E-105

DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Joseph B. Rose, *Director*
Department of City Planning

POSITIVE DECLARATION

March 26, 2001

Project Identification
CEQR No. 01DCP050M
ULURP No. pending
BSA No. pending

SEQRA Classification: Type I

Lead Agency
City Planning Commission
22 Reade Street, Room 1W
New York, NY 10007
Contact Person: Robert Dobruskin
(212) 720-3423

Memorial Sloan-Kettering Cancer Center Campus Rezoning:

Memorial Sloan-Kettering Cancer Center (MSKCC) is proposing to rezone the midblock area between East 66th and 69th streets and York and First avenues (portions of Blocks 1461, 1462, 1463), in Community District 8, Borough of Manhattan, from R8 to R9 and to designate the MSKCC campus on these three blocks as a Large Scale Community Facility Development (LSCFD). MSKCC is also requesting related actions: certification by the City Planning Commission to modify streetscape elements, pursuant to Section 26-07 of the Zoning Resolution; an authorization to transfer 100,000 square feet of floor area from Block 1463 to the main campus on Block 1462 and modify height and setback requirements on East 68th Street, a street internal to the LSCFD, pursuant to Section 79-21 of the Zoning Resolution; and a special permit to modify height and setback requirements on East 69th Street, a street peripheral to the LSCFD, pursuant to Section 79-43 of the Zoning Resolution. MSKCC is also requesting a zoning variance from the Board of Standards and Appeals (BSA), pursuant to Section 72-20 of the Zoning Resolution, to permit noncompliances for lot coverage and rear yard equivilant. Additionally, since the proposed project is expected to be occupied before other buildings on the site are demolished, MSKCC is also requesting a special permit from BSA, pursuant to Section 76-642 of the Zoning Resolution, which would allow a temporary noncompliance with the provisions of the Zoning Resolution.

The action would result in the demolition of two buildings on Block 1463: St. Catherine's Rectory (411 East 68th Street) and the Kettering Research Laboratory (425 East 68th Street). These buildings would be replaced by a new, approximately 490,500 square foot, 23-story research building. The building is expected to be approximately 390-feet high, excluding approximately 40-feet on the roof for mechanical space and stacks. The new building would

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James P. Merani, R.A., *Deputy Director*
22 Reade Street, New York, N.Y. 10007-1216 Room 4E (212) 720-3420
FAX (212) 720-3495
http://www.ci.nyc.ny.us/planning

include laboratories, support space and offices as well as an auditorium and a new rectory for St. Catherine's Church on the lower floors. Construction of the new building would begin in 2002 and be complete in 2007.

No other development is proposed at this time; however, for analysis purposes, full build-out of the hospital campus to the maximum allowable floor area under the new zoning is assumed. To reach full build-out, it is assumed that some buildings on the MSKCC main campus (Block 1462) would be demolished and reconstructed, and that approximately 100,000 of floor area not utilized in the new research building would be transferred from Block 1463, across East 68th street, to the main campus on Block 1462. The future development assumed for analysis purposes would begin after 2007 and be complete in 2011.

The area affected by the proposed actions consists of the Blocks and Lots identified in Table I.

STATEMENT OF SIGNIFICANT EFFECT

On behalf of the City Planning Commission, the Environmental Assessment and Review Division has determined, pursuant to 6 NYCRR Part 617.7, that the proposed action may have a significant effect on the quality of the environment as detailed in the following environmental impacts, and that an environmental impact statement will be required:

1. The action, as proposed, may result in significant adverse impacts related to land use, zoning, and public policy in the vicinity of the affected area.

2. The action, as proposed, may result in significant adverse impacts on socioeconomic conditions in the vicinity of the affected area.

3. The action, as proposed, may result in significant adverse impacts on community facilities and services in the vicinity of the affected area.

4. The action, as proposed, may result in significant adverse impacts on publicly accessible open space in the vicinity of the affected area.

5. The action, as proposed, may result in significant adverse shadow impacts in the vicinity of the affected area.

6. The action, as proposed, may result in significant adverse impacts on historic resources in the affected area.

7. The action, as proposed, may result in significant adverse impacts on urban design and

visual resources in the vicinity of the affected area.

8. The action, as proposed, may result in significant adverse impacts on neighborhood character in the vicinity of the affected area.

9. The action, as proposed, may result in significant adverse hazardous materials impacts in the affected area.

10. The action, as proposed, may result in significant adverse impacts on infrastructure in the vicinity of the affected area.

11. The action, as proposed, may result in significant adverse impacts on solid waste and sanitation services in the vicinity of the proposed action.

12. The action, as proposed, may result in significant adverse impacts on energy consumption in the affected area.

13. The action, as proposed, may result in significant adverse impacts to transportation systems including traffic, parking, transit, and pedestrian conditions in the vicinity of the affected area.

14. The action, as proposed, may result in significant adverse impacts to air quality in the vicinity of the affected area.

15. The action, as proposed, may result in significant adverse noise impacts in the vicinity of the affected area.

16. The action, as proposed, may result in significant adverse construction-related impacts

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SUPPORTING STATEMENT:

The above determination is based on an Environmental Assessment Statement, dated March 22, 2001, prepared for the action which finds that:

1. The proposed action would affect existing land use and zoning patterns by permitting a large scale community facility development in an area currently developed with residential and community facility development.

2. The proposed action could result in the development of new and enlarged hospital facilities in an area where the proposed density and bulk configuration is not currently

permitted. This has the potential to alter demographic patterns and conditions in the local real estate market.

3. The proposed action could result in the development of new and enlarged hospital facilities which would introduce a significant number of new workers to the area, potentially affecting the ability of the police and fire protection services to accommodate demand, and would introduce a new population which could increase demand on other community facilities.

4. The proposed action would introduce a significant new worker population which would place additional demands on available open space resources.

5. The proposed action would permit construction of new buildings which could exceed the 50-foot threshold identified in the *CEQR Technical Manual* as warranting an assessment of potential shadow impacts.

6. The proposed action would induce new construction, which could result in soil disturbance in archaeologically sensitive portions of the affected area, and could affect the context of existing historic structures in the area.

7. The proposed action would facilitate the development of buildings whose height and bulk could affect urban design elements and visual resources in the affected area.

8. The proposed action would result in new and enlarged hospital facilities which could alter existing neighborhood character by affecting urban design, noise, traffic, socioeconomic conditions, and historic resources.

9. The proposed action would permit new and enlarged hospital facilities on a site occupied by medical laboratories and other past uses which may have resulted in contamination of soil and groundwater, possibly exposing construction workers and others to hazardous materials.

10. The proposed action would induce new development which could place additional demands on infrastructure.

11. The proposed action would induce new development which would result in the generation of solid waste and which would require sanitation services.

12. The proposed action would induce new development which would increase demand for energy in the affected area.

13. The proposed action would induce new development which would result in additional vehicular, pedestrian, and transit trips and additional parking demand in the vicinity of the affected area.

14. The proposed action would induce new and enlarged hospital facilities which would result in increased mobile source (vehicular) and stationary source (HVAC system) emissions.

15. The proposed action would introduce new sensitive receptors into an area which may be characterized by high ambient noise levels, and would induce new and enlarged hospital facilities which would result in additional mobile-source noise.

16. The action would induce new development, which would involve demolition and construction activities which may result in construction-related impacts.

Public Scoping Meeting

A public meeting on the draft scope of work for an Environmental Impact Statement has been scheduled for Friday, April 27, 2001 at 10:00 AM at the City of New York Department of City Planning, Spector Hall, 22 Reade Street, New York, New York 10007. Written comments will be accepted by the lead agency through the tenth day following the scoping meeting. Copies of the Draft Scope of Work and the Environmental Assessment Statement may be obtained from the Environmental Assessment and Review Division, New York City Department of City Planning, 22 Reade Street, 4E, New York, New York 10007, Robert Dobruskin, Director (212) 720-3423; or from the Office of Environmental Coordination, 100 Gold Street, 2nd Floor, New York, New York 10038, Alessandra Sumowicz, Director (212) 788-2937.

This determination has been prepared in accordance with Article 8 of the Environmental Conservation Law.

The CEQR lead agency hereby requests that the applicant prepare or have prepared at his option, a Draft Environmental Impact Statement in accordance with 6 NYCRR 617.9(b) and Sections 6-08 and 6-12 of Executive Order No. 91 of 1977 as amended (City Environmental Quality Review).

Robert Dobruskin

Robert Dobruskin, Director
Environmental Assessment & Review Division
Department of City Planning

TABLE 1

List of Block and Lots
Memorial Sloan-Kettering Cancer Center Campus Rezoning

R8 to R9:

Block	Lots
1461	p/o 1, 7, 13, p/o 21, p/o 45
1462	p/o 5
1463	5, 11, p/o 21, 31

Large Scale Community Facility Development (LSCFD):

Block	Lots
1461	13, 21
1462	1, 5
1463	5, 11

PART III

ENVIRONMENTAL ASSESSMENT AND DETERMINATION

MEMORIAL SLOAN-KETTERING CANCER CENTER CAMPUS REZONING

CEQR No. 01DCP050M

The lead agency should complete this Part after Parts I and II have been completed. In completing this Part, the lead agency should consult 6 NYCRR §617.11 (attached) which contains the State Department of Environmental Conservation's criteria for determining significance.

The lead agency should ensure the creation of a record sufficient to support the determinations in this Part. The record may be based upon analyses submitted by the applicant with Part II of the EAS. The EAS Guidebook sets forth methodologies developed by the City to be used in analyses prepared for the listed categories. Alternative or additional methodologies may be utilized by the lead agency.

1. For each of the impact categories below, consider whether the action may have a significant effect on the environment with respect to that impact category. If it may, answer yes.

Neighborhood Character	Yes
Socioeconomic impacts/displacement	Yes
Community facilities	Yes
Open space	Yes
Historic and archaeological resources	Yes
Transportation	Yes
Air quality	Yes

Infrastructure and energy	Yes
Natural resources	Yes
Waterfront revitalization	Yes
Hazardous materials	Yes
Noise	Yes
Solid Waste	Yes

2. Are there any aspects of the action relevant to the determination whether the action may have a significant effect on the environment, such as combined or cumulative impacts, that were not fully covered by other responses and supporting materials? If there are such aspects, explain them and state whether, as a result of them, the action may have a significant effect on the environment.

3. If the lead agency has determined in its answers to questions 1 and 2 of this Part that the action will have no significant effect on the environment, a negative declaration is appropriate. The lead agency may, in its discretion, further elaborate here upon the reasons for issuance of a negative declaration.

4. If the lead agency has determined in its answers to questions 1 and 2 of this part that the action may have a significant effect on the environment, a conditional negative declaration (CND) may be appropriate if there is a private applicant for the action and the action is not Type I. A CND is only appropriate where the mitigation measures identified will modify the proposed action so that no significant adverse environmental impacts will result. If a CND is appropriate, the lead agency should describe here the conditions to the action that will be undertaken and how they will mitigate potential significant impacts.

5. If the lead agency has determined that the action may have a significant effect on the environment, and if a conditional negative declaration is not appropriate, then the lead agency should issue a positive declaration. Where appropriate, the lead agency may, in its discretion, further elaborate here upon the reasons for issuance of a positive declaration. In particular, if supporting materials do not make clear the basis for a positive declaration, the lead agency should describe briefly the impacts it has identified that may have a significant effect on the environment.

LEAD AGENCY CERTIFICATION

MEMORIAL SLOAN-KETTERING CANCER CENTER CAMPUS REZONING

CEQR No. 01DCP050M

Preparer's Name	James Merani, Project Manager
Preparer's signature	
Date	March 26, 2001

Name of Lead Agency Representative	Robert Dobruskin
Title of Lead Agency Representative	Director, DCP Environmental Review
Signature	Robert Dobruskin
Date	March 26, 2001

DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Joseph B. Rose, *Director*
Department of City Planning

March 26, 2001

PUBLIC NOTICE OF A SCOPING MEETING
DRAFT ENVIRONMENTAL IMPACT STATEMENT
(CEQR No. 01DCP050M)

Notice is hereby given that pursuant to Section 5-07 of the Rules of Procedure for Environmental Review (CEQR) and 6 NYCRR 617.8 (State Environmental Quality Review) that the New York City Department of City Planning, acting on behalf of the City Planning Commission as CEQR lead agency, has determined that a draft environmental impact statement is to be prepared for the proposed Memorial Sloan-Kettering Cancer Center Campus Rezoning (CEQR No. 01DCP050M).

Memorial Sloan-Kettering Cancer Center (MSKCC) is proposing to rezone the midblock area between East 66th and 69th streets and York and First avenues (portions of Blocks 1461, 1462, 1463), in Community District 8, Borough of Manhattan, from R8 to R9 and to designate the MSKCC campus on these three blocks as a Large Scale Community Facility Development (LSCFD). MSKCC is also requesting related actions: certification by the City Planning Commission to modify streetscape elements, pursuant to Section 26-07 of the Zoning Resolution; an authorization to transfer 100,000 square feet of floor area from Block 1463 to the main campus on Block 1462 and modify height and setback requirements on East 68th Street, a street internal to the LSCFD, pursuant to Section 79-21 of the Zoning Resolution; and a special permit to modify height and setback requirements on East 69th Street, a street peripheral to the LSCFD, pursuant to Section 79-43 of the Zoning Resolution. MSKCC is also requesting a zoning variance from the Board of Standards and Appeals (BSA), pursuant to Section 72-20 of the Zoning Resolution, to permit noncompliances for lot coverage and rear yard equivilant. Additionally, since the proposed project is expected to be occupied before other buildings on the site are demolished, MSKCC is also requesting a special permit from BSA, pursuant to Section 76-642 of the Zoning Resolution, which would allow a temporary noncompliance with the provisions of the Zoning Resolution.

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No other development is proposed at this time; however, for analysis purposes, full build-out of the hospital campus to the maximum allowable floor area under the new zoning is assumed. To reach full build-out, it is assumed that some buildings on the MSKCC main campus (Block 1462) would be demolished and reconstructed, and that approximately 100,000 of floor area not utilized in the new research building would be transferred from Block 1463, across East 68th street, to the main campus on Block 1462. The future development assumed for analysis purposes would begin after 2007 and be complete in 2011.

Public comments are requested with respect to issues to be addressed in the draft environmental impact statement.

A public scoping meeting has been scheduled for Friday, April 27, 2001 at 10:00 AM at the City of New York Department of City Planning, Spector Hall, 22 Reade Street, New York, New York 10007. The protocol for public participation in the scoping meeting is attached to this notice. Written comments will be accepted by the lead agency through the tenth day following the scoping meeting.

Copies of the Draft Scope of Work and the Environmental Assessment Statement may be obtained from the Environmental Assessment and Review Division, New York City Department of City Planning, 22 Reade Street, 4E, New York, New York 10007, Robert Dobruskin, Director (212) 720-3423; or from the Office of Environmental Coordination, 100 Gold Street, 2nd Floor, New York, New York 10038, Annette Barbaccia, Director (212) 788-2937.