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395 HUDSON STREET - 9TH FLOOR

NEW YORK, N.Y. 10014

PHONE: (212) 366-7500

FAX: (212) 675-3118

www.nycdistrictcouncil.com

Chairperson Riley/ Committee Members Abreu, Salaam, Moya, Schulman, Hanks, Carr:

My name is Michael Piccirillo, and I am a proud resident of New York City as well as a The Area Standards Manager of the New York City District Council of Carpenters. I am here today to express my full support for the construction of the Memorial Sloan Kettering Pavilion, a project that holds tremendous value for both our city and its working community.

As a New Yorker, I recognize the incredible importance of Memorial Sloan Kettering's work in providing life-saving care and cutting-edge cancer treatments to individuals from across our city, state, and beyond. Expanding their facilities through the construction of this new pavilion will allow them to continue their vital mission, bringing hope and healing to countless families.

But beyond the crucial healthcare services that this project will help enhance, I am particularly proud to support the pavilion's construction because it will be built with 100% union workers from the building trades. This commitment ensures not only that the highest standards of craftsmanship and safety will be met, but also that good, family-sustaining jobs will be created for the hardworking men and women of New York.

Union workers like the members of the New York City District Council of Carpenters have a long-standing tradition of excellence in construction. We are trained, experienced, and dedicated to ensuring that projects like the Memorial Sloan Kettering Pavilion are built with first class craftsmanship. In addition, by employing union labor, this project will contribute to the economic vitality of our city, putting wages back into the local economy and supporting middle-class families.

This project represents an investment in New York's future, not only in terms of healthcare infrastructure but also in terms of supporting local workers and their families. Memorial Sloan Kettering has chosen to partner with union labors because they know it's an investment in quality, safety, and the well-being of our community.

I urge you to give this project your full support. By doing so, you are not only helping to improve healthcare for New Yorkers but also strengthening the city's workforce and economy.

Thank you for your time and consideration.

Michael Piccirillo
Area Standards Manager
New York City District Council of Carpenters



Abyssinian Baptist Church

Founded 1808

September 10, 2024

New York City Council Committee on Land Use
Attn: Subcommittee on Zoning and Franchises 250 Broadway
New York, NY 10007
Re: Testimony in support of MSK Pavilion Project September 10, 2024, Public Hearing

Hello Committee Members,

My name is Linda Thompson and I'm the Health Ministry Leader at The Abyssinian Baptist Church in the City of New York.

Our church is one of the oldest African American Baptist churches in the United States, and we serve both the greater Harlem community and New Yorkers citywide.

MSK is a treasured and strong partner in our efforts to educate our congregation and community and work to overcome the health disparities they experience.

Cancer is significantly impacting our community. According to a 2019 report by the American Cancer Society Cancer Action Network, among New York City Neighborhoods, men and women living in Central Harlem have the approximate highest cancer incidence rate for lung and bronchus cancer, and men living in Central Harlem have the approximate highest cancer incidence rate for colorectal cancer.

We began working with MSK in 2021 when we partnered with the NYC Department of Health and Mental Hygiene to establish a COVID-19 vaccine site at our church in Harlem. MSK staff administered over 12,000 doses of the vaccine to church and community members.

Since then, our collaboration with the MSK Ralph Lauren Center in Harlem has blossomed.

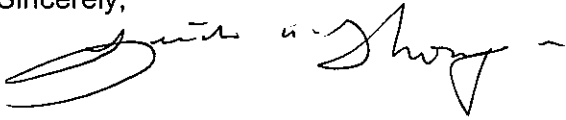
Together, we offer various programming and support to the Harlem community. In June, we co-hosted an educational dinner about multiple myeloma, the most common blood cancer in African Americans. We have also participated in MSK's triennial Community Health Needs Assessment to provide insight into the health needs of our community, and we will continue doing so.

The applications from MSK are essential to MSK's ability to deliver high quality, efficient patient care to all who seek it, including people living in Harlem and surrounding communities.

The Abyssinian Baptist Church is grateful for our partnership with MSK and the work they do in our community. That is why we offer our strong support for MSK's Pavilion project to ensure MSK is equipped to meet the needs of New Yorkers diagnosed with cancer.

Thank you for your time.

Sincerely,

A handwritten signature in black ink, appearing to read "Linda Thompson", with a horizontal line extending to the right.

Linda Thompson
Health Ministry Leader
The Abyssinian Baptist Church in the City of New York

Nicole Grogan

September 10, 2024

New York City Council Committee on Land Use
Attn: Subcommittee on Zoning and Franchises
Re: Testimony in support of MSK Pavilion Project

Hello,

My name is Nicole Grogan and I have lived in Yorkville for more than 25 years. I appreciate the opportunity to speak on the importance of Memorial Sloan Kettering and their new Pavilion on the Upper East Side.

I was diagnosed with breast cancer at age 44. At the time I was a busy wife and mom to my ten year-old son, active in my community and working full time. My world immediately stopped and I contacted MSK because I knew they would develop a plan that would give me the best odds of survival.

My treatment over ten months was comprehensive and included not only multiple surgeries, chemotherapy, and radiation, but also included social services and the opportunity to participate in groundbreaking research studies such as the effectiveness of exercise during chemotherapy.

All of this happened at MSK in Manhattan. Their care was exceptional because they have the research, cutting-edge treatment, and a culture of treating the whole person and their specific needs. Fast forward nearly seven years from diagnosis, I am healthy and living a full life with my husband, teenage son, and family.

As a patient and a caregiver, I have seen how intense cancer treatment is. The need for high quality cancer care is urgent. It's not something that can be scheduled for a convenient time, and no patient should ever be made to wait for treatment in this most vulnerable moment.

I do not see any negative residential impacts by MSK's plan. The new MSK Pavilion is absolutely essential, as it will allow for more patients to receive exceptional care. Thank you for your time.

Best,

A handwritten signature in black ink, appearing to read "Nicole Grogan", with a long horizontal flourish extending to the right.

Nicole Grogan

My name is John Mcginley, and I'm both a cancer survivor treated at Memorial Sloan Kettering and a proud member of Floor Coverers Local 2287. I want to share my personal experience and why I fully support the construction of the new Memorial Sloan Kettering Pavilion, which will be built with 100% union labor.

As a cancer patient at MSK, I received exceptional care that not only saved my life but also gave me hope during one of the toughest battles I've ever faced. The compassion and dedication of the doctors, nurses, and staff at MSK are second to none, and I will be forever grateful for the treatment I received there. The facility's world-class care combined with its cutting-edge research was vital in my recovery, and I know many others like me have benefited from MSK's life-saving work.

As a member of the Floor Coverers Local 2287, I understand the importance of projects like this that ensure the highest standards of safety, craftsmanship, and quality, all while supporting good-paying union jobs. The decision to construct this pavilion using 100% building trades union workers is a testament to Memorial Sloan Kettering's commitment to excellence, not just in healthcare but also in supporting working families and local communities.

This project will not only expand MSK's ability to serve more patients like me but also ensure that the workers building this state-of-the-art facility are skilled professionals dedicated to doing the job right. When union tradespeople are involved, we know the job will be done to the highest standards, ensuring the safety and well-being of everyone who uses the space, from patients to medical staff.

I am proud to stand in support of the Memorial Sloan Kettering Pavilion construction project, and I encourage others to do the same. This is an investment in healthcare, in our community, and in working families across New York.

Thank you,

John Mcginley



George M. Janes

& Associates

250 E. 87th Street

New York, NY 10128

Tel: 646.652.6498

george@georgejanes.com

MSK Alternatives

9/10/2024

Rising 594 feet without setback, the Pavilion is proposed to be taller than the Equitable Building

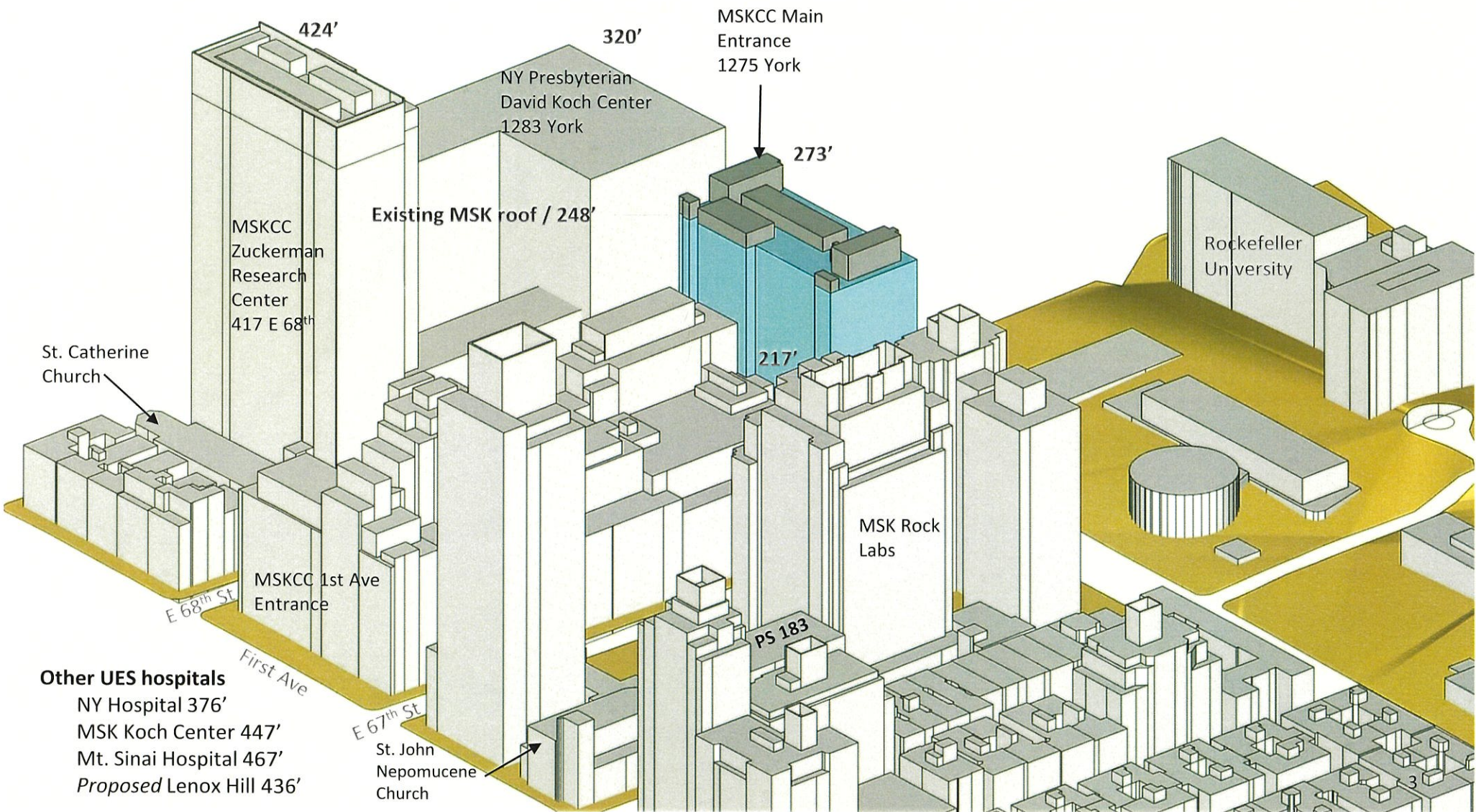
- The Equitable Building rose ~500 feet without setback, which brought NYC the nation's first Zoning Resolution in 1916
- Since then, our zoning requires some kind of setback for tall buildings



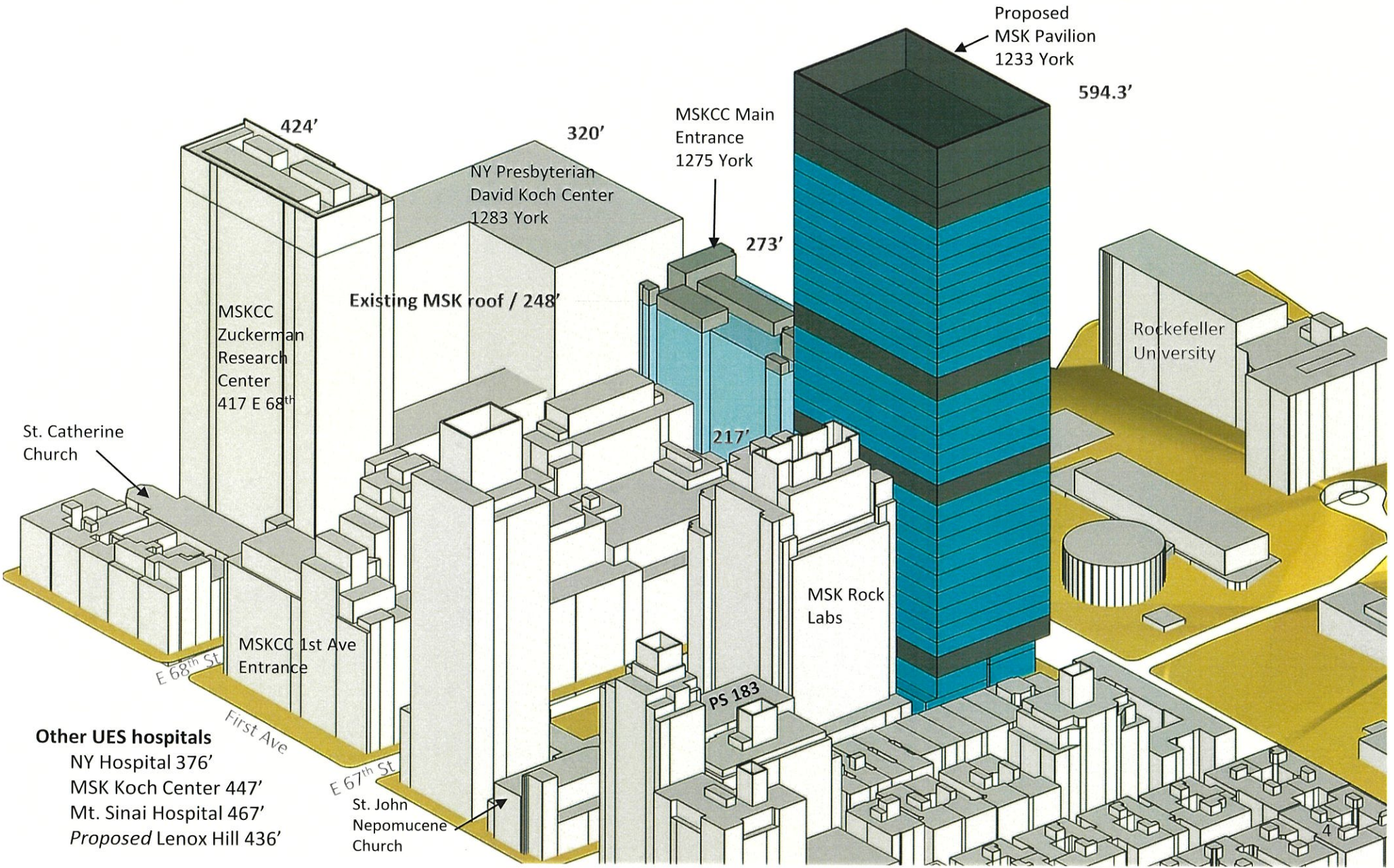
MSK justifies its program based upon a projection that cancer occurrences will increase 50% by 2050

- It believes the massive new Pavilion is necessary to address this growing need
- **But what if cancer occurrences do not increase as projected?**
- What if new non-surgical treatments, like immuno-therapies, are able to treat more of these cancer occurrences?
- A more flexible approach to its development program would allow MSK to be more responsive to changing needs
- Developing their campus in conditional phases would provide it that flexibility

Existing Conditions

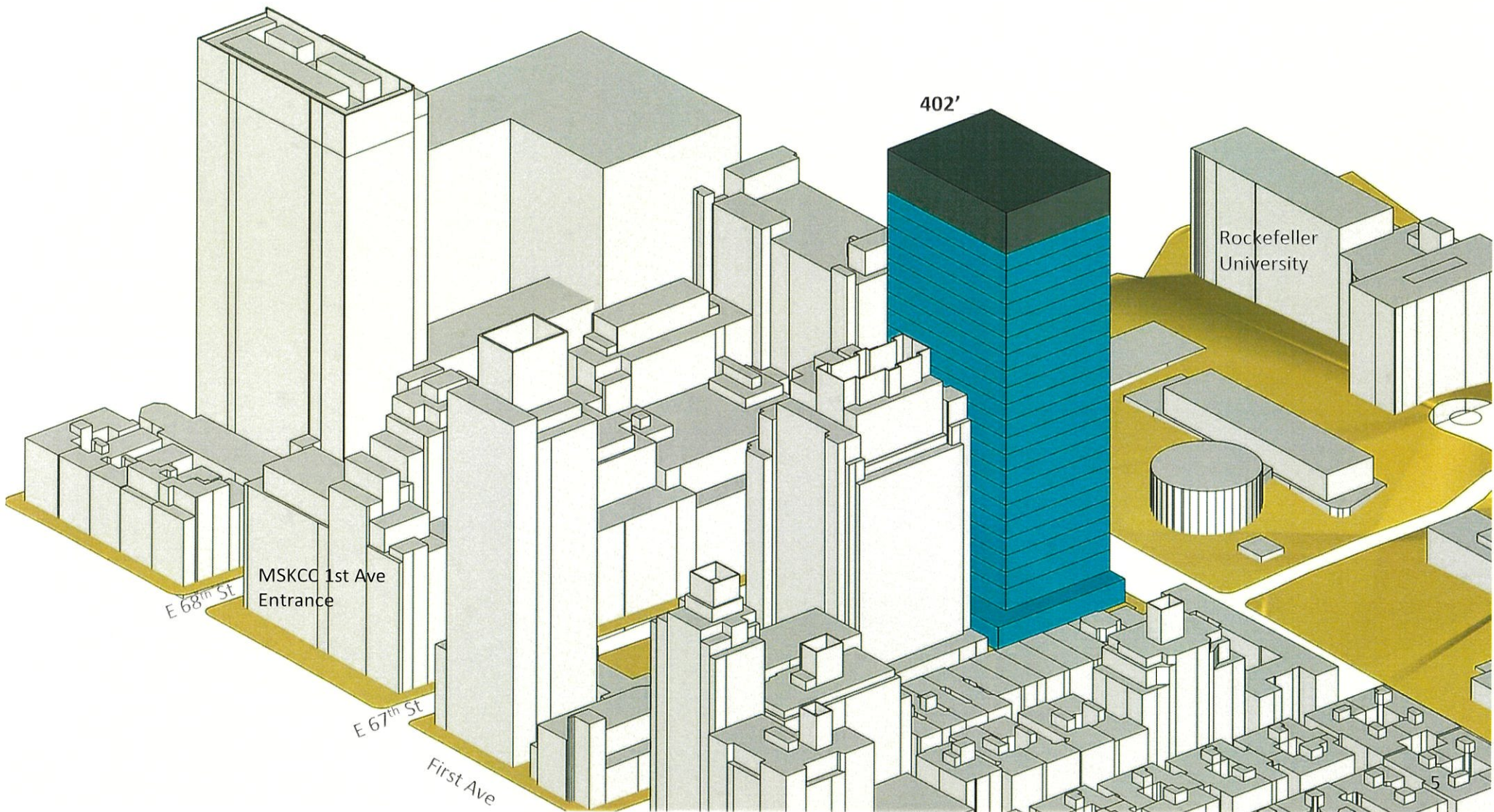


Proposed MSK building (as modified in FEIS) in context



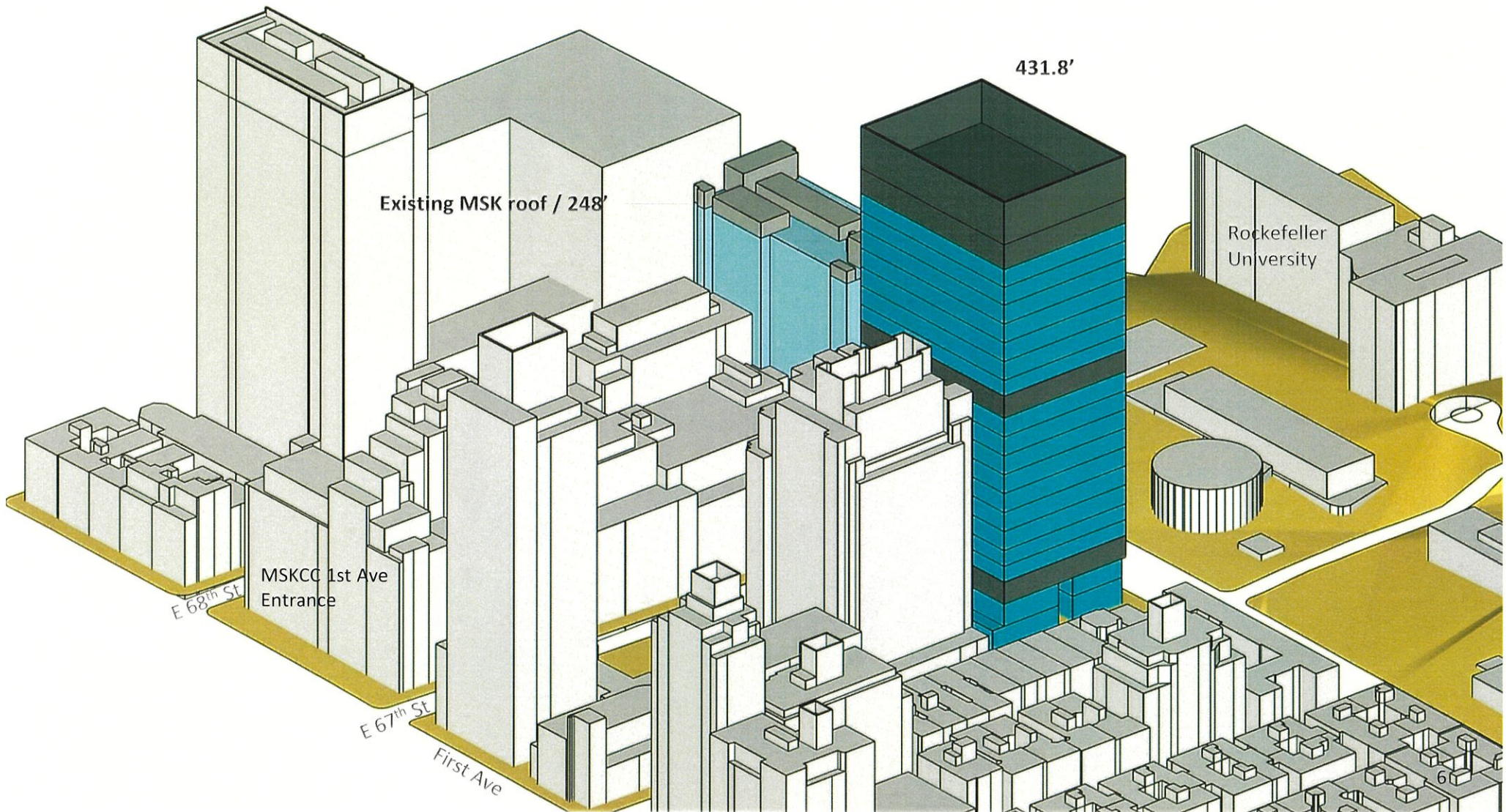
The community developed an alternative based on MSK's own 2001 proposal for this site

We met with the Council Member and staff and heard they wanted to see other alternatives



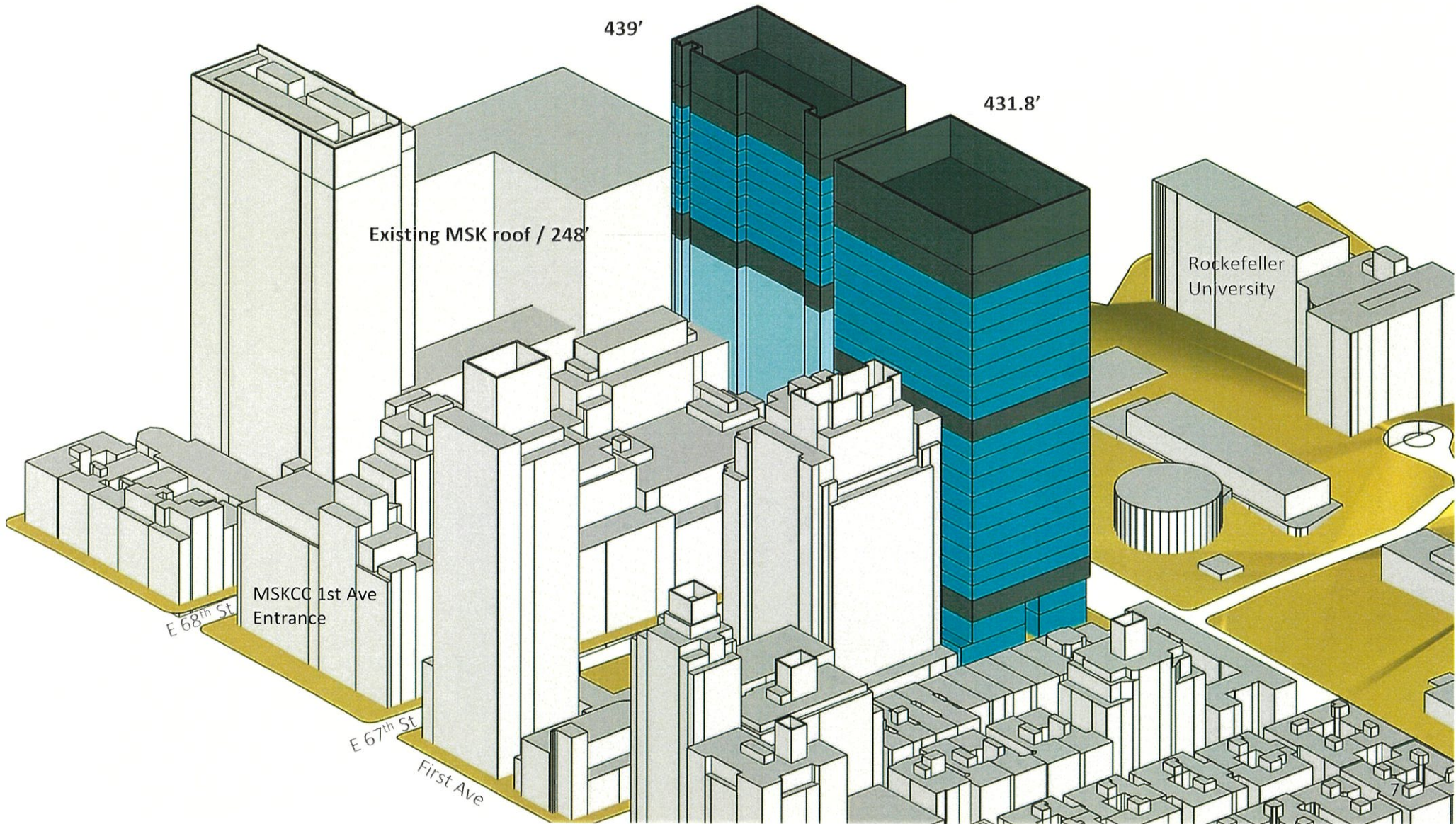
In response, we developed two additional phased alternatives

At 432 feet, the alternative Pavilion height will be 162 feet lower than the proposed MSK Pavilion, but the floor plate is similar

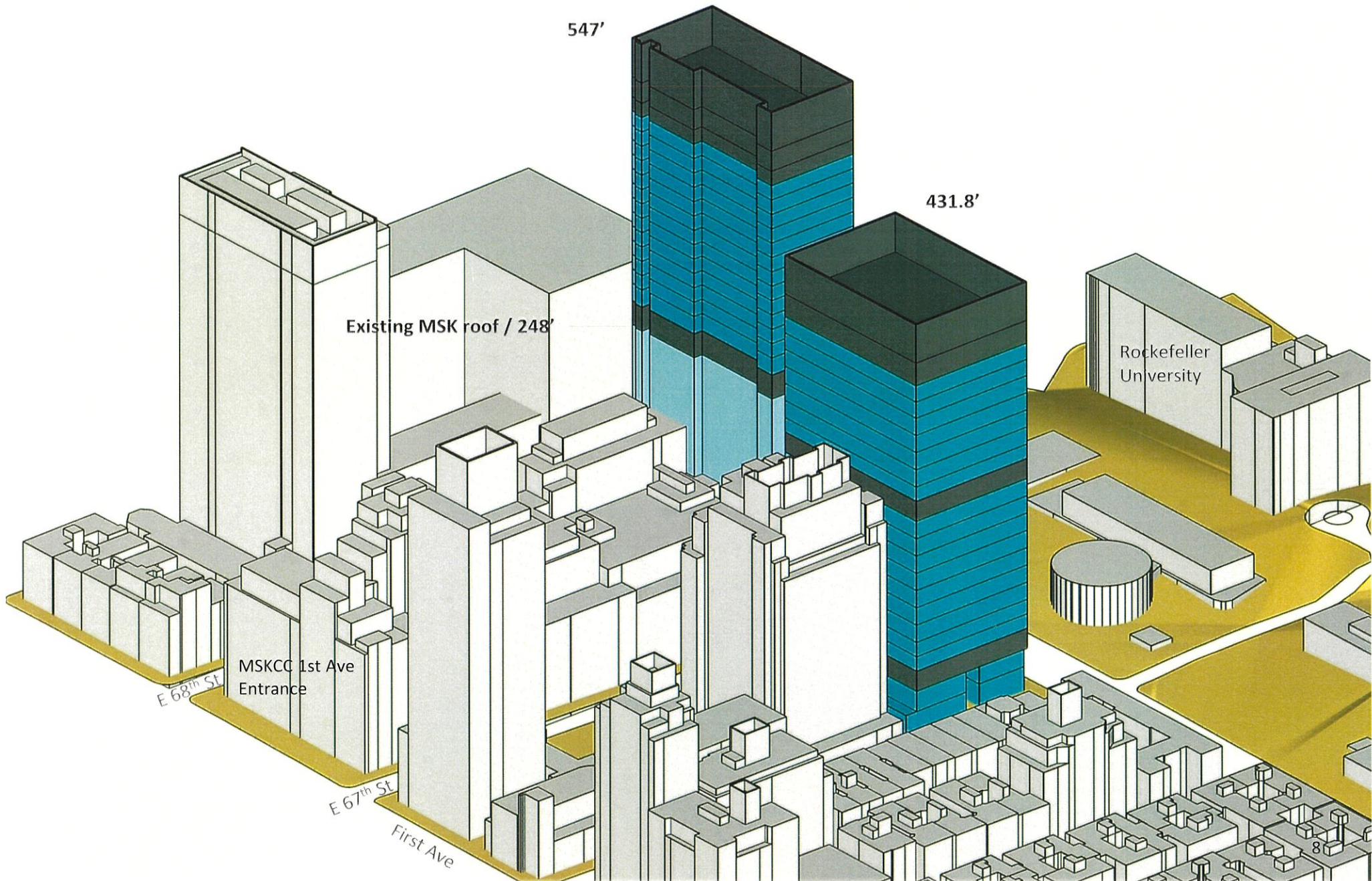


Should the need be shown, an addition can be added to the existing Memorial Hospital in a future application

The current application already has a sky bridge to connect the two buildings



Alternatively, if the need is demonstrated, all remaining floor area could be used in a future application



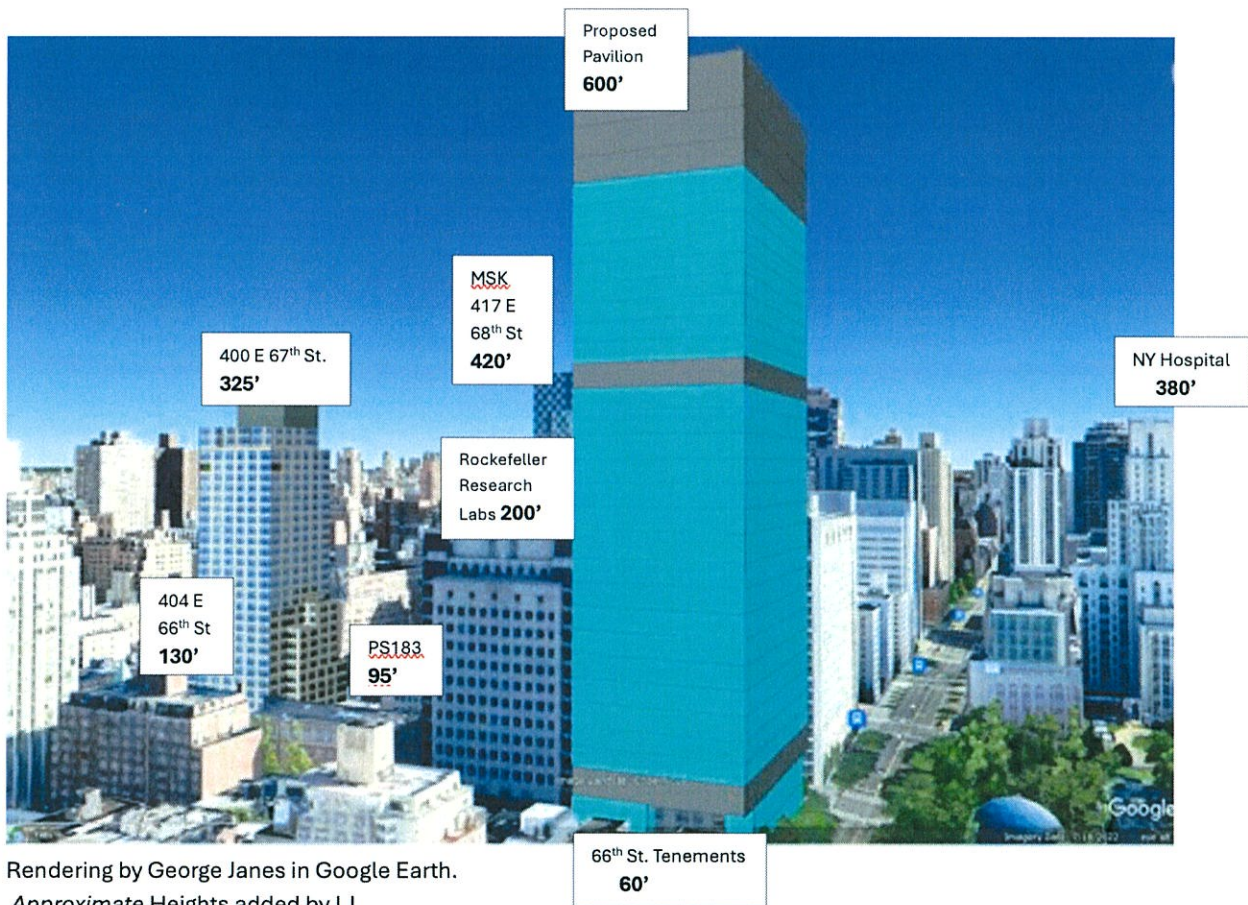
Other neighbors would like to see the FEIS's "No Significant Impact" scenario implemented

- The Pavilion would have to be 380 feet to have no significant impacts
- But all agree the MSK's proposal is unacceptable
- It is also unprecedented and contrary to the NYC's building form
- Council needs to broker a middle-ground

COMMUNITY TESTIMONY IN OPPOSITION TO MSK'S PROPOSED 'PAVILION' 1233 York Avenue (between 66th & 67th St)

Introduction

- A) As-of-Right Comparison
- B) Health Equity
- C) Traffic & Parking
- D) Loss of Green Space
- E) Fragile, Aging Infrastructure
 - 1) Sinkhole
 - 2) Steam release
 - 3) Crain Accidents & Drainage
- F) Building Ventilation
- G) Voices of the Community and Community Organizations
- H) Spoken Testimony & Voices of PS 183 Parents



Rendering by George Janes in Google Earth.
Approximate Heights added by LJ

INTRODUCTION

- **Memorial Sloan Kettering (MSK) plans to construct a 594-foot-high hospital tower on York Avenue between 66th and 67th Streets** to house 28 operating rooms and over 200 patients rooms - a project of such enormous size and scale that it requires rezoning and variances to local zoning regulations.
- The proposed *MSK Pavilion* includes **double-story floors that instantly transform the 31-story building into the equivalent of a 62-story skyscraper** – a tower looming large over a block, which is home to low rise affordable housing, PS 183 (a 100-year-old elementary school) and a Romanesque church lovingly built 130 years ago.
- **Steps away from the entrance to PS 183 would be a highly flammable Oxygen Farm** adjacent to the entrance of a heavily trafficked parking garage and the building is designed to release its **exhaust venting onto 66th Street**, including street level.
- **This 594 ft. glass and steel structure with no setbacks is drastically out of context.** The tallest building on the block, 400 East 67th St. is 325 ft. tall and the Pavilion would tower roughly 200 ft above neighboring super-talls.
- Despite the urgent need for affordable housing, the project requires **demolition of over 300 units of staff housing** – preparations for which are already underway.
- MSK estimates the Pavilion will take **6 years to construct**.

BUT...

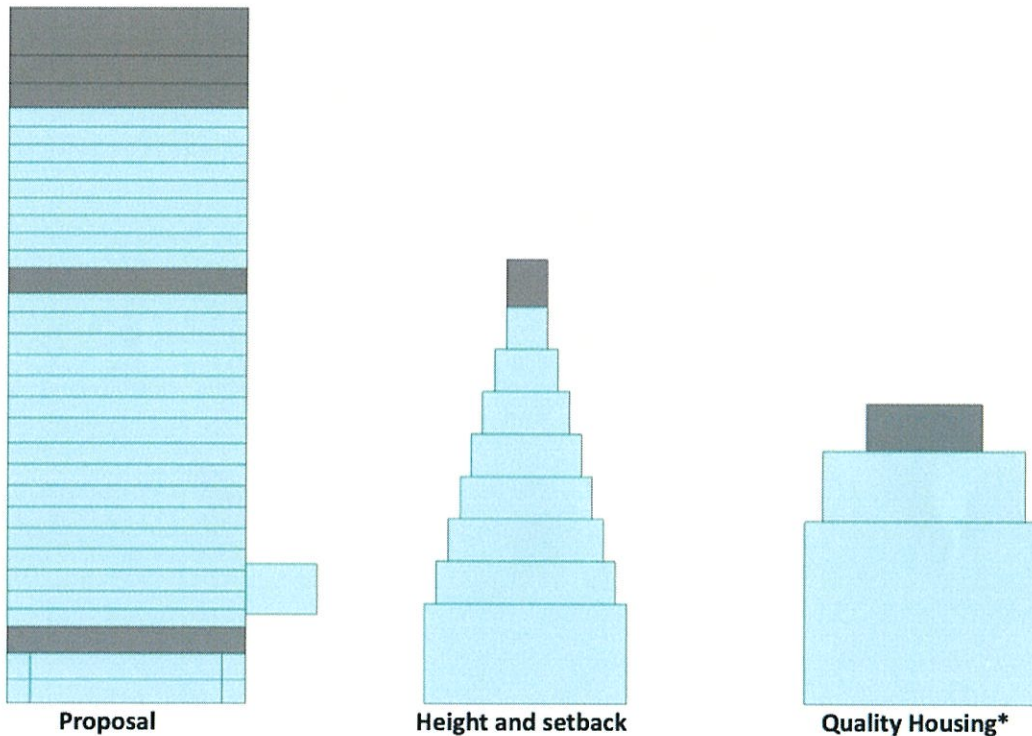
- **The Upper East Side is already home to more hospital patient rooms than any other neighborhood in the tri-state area.** The overserved location of this proposed skyscraper stands in stark contrast to New York's commitment to making high-quality health care accessible to people of diverse backgrounds living in neighborhoods across all five boroughs.
- **MSK's plan includes NO additional parking or strategy to manage the immense increase in traffic - cars, trucks, bikes, pedestrians & more** - resulting from the addition of 28 operating rooms and over 200 single occupancy patient rooms.
- Together with the expansion of the New York Blood Center and Northwell's Lenox Hill Hospital, MSK's proposed tower **sets a dangerous precedent of super-sized overdevelopment that will forever alter the character of the Upper Eastside as a residential neighborhood** – a neighborhood already known to have the smallest number of parks and green spaces of any neighborhood in the city in relation to its population.

For more information: balanceUES@gmail.com

A) As-of-Right Comparison

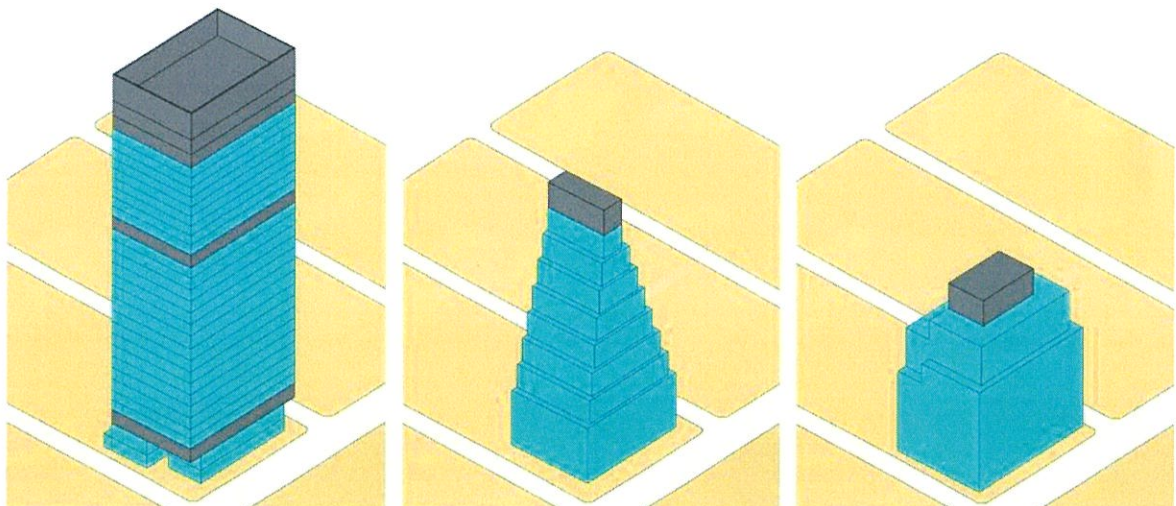
Prepared by George Janes. These images give a visual snapshot of the enormous contrast between what MSK is seeking vs. what it can build as-of-right (meaning without the need of approval from the City to rezone).

MSK proposal compared to as-of-right scenarios



Elevation from York Ave

* Usually only for housing but used by Lenox Hill's Third Ave hospital



B) HEALTH EQUITY

Testimony of **Lois Uttley**, MPP

Before Manhattan Community Board 8 on May 8, 2024

Consideration of Memorial Sloan Kettering Rezoning Request

I am a Manhattan-based advocate for health equity and co-founder of a statewide coalition, Community Voices for Health System Accountability. I'm here to point out that this proposed Memorial Sloan Kettering project, while laudable in some respects, would have a significant negative side effect. It would exacerbate existing inequities in access to cancer care across our city. This expansion would concentrate even more cancer treatment here in the already well-served Upper East Side, while continuing to neglect more medically underserved parts of our city.

Where is more cancer treatment care needed? Among the New York City boroughs, Staten Island has the highest cancer rate per 100,000 people, according to the state Department of Health Cancer Registry. Three Staten Island neighborhoods – Tottenville, Great Kills and Annandale – have the highest cancer incidence rates among women from across the city. Among men, three neighborhoods in the Bronx – Morris Heights, Fordham South and Mount Hope – have the highest cancer incidence rates.

But Memorial Sloan Kettering is not proposing to increase cancer prevention programs or treatment in any of those neighborhoods. Instead, MSK is proposing to add even more hospital beds to the Upper East Side, which already has 11 hospital beds per 1,000 residents, compared to just 2.7 beds citywide, and only 2.35 in Staten Island and 2.52 in the Bronx. (See the table I have included below in my written testimony.)

As I'm sure you are aware, this part of Manhattan already has the Weill Cornell Medicine Meyer Cancer Center and high-quality cancer treatment at Mount Sinai Medical Center. This proposed MSK expansion will only add to the existing cancer treatment arms race here on the Upper East Side. I urge you seriously consider whether allowing MSK to add a giant tower to its existing large footprint in this part of the city is justifiable, given the striking inequities in access to hospital and cancer care that would only grow worse with this expansion.

Upper East Side Hospital Capacity Compared to Manhattan and Other Boroughs

Hospital Beds per 1000 population

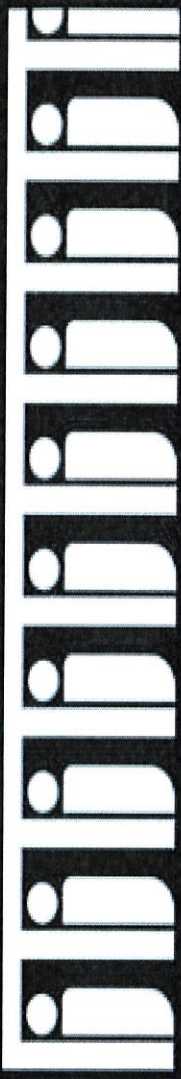
February 2024

		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

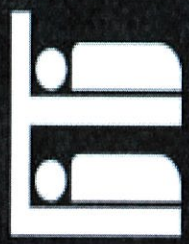
* Data Source: Community Health Profiles for 2022, Public Use Dataset, NYC Health

UPPER EAST SIDE

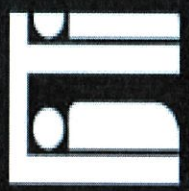
HOSPITAL BEDS PER 1,000 PEOPLE



BROOKLYN



QUEENS



CHINATOWN



C) Traffic and Parking Issues

****Note: MSK's 66th St. Parking garage closed on 6/30/24 to prepare for demolition of the apt bldg.**

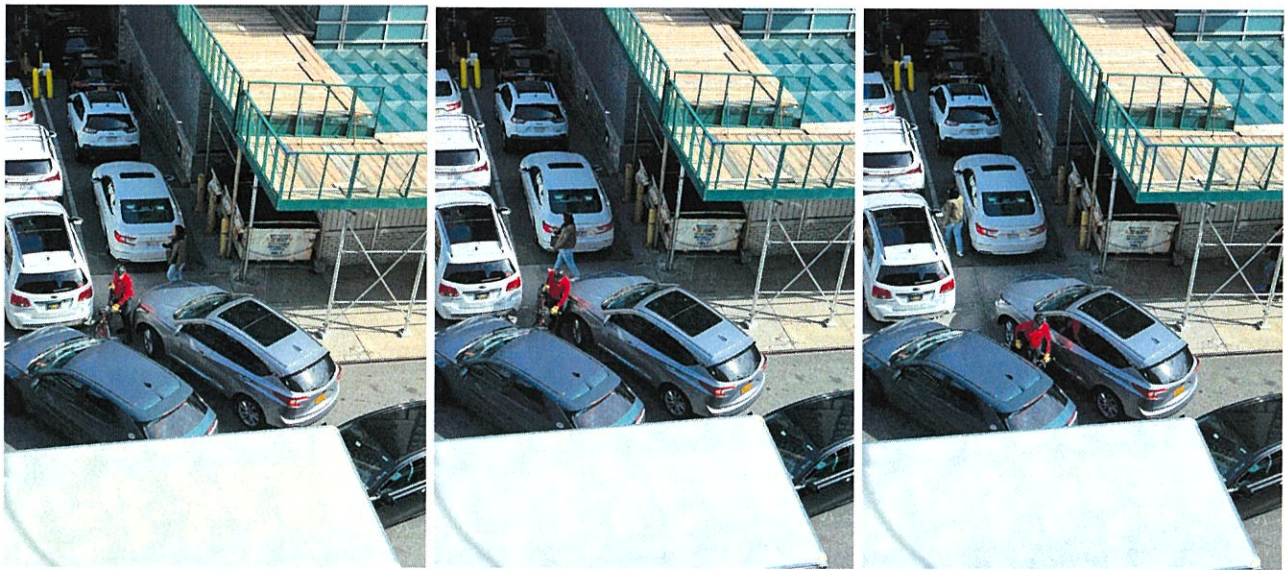
Every Monday through Friday the bottleneck of cars trying to get into MSK's parking garage on 66th Street backs up onto York Avenue blocking the bus lane and adding to the already severe congestion on York. MSK recently switched to valet parking which has only exacerbated the problem.

Incessant horn honking and shouting matches are a daily spectacle on 66th St.

One neighbor even witnessed fist fight.

That said, **MSK will not be adding any additional parking spaces** to accommodate the increased demand for parking this proposed 'Pavilion' will impose on the community.

On paper MSK's parking plan sounds reasonable, but in reality it is nothing more than wishful thinking. There simply will not be enough space for the increased demand for parking. As parking garages in the area continue to close, congestion pricing goes into effect and drivers attempt to unload passengers curbside, the DOT and MTA will likely be burdened with an unprecedented parking and traffic crisis.



Cyclist and Pedestrian navigating blocked street and sidewalk at MSK garage entrance.

As for public parking - below is an excerpt from MSK's current website as of May 2024 directing patients to additional parking in the area:

You can also park in one of several nearby commercial garages:

- 67th Street between First and York Avenues, on the left (south) side of the street
- 69th Street between First and Second Avenues (four garages available)
- 65th Street between First and Second Avenues (three garages available)

This information is several years out of date. MSK states there are four garages available on 69th Street between 1st and 2nd Ave. Not true. Two closed years ago and one sold all its spaces to private owners. There is only one remaining public garage on 69th Street. It is small and fills up early with employees from all the area hospitals.

C) TRAFFIC and PARKING page 2

Current York Ave Traffic Situation

Again, MSK will be adding no new parking spaces to accommodate the increased demand.



Heavy traffic attempting to turn off York onto 66th as PS 183 students head to school



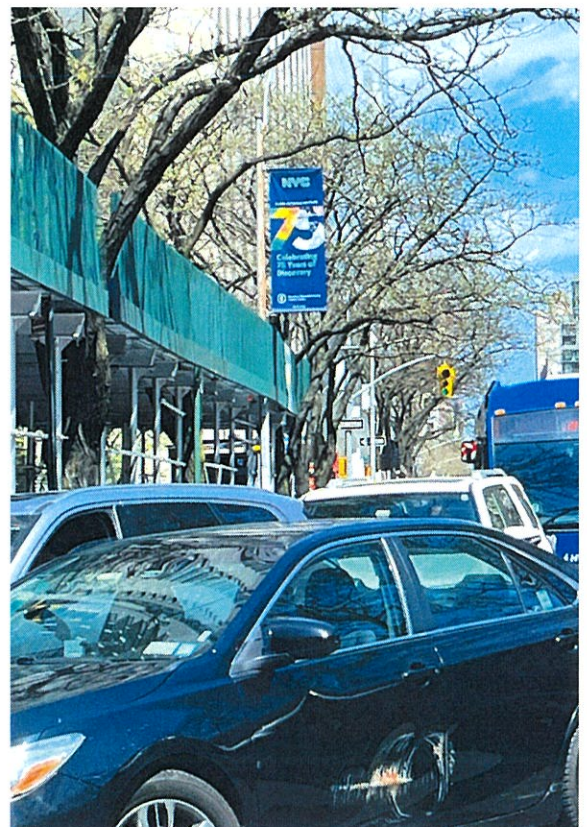
Ambulance forced into oncoming traffic as cars attempt to get on MSK parking line. (66th and York)



Two lanes of cars turning onto 66th off of York in line for MSK garage.

M31 bus unable to pull over at bus stop located on York bet 66th and 67th Streets.

This happens *everyday!*



D) LOSS OF GREEN AND AIR SPACE

This green, open air space is situated between MSK's to-be-demolished apartment building on York and its Rockefeller Research Laboratories - looking north from 66th Street

A modest estimate of the amount of air space that would be *lost forever* is over 4 million cubic feet.

This loss of sunlight and air flow will impact residents, students and area workers, including many MSK employees who, *daily* sit on the stoops of the low-rise tenement apartment buildings on 66th Street facing this precious open space.



66th St. between 1st and York looking north



Close up - same orientation
(different season)

On the right: 300+ Unit Apt bldg to be demolished
On the left: MSK's Rockefeller Research Labs

E) Fragile, Aging Infrastructure

1) SINKHOLE



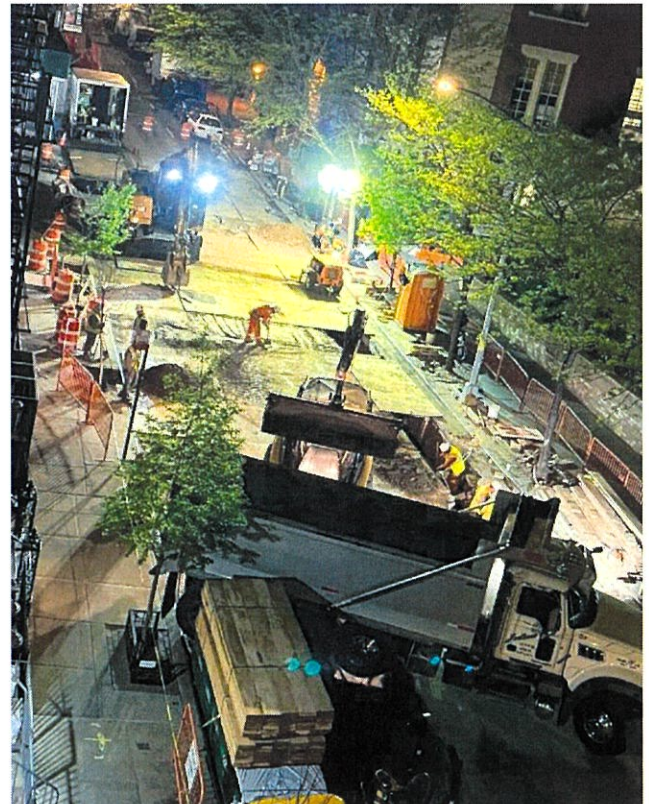
April 15, 2023 sinkhole on 66th Street bet 1st & York

Approximately one year ago as MSK began its task force meetings with CB8, a large construction truck carrying sand broke through the pavement creating a sinkhole at precisely the border between MSK's Research Labs and Public School 183 (PreK - Elementary).

An omen?

Crews worked for two weeks, round the clock, to repair the damage.

Work was slow and tedious as there are both high and low-pressure gas lines and a water main at the site.



2) LETTING OFF STEAM to PREVENT EXPLOSIONS



On York Ave. ConEd regularly removes manhole covers and installs temporary chimneys to let off underground steam **to avoid potential explosions on our overtaxed heating grid.**

The most recent was installed right in front of MSK's main hospital - one block north of the proposed Pavilion site. April 28, 2024



ConEd workers opening a large piece of York Ave. to let off high pressure steam.

ConEd regularly releases a build up of steam by opening large portions of York Avenue during the night.

Question: *Has anyone considered how **two massive bedrock blasting projects happening simultaneously (MSK Pavilion & Blood Center) just one block from each other** might impact the stability of the surrounding buildings, the electric, gas & steam grids, the air quality and the fragile, aging infrastructure in general?*

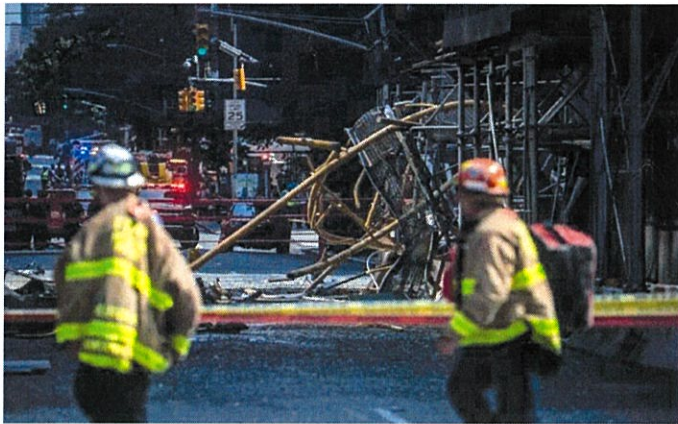
3) Cranes & Drains



Crane Accidents

Crane accidents are rare, but they do happen. This crane fire and collapse in Hell's Kitchen on 7/26/23 injured 11 people. The accident occurred just a few weeks after MSK's Task Force meetings concluded.

Another omen?



During the construction phase of the Pavilion it is assumed a large crane will be looming high over PS 183, the 5-story tenement buildings on 66th St., Rockefeller University and Research Labs, and MSK's main hospital posing an unlikely, but potential risk of collapse.

Inadequate Drainage

Workers repairing shallow drain at NW corner of 66th & York during the night.

Whenever there are heavy rains, this drain backs up and has been opened several times.

We are concerned that the drain won't be able to handle the increased demand for drainage during demolition and construction.



F) BUILDING VENTILATION



Photo from MSK's design plan that indicates fresh air intake from York Avenue and **exhaust air outlet onto 66th Street**, at all levels, including street level.

The impact of noise and potentially toxic air would fall on residents of 66th Street and students at PS 183.

This is not acceptable. MSK must rethink its venting plans. Exhaust venting pointed at 66th Street must not be below the highest mechanical level of the hospital.

Currently, residents and students on 66th Street are subjected to the noise and potentially toxic air being emitted by some of MSK's ventilation systems. Most notable are the high decibel vibrations coming from the two sources pictured below.



Pipe on MSK's main hospital (67th St. bet 1st & York) emitting a very loud horn like sound, some sort of pressure release, which occurs every 15 minutes or so and reverberates for several minutes. Residents have reported being awakened during the night when the horn blows.



Vents inside the entrance to MSK's parking garage on 66th St. between 1st & York. The constant loud hum of these vents has been endured by residents of 66th St. for decades.

It is imperative that whatever building is approved take into consideration the impact of venting on neighbors and ensure vents are NOT pointed at the historic buildings on 66th Street.

Venting needs to occur as high as possible toward York Ave and/or 67th Street where buildings are sealed and windows cannot be opened.

G) Voices of the Community and Civic Organizations

FRIENDS of the Upper East Side continues to push back on the out-of-scale nature of MSK Pavilion. The proposed structure would rise straight from the sidewalk, a throwback to pre-regulation building form. While FRIENDS is supportive of MSK's desire to modernize and expand its facilities, the justifications for the building's height and bulk leave many questions unanswered. The project raises important questions about the future of our neighborhood.

This large-scale project represents a concerning trend of super-sized development, undoing a careful balance that has long been maintained through contextual zoning and the efforts of civic groups and residents. It would have a huge impact on its neighboring historic, low-rise buildings including five-story, affordable apartment buildings, a church, and schools.

The proposed MSK pavilion would require the demolition of an existing apartment building, resulting in the loss of over 300 housing units. The proposal calls for double-height floors, transforming a 31-story building into the equivalent of a 62-story tower. It is not clear why such enormous ceiling heights are necessary on all floors. Additionally, the impacts of increased traffic in an already congested area have not adequately been studied.

CIVITAS and **Carnegie Hill Neighbors** join **Friends of the Upper East Side** in expressing opposition to MSK's Pavilion as currently proposed. These three organizations continue to aim for common-sense development on the Upper East Side.

Comments from Community

Below are comments collected from an active petition calling for no rezoning to accommodate this proposal. Additional comments were emailed to balanceUES.com

Preparing for a dramatic increase in cancer, which is MSK's entire premise for this tower, is an investment in the proliferation of cancer. I say 'yes' to cancer prevention. 'No' to a sky high surgery center in an Upper Eastside residential neighborhood.

-Laura Jackson

Agree- the MSK tower proposal is massive and out of proportion with a the largely residential neighborhood. It would bring gridlock, congestion and noise to the streets. No variances should be granted, the footprint should remain the same.

-Frederica Miller

Massive construction right next door to an elementary school would be extraordinarily disruptive, not to mention hazardous with respect to outdoor activities (noise level, potential asbestos, heavy machinery, etc.). This area

already suffers from bottleneck traffic due to the FDR entrance on 63rd street, which this would exacerbate. This project, while admirable at face value, seems to only serve the interests of MSK - not the broader community (which already benefits from availability of bed capacity at the various locations / cancer hospitals scattered around this neighborhood). Myself and the community signing this petition urge MSK to seek an alternative site for this project.

-Nathan Weiss

Do NOT build this.

-Baron Gera

NO, do not build a building of this scale intruding upon a residential side street with a school and church on it. Our neighborhood is already starved of sunlight and open

space and a building of this scale would further reduce quality of life for the 5 story homes it would loom over.

-Yasmina Palumbo

The environment cannot support this rezoning.. It will be a detriment to the well-being of those currently living in the neighborhood.

-Marise Hausner

Being a resident on 66TH street for over 30 years we have seen a lot of change. But this kind of change is devastating to our community. Building 300', 400', 600' towers not only on the corners but also mid block is affecting our right to have a clean environment to live in. I adore MSK and the work they do and the lives they have saved. I am grateful to them yet I ask for reconsideration on the height of 594' could 394' not work as well. Thank you

-Linda Rizzuto

Kaitilin Griffin asked me to sign. Anything Kaitilin asks me to do, I do. Brilliant professional gardener and horticulturist who understands the natural environment of NYC & is looking out for the best interests of the citizenry. If Kaitilin ain't onboard, I ain't either.

-Nancy Ellen Shore

Please preserve the unique and diverse blend of residential, schools, shops and churches that make up the upper east side, and do not allow the hospital to take over all the precious space!!

-Lisa Barnhart

The Blood Center expansion upward... Lenox Hill's floated plan... The mammoth facility going up at 79th & First... A proposed structure on 92nd..., Shall we say there's more than enough reaching for the sky in our hood?!!

-Sarah Gallagher

Too Tall In The Wrong Loc Aston ... Perhaps two smaller towers with public green around and between.... A La Time Warner Center ...

-Laurence Cresci

No to rezoning, variances and changes of footprint. A building of this massive scale will negatively affect residents in this neighborhood in so many ways.

-Angie Ho

This is so unnecessary to have in such a residential area. Soon the Upper East Side will just be hospitals.

Not to mentioned they also have recently laid off hundreds of employees, yet they have millions to build this. It makes no sense.

-Katarina Klinovsky

As a life-long resident of 66th Street, I have lived through every demolition and construction project that MSK has undertaken on the block since they began building East of PS183. A massive tower of this size will drastically affect the quality of life for everyone in the area during the several years it will take to complete the project...and long after. The building size should be scaled back or a more suitable location should be considered.

-Mary Gera

Enough is Enough!

-Mildred

Traffic on York is already a nightmare, which spews into traffic on 1st Ave. getting onto the FDR is horrible at any time of day. This cannot be built!

-Michelle Gomez

Don't steal our sunlight!

-Claudette Scheffold

Stop the madness and let us live in peace. Stop building on the UES!

-Marilyn Balassi

Another steal of our streets and neighborhoods for big corporations that feel they should be "above the law."

-Jill McManus

Enough already of these monster sized buildings!

-Odette Petersen

Do not permit the very tall proposed tower planned by MSK

-Lee Miles

Please be aware they are currently erecting another school on 65th Street bet. York & 1st ave (prior parking garage/Enterprise bldg)

-Rosa Fabal

This is an absolutely ridiculous place to put something this resource heavy.

-Amy Hart

We already have so many hospitals serving the community. This is something our neighborhood does not need. Other communities would be better served by

having this facility, at a greatly reduced height, in their underserved neighborhood. Another option is just to build on one of their existing footprints, again at a reduced height, to avoid further density issues and increased pollution.

-Gary Zaremba

I'm working in that area. It is going to effect my business. Bad way.

-Huseyin Usulu

Our neighborhood, transportation system and infrastructure is already strained serving patients, and the loss of a 300+ unit apartment building to build the tallest hospital in the world in a residential neighborhood is a bad idea considering the current rent, housing, and climate crisis.

-Katherine Andersen

I choose to live in UES for my health and to specifically to avoid the ridiculous buildings that are 10-15 blocks down. 66th-67th is NOT midtown. These types of massive buildings are a danger to residents, particularly our precious children, during their demolition and construction, not to mention the horrible pollution and air quality issues caused by the excess traffic this building would bring for decades to come. Please don't give us cancer to fill up your 594' building.

-Susan Smith

This plan will ruin many's lives. Please don't go forward with this construction

-Karen Giordano

The height for this proposed structure is ridiculous for the Upper East Side. We cannot ruin anymore neighborhoods with this cancerous growth of inappropriate skyscrapers. There must be a compromise. And parking and traffic??? Has that issue actually been addressed? That will affect everybody in the neighborhood for decades. Please ensure the good of the community is sought, not just making more profits for a company.

-Carol Edwards

For the health of the neighborhood..I would urge this enormous proposition to rethink the outcome of intrusion on every front,,,traffic,,,elementary school,,,pollution etc,,,the opposite of healthcare

-Toby Altman

I was awakened at 3:30 am Saturday July 8 with them putting up scaffolding. No one is dying here. Not acceptable.

-Ann Price

Our City cannot handle another High Rise Project! Our Earth cannot handle these High rise projects for much longer!

-Jacqueline Hewitt

I'm a cancer survivor treated at MSKCC in 1990 and I will be forever grateful. I support MSKCC 100% to care for cancer patients. However, this proposed 'super tall tower' with plans to demolish the apartment building at 1233 York Avenue on a block with a public elementary school, 5 story apartment building and a Catholic Church - I cannot support. There's many vacant properties in Manhattan for MSKCC to build their building that won't disrupt the quality of life for communities. Maybe, along the East River just past the United Nations on 1st Avenue (southbound) between East 41st and 43rd Streets.

-Michael Zullo

As a cancer survivor I support MSK in many ways. As a resident of the neighborhood I can truly say enough is enough with all the buildings going up. I have lost my view, my sunshine and the light and airy feeling of living in a high-rise building (18 floors). Please keep our a neighborhood a neighborhood and not a dark concrete jungle looking for a bit of sunshine.

-Camille Granato

I am a senior citizen living in this neighborhood for at least 50 years. I am opposed to any and all rezoning and variance requests on this site. I am concerned about air/light/traffic and how this will impact the quality of life for myself as well as my neighborhood community. I say no to this super tall structure.

-Pat Sliwak-Grinberg

I live at 1221 York directly across from the proposed build. This is a deeply rooted residential area that is under constant peril from the sprawl of the area hospitals. The excessiveness of this proposal is unprecedented and must be curtailed.

-John Carro

Absolutely horrible plans to destroy this neighborhood

-Olga Shubayeva

This plan is completely out of proportion in this residential

neighborhood. Please, we do not want yet another giant, soulless glass box hospital building just 50 feet away. Save the trees that are in front of 1233 York Avenue!

-Bruce McCallister

The hospital has never given anything back to the neighborhood... how about a park or bench?

They even took the neighborhood zip code!

The hospital is partially publicly funded, yet they do not allow people in to enjoy their grounds. But hospital workers feel free to eat & smoke in my courtyard, on my stoop and my block.

-Anonymous

For the past 26 years, I have called the UES my 'home' and I have loved this true neighborhood where we all know one another...

Sadly, this area cannot absorb the additional traffic, people or noise level that such a horrific structure will create!

This UES area can barely handle what we've already endured - there is still inadequate mass transit to my neighborhood...

And in my opinion, and most importantly, has the NYC Council and Community Board 8 done any true, detailed demographic studies to what this 'monstrosity' will do the affected UES residents, children, families, students, workers?

A dear friend of mine lives in one of the adjacent walkup apartments to this MSK locale - this will negatively impact his life in all ways - but how would the MSK Senior Management Team Members like to look out at this horrific skyscraper from their apartment window day in & day out? Or have no sunshine because of the ongoing construction for the next several years?

It seems to me, that there are other, more intelligent locations for MSK to consider - how about 1st Avenue near the UN or 57th Street?

MSK Needs to have a heart here about all the New Yorkers who will be affected...

-Jennifer Link

Please consider the historical character of this neighborhood. There will surely be a negative impact on this neighborhood, the stately prestigious Rockefeller University & nearby parks for the squeezed local community.

The traffic on York Ave and First Ave. now is often at a standstill. 66th street cuts through the park and is often used by dignitaries. The congestion increase will be

dramatic.

-Kathleen Faes

The dimensions of the proposed construction are utterly out of order for a residential neighborhood, in a city already rife with anonymous, incongruous megastructures that blight the skyline and overwhelm life at street level.

Such an imposition on an increasingly rare patch of livable, human-scaled space in Manhattan seems a strange perversion of MSK's mission--a 'cancer', if you will, to the surrounding neighborhood.

- Peter Riley

How can we build this with so many empty spaces available? This building is a monstrosity.

-Lauren Goslin

My name is Joel Gonzalez and I am the Resident Manager at 435 East 65th street. I have been the Resident Manager here since 2004 so this area is also the place I call home. Traffic here is already at its maximum. 63rd and York has had a lane closed for many years for some construction that only takes place occasionally. The we/the city are already paying for traffic agents for no reason on York avenue.

To take down a perfectly functioning building is ridiculous. The material that will be demolished is most likely going to turn to more waste and the energy that will be used to create this new building is 100% unnecessary.

-Joel Gonzalez

My name is Anne Teicher. I have lived on East 65th St. and York Avenue for over 40 years. I first want to acknowledge the essential work of MSK in treating cancer patients and the excellent care they are providing. At the same time, I stand with my neighbors who are opposed to this project and have spoken clearly about the negative impact the demolition of the existing building and the construction of a massive hospital will have on our quality of life and the health of our community: the noise, the dust, the disruption to transportation and so on.

I would like to add to this list, the loss of sound housing. This city continues to suffer a severe loss of affordable housing. Livable, affordable apartments are being destroyed and replaced by luxury housing, apartments are being converted and lost to rent regulation that keeps them affordable. Workers, including those in your hospitals, could not afford to move into this community. I assume that is why this residential building was

created— to house workers, 350 of your workers who could not otherwise live close to their workplaces, so those on late night shifts could safely walk to their homes. The staff who have lived in that building these many years have contributed to this community. They have been our neighbors. To relocate them to other housing further reduces the availability of remaining housing to others who need it: the thousands of families in shelter awaiting placement, others who are desperate for affordable apartments.

I spent my career as an attorney and as CEO of a neighborhood organization providing housing and services to the unhoused. I am committed to both saving and creating affordable housing. It is not unlawful to destroy sound housing in a time of housing crisis, but it should be. In times of crisis an institution such as MSK, dedicated to saving lives, could have a broader vision. Of course, saving cancer patients is a critical need. I lost my mother and several dear friends to cancer. But isn't there another way? Must we sacrifice the health and safety of a community and 350 sound housing units for a massive building that has no place in a residential community?

-Anne Teicher

While the construction of a hospital is undoubtedly a commendable endeavor aimed at enhancing healthcare accessibility, it is imperative to carefully consider the impact of such construction on the health and well-being of the residents in the surrounding area. We say this as former residents and attending physicians at the NYPH Rehabilitation Medicine residency program which rotates through MSK.

As you know, the construction of a hospital tower involves extensive excavation, demolition, and construction activities, all of which generate a significant amount of dust, noise, and air pollution. These environmental hazards have the potential to pose serious health risks to the residents, particularly vulnerable populations such as children, the elderly, and individuals with pre-existing health conditions whose well-being is already compromised.

Moreover, the noise pollution generated by construction activities can have detrimental effects on the mental and physical well-being of residents. Prolonged exposure to

high levels of noise has been associated with increased stress, sleep disturbances, and cardiovascular problems. For vulnerable populations such as the elderly and individuals with certain medical conditions, such as dementia and autism, the effects of noise pollution can be particularly pronounced and debilitating.

It is crucial to recognize that the impact of construction dust extends beyond physical health. For many elderly individuals, their home is their sanctuary, a place of comfort and safety. The disruption caused by construction activities, coupled with the threat of airborne pollutants infiltrating their living spaces, can evoke feelings of anxiety, stress, and helplessness, exacerbating existing mental health conditions.

Whether through partnering with local accommodations or providing alternative housing solutions, your support in facilitating INTERMITTENT TEMPORARY HOUSING ARRANGEMENTS would be immensely appreciated by the affected individuals living in close proximity and the community at large, as it would alleviate stress and severe and LIFE-THREATENING health risks to them. We understand that arranging temporary housing in a quieter and less disruptive environment, may pose logistical challenges, but we believe that it is essential to prioritize the health and safety of all residents affected by the construction project.

- Jaishree & Raj Capoor

There shouldn't be any more hospitals in this specific area of the neighborhood. Take your work elsewhere.

-Edilberto Cruz

As someone who has lived for 35 years at 66th, I completely disapprove of this building project. York Avenue does not need another mega-hospital.

What we see in research over and over again is that the cities that have the most hospital consolidation tend to have the highest prices for health care without any benefit for patient results. So consolidation, which started as a good idea in many places, has evolved to a point where it's not benefiting patients anymore, it is benefiting profits.

-Gabriela Penazola

H) SPOKEN TESTIMONY: MAY 8, 2024 LAND USE HEARING

(Incomplete - includes what was gathered prior to the hearing)

My name is **Camille Granato**. I live at the corner of 69th and 1st. I've lived on the upper east for 32 years. I am a cancer survivor thanks to the excellent care I received from the doctors, nurses and staff at New York - Presbyterian Hospital in 1996. Today I am still cancer free and am grateful for the excellent care I received. And for years I was a volunteer at MSK. That being said, **I am opposed to MSK's current proposal.**

I have watched as this once vibrant residential neighborhood has slowly been taken over by ever expanding hospitals. Tower after tower going up, robbing us of clean air, green space and sunlight. If approved, this latest proposal would make MKS the tallest hospital in the world at 594 feet. This is outrageous! I can no longer stand by and watch. Hospital row has gone too far.

All of the area hospitals treat cancer. Even Hospital for Special Surgery has a team of oncologists treating bone cancers. It is glaringly obvious that this 'large scale community facility' is not for our community.

MSK has many satellite hospitals in the tri-state area. Wouldn't it make more sense to expand those hospitals to serve patients closer to home than expect them to come to the most densely populated neighborhood in the United States? I happen to live here, so when I was going through cancer treatment, NY Hospital was the perfect place for me. But I can't imagine how much unnecessary stress patients and their families from New Jersey, Long Island, Westchester and beyond are having to deal with.

Where there's a will there's a way. If MSK really cares about its patients and about being a good neighbor on the Upper East Side, they should scale this hospital expansion way back and build in neighborhoods where they are actually needed.



*My name is **Patricia Hogan** and I live in Brooklyn. My husband underwent major abdominal surgery at MSK in December of 2020. He is still alive, but it has been a constant struggle ever since.*

I learned of this hearing from my friend who lives on 66th Street and who I stayed with while my husband was in the hospital. I'm writing today as his caregiver to emphasize how very stressful it has been coming into Manhattan for his surgery, treatments and follow ups. Dealing with traffic and a near impossible parking situation has added tremendous stress at this vulnerable time in our lives.

Even now, 3 years later, he isn't strong enough to take the subway, so we have no choice but to drive in. And once congestion pricing starts, not only will it be more expensive to come in, but I've heard that the parking crisis is expected to escalate north of 60th Street.

I know I'm not alone, and can speak for patients and caregivers all over the tri-state area, if you are planning to expand MSK, please do so in a location or locations that are truly accessible to your patients. I ask this in the interest of the best possible solution for myself, my husband and no doubt, countless other patients and their families. It's enough to be dealing with cancer. Coming to Manhattan just adds to the nightmare.

My name is **Jane Griffin**. I have lived across from the project site on 66th st, for the past sixty years,- Here we are again....in this ever more congested corner of Manhattan where residential life seems to be vanishing and fast becoming an industrial neighborhood....I say here we are again - as this is not the first time that we as a community have tried to maintain the residential feel of the area - so we are here to suggest that there can be alternatives to this mammoth sized , taller than all the other east side skyscrapers, no setback from the street and therefore so inappropriate in this time on our planet when the environment is of such concern.....

Several years ago we were able to convince MSK to somewhat reduce their footprint - and add some local amenities such as improvements to St Catherine's park. And some improvements to the 68th street subway station. However the huge numbers of vehicles driven by patients medical and all staff only continued to increase - double parked and blocking 66th street.....and of course with the proposed demolition, construction and general increase in numbersit's hard not to imagine the worst is on the way - public transportation will be stretched to its limit.

I speak as a retired physician who worked most of my career in a city hospital in Elmhurst. While the disparity between the two institutions is enormous in many aspects, it is not hard to wonder why patients already compromised to some degree, would have to travel distances to be brought to a place where they can receive the best treatment - so - why here and not where there are hospital satellites in less congested areas??

They are many other reasons to contest this building project which my neighbors will speak to - but I would put in my plea to rethink - and to consider the present fragile state of our planet - and indeed the fragile state of the people who are affected in their daily lives by the congestion, noise, traffic and more.....Thank you for listening.



My name is **Lisa Barnhart** and I have lived on East 66th Street for over 30 years. I am not opposed to MSK expanding because there is an obvious need, but I am very much opposed to the height and bulk of the building being proposed.

I also want to make sure that we are not going to be subjected to any noise or toxic air coming from the building's venting systems. I live directly across from MSK's parking garage where there is a very loud droning sound coming from a row of vents just inside the entrance to the garage. It never lets up and disturbs my sleep.

There is also another very strange sound like a horn blowing. It happens every 15 minutes or so and lasts several minutes. At night when the city quiets down it is especially loud. I recently found out from a neighbor that it is coming from what looks like an exhaust pipe attached to MSK's main hospital on 67th Street.

So whatever gets built, I think it is very important that there are no vents facing the apartment buildings on 66th Street. I want to be able to open my window and not feel like I'm living in next to a factory.

Good evening. I am **Dr. Rachel George** and I live at 400 East 67th Street, The Laurel, which is on this block, at the corner of 67th and First Avenue. I am a building unit owner, and board member. I am a former attending dentist at Columbia Presbyterian and faculty in the department of Oral Radiology. I moved to this street almost 15 years ago for several reasons. I love the community, St. Catherine's Park, the Riverwalk, and dog parks. I am a member of the hospital communities, including Rockefeller University and my son went to Nursery School in Payson House. I love the incredible access to both world-class medical facilities and a world-class scientific community.

I have several concerns about this project.

1. I would like to request the proposed building height be reduced by at least 250 feet and include setbacks as appropriate. The building height appears grossly out of context. My building is 328 feet, and the tallest building in the neighborhood is 424 feet. The applicable height and setback regulations would require setbacks at 85' and limit the building height to around 350'. As my eleven-year-old son said, "it just doesn't fit in." We want to co-exist with MSK, not just be in its shadow.
2. Between my building and this new pavilion is the Rockefeller Research Lab building. I would like to request that this lot NOT be re-zoned to R9. What assurances can be made that that site will not also be redeveloped in the future?
3. I would like to ask that MSK enter into a "Community Benefits Agreement." This could include, but not be limited to pre-construction and mid-construction meetings, site monitoring (with results available for review), review of the building façade and appearance, traffic concerns, parking and noise issues, and green building requirements. I would like to suggest MSK give back to the neighborhood with some benefits for all, like communal space.

In summary I ask today that MSK:

1. Reduce the building height by 250 Feet and add setbacks.
2. Not re-zone the Rockefeller Lab to R9.
3. Enter a "Community Benefits Agreement" with our community and its groups.
4. Ensure a direct line of communication for the community to allow for concerns to get immediate attention.



My name is **Laura Jackson** and I have been following these proceedings since the first task force meeting last April. I am opposed to the MSK Pavilion as currently proposed.

MSK has emphasized how essential this project is in preparing for a predicted increase in cancer cases. But what I don't understand is why the burden of providing treatment for these future patients should fall mainly on MSK and our neighborhood. There are, in fact, at least four dozen hospitals in the tri-state area that treat cancer.

This ambitious project, with an estimated cost of a billion dollars, comes at a time when MSK has reported increasingly negative operating income for the past five recorded years and a net loss of 108 million dollars in 2022. On top of that MSK has been laying off employees and is scheduled to auction off hundreds of pieces from its art collection next Thursday.

Some, but not all, of the cost of this project would come from generous philanthropists. But how much additional debt would MKS be taking on to finance this project? Is this really a sound investment?

On the cover page of our testimony packet is an image prepared by George Janes in Google Earth. That image alone should be enough to convince at least half of CB8's members that this building, as proposed, does not belong here. The height and bulk of this outrageous structure is simply not acceptable in an historic residential neighborhood.

I am **Yasmina Palumbo**, a PS 183 family member and resident of East 66th Street. I'm here to testify against MSK's unnecessary mega project that will negatively impact our lives for years to come, taking away our sunlight, and polluting our environment with noise, dust particles, chemicals and odors associated with maintenance of such a massive building.

Over the years, though MSK's mission is noble, they have been terrible neighbors to 66th street residents. Our block has been treated as the service entrance for all things noisy, intrusive, and inconvenient to MSK.

Life living across from MSK has meant regularly being awoken weekday mornings by honking horns from cars jockeying to get into their parking garage, and shouting matches from drivers vying for precious parking spots.

It's also meant going to bed early once a week because their dumpsters get hauled away Fridays at the crack of dawn, sometimes as early as 5:30 am.

It's meant being woken up to the sound of a highly pressurized refrigerant service regularly scheduled after midnight.

Why after midnight? I don't know. But it's so loud that the workers on the job wear ear protection while all we can do is close our windows.

Most recently, this past Friday May 3rd, MSK scheduled overnight Scaffolding work from 6 pm to 6 am, so that we were kept up the entire night by the sound of clanging metal poles and hammering wood until dawn. And it's not the first time this has happened. MSK also scheduled overnight scaffolding work this past Thanksgiving Eve, without justification, from 6pm until 6am, effectively ruining Thanksgiving Day for all the hardworking families who simply need some rest.

With such a poor track record of consideration for families on the block, we have no expectation that MSK will suddenly become better neighbors in a larger building. To the contrary, we foresee more imposition on our lives as the building scales up, and are frankly concerned about the impact this will have on our health. As yet, we have not received any assurances that overnight work will be avoided, or that venting of harmful odors and chemicals will not face 66th street. For all these reasons we cannot support this project.



I live in one of the most environmentally responsible buildings on the east side - a landmarked light and air tenement, two blocks from the project site, built in 1915. My name is **Kaitlin Griffin**. Ironically and by contrast, this building proposal is shockingly irresponsible and even anti-environmental.

How is it that a scientific institution is so unaware or so excused from the urgencies of climate change that it could even think to build such a horrifying structure? Is the cancer crusade this delusional? The realities of climate change are so palpable one must wonder how it is that such mega glass and steel structures that spew sound, exhaust, enormous waste and contribute to the heat island effect are even still part of our currency.

I am one of the few local residents who continue to return to these public hearings to state opposition to specialized hospital expansions that eat away at the fabric of domestic life. The presumption that this expansion is an appropriate size for an 'academic institution' as stated in the so called zoning meeting on April 24 seems to me a baseless claim, an arbitrary reach for Big is Better, no matter if it is a quote from the Dept of City Planning.

The issue before us is about whether this application exhibits sensible, rational, enlightened urban planning principles - and if it does not, how can it be made to do so. Our city desperately needs to adhere to more humane planning principals - now more than ever.

The spectacle of hospital buildings up and down York is so absent of green you would never know these were places of healing. Perhaps they are not. Woe be to York Avenue and all those who live on and walk this once quiet boulevard should this project be realized.

VOICES OF PUBLIC SCHOOL 183 PARENTS

My children, ages 7 and 10, attend P.S. 183. I also live on East 66th Street down the block from the proposed MSK pavilion. As the daughter of a surgical oncologist, I commend MSK for the vital work it does to provide world-class treatment for cancer patients and I understand the need for additional operating rooms and patient beds. However, I do not understand the need for a 594-foot-tall building that will be grossly out of place in our residential neighborhood – and negatively impact our quality of life for the next six years and beyond – to provide said care.

My greatest concern is for that of the hundreds of elementary-school-age children who attend P.S. 183 and live in the surrounding area – they will have to endure six years of noisy and potentially polluting construction, which will impact their ability to focus in school and possibly even their health. Six years means that children entering pre-K this fall will have to contend with the noise and dirt from this project for most of their entire time at P.S. 183. That also means the current students, who endured school closures during the Covid pandemic, will again have to endure disruptions to their learning as well as to their recess and time outdoors. Additionally, the current plan **includes the placement of a highly flammable oxygen farm** adjacent to the entrance of a heavily trafficked garage and the building is designed to release its **exhaust venting onto 66th Street, including at street level, steps away from P.S. 183.**

While I understand the need for expanded patient care at MSK, they are not the only hospital in New York to treat cancer patients – they are not even the only hospital on the Upper East Side to do so! Allowing MSK to construct a 594-foot-tall building in the middle of a residential neighborhood will have a disastrous impact on the fabric of our community. If MSK is truly as good a neighbor as it claims to be, it must reduce the scale of this project so that it truly benefits all stakeholders and not just those of MSK.

-Anat Rosenberg

I second Anat Rosenberg's concerns. I am also concerned that the proposed building will potentially cast a shadow on the street. Sunlight, an essential natural source of vitamin D, only benefiting the young children at P.S.183, as well as a source of energy for plants to grow, which the beautiful trees along York Ave. will always need.

Being part of this community, I am asking for a balance in our ecosystem.

-Clarisse Cornet

1. The increased traffic and construction hazards pose significant safety risks
2. Huge noise and air pollution will disrupt learning environment and impact children's health.

It is a bad bad idea to construct a gigantic building right next to an elementary school.

-Hexiao Wang

While I recognize the important work of MSK, the proposed construction will result in serious consequences to elementary school children, and significant measures need to be in place to minimize the harm to our children. The consequent construction hazards, toxins, poor air quality, noise, and diminished sunlight will undoubtedly disrupt the education and health of our children. It will be truly ironic (in a very bad way) when our children experience short-term and long-term negative effects on their health (and potentially have increased risks of developing cancers) as a consequence to building a cancer hospital building. Currently, the building plans have inadequate mitigation measures in place to prepare for the start of the new school year, and there is no concrete planning for how hazards will be measured and monitored to ensure the safety and health of our children. As a physician and mother, I implore you to do better.

-Moeun Son, MD

My name is Sandy Moy, and my child attends P.S. 183. I live in the neighborhood and am deeply concerned about the proposed 594-foot-tall MSK pavilion on East 66th Street.

The noise and air pollution will severely disrupt the learning environment at P.S. 183, making it difficult for students to focus and succeed in their studies. Furthermore, the potential health risks from construction-related pollution and toxins are alarming.

There are no concrete plans for how noise, air quality, and other hazards will be monitored and controlled to ensure the safety and health of our children. MSK is supposed to be a renowned cancer treatment center yet they are putting our children's health at risk!!

-Sandy Moy

My son goes to PS. 183 & I live in the neighborhood & on 65th Street.

I am very concerned for both physical and mental well being of our kids relative to this proposed MSK construction on 66th Street.

The noise, air pollution, shakes from drilling/rebuilding, construction mishaps vehicle & human traffic, and other hazards are some of the concerns that we have.

Additionally, the presentation given by the MSK contracting team & the publicly available plans, were/are both inconclusive and subpar at best & lack any concrete detail regarding all the potential hazards.

The health and well being of our children, trumps all other city economical plans & is simply non-negotiable!

-Mahsa Jafary

To Reach Us email balanceUES@gmail.com



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Subcommittee on Zoning and Franchises
New York City Council

September 13, 2024

Chair Riley,

FRIENDS of the Upper East Side submits these written comments as part of our testimony on September 10.

FRIENDS of the Upper East Side has concerns about the proposed pavilion's height, as well as how it might negatively impact the surrounding neighborhood's character and livability. Our main concern is that the proposed 594-foot-tall pavilion would be a massive tower rising directly from the sidewalk, with no setbacks, a throwback to pre-zoning regulation building form soaring above even the tall medical towers further north along York Avenue. From a zoning and land use perspective, the massive upzoning and amendments required before such could be approved would send a troubling signal to developers about what is permissible in the Upper East Side, and with respect to institutional expansion across the city.

Our second concern centers on the proposed building's allocation of space. As it stands, a significant portion is dedicated to mechanical systems, leaving only 44% for patient care, surgery, clinical areas, and the lobby. We question the efficiency of building a tall surgical hospital, especially when a larger footprint could potentially accommodate a shorter structure. This seems like a suboptimal use of space, and the community should not bear the burden of such an inefficient design. Is it customary for hospitals to have only 44% of their space allocated for hospital or clinical use? Or is this behemoth being proposed primarily to cater to the needs of VIP patients with water views and 20-foot-high ceilings? The community needs to have more details to fully understand this oversized request, and a process of more comprehensive disclosure needs to be established for review of new construction by MSK and the other institutions. Given the client's disregard for the community's repeated efforts to achieve a sensible design alternative, we urge the council to intervene on our behalf.

Thank you for your consideration.

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

[]

I intend to appear and speak on Int. No. MSK Res. No. _____
 in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Constanza Borberg

Address: 31 Winneton Rd White Plains, NY 10603

I represent: The American Cancer Society

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

[]

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Michael Piccinillo

Address: [REDACTED]

I represent: NIC Carpenters

Address: 395 Hudson St

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

[]

I intend to appear and speak on Int. No. MSK Res. No. _____
 in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Tara PURI

Address: [REDACTED] NY, NY 10065

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 9/10/2024

(PLEASE PRINT)

Name: Elizabeth Magallon

Address: _____

I represent: MSK

Address: 1275 York Ave, NY, NY

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: John McGinley

Address: _____ Pearl River NY 10968

I represent: NYC DCC

Address: 395 Hudson St NYC NY

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. MSK Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Andrew Stein

Address: _____

I represent: myself

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

[]

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: 9/10/24

(PLEASE PRINT)

Name: Selwyn M. Vickers
Address: 1275 - York Avenue / 141-46th Street
I represent: MSKCC
Address: 1275 - York Avenue

**THE COUNCIL
THE CITY OF NEW YORK**

MSK

Appearance Card

[]

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: 9/10/2024

(PLEASE PRINT)

Name: GEORGE JAMES
Address: [REDACTED]
I represent: _____
Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

MSK

Appearance Card

[]

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Lisa Barakat
Address: [REDACTED] NYC 10065
I represent: myself & my neighbors
Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

[]

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 9/10/24

(PLEASE PRINT)

Name: Jeffrey Drebin

Address: [redacted] New York, NY

I represent: Memorial Sloan Kettering Cancer Center

Address: 1275 York Avenue, New York, NY

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

[]

I intend to appear and speak on Int. No. _____ Res. No. _____

MSK in favor in opposition

Date: 9/10/24

(PLEASE PRINT)

Name: ZEYNEP TURAN

Address: [redacted] Lexington Ave

I represent: FRIENDS OF THE UPPER EAST SIDE

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

[]

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: _____

Address: [redacted]

I represent: MSK

Address: _____



Please complete this card and return to the Sergeant-at-Arms



**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

[]

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 9/10/24

(PLEASE PRINT)

Name: LAWNA ARDIZZONE

Address: _____ NY NY 10044

I represent: MSK

Address: 1275 YORK AVE NY NY

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

[]

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Nicole Grogan

Address: _____ New York, NY 10128

I represent: self

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

[]

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: ROBERT MASTERS

Address: _____ NJ 07240

I represent: MSK PAVILION

Address: MSKCC YORK AVENUE, NY, NY
1275

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 9/10/24

(PLEASE PRINT)

Name: Rachol George

Address: [REDACTED] E 67th Street

I represent: Myself and my building

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Kieran Healy

Address: [REDACTED] Brooklyn, NY 11225

I represent: MSK

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. MSK Res. No. _____

in favor in opposition

Date: 9-10-24

(PLEASE PRINT)

Name: LINDA THOMPSON

Address: [REDACTED] Bronx, NY 10454

I represent: ABYSSINIAN BAPTIST CHURCH

Address: 132 W. 138th ST. NY NY 10030

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: Sept 18th

(PLEASE PRINT)

Name: Samela Mendez

Address: _____

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Andrew King

Address: _____, NY, NY 10021

I represent: MSK

Address: 1275 York Ave 10065

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 9/10/24

(PLEASE PRINT)

Name: Virginia Wettlaufer

Address: _____ Street

I represent: self

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 9/10/24

(PLEASE PRINT)

Name: Stally Friedman

Address: [REDACTED] Broadway

I represent: MSKCC

Address: 1275 York

**THE COUNCIL
THE CITY OF NEW YORK**

MSK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: KAITILIN B. GRIFFIN

Address: [REDACTED]

I represent: myself

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 9/10/2024

(PLEASE PRINT)

Name: ROBERT MASTERS

Address: [REDACTED] NJ 07040

I represent: MSK CANCER CENTER

Address: 1275 YORK AVENUE, NEW YORK, NY

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 9/10/24

(PLEASE PRINT)

Name: Roger Maclean

Address: _____ NY, NY

I represent: MSK

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

MSK
Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 9/10/24

(PLEASE PRINT)

Name: Rosy Narvini

Address: _____

I represent: MSK

Address: 1919 Malism Ave, New York, NY

**THE COUNCIL
THE CITY OF NEW YORK**

msk
Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Mary Pat GIMUNOVICH

Address: _____ NY

I represent: msk

Address: 1275 York Ave NY, NY

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. MSK Provision Res. No. _____

in favor in opposition

Date: 9/10/2024

(PLEASE PRINT)

Name: Yasmina Palumbo Galeo

Address: [REDACTED] NY NY 10065

I represent: Myself and F.A.C.T.

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. MSK Provision Res. No. _____

in favor in opposition

Date: 9/10/24

(PLEASE PRINT)

Name: Anat Rosenberg

Address: [REDACTED] NY 10065

I represent: Lenox Hill F.A.C.T.

Address: same as above

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 9/10/24

(PLEASE PRINT)

Name: Roger McClean

Address: [REDACTED] NY NY

I represent: MSK

Address: _____

Please complete this card and return to the Sergeant-at-Arms