
In the Matter of the Application of

NEW YORK BLOOD CENTER, INC.

Pursuant to Sections 197-c and 201 of the
New York City Charter For An Amendment
of the Zoning Map, Section No. 8c [C
210351 ZMM]

PROTEST PURSUANT TO §200
SUBD. A(3) (2) OF THE NEW YORK
CITY CHARTER AGAINST
PROPOSED RESOLUTION
C210351ZMM APPROVED BY THE
NEW YORK CITY PLANNING
COMMISSION

The undersigned respectfully state as and for their **PROTEST** pursuant to §200 subd. (a)(3)(2) of the New York City Charter against the resolution approved by the New York City Planning Commission ("**CPC**") in response to and in favor of that certain application, designated C 210351 ZMM, submitted by the NEW YORK BLOOD CENTER, INC. ("**BLOOD CENTER**"), having an address at 326 East 67th Street a/k/a 310 East 67th Street, New York, New York 10065 (Block 1441, Lot 40) pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 8c, such CPC resolution attached hereto as Exhibit "A" and incorporated herein by reference (hereinafter "**Zoning Map Amendment Resolution**"), as follows:

1. The undersigned is the president of a domestic corporation known as 333 East 66th Street Corp. ("**Cooperative**").

2. The Cooperative is a cooperative corporation, formed and existing pursuant to the Business Corporation Laws of the State of New York and is the fee owner of the premises located at 333 East 66th Street, New York, NY [Manhattan Block 1441, Lot 17] ("**Cooperative Premises**"). A copy of the deed containing the legal description of the Cooperative Premises is annexed hereto and marked as Exhibit "B".

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3. The Cooperative is the owner of land immediately adjacent to and within 100 feet of the land included in the changes proposed in the Zoning Map Amendment Resolution.


4. The Zoning Map Amendment Resolution is subject to review and approval by the New York City Council under Zoning Resolution §197-d.

5. At a special meeting of the Board of Directors of the Cooperative ("**Board**") duly held on the 14th day of October, 2021 at which a quorum was present and acting throughout, the Board duly adopted and enacted a resolution which, in part, authorizes the Cooperative to present a protest against the Zoning Map Amendment Resolution to the Clerk of the City of New York.

6. Accordingly, and pursuant to §200 subd. (a)(3)(2) of the New York City Charter, the undersigned hereby file and present this Protest against the Zoning Map Amendment Resolution to the Clerk of the City of New York.

333 EAST 66TH STREET CORP.

By:



Ellyn Berk, President and Authorized Signatory

CITY PLANNING COMMISSION

September 22, 2021 / Calendar No. 23

C 210351 ZMM

IN THE MATTER OF an application submitted by New York Blood Center, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 8c:

1. changing from an R8B District to a C2-7 District property bounded by East 67th Street, a line 325 feet easterly of Second Avenue, East 66th Street and a line 100 feet easterly of Second Avenue; and
2. changing from a C1-9 District to a C2-8 District property bounded by East 67th Street, a line 100 feet easterly of Second Avenue, East 66th Street, Second Avenue, East 66th Street, and a line 100 feet westerly of Second Avenue;

Borough of Manhattan, Community District 8, as shown on a diagram (for illustrative purposes only) dated April 19, 2021, and subject to the conditions of CEQR Declaration E-612.

This application for a zoning map amendment, in conjunction with the related special permit (C 210353 ZSM) and zoning text amendment (N 210352 ZRM), was filed by New York Blood Center, Inc. on April 1, 2021, to facilitate the development of an approximately 452,000-square-foot scientific research and development facility. The proposed action, in conjunction with the related applications, would facilitate the development of a new, modern headquarters for the New York Blood Center and a commercial life sciences hub located at 310 East 67th Street (Block 1441, Lot 40) in the Upper East Side of Manhattan, Community District 8.

RELATED ACTIONS

In addition to the zoning map amendment (C 210351 ZMM) that is the subject of this report, the proposed project also requires action by the City Planning Commission on the following applications, which are being considered concurrently with this application:

C 210353 ZSM Zoning special permit pursuant to Section 74-48 of the Zoning Resolution to allow a scientific research and development facility and to allow modification of the height and setback regulations of Section 33-432.

EXHIBIT A

N 210352 ZRM Zoning text amendment to amend provisions of the Zoning Resolution for the purpose of allowing scientific research and development facilities in C2-7 Districts and allowing related use and bulk modifications, and to designate a Mandatory Inclusionary Housing (MIH) area.

BACKGROUND

A full background discussion and description of this project appears in the report for the related special permit (C 210353 ZSM).

ENVIRONMENTAL REVIEW

This application (C 210351 ZMM), in conjunction with the related applications for a special permit (C 210353 ZSM) and a zoning text amendment (N 210352 ZRM), were reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA) and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et seq. and the New York City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 21DCP080M. The lead is the City Planning Commission.

A summary of the environmental review, including the Final Environmental Impact Statement (FEIS) dated September 10, 2021, appears in the report on the related application for a special permit (C 210353 ZSM).

UNIFORM LAND USE REVIEW

This application (C 210351 ZMM), and the related application for a special permit (C 210353 ZSM), was certified as complete by the Department of City Planning on April 19, 2021, and was duly referred to Manhattan Community Board 8 and the Manhattan Borough President in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b), along with the

related application for a zoning text amendment (N 210352 ZRM), which was referred for the information and review in accordance with the procedure for non-ULURP matters.

Community Board Review

Manhattan Community Board 8 held a public hearing on May 12, 2021, on this application (C 210351 ZMM) and the related actions for a special permit (C 210353 ZSM) and a zoning text amendment (N 210352 ZRM), and, on May 25, 2021, by a vote of 38 in favor, none against, and none abstaining, adopted a resolution recommending disapproval of the application.

Borough President Review

The Manhattan Borough President held a public hearing on July 12, 2021 on this application (C 210351 ZMM) and the related actions for a special permit (C 210353 ZSM) and a zoning text amendment (N 210352 ZRM) and, on July 28, 2021, issued a recommendation to disapprove the application.

City Planning Commission Public Hearing

On July 14, 2021 (Calendar No. 17), the CPC scheduled July 29, 2021 for a public hearing on this application (C 210351 ZMM), in conjunction with the related actions for a special permit (C 210353 ZSM) and a zoning text amendment (N 210352 ZRM). The hearing was duly held on July 29, 2021 (Calendar No. 5). Eleven people testified in favor of the application and 36 in opposition, as described in the report for the related special permit (C 210353 ZSM), and the hearing was closed. Following the public hearing, the CPC received several letters of written testimony.

CONSIDERATION

The Commission believes that this application for a zoning map amendment (C 210351 ZMM), in conjunction with the related special permit (C 210353 ZSM) and a zoning text amendment (N 210352 ZRM), are appropriate. A full consideration and analysis of the issues and the reasons for approving the application appear in the report for the related special permit (C 210353 ZSM).

RESOLUTION

RESOLVED, that having considered the Final Environmental Impact Statement (FEIS), for which a Notice of Completion was issued on September 10, 2021, with respect to this application (21DCP080M), the City Planning Commission finds that the requirements of Part 617, New York State Environmental Quality Review, have been met and that, consistent with social, economic and other considerations:

1. From among the reasonable alternatives thereto, the action to be approved is one which minimizes or avoids adverse environmental impacts to the maximum extent practicable; and
2. The adverse environmental impacts revealed in the FEIS will be minimized or avoided to the maximum extent practicable by incorporating as conditions to the approval those mitigation measures that were identified as practicable.

The report of the City Planning Commission, together with the FEIS, constitute the written statement of facts, and of social, economic and other factors and standards, that form the basis of the decision, pursuant to Section 617.11(d) of the SEQRA regulations; and be it further

RESOLVED, by the City Planning Commission, pursuant to Sections 197–c and 200 of the New York City Charter that based on the environmental determination and the consideration described in this report, the Zoning Resolution of the City of New York, effective December 15, 1961, and as subsequently amended, is further amended by changing the Zoning Map, Section No. 8c:

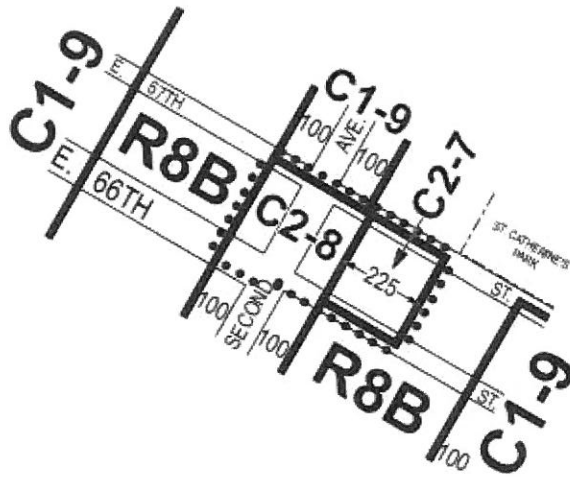
1. changing from an R8B District to a C2-7 District property bounded by East 67th Street, a line 325 feet easterly of Second Avenue, East 66th Street and a line 100 feet easterly of Second Avenue; and
2. changing from a C1-9 District to a C2-8 District property bounded by East 67th Street, a line 100 feet easterly of Second Avenue, East 66th Street, Second Avenue, East 66th Street, and a line 100 feet westerly of Second Avenue;

as shown on a diagram (for illustrative purposes only) dated April 19, 2021, and subject to the conditions of CEQR Declaration E-612.

The above resolution (C 210351 ZMM), duly adopted by the City Planning Commission on September 22, 2021 (Calendar No. 23), is filed with the Office of the Speaker, City Council, and the Borough President, in accordance with the requirements of Section 197-d of the New York City Charter.

KENNETH J. KNUCKLES, ESQ., *Vice Chairman*
DAVID BURNEY, ALLEN P. CAPPELLI, ESQ.,
RICHARD W. EADDY, HOPE KNIGHT, ORLANDO MARIN,
LARISA ORTIZ, RAJ RAMPERSHAD, *Commissioners*

ALFRED C. CERULLO, III, ANNA HAYES LEVIN, *Commissioner, VOTING NO*

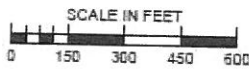


CITY PLANNING COMMISSION
 CITY OF NEW YORK
 DIAGRAM SHOWING PROPOSED
ZONING CHANGE
 ON SECTIONAL MAP
 8c
 BOROUGH OF
 MANHATTAN



New York, Certification Date:
 April 19, 2021

S. Lenard
 S. Lenard, Director
 Technical Review Division



- NOTE:**
- Indicates Zoning District Boundary
 - The area enclosed by the dotted line is proposed to be rezoned by changing an R8B District to a C2-7 District and changing a C1-8 District to a C2-8 District.

NOTE: THIS DIAGRAM IS FOR ILLUSTRATIVE PURPOSES ONLY.

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

D.T.
85348.76

File 542 PG 1142

THIS INDENTURE, made the 30th day of October, nineteen hundred and eighty
BETWEEN BRYN MAWR COMPANY, a New York general partnership
having an office at 10 Burbank Street, City of Yonkers, County
of Westchester and State of New York,

party of the first part, and 333 EAST 66TH STREET CORPORATION, a New York
corporation having its principal office c/o Kurzman Karelsen
& Frank, 230 Park Avenue, New York, New York 10017,

1441
17

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration
paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs
or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate,
lying and being in the Borough of Manhattan, City, County and State of New
York, bounded and described as follows:

BEGINNING at a point on the northerly side of 66th Street, distant
75 feet westerly from the corner formed by the intersection of the
northerly side of 66th Street with the westerly side of First Avenue;
running thence northerly, parallel with First Avenue, 100 feet
5 inches to the center line of the block; thence westerly, parallel
with the northerly side of 66th Street and along said center line
of the block, 175 feet; thence southerly, parallel with First Avenue
and part of the distance through a party wall, 100 feet 5 inches to
the northerly side of 66th Street; thence easterly, along the
northerly side of 66th Street, 175 feet to the point or place of
BEGINNING.

SAID PREMISES being known as and by the street number 333 East 66th
Street.

SUBJECT to mortgages held by The Comptroller of the State of New York
as Trustee of the Common Retirement Fund recorded in the Office of
the New York City Register, New York County, in Liber 6137, page 8;
Liber 6317, page 76; Record Liber 220, page 180 and Reel 292, page
1590, as consolidated to form a single first mortgage lien in the
reduced principal amount of \$3,186,416.76 and interest.

This conveyance is made with the consent of all the partners of the
party of the first part.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and
roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances
and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO
HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of
the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything
whereby the said premises have been encumbered in any way whatever, except as aforesaid.
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of
the first part will receive the consideration for this conveyance and will hold the right to receive such consid-
eration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply
the same first to the payment of the cost of the improvement before using any part of the total of the same for
any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.
IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above
written.

IN PRESENCE OF:

BRYN MAWR COMPANY

By 
Thomas Crocker, Partner

STATE OF NEW YORK, COUNTY OF New York
 On the 30th day of October 19 80, before me personally came
 THOMAS CROCKER A PARTNER
 of BRYN MAWR COMPANY GENERAL PARTNERSHIP
 to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same, as the act and deed of said PARTNERSHIP.

Thomas Crocker

ESTELLE BREARR
 Notary Public, State of New York
 No. 31-1241704
 Qualified in New York County
 Commission Expires March 30, 1982

STATE OF NEW YORK, COUNTY OF
 On the day of 19, before me personally came

Nil 542 PG 1143

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same.

STATE OF NEW YORK, COUNTY OF
 On the day of 19, before me personally came to me known, who, being by me duly sworn, did depose and say that he resides at No.

that he is the of

, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

STATE OF NEW YORK, COUNTY OF
 On the day of 19, before me personally came

the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No.

that he knows

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

13991

Bargain and Sale Deed
 WITH COVENANT AGAINST GRANTOR'S ACTS
 TITLE No. 4122603

BRYN MAWR COMPANY

TO

333 EAST 66TH STREET CORPORATION

SECTION 5
 BLOCK 1441
 LOT 17
 COUNTY OR TOWN New York
 Prem: 333 East 66th Street

Recorded At Request of The Title Guarantee Company

RETURN BY MAIL TO:

KURZMAN KARELSEN & FRANK
 230 PARK AVENUE
 NEW YORK, N. Y. 10017
 ATT: FRANK E. KARELSEN III, ESQ.
 Zip No.



1980 NOV 5 AM 11:50

OFFICE OF CITY REGISTER
 New York County
 RECORDED
 Witness my hand
 and official seal

John J. Regattuto

CITY REGISTER

THE TITLE GUARANTEE COMPANY
 120 BROADWAY, NEW YORK, N.Y. 10038

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 REAL ESTATE S
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 COUNTY

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