



The City of New York

Queens Community Board 11

Serving the Communities of Auburndale, Bayside, Douglaston, Hollis Hills
Little Neck and Oakland Gardens

Christine L. Haider Chairperson / **Susan Seinfeld** District Manager

COMMITTEE REPORT

To: Board Members
From: Joan Garippa and Allan Palzer, Co-Chairs
Little Neck Zoning Committee
Re: Northwell Health Core Laboratory
59-25 Little Neck Parkway

On Monday, March 21, 2016, the Little Neck Zoning and Health Committees met with representatives from Northwell Health and NYC Health and Hospitals (NYCH&H) to discuss the planned as-of-right construction of a core laboratory. Present from the Little Neck Zoning Committee were Joan Garippa and Allan Palzer, Chris Petallides and Laura James, 1st Vice Chair, and community member Ed Doster. Present from the Health Committee were Susan Cerezo, Committee Co-Chair, and Jyothi Sriram. Also present were Christine L. Haider, Board Chair, Ocelia Claro, 2nd Vice Chair, and District Manager Susan Seinfeld. Aaron Rosenfeld attended on behalf of the Samuel Field Y and Steve Behar represented Council Member Barry Grodenchik. Christopher Giese, Joe Manopella, Wan Leung, Bill Cunningham represented Northwell Health and Roslyn Weinstein represented NYCH&H.

Prior to this meeting, Northwell Health representatives met with the Little Neck Zoning Committee on June 23, 2015 at which time they presented a plan to construct a 64,858 sq. ft., 3-story laboratory structure with parking for 170 cars. Since then, plans have been revised due to budget constraints. Several departments originally planned for the site have been re-located to facilities operated by Northwell Health and New York City Health and Hospitals.

Mr. Manopella stated that Northwell Health and New York City Health and Hospitals have entered into an agreement to operate a laboratory to test blood and specimens at 59-25 Little Neck Parkway where the previous Leviton site existed. Building construction is scheduled to start in August 2016 and be completed in February 2017. Construction, financing and management will be handled by Northwell Health which currently operates 21 hospitals throughout New York City and Long Island. The laboratory will serve hospitals and doctors in the Northwell Health and New York City Health and Hospitals Systems. The land on which the building is being erected is situated in an M1-1 zoning district and will be leased on a long-term basis from Steel Tribune, LLC in Bethpage.

Under the revised plans, the laboratory will be a 38,000 sq. ft., 2.5 story structure with a parking lot for 104 cars. Mr. Manopella stated that many of the New York City Health and Hospital employees will be using public transportation. Facility supplies will be

delivered on a daily basis in box trucks (24 feet long). Subaru minivans with Northwell Health logos will transport specimens and blood for testing. Once operations start, the facility will be open 24 hours a day, 365 days a year and run on three shifts with some employees scheduled on staggered shifts. The total number of employees will be about 200.

Mr. Weinstein raised questions about the hours of operation and traffic flow based on the Samuel Field Y's activity. Mr. Manopella stated that they were well aware of the safety issues concerning pedestrian and bus traffic generated by the Samuel Field Y, which is directly across the street from the planned laboratory. They have conducted a traffic study and feel that there will be no problems. The entrance and exit from the parking lot will be moved back 60 feet from the cross street at 59 Avenue where a traffic signal is in place. Drivers leaving the parking lot will be required to make right turns only onto Little Neck Parkway.

The architect Wan Leung stated that they are currently studying materials to be used in the building and on the façade that will be appropriate for the neighborhood. The building will be a certified LEED "silver" level building.

The Committee requested that a presentation be made to the full Board. Mr. Cunningham thought that Northwell would be better prepared to present in June with the most up-to-date information. Mr. Manopella stated that at that time they can have the presentation available with traffic study results, photos, and employee shift times and will invite the traffic engineer to be present.

Mr. Cunningham stated that both Northwell Health and New York Health and Hospitals are intent on being good neighbors and are available to discuss their plans with any group that wishes.