



Legislation Details

**File #:** LU 0341-2025      **Version:** \*      **Name:** Zoning, Lenox Hill Hospital, Manhattan (C 250153 ZSM)  
**Type:** Land Use Application      **Status:** Adopted  
**In control:** Committee on Land Use

**On agenda:** 7/14/2025

**Enactment date:**      **Enactment #:**

**Title:** Application number C 250153 ZSM (Lenox Hill Hospital) submitted by Lenox Hill Hospital, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to the Section 74-904 of the Zoning Resolution to: allow an increase in the maximum community facility floor area ratio and to allow such maximum to be exceeded when used in combination with floor area bonus permitted pursuant to Section 66-51 (Additional Floor Area for Mass Transit Station Improvements); modify the height and setback regulations of Section 24-50 (Height and Setback Regulations), Section 33-40 (Height and Setback Regulations), and Section 92-20 (Special Bulk Regulations); and modify the lot coverage regulations of Section 24-11 (Maximum Floor Area Ratio and Percentage of Lot Coverage) and 24-12 (Height and Application of Lot Coverage), in connection with the proposed enlargement and renovation of an existing hospital and related facilities occupying an entire block, on property located at 100 East 77th Street (Block 1411, Lots 1 & 113), in R10, C1-8, and C1-9 Districts, partially within the Special Park Improvement District (PI), Borough of Manhattan, Community District 8, Council District 4.

**Sponsors:**

**Indexes:**

**Attachments:** 1. Calendar of the Zoning Subcommittee Meeting - July 16, 2025, 2. July 14, 2025 - Stated Meeting Agenda, 3. Hearing Transcript - Stated Meeting 7-14-25, 4. Lenox Hill Hospital Presentation, 5. Hearing Testimony- Zoning 7-16-25, 6. Hearing Transcript - Zoning 7-16-25, 7. Calendar of the Zoning Subcommittee and Land Use Meeting - August 6, 2025, 8. Hearing Transcript - Zoning 8-6-25, 9. Hearing Transcript - Land Use 8-6-25, 10. August 14, 2025 - Stated Meeting Agenda, 11. Hearing Transcript - Stated Meeting 8-14-25, 12. City Planning Commission Approval Letter, 13. Committee Report, 14. Res. No. 1041

Date	Ver.	Action By	Action	Result
7/14/2025	*	City Council	Introduced by Council	
7/14/2025	*	City Council	Referred to Comm by Council	
7/14/2025	*	City Council	Referred to Comm by Council	
7/16/2025	*	Subcommittee on Zoning and Franchises	Laid Over by Subcommittee	
7/16/2025	*	Subcommittee on Zoning and Franchises	Hearing Held by Committee	
8/6/2025	*	Subcommittee on Zoning and Franchises	Hearing Held by Committee	
8/6/2025	*	Subcommittee on Zoning and Franchises	Approved by Subcommittee with Modifications and Referred to CPC	Pass
8/6/2025	*	Committee on Land Use	Approved by Committee with Modifications and Referred to CPC	Pass
8/6/2025	*	Committee on Land Use	Hearing Held by Committee	
8/14/2025	*	City Council	Approved with Modifications and Referred to the City Planning Commission pursuant	

8/14/2025	*	City Council	to Section 197-(d) of the New York City Charter. Approved, by Council	Pass
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