

COMMITTEE REPORT

TO: All Board Members
FROM: Christine Haider, Chair
North Bayside/East Flushing Zoning Committee
with the Community Facilities Committee and Health Committee
RE: St. Mary's Hospital for Children
DATE: March 11, 2008

On March 11, 2008, the North Bayside/East Flushing Zoning Committee met again to discuss the planned expansion of St. Mary's Hospital for Children. Present were Board Members, Christine Haider, Chair, Henry Euler, Mohan Jethwani, Christine Scherer, Ocelia Claro, Zion Halili, Gordon Keit, Ryan Walsh, Eileen Miller, Roy Giusetti, Dan Berrios, Jim Colasante, Jerry Iannece, Mamie Smith, Steve Newman, Susan Seinfeld and Community Representative Andy Rothman. Dr. Ed Simpson represented St. Mary's Hospital.

The purpose of this meeting was to invite the Community Facilities and Health Committees as well as the North Bayside/East Flushing Zoning Committee to hear Dr. Simpson give a presentation of the proposed plans to renovate St. Mary's Hospital for Children. This meeting was a follow-up to the site visit to St. Mary's on March 5, 2008.

Dr. Simpson gave a presentation of the current building and the new building, which will be located on the east side of the property. They have 90,000 sq. ft and adding 78,000 sq. ft. The entrance will be aligned with 29th Avenue. They are asking for a traffic light there but may get a four-way stop sign. There are 178 parking spaces and with the additional planned 60 spaces there will be a total of 238 parking spaces with additional lighting. Parking is for employees and visitors to the campus. Full-time employee cars have stickers. Greenery will be placed around the parking lot as a buffer. Meetings are held on the campus; about 6 a year. Staff and managers come from other sites late in the day.

The school annex, PS 23Q, currently in a trailer, will remain on the premises and be relocated to the second floor. An outdoor therapy area will be created; elevators will be replaced with new state of the art equipment; the lobby will be enlarged. Plan to accommodate delivery trucks with a turnaround so they can back up into the loading dock. The smoke from the chimney is from fuel oil #6. Solar energy is not viable for St. Mary's.

The Department of Health had questioned why they do not add more beds. Dr. Simpson told DOH he promised the community that he would not add more beds. Parents can sleep over but an increase in this number is not expected.

There are day programs, medical day care (afternoon); pre-school (morning & afternoon). They operate on 6 days. The question was asked about the amount of staff. Dr. Simpson would have to get back to us with that number.

The following operations have moved off site: Office space in Roslyn; Finance and Home Care to New Hyde Park. Early Intervention is now an in-home service. The Foundation is looking for an off-site space.

Height elevations are not yet available. The third floor of the old building is lower in height. The new building will have higher height regulations and the third floor of the new building will not have anything on it. The roof will house the mechanicals (HVAC, etc.).

No actual start date confirmed yet. It states in the Certificate of Need (CON), "The applicant shall start construction on or before July 1, 2010 and complete construction by December 31, 2012 upon the filing of Final Construction Documents in accordance with 10 NYCRR section 710.7." The older estimate for this construction was \$52 million and now is \$106 million. Three bids have been obtained for this work but the manner of funding has to be confirmed. The concern is that the longer it takes to start the construction the higher the cost will be.

Some Concerns:

1. Impact on the community. An impact study must be done and a firm will be hired to do it.
2. Only one ingress and egress to the property (29th Avenue). Residents do not want trucks on 29th Avenue and in addition, do not want the locked gates on 28th and 31st Avenues opened.
3. All lighting on campus should be unobtrusive to neighbors.
4. Will the soil hold the structure? The engineers assure that the soil will hold the structure.
5. Existing outdoor pool. No plans for the existing pool, possibly in the distant future. It was suggested to use this space for parking but the slope is too steep.
6. St. Mary's exists in the newly zoned area of R2A. Zoning Resolution Art. 2. Ch. 4, Community Facilities in Residential Districts has no provision for what happens to a community facility in an R2A zone.

Dr. Simpson would like to form a Community Advisory Board composed of the surrounding neighbors to meet on a regular basis. Dr. Simpson assured everyone that they will conform to all zoning, Fire Department and other regulations. He hopes that his presentation shed some light on some of the issues of concern. Christine Haider thanked Dr. Simpson for his informative presentation.

CLH