth Israel left residents of the Lower East Side of Manhattan and parts of Brooklyn without a full service hospital in their communities. Under these circumstances, the scope and duration of this rezoning application cannot be justified. The hospital expansion project will not address a critical unmet public health need on the Upper East Side or make needed hospital services more accessible. Ultimately, upgraded patient rooms would increase the costs and decrease accessibility of receiving inpatient services at Lenox Hill Hospital for uninsured and underinsured New Yorkers.

I do support necessary upgrades being made to the hospital's emergency department, surgical suites, and clinical spaces, as well as moderate patient room upgrades that would adequately decrease the construction period and keep Lenox Hill Hospital within the zoning limits recommended by Community Board 8.

Impacts of a Protracted Hospital Expansion Project Timeline

Under Envelope 1 or 2, the Lenox Hill Hospital expansion project would have a minimum duration of at least nine years. Such a prolonged project timeline would be highly disruptive to the community and could have implications for citywide hospital infrastructure.

Community members surrounding Lenox Hill Hospital have voiced strong opposition to the hospital expansion project, as devised under Envelopes 1 and 2, based on concerns about the impacts of such a prolonged project timeline on residents and businesses in the community. Some of these include: prolonged noise pollution, including outside of usual permit work hours, caused by project construction, air pollution due to dust and debris from construction, traffic congestion, loss of natural light, and loss of revenue for local businesses.

The concerns about protracted community disruption have been voiced throughout the ULURP

process by Community Board 8, the Manhattan Borough President, and the City Planning Commission. Votes on the expansion project were accompanied by consistent calls for Lenox Hill Hospital to decrease the size of the expansion project and shorten the construction timeline. I strongly urge the New York City Council to act on these recommendations and require a reasonable reduction in the scope of the hospital expansion that will result in a meaningful curtailment of the project construction period, while still allowing for necessary hospital modernization.

We learned many lessons from the COVID-19 pandemic, including the crucial role of hospitals in treating large volumes of patients, and the importance of their ability to quickly implement hospital surge protocols. Even the Hospital for Special Surgery treated Coronavirus patients, and the former Mount Sinai Beth Israel Hospital, which had been providing inpatient care to a lower daily patient census, opened up beds out of necessity. Furthermore, it became necessary to direct all hospitals in the State to increase their bed capacity by 25%. Should another pandemic or epidemic strike, such as influenza A subtype H5N1 or measles, a protracted project timeline could compromise NYC hospital infrastructure, decreasing citywide hospital capacity to treat a large scale of infected patients, in addition to patients with other health issues. Even though Lenox Hill Hospital would remain open, prolonged work on patient rooms and surgical suites would reduce hospital capacity for a concerning period of time.

We must also consider the current status of hospital capacity in New York City and the looming cuts in federal funding when evaluating the appropriateness of the rezoning application and project timeline at hand. Since the COVID-19 public health emergency expired, there have been reports of long waiting periods to be seen at most hospital Emergency Departments and to be admitted, as well as high inpatient occupancy rates. Even though Lenox Hill Hospital's inpatient occupancy rates have been trending lower than rates of other Manhattan hospitals, when one hospital's bed capacity decreases, this causes the inpatient occupancy rates of other hospitals to increase, especially for those hospitals that are in closer vicinity. Most recently, Bellevue and NYU Langone have experienced increases in Emergency Department visits as a result of Mount Sinai Beth Israel closing.

Furthermore, hospital associations and think tanks nationwide, including in New York, are raising the alarm regarding the implications of the federal funding cuts included in H.R.1 for hospitals, particularly safety nets and other hospitals that are fiscally vulnerable. Anticipated impacts in New York include 34,000 lost hospital jobs, 1.5 million individuals losing their health insurance, and some hospital closures.[2] These conditions will further jeopardize NYC hospital infrastructure and exacerbate the impacts of a protracted expansion project that will decrease bed capacity at Lenox Hill Hospital during construction.

Implications for Health Care Costs

Healthcare affordability is an issue of increasing concern as commercial and Medicare health insurance premiums, as well as out-of-pocket health care costs continue to rise. The primary cause of this trend are increases in hospital costs.

Northwell Health representatives have asserted that health care costs will not increase as a result of the conversion to a full complement of larger sized single-patient rooms: currently, single-bedded patient rooms are not billed differently than double-bedded rooms unless a patient requests a single-bedded room without there being medical necessity.

[2] "By the Numbers: The Republican 'Big Ugly Bill' Would Have Devastating Impacts on New York Health Care Providers, Patients, Employees and Communities." Office of Governor Kathy Hochul, 1, July, 2025, https://www.governor.ny.gov/news/numbers-republican-big-ugly-bill-would-have-devastating-impacts-new-york-health-care-providers.

While this billing policy could remain in effect throughout the duration of the proposed expansion project, there most certainly would be implications for health care costs upon its completion if not sooner. A full complement of larger sized single-patient rooms would provide added leverage to negotiate higher inpatient reimbursement rates with insurance providers and to raise the cost of inpatient care for patients who are paying out of pocket.

When speaking about rising health care costs, people in the industry frequently say that patients will not be impacted. I must respectfully disagree. As hospital and other health care costs increase, so do health insurance premiums. My office receives calls every year from constituents who are deeply concerned about the premium rate increases they face and whether they will be able to maintain their health insurance coverage. These concerns are further exacerbated by the massive federal funding cuts that are looming. The implications for health care costs is yet another reason that I am opposed to such an extensive rezoning and expansion project. The current application should be rejected, with the recommendation that Northwell Health modify the project to conduct more moderate upgrades to Lenox Hill Hospital.

The application before the New York City Council today addresses the need for renovations at Lenox Hill Hospital in order to meet current standards of healthcare delivery. However, the proposed expansion project is unjustifiably extensive, would negatively impact city hospital infrastructure, and would unnecessarily disrupt the neighborhood for a decade. Although Lenox Hill Hospital representatives have met with and heard extensive and detailed concerns from community members, the project modifications that have been made fail to address community concerns related to the project duration and community impact, including protracted disruption to the community and the addition of a high tower that is inappropriate given the zoning in the surrounding community. Increased construction costs and upcoming cuts in federal funding are additional factors that must be considered in the evaluation of this application. I strongly urge the New York City Council to reject Lenox Hill Hospital's application unless all of the modifications recommended by Community Board 8 are made.

Thank you for your time and consideration of my comments.

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Wednesday, July 16, 2025 8:26:05 PM

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Dear NYC Council Subcommittee ,

Lenox Hill Hospital has been a lifeline in this city for generations. The plan to renew it is more than a construction project—it's an investment in public health, good union jobs, and the future of our neighborhood.

At a time when hospitals across the country are cutting services or closing altogether, Northwell is taking a different path. They're choosing to invest in healthcare right here in our community—and that's something we should all stand behind.

The truth is, Lenox Hill's facilities are outdated. Many of the buildings are more than 100 years old. Patients, families, and front line healthcare workers have been making do in cramped, aging spaces for far too long. This project will bring the hospital into the 21st century—with single-patient rooms, a state-of-the-art Emergency Department, and modern operating rooms that prioritize safety, dignity, and efficiency.

This transformation isn't just about healthcare—it's about jobs. The const ruction and upgrades will create hundreds of good-paying union jobs, ensuring that skilled local labor is at the center of the rebuild. We know that when union trades are involved, projects are done right—safely, on time, and with respect for workers.

And the impact won't stop there. Local businesses—from coffee shops to hardware stores—will benefit from increased foot traffic and long-term economic growth tied to a stronger, more accessible hospital.

As community members, we want to see thoughtful development that serves

our neighborhoods. As union members, we want to see projects that uplift working families. This project does both.

This is our chance to come together—to support a project that delivers for patients, for workers, and for the people who call this community home. Let's build the future of Lenox Hill—with union labor, community input, and a shared vision for a healthier, stronger New York.

Sincerely,

Sergio Hernandez
[redacted]
Bronx, NY 10452

From: Simeon Gold
To: Land Use Testimony
Cc: Riley, Kevin
Subject: [EXTERNAL] Lenox Hill Hospital Project
Date: Wednesday, July 16, 2025 11:48:15 AM

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I am very opposed to the Project in its current humongous form — despite its statements that it has listened to and worked with the community, Northwell has obfuscated and stonewalled at every turn — I know from personal experience (as a resident and leader at [redacted] in meeting with hospital personnel over a ten-year period — please disapprove the Project, as it's the only way to force Northwell to come back with a realistic, scaled down renovation — I can be reached via reply email or at 9[redacted]0 — thanks, Simeon Gold.

Sent from my iPhone

From: Stacy Krusch
To: Land Use Testimony
Subject: [EXTERNAL] VOTE NO to Lenox Hill Proposal
Date: Tuesday, July 15, 2025 3:43:06 PM

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For 6 years I have been extremely involved in trying to make sense of the Lenox Hill Project. While the players on the Hospital team have changed several times over – I have been here the whole time as have my Upper East Side Neighbors and Community – steadfast in our opposition. Why – because we're the people who live here – not the hospital staff that come in to work and then go home somewhere else - or the transient patients or visitors. This is our HOME!

We are the actual community who would have to live with a **massive**, **oversized**, **unnecessary structure** in our residential community – **forever**. Most of the hospital staff won't not even still be there after 10 plus years of construction – but they will have had to work in a dangerous construction zone for a decade.

This isn't abstract. I invite you to join me on the corner of 76th and Lex to see firsthand - in reality - not on a glossy presentation – how ridiculous this is.

Yes, the hospital is outdated and dilapidated - in fact it's crumbling - and it's a shame that LH has let their facility fall into such disrepair for decades. Now, they're trying to made it the community's problem - the City's problem. **But it's not**.

Lenox Hill – YES -renovate, modernize and bring your facility up to 21st century standards - before the century is half over. **BUT NOT at this size and scale.**

NOT with:
-9 zoning requests with 12.5 FAR on only part of their plot of land;

NOT with:
-250-500% zoning increases on the narrowest Avenue;

NOT:
-Shoehorning a 44 story midtown-size building in a residential family neighborhood with 7 Loading bays and 6 Ambulance bays on narrow side streets;

And all that for just 25 more beds; not one more hospital job and not expecting to serve any more patients.

REALLY? Who can possibly think this makes sense??

When they started with a 516 ft tower and then came back with a 436 foot tower – it's veiled as compromise - **IT IS NOT!** We all know that trick. The community has in fact compromised - and Community Board 8 has outlined a plan that the community stands by.

These massive height and bulk buildings have NO PLACE in Lenox Hill or ANY residential neighborhood. A structure of this magnitude would not only overwhelm the area, but set a dangerous precedent for overdevelopment across the city.

And the irony is that Lenox Hill doesn't even *need* this kind of extreme expansion. The East Side is already surrounded by *truly* world-class institutions – with a plentitude of beds – actually more than needed - and couple that with LH having one of the highest vacancy rates around.

With thoughtful urban planning and maintaining the sanctity of zoning – residents can plan our futures in the city, but not if it's all

up for grabs to companies with the deepest pockets - as is the case here.

Stand up for our city where sacred zoning should be upheld as it is intended – to protect us – the people who make these communities our homes. We won't be steamrolled by corporations building for their profit at our expense.

YOU are responsible for shaping the city's future – not Northwell Health.
The community has spoken – loudly and clearly.

You must say NO and come back with a better plan that the community can literally "live" with. Because we're the ones who will have to live with it.

Stacy Krusch
[redacted]

From:	Silich, Stephan
To:	Land Use Testimony
Subject:	[EXTERNAL] In support of the Lenox Hill Redevlopment Plan
Date:	Tuesday, July 15, 2025 1:33:34 PM

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I am currently the Vice President of Physician and Community Engagement here at Lenox Hill Hospital and I fully support the Lenox Hill Hospital Redevelopment plan.

Unfortunately, I will be away nest week on PTO, but I live in the neighborhood at 177 East 75th Street (and 3rd Avenue) and fully support this plan to shape the future of care for our patients and our community.

Both of my daughters were born at Lenox Hill Hospital, and it was a wonderful experience. This plan is needed for the Upper East Side to again shape the future of compassionate care for us all that live in this neighborhood.

The length of construction doesn't bother me at all because of the result that will be our shining jewel of care that we can all go to when we need the best physicians and nurses – and the utmost care and recovery.

I went to click on the sign the letter, but it didn't work. Can you please submit this letter on my behalf.

Dr Baker does an outstanding and compassionate job running Lenox Hill Hospital. The community should be very thankful for his service.

With warm regards,

Stephan

Stephan Silich, J.D.
Vice President
Physician and Community Engagement
Lenox Hill Hospital
[redacted]

Stephan Silich, J.D.
Vice President
Physician and Community Engagement
Lenox Hill Hospital
[redacted]

Northwell Health
Visit us at http://Northwell.edu

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From:	Stephanie Reckler
To:	Land Use Testimony
Subject:	[EXTERNAL] Testimony in Opposition to Northwell Healthcare Application for Lenox Hill Hspital
Date:	Saturday, July 19, 2025 10:35:24 PM

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Oral Testimony that I, Stephanie Heyman Reckler, gave at the July 16th Hearing

I am in opposition to Northwell's current plans for Lenox Hill Hospital. I have lived all my life within 10 blocks of the hospital. You might ask why an 81-year old lady is so opposed to the Northwell plans when statistically I won't be alive when it is completed. Yes, I am in agreement that the hospital needs to be renovated. Northwell has owned it for 15 years and has done very little to modernize it. But, the size and bulk do not fit on the site. It is an ill-conceived project.

The 436’ tower or even the 395’' tower is the equivalent of a midtown office building. It will destroy the residential community. Northwell's proposal continues to blatantly ignore overwhelming community feedback. Thousands of residents, local organizations, and elected officials have voiced extreme opposition to the project. The project violates the character, scale, and fabric of a thriving residential neighborhood, and it undermines the principles of responsible urban planning.

The tower is Northwell's plan to compete with the five world class hospitals on the UES. Think of it as a billboard advertisement.

Instead Northwell should strive to be the best community hospital in the city. Where young families want to move. Where they set the example for other large cities. It should have an excellent ER and maternity wing.

Please vote to downsize the Northwell project and create a micro-hospital. Northwell should spend $250m on Lenox Hill Hospital and invest the remaining funds in areas that are hospital deserts. That is responsible city planning.

Thank you to all those supporters who have joined me and thank you to the council members who have listened to me.

Stephanie H. Reckler
[redacted]
New York, NY 10075
[redacted]

Instagram
Facebook
Twitter

LinkedIn

From: Stephanie Reckler
To: Land Use Testimony
Subject: [EXTERNAL] Objection to Northwell Proposal for Lenox Hill Hospital
Date: Friday, July 18, 2025 3:30:36 PM
Attachments: Summary of DEIS.docx

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Testimony In Opposition
Lenox Hill Hospital Project

Wednesday, July 16, 2025
11:00 A.M.

Dear Council Members,

My name is Stephanie Reckler and I appear today in opposition to the Lenox Hill Hospital Project. This was much too much to deliver at the Subcommittee on Zoning & Franchises hearing and I submit it now.

Northwell Health's proposal to substantially expand the existing Lenox Hill Hospital with a structure the size and shape of a midtown office building over a construction timeframe of nine or more years will result in a range of significant adverse impacts on the immediate community and beyond. Instead of transparency regarding the plans for its hospital rebuild, Northwell Health downplays, obfuscates and in some cases altogether ignores potential adverse impacts, particularly those relating to changes in bulk controls, construction impacts, and health care inequities.

The project details in the application documents are incomplete and misleading, which mischaracterizes both the character of the neighborhood and the severity of proposed changes in bulk controls. For example, Northwell fails to fully disclose how the facility's current and proposed square footage would be allocated to programmatic needs. While it provides partial data in connection with the purported primary drivers of the need to enlarge – converting to single-bedded patient rooms, adding operating rooms, and adding to the emergency department, including generous support space – Northwell has not provided any justification or explanation for the proposed increase in square footage from 781,500 gsf to over 1.4 million gsf. Nor does it detail how the six buildings to remain would be used after renovation.

Northwell downplays the predominantly residential character of the neighborhood – repeatedly referencing institutional and commercial uses in ways that suggest a mixed use character. Northwell also falsely implies there would be no change to heights at the midblock even though the project would introduce a building that rises under its alternate plans to 436ft. or 395ft., with huge floorplates and little setback into a part of the block that is currently zoned for 75-ft. height limits and occupied by buildings ranging from 40ft. to 200ft.

Perhaps most egregious is the failure of Northwell to articulate a clear and consistent need for the Project. We can all agree that LHH is sorely in need of renewal and modernization, but that can be achieved within the current hospital zoning envelope or with the enlargement urged by Manhattan CB 8, which would afford the hospital nearly 82% of the floor area being sought by Northwell's proposed.

Northwell claims that a major driver of its request to nearly double the size of the hospital is a projected future need for 475 single bedded inpatient rooms (compared to 450 certified inpatient beds in the current facility in a mix of single and double rooms), but underplays the fact that the hospital's self-reported average daily inpatient census has been far below levels that would indicate anything close to a need for 475 beds. In fact, on July 14, 2025 [insert June or July, whichever is available] alone, it reported to the NYS Department of Health that it was utilizing, , roughly 258 xxx to xxx of 344 (not 450) "total beds", begging the question as to why LHH "needs" to increase, rather than decrease, the number of beds.

And to the extent LHH may be counting on increases in market share (dubbed "programmatic growth" in their FEIS for the project) to fill beds, Northwell continues to fail to address whether as proposed the project could actually exacerbate health care inequities at the expense of neighborhoods in other parts of Manhattan and in the other boroughs that are health care deserts. As has been document and will be documented further in other testimony before this Subcommittee, whereas there are approximately 10.58 beds per 1,000 residents on Manhattan's Upper East Side there is less than one bed per thousand on the Lower East Side. In Brooklyn it is about 2.09 beds, Queens 1.5 to 1.7 beds, Staten Island 2.35, and The Bronx 2.52 beds.

Northwell has failed to account for why the 475 beds and other modest increases in scope of services (only 5 additional operating rooms and just 14 additional emergency treatment stations) requires an astounding 600,000 additional gross square feet of bulk – as opposed to something less, and why the hospital "needs" a highly unusual nine-year construction timeline.

The analysis provided by Northwell of the project's adverse impacts on land use, zoning and public policy is incomplete and understates or ignores the significance of the proposed changes and resulting impacts. The proposed zoning scheme and building form would be a dramatic departure from current conditions, which makes the CPC's approval a puzzlement because it is inapposite to the CPC's longstanding practice with regard to bulk controls in residential neighborhoods.

The combination of exceptionally large floor plates (over 30,000 sq. ft), height (436' or 395'), and minimal setbacks, is not only unjustified but it also would be unprecedented outside the City's central business districts. The proposed tower fronting on Lexington Avenue, the narrowest of Avenues, would extend 80 feet - almost halfway - into the midblock. The proposed tower would also rise to two and a half times the height presently permitted on Lexington Avenue, and five times the heights permitted on the midblock on East 76th and 77th Streets. The Project would increase density on the block from 7.5 zoning FAR to 12.5 zoning FAR – unheard of in the project's FEIS Study Area or in any residential neighborhood in New York City.

Northwell completely downplays, glosses over or entirely avoid these stark departures. For example, it asserts that the project's proposed bulk would be consistent in

scale with other institutions and medical facilities in the area. That is nonsense. The proposed bulk would be utterly inconsistent with the scale of other institutions and medical facilities in the Study Area. Moreover, on policy issue, the health care experts who submitted comments on the project to the City Planning Commission opined that the project would likely (a) increase health care costs at Lenox Hill Hospital; and (b) exacerbate a concentration of health care resources on the Upper East Side. Moreover, according to US News and World Reports rankings, LHH already ranks in the bottom third of US institutions in terms of its provision of care to Medicaid recipients and the uninsured, and New York State databases indicate that LHH provides less pregnancy and childbirth care to Medicaid recipients than every hospital in New York City except one. As this project has proceeded through ULURP to today's hearing, Northwell has failed to address this extremely critical issue.

Northwell has consistently disregarded the likely transportation impacts of this project. There has been little discussion by Northwell of the potential risks associated with pedestrian/truck/ambulance conflicts that could result from the proposed new curb cuts and ambulance bays on 77th Street and increased number of curb cuts and truck bays on 76th Street. The projects' proposed nine-year construction timeline, moreover, would impose substantial burdens on the immediate community in the form of traffic gridlock, reduced air quality, loss of parking, and pedestrian hazards, and Northwell has failed presently to offer any mitigation other than to say that these severe impacts will be addressed in the future.

In sum, Northwell's application is severely flawed and will wreak havoc on the Lenox Hill neighborhood. LHH must be required to go back to the drawing board and return with a proposal that will ensure the resilience of the institution as a community hospital, respecting the concerns of the neighborhood about the health, safety, and welfare of the more than 200,000 people living on Manhattan's Upper East Side.

Beat regards,
Stephanie H. Reckler

Stephanie H. Reckler
[redacted]
New York, NY 10075
[redacted]

Instagram
Facebook
Twitter
LinkedIn

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Monday, July 14, 2025 10:47:04 AM

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Dear NYC Council Subcommittee ,

Lenox Hill Hospital has been a lifeline in this city for generations. The plan to renew it is more than a construction project—it's an investment in public health, good union jobs, and the future of our neighborhood.

At a time when hospitals across the country are cutting services or closing altogether, Northwell is taking a different path. They're choosing to invest in healthcare right here in our community—and that's something we should all stand behind.

The truth is, Lenox Hill's facilities are outdated. Many of the buildings are more than 100 years old. Patients, families, and front line healthcare workers have been making do in cramped, aging spaces for far too long. This project will bring the hospital into the 21st century—with single-patient rooms, a state-of-the-art Emergency Department, and modern operating rooms that prioritize safety, dignity, and efficiency.

This transformation isn't just about healthcare—it's about jobs. The const ruction and upgrades will create hundreds of good-paying union jobs, ensuring that skilled local labor is at the center of the rebuild. We know that when union trades are involved, projects are done right—safely, on time, and with respect for workers.

And the impact won't stop there. Local businesses—from coffee shops to hardware stores—will benefit from increased foot traffic and long-term economic growth tied to a stronger, more accessible hospital.

As community members, we want to see thoughtful development that serves

our neighborhoods. As union members, we want to see projects that uplift working families. This project does both.

This is our chance to come together—to support a project that delivers for patients, for workers, and for the people who call this community home. Let's build the future of Lenox Hill—with union labor, community input, and a shared vision for a healthier, stronger New York.

Sincerely,

Mr. Steve McQuail
[redacted]
Smithtown , NY 11787

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Monday, July 14, 2025 9:42:51 AM

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Sincerely,

Steve Nau
Rose lane
Smithtown, NY 11787

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Thursday, July 10, 2025 9:07:29 AM

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Sincerely,

Mr Steve Perez
[redacted]
[redacted]
East Elmhurst , NY 11370

From:	Susan M. Clarke
To:	Land Use Testimony
Subject:	[EXTERNAL] Opposed to Upzoning and Lenox Hill Construction
Date:	Wednesday, July 16, 2025 7:51:32 AM

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Hi,
I am writing to voice my opposition to the current plan to upzone areas of the Upper East Side in order to accommodate expansion plans for Lenox Hill Hospital.

I do so as a fan of Lenox Hill Hospital — I recently underwent life-saving heart surgery at their cardiac unit and experienced incredible care from a team of cutting-edge doctors.

I receive excellent care at other Northwell facilities as well. At no time have I felt that there facilities were lacking, or wished that I could have more of their services under one roof, as they have stated they are trying to acheive. Quite the opposite, I prefer the fact that they have specialty units at different locations to meet my needs.

Most importantly, this particular section of the Upper East Side is among the most special in Manhattan for a reason — the scale, the architecture, the beauty of so many intact pre-war blocks.

We must stop selling out what makes New York special to the highest bidders.

Manhattan is a small, finite space.

We cannot accommodate visions of suburban-sized campuses on our tiny island. Those wishing to develop in this community must understand that doing business here means finding solutions that are harmonious within the existing urban plan.

Again, I love Lenox Hill hospital and I'm alive thanks to them, but please tell them that they have to compromise on their development aspirations and show some respect to the community, which has clearly voiced their opposition to this project and the upzoning required in this historic, low-rise area.

Thank you,

Susan Clarke

Susan Clarke, Writer
www.SusanClarke.net
[redacted]

IMDB
Medium
LinkedIn

*My communications are not written by AI

From: Susy Holiday
To: Land Use Testimony
Subject: [EXTERNAL] Lenox Hill Redevelopment
Date: Saturday, July 12, 2025 10:53:22 AM

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I've been personally involved in supporting LHH as a member of the Auxiliary of Lenox Hill Hospital for 16 years. As the immediate Chair Emerita of that organization I've been privileged to become acquainted with the hospital operations and infrastructure by and know how necessary redevelopment is for the neighborhood.

I was recently hospitalized for emergency surgery and was an in-patient for five days. When I came into the ER no one knew of my connection to the hospital. I was cared for as any person would have been who needed help. I received excellent diagnostic, surgical and follow up care. The medical staff, and the employees who support them, were professional, competent and caring. I experienced first hand how much the physical structure of LHH needs to be updated.

The improvements planned as part of Northwell/ Lenox Hill Hospital are vital and will benefit the everyone!

Very sincerely,

Susan Stat Holiday

From: Susan
To: Land Use Testimony
Subject: [EXTERNAL] Please Oppose
Date: Friday, July 11, 2025 6:53:50 AM

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Good morning, Council Members,

Northwell Health is constantly saying that they're doing this for the community but in truth it is the exact opposite. They are ignoring the outcry from the community and doing it for the benefit of Northwell Health. Walking my neighborhood, which is the community they speak of, I see the presence of Northwell Health at almost every street corner. The size of this proposal, so that they can add 25 private beds, is ludicrous. The negative impact on traffic, both vehicular and pedestrian, is something I cringe to think about. The area is already incredibly busy. I know as I walk by every day.

The very first meeting that I went to had a packed room of people opposed to this proposal, while the only people in favor were the people who will be employed to work on the project. At exactly 7pm they all got up and left. I suppose they had been paid up until that point.

There is no one saying that Lenox Hill shouldn't renovate. They should do it in the confines of the existing zoning law. That is the fair thing to do for the community. That is all we are asking for.

I truly appreciate the time you took to read this. Thank you.

Susan Klein
Sent from my iPhone

From:	Susan Steinberg
To:	Riley, Kevin; Hanks, Kamillah; Schulman, Lynn; Abreu, Shaun; District21; Carr, David; District9; Land Use Testimony
Subject:	[EXTERNAL] Vote with the Community, VOTE NO on Lenox Hill Hospital Rezoning
Date:	Tuesday, July 15, 2025 8:00:50 AM

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I am the president of the Stuyvesant Town—Peter Cooper Village Tenants Association, although I am submitting testimony in my personal capacity as a member of the Coalition to Save Beth Israel Hospital and New York Eye and Ear Institute, not as a representative of the STPCV TA. I am writing to urge you to vote **NO** on the proposed extreme rezoning of Lenox Hill Hospital.

While we all support the need for modernized healthcare infrastructure, this plan is not about putting patients first—it's about prioritizing luxury development at the community's expense. The current proposal by Northwell Health would result in a 436-foot or 395-foot luxury tower and massive zoning changes that would set a dangerous precedent for overdevelopment in residential neighborhoods all over the city.

This mega-project, along with other major health care developments in the pipeline, will serve a population of 211,000 with a median household income of $144,990, and a racial demographic of 72% white. Contrast that with my Lower East Side area of Manhattan that, with the closing of Mt. Sinai Beth Israel Medical Center at First Avenue and 16th Street, is now a health care desert with no major medical services, only satellite facilities and urgent care centers. The LES has a population of 148,789, a median household income of $54,111 and a racial demographic of 26.9% Asian, 26.0% Hispanic and only around 33.8% white. New York University Langone and Bellevue Hospital, the two nearest medical centers, are overtaxed with the overflow from MSBI.

Our less-than-affluent community is desperate. We, too, deserve to have local access to world-class healthcare. Northwell can show its support to the community by downsizing and working with the local community to keep lower Manhattan health-care whole.

Northwell Health's project ignores intense community opposition and undermines the principles of responsible urban planning. **This city needs a hospital that serves the community—not one that exploits zoning loopholes to build new skyscrapers under the guise of healthcare improvements.** We ask that you stand with the residents and vote **NO** on this extreme rezoning until a more transparent, community-centered plan is put forward.

Read more on why the community is against this rezoning at: https://savelenoxhill.org/.

Sincerely,

Susan Steinberg

From: Suzanne Biga
To: Land Use Testimony
Subject: [EXTERNAL] Too big!!
Date: Wednesday, July 16, 2025 10:36:31 AM

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The proposed expansion of Lenox Hill Hospital is too big!! This residential neighborhood will be annihilated by this project.

Best regards,

Suzanne Biga

From: Barclay, Theresa L
To: Land Use Testimony
Subject: [EXTERNAL] Support for Lenox Hill Redevelopment - July 16 Zoning Hearing
Date: Tuesday, July 15, 2025 8:56:54 PM

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NYC Council,

For more than 160 years, Lenox Hill Hospital has stood at the heart of care in New York City. But today, its aging infrastructure limits the ability of our dedicated doctors and staff to deliver the personalized, innovative care that modern medicine demands — and our patients deserve.

Now picture Lenox Hill's 200th anniversary, just 33 years from today — not confined to facilities built before antibiotics or advanced imaging, but thriving in a state-of-the-art hospital designed to meet the challenges of 21st-century medicine. That vision is only possible with bold decisions made today.

Redevelopment is not a luxury — it's a lifeline. I urge you to champion this investment in world class patient care and help secure a healthier future for generations of New Yorkers.

Sincerely,

Theresa Barclay

30 year employee of Lenox Hill Hospital and NYC resident

Theresa Barclay, MPA, PA-C
Senior Manager
Advanced Clinical Providers
100 East 77th Street
Lenox Hill Hospital
New York, NY 10075
[redacted]
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From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Thursday, July 10, 2025 9:05:25 AM

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Dear NYC Council Subcommittee ,

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At a time when hospitals across the country are cutting services or closing altogether, Northwell is taking a different path. They're choosing to invest in healthcare right here in our community—and that's something we should all stand behind.

The truth is, Lenox Hill's facilities are outdated. Many of the buildings are more than 100 years old. Patients, families, and front line healthcare workers have been making do in cramped, aging spaces for far too long. This project will bring the hospital into the 21st century—with single-patient rooms, a state-of-the-art Emergency Department, and modern operating rooms that prioritize safety, dignity, and efficiency.

This transformation isn't just about healthcare—it's about jobs. The const ruction and upgrades will create hundreds of good-paying union jobs, ensuring that skilled local labor is at the center of the rebuild. We know that when union trades are involved, projects are done right—safely, on time, and with respect for workers.

And the impact won't stop there. Local businesses—from coffee shops to hardware stores—will benefit from increased foot traffic and long-term economic growth tied to a stronger, more accessible hospital.

As community members, we want to see thoughtful development that serves

our neighborhoods. As union members, we want to see projects that uplift working families. This project does both.

This is our chance to come together—to support a project that delivers for patients, for workers, and for the people who call this community home. Let's build the future of Lenox Hill—with union labor, community input, and a shared vision for a healthier, stronger New York.

Sincerely,

Mr Thomas Brown
[redacted]
[redacted]
New York, NY 10065

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Thursday, July 10, 2025 9:12:05 PM

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Sincerely,

Thomas Malyszko
[redacted]
[redacted]

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Monday, July 14, 2025 9:57:10 AM

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Sincerely,

Mr Thomas Patriss
[redacted]
Coram, NY 11727

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Monday, July 14, 2025 9:51:52 AM

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Sincerely,

Thomas Ryan
[redacted]
North Massapequa, AL 11758

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Monday, July 21, 2025 7:38:14 AM

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Sincerely,

Tim Starwald
[redacted]
Hilton, NY 14468

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Thursday, July 10, 2025 12:18:23 PM

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Sincerely,

Tristan Glynn
[redacted]
New York City, NY 10016

From: Vanessa Lilly
To: Land Use Testimony
Subject: [EXTERNAL] VOTE NO ON NORTHWELL HEALTH"S VARIANCE REQUESTS FOR LENOX HILL HOSPITAL
Date: Wednesday, July 16, 2025 8:49:04 AM

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Dear Councillors,

I write you today as a voter and 24-year resident of 169 East 78th Street to voice my objection to Northwell Health's current requests for **nine** zoning variances for replacing its buildings at 100 East 77th Street in Manhattan for Lenox Hill Hospital.

Lenox Hill Hospital is a valued part of our Lenox Hill Neighborhood. I gave birth to both my children there and have been thankful for its nearby ER on several occasions. I support Lenox Hill's need to modernize — the nineteenth century buildings at 76th & Lexington are literally crumbling, such is Northwell Health as a neighborhood custodian — but not at the scale or timeframe the current plan proposes.

Northwell Health asks for multiple zoning easements to raise the hospital's height 250% over the legal limit, increase its FAR to 12.5 — an unprecedented ratio for a residential neighborhood in NYC — and add 80% more density… but only 25 more beds, and **serve no more patients**.

The hulking mass is vastly out of scale with our primarily residential neighborhood. Not only will the skyscraper ruin the feel of our neighborhood through its size, style and unfriendly street-level face, it will submerge much of the surrounding blocks in shadow all day, all year long.

The design misses many possible improvements to our neighborhood. Despite its full block plot, the plan does not create a flow through ambulance or delivery entry & exit, even while it demolishes the cohesive, Beaux Arts limestone & brick buildings on 76th street. Instead, it proposes that ambulances back into the sidewalk and bicycle lane and then traffic on 77th Street and delivery trucks back into traffic and over the sidewalk on 76th.

The ER is on the third floor — surely not ideal for accessibility: who wants to wait for an elevator with a screaming, bleeding toddler in one's arms? And this clunky, glass & prefab office tower does not just fail to contextualize with the pre-War historicism of our neighborhood, it thumbs its nose at it. The neighborhood community is not important to this plan.

Furthermore, the decade-long construction schedule proposed will put our neighborhood in chaos, grime and noise for an untenable period. Traffic on Lexington Avenue is already often at a standstill from 79th to 76th: with even fewer lanes, it will be virtually unnavigable for years. Local shops will lose custom and close. Children will spend their entire childhoods in the dust and din of this unnecessarily long construction project.

Northwell says it needs a ten-year timetable so it can keep the hospital open and continue to serve the community. A hospital at half capacity seems like an unlikely partner in health – and doesn't it claim to need more space to function, not less? Keeping the hospital open during construction is instead to maintain revenue flow, just as the new plan itself aims to create a marquee hospital to generate more profit (single rooms are priced higher than shared, etc.). Northwell Health is a non-profit which realized $18.6 billion in revenue last year and pays its CEO over $7 million annually. Northwell seeks to make even more money off the immiseration of our neighborhood. Enough!

As a stipulation for its support the Planning Commission made Northwell promise to work with the community during the long construction period. Northwell has not yet shown any interest in listening to its neighbors in the years of planning so far and is unlikely to do so in the future. Northwell has not engaged the community whatsoever during the planning or noisy construction of its property on Third Avenue between 76th and 77th (the soulless tower it is constructing already ruined that stretch of our neighborhood by replacing a quirky series of 19th century buildings and beloved local institutions). Northwell lets garbage pile up on 76th between Lexington & Park, completely disregarding the quality of life of its residential neighbors on the south side of the block. Northwell cares about its profits and prestige, not our neighborhood.

Furthermore, the **billion+** dollars Northwell plans to spend constructing the new hospital could be better spent in any of the many NYC communities

that lack hospital access. Perhaps voters in the district you represent would like to have a world class hospital? The Upper East Side already claims behemoths NY-Presbyterian/Weill-Cornell and Mt. Sinai: we don't need another! Manhattan also has NYU/Langone downtown and Columbia on the far Upper West Side. It is unfair to New Yorkers as a whole to concentrate the great hospitals in one neighborhood and one borough.

Our city has zoning laws for a reason. Residents chose our neighborhood for its tree-lined streets, low, Beaux-Arts mid-blocks and mom & pop services on Lexington Avenue. All of this is safe-guarded by zoning laws… and threatened by Northwell Health's massive 436-foot tower.

I urge the City Council to reject Northwell Health's many variance requests. Do not let Northwell's desire for prestige and profit outweigh the needs of our neighborhood, or the taxpayers of New York. Allowing these variances sets a precedent that could be replicated throughout our city. Please uphold zoning laws that have been carefully designed to maintain cherished neighborhoods like Lenox Hill. Instead, ask Northwell Health to work with its architects and neighbors to devise a more hospitable hospital.

Sincerely,

Vanessa Chase Lilly

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Thursday, July 10, 2025 12:20:00 PM

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The truth is, Lenox Hill's facilities are outdated. Many of the buildings are more than 100 years old. Patients, families, and front line healthcare workers have been making do in cramped, aging spaces for far too long. This project will bring the hospital into the 21st century—with single-patient rooms, a state-of-the-art Emergency Department, and modern operating rooms that prioritize safety, dignity, and efficiency.

This transformation isn't just about healthcare—it's about jobs. The const ruction and upgrades will create hundreds of good-paying union jobs, ensuring that skilled local labor is at the center of the rebuild. We know that when union trades are involved, projects are done right—safely, on time, and with respect for workers.

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Sincerely,

Miss Victoria Locovare
[redacted]
[redacted]3
Nyack , NY 10960

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Monday, July 14, 2025 10:07:39 AM

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Sincerely,

Victorio Blanco
[redacted]
College Point, NY 11356

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Friday, July 11, 2025 1:30:37 PM

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Sincerely,

Mr. Vincent MacDermo
[redacted]
Staten Island, NY 10301

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Thursday, July 10, 2025 2:28:32 PM

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Sincerely,

Vincent Brothers
[redacted]
none
ronkonkoma, NY 11779

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Tuesday, July 15, 2025 8:59:58 AM

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At a time when hospitals across the country are cutting services or closing altogether, Northwell is taking a different path. They're choosing to invest in healthcare right here in our community—and that's something we should all stand behind.

The truth is, Lenox Hill's facilities are outdated. Many of the buildings are more than 100 years old. Patients, families, and front line healthcare workers have been making do in cramped, aging spaces for far too long. This project will bring the hospital into the 21st century—with single-patient rooms, a state-of-the-art Emergency Department, and modern operating rooms that prioritize safety, dignity, and efficiency.

This transformation isn't just about healthcare—it's about jobs. The const ruction and upgrades will create hundreds of good-paying union jobs, ensuring that skilled local labor is at the center of the rebuild. We know that when union trades are involved, projects are done right—safely, on time, and with respect for workers.

And the impact won't stop there. Local businesses—from coffee shops to hardware stores—will benefit from increased foot traffic and long-term economic growth tied to a stronger, more accessible hospital.

As community members, we want to see thoughtful development that serves

our neighborhoods. As union members, we want to see projects that uplift working families. This project does both.

This is our chance to come together—to support a project that delivers for patients, for workers, and for the people who call this community home. Let's build the future of Lenox Hill—with union labor, community input, and a shared vision for a healthier, stronger New York.

Sincerely,

wayne warren
[redacted]
New Hyde Park NY
New Hyde Park, NY 11040

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Thursday, July 10, 2025 6:54:53 PM

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Sincerely,

William Bowers
[redacted]
New York, MN 10034

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Thursday, July 10, 2025 11:00:30 AM

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Sincerely,

William Hayes
[redacted]
Long Island City, AL 11101

From: WN Tanenbaum
To: Land Use Testimony
Subject: [EXTERNAL] Northwell"s Proposal for Lenox Hill Hospital
Date: Friday, July 18, 2025 2:43:09 PM

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I am astounded that the city planning commission could make such a unanimous and blanket approval. Do any of them live in or know the surrounding area. Can you imagine the misery and discomfort this will cause over an eleven year period, This hospital has been out of place for a long time. Lexington avenue is a relatively narrow avenue and 76th & 77th street are very narrow crosstown streets.
Already the air quality here is not so good. The congestion almost always terrible, and the street noise a significant problem. What this project will do to the lives & life of our neighborhood is horrendous. Ask yourself how hard would you try to convince city council members to alter the plan if you were living here. We need y-ou to understand what a crossroad exists in this neighborhood. Schools, churches , synagogues, restaurants, stores, apartment houses, garages and I am leaving out alot. I want to forewarn you that if Northwell's proposal goes through as planned you will get outcry after outcry for many years to come.

From: Wyle E. Cyote
To: Land Use Testimony
Subject: [EXTERNAL] Northwell's Proposal for Lenox Hill Hospital
Date: Monday, July 14, 2025 11:28:27 AM

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Northwell will seek a complex rezoning of the entire block from 76th to 77th Streets and Park to
Lexington Avenues. Currently, Lexington Ave has a 170-foot height limit. Lenox Hill's hospital tower is proposed at 436 feet to the top of the parapet, more than 250% of the current maximum height limit.
We are fine with updating Lenox Hill Hospital, but the massive tower should be a non-starter. There is no reason, it isn't necessary, it will ruin the residential neighborhood and the project by up to 5 more years to complete. (If you look at the proposal, the tower is the reason it will take 9-11 years to complete this project.)
This is crazy. I urge you to reject the current proposal

From: [redacted]
To: Land Use Testimony
Subject: [EXTERNAL] Public Testimony in Support of the Project
Date: Monday, July 14, 2025 10:10:13 AM

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Sincerely,

Yefri Mata
[redacted]
Freeport , NY 11520