

APPENDIX F
COMMENTS ON THE DEIS

OFFICIALS

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July 29, 2021

TESTIMONY BEFORE THE CITY PLANNING COMMISSION
IN OPPOSITION TO THE BLOOD CENTER DEVELOPMENT

Good morning Chair Lago and Commissioners:

My name is Michele Birnbaum, and I am a member of Community Board 8 and its Zoning Committee and have attended all of the community meetings addressing the development of the New York Blood Center site. I am testifying today in firm opposition to the proposed development of the New York Blood Center Site on East 67th and East 66th Streets. I am here to affirm support for the unanimous vote by Community Board 8 to disapprove of the Longfellow Real Estate Partners re-development proposal.

For all the reasons stated in their seven-page resolution and for the notable and important concern that such a breach of mid-block zoning will adversely affect many communities in all five boroughs far into the future, this application must be denied.

Zoning regulations are the only thing that stands between communities and development chaos and, therefore, must be respected and protected. Let's not chip away the protection that the Zoning Resolution affords, and let's not be fooled that approval of this project will set a precedent.

A precedent for building the equivalent of a 33 story commercial building in the middle of a block in a residential community is abhorrent.

Any as-of-right construction by the Blood Center on its current site and any construction by Longfellow Real Estate Partners on any other site, will employ a full compliment of union labor workers, so the argument that denying this application would result in a loss of union jobs, is untrue. Likewise pointing to any specific disease and implying that if this application were to be denied, that the research on that disease will be impeded, is also flatly untrue, and the fact that those matters were brought into the conversation at another hearing was an effort to confuse, cloud and distract from the real issues of zoning and development. Such dialogue is disingenuous.

The Blood Center can build as-of-right which will provide substantially more square footage than it will be afforded by the Longfellow plan. The as-of-right construction will accommodate its needs. Additionally, re-location of the whole project or just the rental part of the project to any of the available land parcels in the upper east side or Harlem, would satisfy both the Blood Center's and Longfellow's needs.

Please join the many elected officials, neighborhood preservation groups, block associations, community groups, community facilities, residents and businesses and stand in opposition to the Longfellow proposal.

Thank you!

Michele Birnbaum



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THE CITY OF NEW YORK

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Gale A. Brewer, Borough President

July 28, 2021

Recommendation on the ULURP Applications No. C210351ZMM, N210352ZRM, and C210353ZSM

**New York Blood Center
by New York Blood Center, Inc**

PROPOSED ACTIONS

The New York Blood Center, Inc (the “Blood Center” or the “Applicant”) is seeking a zoning map amendment, a zoning text amendment, and a zoning special permit to allow for a new Life Sciences Hub building (the “Proposed Development”) on the existing site of the Blood Center at 310 East 67th Street.

The Applicant proposes the following actions:

- a) A zoning map amendment to rezone 310 East 67th Street (Block 1441, Lot 40) (the “Development Site”) and Lots 1001-1004 of Block 1441 and part of Lot 21 of Block 1421 on 2nd Avenue (all together comprising the “Project Area”). Within the Project Area, the current R8B district will be rezoned to a C2-7 district, and the current C1-9 district on 2nd Avenue will be rezoned to a C2-8 district between East 66th Street and East 67th Street;
- b) A zoning text amendment to Section 74-48 of the Zoning Resolution in order to allow for scientific research and development facilities in C2-7 districts by special permit as well as allow for modifications of the floor area, height and setback, yard, and sign regulations, and to Appendix F of the zoning resolution to designate the Development Site as a Mandatory Inclusionary Housing (“MIH”) area;
- c) A zoning special permit pursuant to Section 74-48 to allow for scientific research and development facility in a C2-7 district, permission to exceed the 2 FAR permitted in a C2-7 district pursuant to Zoning Resolution Section 33-122 but not more than 10 FAR permitted for community facility uses, modifications to height and setback regulations of Section 33-432 and the rear yard equivalent regulations of Section 33-283, and modification to sign regulations allowing signs to exceed surface area limitation of Section 32-641, 32-642, and 32-643 and the height limitations of Section 32-655 and modifications of Section 32-67 which requires C1 district sign regulation for park or residential adjacent structures.

BACKGROUND

New York Blood Center

The New York Blood Center is a non-profit organization dedicated to the mission of both supplying blood for transfusions in New York and the surrounding metropolitan region and performing medical research. Built in 1930, the building that currently houses the Blood Center was originally a trade school, but the New York Blood Center has occupied the Development Site since 1973. Since then, the 310 East 67th Street location has served as the organization's headquarters and primary blood donation location. Now a mainstay of the Upper East Side, the institution has become a leading supplier of blood to hospitals and research facilities across the New York metro region.

Zoning

The Development Site is located within an R8B zoning district and was rezoned from a R8 district in 1985. A contextual district subject to the New York City Quality Housing Program, R8B zoning has a height limit of 75 feet and an Floor Area Ratio ("FAR") of 4.0 or 5.1 for community facility uses. This zoning is consistent with the zoning of midblocks on the Upper East Side, and is intended to preserve the existing scale of development in residential neighborhoods.

However, there were some changes made in response to the needs of community facility uses in the area. In 1986, a zoning text amendment was passed allowing a total FAR for community facilities of 5.1 in R8B districts.

The parcels facing Second Avenue on both sides between East 66th Street and East 67th Street have been zoned as C1-9 since the implementation of the 1961 Zoning Resolution. There are a few differences in permitted uses between the C1-9 district and the C2-8 district established to the south of 66th Street. C2-8 districts, unlike C1-9 districts, permit large retail, and medical and dental laboratories.

Life Sciences

During the current mayoral administration, there has been a concerted effort made to promote the development of life sciences in New York City. In 2016 Mayor Bill de Blasio unveiled the LifeSci NYC initiative, a \$500 million program intended to create a new Applied Life Sciences Campus, expand research and development facilities, provide for life science startup incubator space, modernize land use regulations, and other subsidies to promote the sector.

In 2018, a Request For Expressions of Interest ("RFEI") was released for Applied Life Sciences Hub planned in the LifeSci NYC initiative. \$100 million was offered in capital funding for a new "transformative project" in the life sciences field. The sites that were offered as potential development sites were: 2469 Second Ave in East Harlem, 455 First Avenue in Kips Bay, and 44-36 44 Drive in Long Island City.

PROPOSED DEVELOPMENT

Area Context

The Project Area is completely located within Community District 8 on the Upper East Side of Manhattan. The rezoning would affect both sides of 2nd Avenue between East 66th Street and East 67th Street. This would include the easternmost 100 feet of Block 1421 with a portion of Lot 21, and the westernmost 325 feet of Block 1441, with Lots 1001-1004 and 40. Both of the parcels located along 2nd Avenue are zoned C1-9 and the remainder is zoned R8B.

1261 2nd Avenue (Lot 21 of Block 1421) is a 45-story mixed use commercial and residential building. 301 East 66th Street (Lots 1001-1004 of Block 1441) on the east side of 2nd Avenue is a 16-story mixed residential and commercial building.

The rest of the midblock of Block 1441 is occupied by the Blood Center on Lot 40 and primarily residential use ranging from 5 stories to 13 stories. 328 East 67th Street (Lot 38 of Block 1441), located directly east of the Blood Center, is a 3-story public library.

Within the surrounding area, there are two individual landmarks. Manhattan House is a landmarked apartment building at 200 East 66th Street and the City and Suburban Homes Company's First Avenue Estates is located at 530 E 77th St. Both occupy their entire block. The Upper East Side Historic District is located west of 3rd Avenue.

Surrounding the Blood Center location, both 1st and 2nd Avenue serve as major thoroughfares, with north- and southbound traffic. The M66 bus runs west on East 66th Street and east on East 67th Street. The M15 and M15 Select Bus Service run on both First and Second Avenues. The 72nd Street Q line is the nearest subway station. The F and Q line 63rd Street/Lexington Avenue stop, and the 6 line 68th Street/Hunter College stop are also nearby.

The Upper East Side is also notable for having a significant number of hospital and medical research facilities. Institutions located in the neighborhood include the Hospital for Special Surgery, Memorial Sloan Kettering Cancer Center, New York Presbyterian Hospital, Weill Cornell Medical Center, and Rockefeller University.

Site Description

The Proposed Development, also known as the Applied Life Sciences Hub or "Center East," is planned to be located on one zoning lot (Block 1441, Lot 40) (the "Development Site"). This through lot is approximately 45,186 square feet and has 225 feet of frontage on East 66th Street and East 67th Street. The two street addresses are 303-319 East 66th Street and 304-326 East 67th Street.

Currently, the Development Site is occupied by a three-story building in which the Blood Center is located. It is comprised of approximately 130,678 zoning square feet of floor area and has an FAR of 2.89. The existing building currently covers the entire lot.

The Blood Center uses this building as its primary donation center as well as space for laboratories and administrative offices. The Blood Center also has housed space for startup companies in this location, who perform life sciences research.

Project Description

The primary stated intention of this Proposed Development is to modernize the facilities used by the Blood Center at their 67th location at the Development Site. The current building has been used by the Blood Center for the past 50 years and has structural and space limitations for needed modernization upgrades. The existing building has narrow floorplates, low floor-to-floor heights, and outdated mechanical and structural systems. Additionally, the existing R8B zoning would not permit a new building that rises above 75 feet.

The proposed Center East project was developed by the Blood Center in partnership with developer Longfellow Real Estate Partners would be a 16-story, approximately 334 foot building. It would have an FAR of 10 and contain 451,860 zoning square feet. Within the building there would be approximately 139,094 square feet (206,375 gross square feet) classified as community facility space and approximately 312,766 square feet (389,760 gross square feet) classified as commercial space.

In addition to housing the Blood Center's updated laboratory, office, and donation facilities on the lower floors, the first floor would include a multi-purpose community room available to local community groups as well as a café that would be accessible to the public. There would also be a new biosafety level 3 ("BSL-3") laboratory replacing the existing BSL-3 laboratory.

The upper floors would house space for science research and development facilities, including space that could be rented out to private companies pursuing life sciences research and development.

COMMUNITY BOARD RECOMMENDATIONS

The Project Area is located within the jurisdiction of Manhattan Community Board 8. The Blood Center, along with their development partner Longfellow, presented to Manhattan Community Board 8 on several occasions. A public hearing was held on May 12, 2021.

During their May 25, 2021 meeting, Manhattan Community Board 8 voted to disapprove ULURP applications No. C210351ZMM, N210352ZRM, and C210353ZSM by a unanimous vote of 38 in favor, 0 opposed, and 0 abstentions. The following were among the reasons given:

The Application is a "Spot Zoning"

The Community Board took issue with the inclusion of zoning changes along 2nd Avenue, which are not essential to the Proposed Development of the Blood Center. “Spot zoning” is defined as “singling out one parcel of land for a use classification totally different from that of the surrounding area for the benefit of the owner of such property and to the detriment of other owners” (15 Warren’s Weed New York Real Property § 157.13 (2021)).

Inappropriateness for Midblock Zoning

The R8B midblock zoning was intended to maintain balanced development and quality of life on the Upper East Side and other neighborhoods. In the 35 years since its implementation, there has been no development lot in an R8B that has been rezoned to allow for more intense development.

No Justified Reason to Overturn Existing R8B Zoning

When the City initiated life sciences projects, neither 310 East 67th Street or another R8B-zoned lot was selected as a potential development site. There is not a clear sense that there is a need for additional commercial lab space amid a surplus of commercial space.

The Impact on St. Catherine’s Park

The Community Board noted that St. Catherine’s Park is the second most visited park per square foot in New York City, and is the only park within a half mile radius of the Proposed Development. Despite its importance, the shadow impacts of the new building on the park would be significant, and not mitigable.

The Impact on the Julia Richman Education Complex

The Julia Richman Education Complex is located on East 67th Street, directly north of the Proposed Development. This building would also be impacted by shadows from the Blood Center, affecting the capacity of students to learn. Construction noise would be a significant issue.

Excessive Height and Bulk of Proposed Development

The Proposed Development would occupy the whole lot at the 85-foot-tall base and rise to a height of 334 feet. This 16-story building is out of scale with the surrounding area. The Community Board noted that it will have a larger height/bulk ratio than any midblock building west of First Avenue within Community District 8.

BOROUGH PRESIDENT’S COMMENTS

Since the first announcement of the Blood Center’s Center East Development, there has been widespread opposition from the community. Additionally, Community Board 8 expressed unequivocal opposition to the project after hundreds of people testified at their public hearing. At

my office's public hearing attended in person by over 100 people with an additional 100 people watching online, I heard from more than 40 advocates and members of the community who voiced their opposition or support for the project. Members from Community Board 8, Friends of the Upper East Side, the Coalition to Stop the Blood Center Tower, and other residents expressed their concerns about the height of the building, the shadow impact, and the precedent it would set for midblock zoning. Members from the Construction and General Building Laborers' Local 79 and Carpenters Local Union 157 spoke of the need to ensure good construction jobs for union workers at this site. Along with other groups in opposition to the rezoning, I participated in a "Stop the Blood Center" rally intended to raise awareness about the potential impacts of the proposed tower last May.

I support the mission of the Blood Center. This recommendation on the proposed rezoning is not a comment on the operation of the organization or their long history of service to New York. I understand that the Blood Center needs to modernize their facilities, but it shouldn't come at the cost of the residential character of the surrounding neighborhood, to which they have been a great neighbor for almost 50 years.

What the Blood Center and Longfellow Real Estate Partners are asking for is a subsidy. The improvements to the Blood Center's own operations can be accomplished under the existing zoning, an R8B district. Without needing a rezoning, the Blood Center would be able to build 229,092 gross square feet of community facility use, which is an increase from the current 159,347 gross square feet occupied by the Blood Center, and more than the 206,400 gross square feet estimated for use by the Blood Center in the Proposed Development.

The reason for this proposed rezoning is to allow for private lab space that can provide revenue for the redevelopment. The life sciences have been identified as a priority by the City of New York and the NYC Economic Development Corporation. However, there seems to have been no money or financing available to the Blood Center that doesn't take the form of expanded development rights.

The human cost of this additional commercial space will be borne by the surrounding community. The size of the proposed building is far too large. These plans increase the height of the building on the Development Site from three stories to 16 stories (approximately 334 feet). The maximum height (now 75 feet under the R8B zoning) would be four times greater than the current zoning allows.

I worry about the precedent this would set for midblock zoning. The intention of R8B zoning was to maintain a residential character for the Upper East Side. The lower-scale buildings allowed under this zoning provide for light and air and contrast with the more densely developed avenues. There has never been a rezoning at this scale on an R8B-zoned midblock, and if passed, this could serve as a proof of concept for further midblock rezonings for commercial use.

I am deeply concerned about the projected shadow impacts of the proposed building on St. Catherine's Park. This park is one of the few green spaces in the neighborhood, and a loss of sunlight would limit its useability, especially in the winter. During peak hours in the spring,

summer, and fall, the proposed project would cast shadows on over 70% of the park. There is no way to mitigate these impacts.

The Julia Richmond Education Complex across the street from the Blood Center would also face negative impacts, including shadows on classrooms and construction noise from the new building. Both of these would affect the capacity of students to learn.

For these reasons, I urge you to reject the proposed New York Blood Center – Center East proposal.

BOROUGH PRESIDENT’S RECOMMENDATION

Therefore, the Manhattan Borough President recommends **disapproval** of ULURP applications No. C210351ZMM, N210352ZRM, and C210353ZSM.

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Gale A. Brewer
Manhattan Borough President

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Thu 8/5/2021 3:49 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Mike Roberts**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent": **333 East 66th St. shareholder**

My Comments:

Vote: I am **in favor**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

I have been resident in the co-op at 333 East 66th St. for many years and I am writing in support of the improvement to my neighborhood planned by Longfellow, the Blood Center Tower proposal. The Tower will certainly improve scientific research against future pandemics and will increase the value of my co-op shares, as the price per sqft. in the block will increase. The cost will be minimal added shadow evenings and having one more Bio-Safety level 3 research laboratory, already present without problem at Rockefeller University, one block from here, and at Weill Cornell in the neighborhood. The President of the co-op Ellyn Berk, former President of the co-op Larry Gerard and the managing agent Rudd Realty do not represent my interest, but those of the First Hungarian Reformed Church in the area, which would lose importance with

the completion of the project. When a New Yorker buys in my co-op, is totally unaware of the influence of the Hungarian Church and if is not affiliated, is denied basic rights as shareholder. They send unsolicited emails to shareholders conclusive of their point of view, without debate among shareholders. Elyn Berk was even unaware in a past email that sun rises East and then turns South, thus leaving St. Catherine park untouched from shadows of the planned Tower most of the day. They certainly do not represent many shareholders at 333 East 66th St. Given the positive social and economic impact, I hereby ask that the Blood Center Tower proposal be treated with favor. Sincerely, 333 East 66th St. shareholder

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REBECCA A. SEAWRIGHT
76th District



THE ASSEMBLY
STATE OF NEW YORK

CHAIR
Task Force on
Women's Issues
COMMITTEES
Banks
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Corporations, Authorities
and Commissions
Education
Judiciary
Ways and Means
MEMBER
Legislative Women's Caucus

July 29, 2021

New York State Assembly Member Rebecca Seawright Testimony Before the City Planning Commission Regarding the New York Blood Center Proposal

I am Assembly Member Rebecca Seawright, and I am testifying on behalf of my constituents who are overwhelmingly opposed to the construction, rezoning, and permitting of the New York Blood Center's building proposal at 310 East 67th Street. Thank you, City Planning Commission and Chair Marisa Lago, for allowing me to share our concerns as several key issues remain unresolved.

The New York Blood Center (NYBC) at 310 East 67 Street, in conjunction with Longfellow Real Estate Partners LLC plans to demolish its existing building and replace it with a massive 334-foot-tall commercial tower is ill-advised and a threat to our zoning and quality of life. The behemoth New York Blood Center complex would be nearly five times higher than currently allowed under New York zoning laws.

Undermining existing zoning will set a dangerous precedent and will open the door to further overdevelopment. The current midblock zoning was established in 1985, led by Friends of the Upper East Side Historic Districts, and our neighbors who successfully argued before the City Planning Commission to preserve the mid-block. Hailed by the New York Times as "the most sweeping zoning change in the area since 1961," R8B has been the most reliable and successful mechanisms to preserve the low-rise neighborhood character of our side streets. But these guidelines for livable neighborhoods are now under threat by the New York Blood Center as they callously put profits over people.

The 300+ foot building would have a floor plate larger than that of the Empire State Building, resulting in an out-of-scale footprint, destroying the integrity and character of our midblocks. Additionally, we are concerned for the potential safety threat of the proposal. This space would have the potential to house biosafety level 3 (BSL-3) labs, intended to handle dangerous pathogens. The proposal is unclear regarding whether the facility will permit such labs, which would pose immense harm to local residents. The City's Board of Health states that these labs pose the potential for catastrophic consequences.

Furthermore, a tower of this size would severely limit light and air access in the surrounding neighborhood including St. Catherine's Park and six schools in the Julia Richman Educational Complex. The tower would cast a large shadow over St. Catherine's Park rendering the play space and surrounding area dark for most of the day.

Overall, the New York Blood Center project is antithetical to the needs of a residential neighborhood. The tower would exist in an already densely populated and trafficked area and would

bring up to 2,500 daily employees to its streets. The proposal would also permit large-scale uses for its 600,000 square feet of commercial space which are incompatible with the need for goods and services appropriate for such an area. The Upper East Side does not need commercial real estate especially given the city's commercial vacancy rate of 15%.

Recently, I testified at Manhattan Borough President Gale Brewer's ULURP hearing along with numerous members of the community to express our strong opposition to the New York Blood Center Proposal. Hundreds of our community members have shown their opposition by speaking out at Manhattan Community Board 8 or showing up at a rally to "Stop the Tower" this past May. The New York Blood Center should not receive a legal exemption to construct a tower that is expressly and extremely detrimental to the wellbeing of its neighbors. Community Board 8 passed a resolution to disapprove the proposal. I strongly urge you to reject the New York Blood Center proposal and the negative effect it would have on our community. Thank you for hearing my testimony.

A handwritten signature in cursive script, reading "Rebecca A. Seawright". The signature is written in black ink and is positioned below the main body of text.

COMMUNITY BOARD

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July 29, 2021

TESTIMONY BEFORE THE CITY PLANNING COMMISSION
IN OPPOSITION TO THE BLOOD CENTER DEVELOPMENT

Good morning Chair Lago and Commissioners:

My name is Michele Birnbaum, and I am a member of Community Board 8 and its Zoning Committee and have attended all of the community meetings addressing the development of the New York Blood Center site. I am testifying today in firm opposition to the proposed development of the New York Blood Center Site on East 67th and East 66th Streets. I am here to affirm support for the unanimous vote by Community Board 8 to disapprove of the Longfellow Real Estate Partners re-development proposal.

For all the reasons stated in their seven-page resolution and for the notable and important concern that such a breach of mid-block zoning will adversely affect many communities in all five boroughs far into the future, this application must be denied.

Zoning regulations are the only thing that stands between communities and development chaos and, therefore, must be respected and protected. Let's not chip away the protection that the Zoning Resolution affords, and let's not be fooled that approval of this project will set a precedent.

A precedent for building the equivalent of a 33 story commercial building in the middle of a block in a residential community is abhorrent.

Any as-of-right construction by the Blood Center on its current site and any construction by Longfellow Real Estate Partners on any other site, will employ a full compliment of union labor workers, so the argument that denying this application would result in a loss of union jobs, is untrue. Likewise pointing to any specific disease and implying that if this application were to be denied, that the research on that disease will be impeded, is also flatly untrue, and the fact that those matters were brought into the conversation at another hearing was an effort to confuse, cloud and distract from the real issues of zoning and development. Such dialogue is disingenuous.

The Blood Center can build as-of-right which will provide substantially more square footage than it will be afforded by the Longfellow plan. The as-of-right construction will accommodate its needs. Additionally, re-location of the whole project or just the rental part of the project to any of the available land parcels in the upper east side or Harlem, would satisfy both the Blood Center's and Longfellow's needs.

Please join the many elected officials, neighborhood preservation groups, block associations, community groups, community facilities, residents and businesses and stand in opposition to the Longfellow proposal.

Thank you!

A handwritten signature in cursive script, reading "Michele Birnbaum". The signature is written in black ink and has a long, horizontal flourish extending to the right.

Michele Birnbaum

Alida Camp

Testimony for City Planning Commission In Opposition to the Blood Center/Longfellow Commercial Tower

I am submitting written testimony on the DEIS followed by the oral testimony I gave at the July 29 Special Public Meeting of the City Planning Commission but that I did not leave there.

I was Chair of Community Board 8 at the time the Blood Center/Longfellow first brought this project to us. However, I am submitting this testimony individually.

This project would be an egregious intrusion into any residential community. No residential community should be burdened with this project, and its risks and impacts. East 66-67 Streets are among the most densely populated streets in the City.

This project simply does not belong. It upends zoning for no reason. The reasons the Applicant cites in support of the project could be better satisfied were this project to be built in a different location with the Blood Center modernizing as-of-right on East 66-67 Streets.

THERE IS NO REASON THAT THE APPLICANT'S PROJECT BE SITED ON EAST 66-67 STREETS.

There is simply no reason that this project should be built on East 66-67 Streets. That the City offered the Applicant three sites establishes that the City does not find this site essential. That the City views life sciences development as a City-wide endeavor establishes that this site is not essential. That the Blood Center has collaborated with institutions outside of the City, State and U.S. far more than it has with New York Presbyterian, the Rockefeller University and Memorial Sloan-Kettering establishes that this site is not essential.

At the City Planning July 29 hearing, testimony referenced the vast majority of collaborations as enterprises that extend far beyond the borders of the Upper East Side hospitals and research institutions. Testimony further referred to the very small percentage of its budget that the Blood Center spends on research. This establishes both that the proximity argument Applicant has repeatedly made fails, and that research is not the driving force of the Blood Center, further decimating the argument that proximity for research is essential.

THE BLOOD CENTER/LONGFELLOW PROJECT POSES HEALTH AND SAFETY RISKS TO THE COMMUNITY

Noise Pollution

Ample research points to the devastating impact of noise pollution on children trying to learn. See e.g., <https://www.newyorker.com/magazine/2019/05/13/is-noise-pollution-the-next-big-public-health-crisis>.

The Applicant failed, in the DEIS, to raise potential nighttime noise pollution from the loading bays on East 66 Street, a residential block, or the carting and hazardous waste disposal trucks that will necessarily pick up materials from the loading bays at night. It did not disclose how much additional noise nighttime employees will generate in a building that will be open 24 hours/day. Nor does it analyze nighttime noise pollution from the mechanicals, which will necessarily run all night, every night.

The DEIS fails to support Applicant's argument that it will not create or amplify noise pollution. We can't possibly know the extent of noise generated by additional traffic, despite the DEIS' insistence that traffic will not increase. How could traffic not increase with the addition of more than 2000 employees for the Longfellow Commercial Tower?

The DEIS states in the No Action plan that the Blood Center would rent 40,000 square feet for medical offices, noting the traffic generated by the Tower would be comparable to that generated by the medical offices. Yet, the traffic analysis fails to note the traffic generated by the new medical offices built by the hospitals around First Avenue. It does not seem to have factored that additional traffic into the analysis, relying on a 2011 traffic study prepared by MSK before it built the new medical offices. Therefore, the DEIS both makes false assumptions and fails to provide sufficient information for analysis.

East 66 and 67 Streets are bus routes, ambulance corridors, school bus stops, and the traffic associated with residential buildings. In addition, many children at JREC use smaller school vans which also park on East 67 Street. What kind of impact will additional taxis, car services and cars for the 2000 additional employees have on noise pollution? What kind of impact will deliveries have on traffic?

The Applicant's DEIS statement that "[a]lthough the number of weekday AM peak hour incremental vehicle trips is projected to exceed the CEQR threshold for Level 2 screening assessments by four vehicles per hour, it is not anticipated that quantified traffic analysis would be warranted. The 54 vehicles per hour would be dispersed throughout a large street grid network consisting of one-way streets, which reduces the potential for trips to overlap at the same intersections..." However, the Applicant's statements are based on supposition and not on actual data because the Applicant has failed to consider that Second Avenue, as a route to the 59th Street Bridge is often highly congested, that 66 and 67 Streets are used by ambulances and that those streets are City bus routes and residential blocks with deliveries, car services, privately-owned cars, school buses and school vans and that those factors differentiate it from other streets near commercial buildings relied on by Applicant, thereby rendering the DEIS inadequate and insufficient.

What kind of impact will noise of the mechanicals, including the fans necessary to exhaust potentially toxic air have on noise pollution? What kind of impact will loading bay doors, as well as carting company and hazardous waste disposal trucks have on noise pollution, particularly at night in a residential community?

Air Pollution

Similarly, the DEIS fails to address the increase to air pollution that will result if this project is built. What impact will additional traffic have on air pollution?. What impact will the exhaust expelled from the building have on air pollution? What impact will the carting companies and hazardous waste disposal companies have on air pollution?

There is no guarantee that the exhaust fans and other measures that are meant to negate the likelihood that toxic air, or indeed air with any kind of laboratory substance or by-product or waste product will end up in the air we breathe, will actually function all of the time at 100% effectiveness. Is this something to which the residents and school children should be subjected? Do we know levels of air toxins or air exhaust particles are truly safe? Is this a risk worth taking?

Dangers of air pollution have been well-documented. See, e.g.

<https://www.nytimes.com/2021/06/28/well/live/air-pollution-health.html?action=click&module=At%20Home&pgtype=Homepage>

There is reason to be concerned about the extent of air quality monitoring that would be performed during demolition, excavation, construction, and operation because there have been broad community disagreements over air quality monitoring on other enterprises;

There is insufficient information about who designates when and to what extent mitigation is necessary for testing and soil disturbance, and other environmental issues.

Hazardous Materials

The DEIS fails to address the hazards of the materials that it states the labs will employ. It notes that there will be radioactive materials used and then notes further that the storage and disposal depends on the radioactive waste's half-life. It gives no further details.

Although the DEIS states that the Applicant intends to use radioactive materials, it fails to explain where radioactive material with a short half-life will be stored until radioactivity is at "safe levels." how much time that would take, where storage would occur, what kinds of containers would be used., and what "safe levels" mean, and whether presence in a dense residential neighborhood would require different precautions than in facilities maintained and used in less dense areas.

There is reason to be concerned about the use of radioactive materials because Applicant has provided no information about the kinds of work that would use such materials or the kinds of radioactive materials used.

Are radioactive materials appropriate to use in a densely populated residential neighborhood, with a park, educational complex and library proximately located?

Similarly, is a BSL-3 lab (Biosafety Level 3) appropriate for a residential neighborhood? The Blood Center uses one, it says. We wouldn't know because the DOHMH (Department of Health and Mental Hygiene) would not release the addresses of BSL-3 labs operating in the City, stating that such information is too dangerous to provide.

A BSL-3 lab shared with for-profit labs is a hazard. We know there is human error and cost-cutting. Yet, there is no authority responsible for overseeing operations. The Applicant cannot guarantee that the BSL-3 lab won't leak or that toxins won't be released from a BSL-3 lab into this, or any, residential community.

The DOHMH has considered that BSL-3 labs may cause "catastrophic consequences." That possibility has not been accounted for by this Application.

The ventilation for the BSL-3 lab as stated by the Applicant is at the height level of residential units in an adjacent residential building and any ventilation of hazardous materials or toxins from the BSL-3 lab will reach the residents and users of the Park and schoolchildren, administration and faculty in JREC (Julia Richman Education Complex). This applies to other dangerous materials that would be ventilated.

Please note that the Applicant did not disclose that it intends to have a BSL-3 lab in the Scoping materials. The Community Board and community had no opportunity to question the details of, or to raise concerns about, the lab. Since the Scoping Session, we have not received consistent answers on the BSL-3 lab. The Applicant has not provided information on who will oversee the lab and ensure the safety of everyone in the area. Is the risk of inadequate oversight a risk that should be imposed on residents, schoolchildren and others?

Is relying on fans and other mechanicals sufficient to mitigate potential dangers? We have seen the high price of human error. Is health and safety of the community worth risking when the building could be built in a commercial or manufacturing district away from residences, schools, parks, and libraries?

There are insufficient details in the DEIS pertaining to Longfellow's or their tenants' use, handling, storage, transport, or waste management of hazardous materials as well as worker safety, emergency planning, community right-to-know, and fire safety, rendering the DEIS insufficient for analysis.

There cannot be a complete guarantee that toxic chemicals won't leak or that toxic biomicroorganisms won't become airborne or that radioactive materials won't leak or that other hazardous materials won't be a danger to the residents, schoolchildren and park users that are in proximity to the Blood Center. Is this a risk worth taking when the Blood Center Longfellow Commercial Tower could be built in another commercial or manufacturing district?

The DEIS refers to laboratories in the proposed building that would handle bio-hazardous materials, radioactive materials, and other chemicals associated with its operations. While the

DEIS refers to the existence of such laboratories in the Blood Center, recognizing that the proposed building would include such laboratories on a “somewhat larger scale,” (DEIS, page 8-3) it does not specify the “somewhat larger scale” nor address how hazardous materials and radioactive materials, for example, will be treated and how safety will be ensured. The language “somewhat larger scale” trivializes the comparative sizes of the Blood Center proportion of the proposed commercial Tower: the Blood Center would occupy one-third of the proposed building, leaving two-thirds for commercial use.

Although the Applicant refers to partner scientists, there is reason to be concerned that the scientists will be employed by commercial labs with no partner relationship with the Blood Center other than as rent-paying tenants to an entity that is providing the Blood Center with a free building, while having a significant irremediable impact on the community. The Blood Center has not disclosed its relationship with any tenants. The use of the words “partner scientists” suggests that there would be an overriding authority monitoring compliance with regulations and laws. However, there has been no actual reference to or acknowledgement of any such authority or any monitoring individual or entity.

There is reason for concern that shared mechanicals of 128,000 square feet (DEIS, page 10-2) between the Blood Center and for-profit tenants of the for-profit Longfellow developer will not be adequately maintained. The Applicant has not provided a detailed plan for how the mechanicals will be maintained to ensure no leakage of any kind of hazardous materials, including toxins from the proposed BSL-3 lab, and other labs, or how the storage rooms that will house chemical, biological and radioactive waste prior to disposal will be maintained. There is no detail in the DEIS other than that handling, removal and storage will be appropriate. What does “appropriate” mean and does the definition change (and should it change) when these labs and storage facilities are in a dense residential community?

Fines and other civil penalties imposed for failure of generators of hazardous waste to file required reports may not be sufficient to incentivize filing of required reports in a for-profit commercial facility. Similarly, there is reason to be concerned the requirements of the DOS (Department of Sanitation) through the Administrative Code of the City of New York § 16-120.1 that generators of regulated medical waste ensure the proper disposal of these materials and efficiently track the disposal of this waste must submit an Annual Solid Waste Removal Plan. This may not be sufficient to ensure that the requirements are met in a for-profit commercial facility. There is no assurance that such Plans will be prepared and filed. With the City looking at budget cuts (The Next Mayor’s Challenge Checklist, Crain’s, August 9, 2021), we cannot assume that enforcement will be sufficient and effective.

Compliance with the myriad regulations and guidelines applicable to the facility’s laboratories and other operations are insufficient protection in a dense residential community. That the Applicant has not accounted for the difference in community and potential impact of its operations, material including hazardous material, storage, and waste, including hazardous waste, disposal renders the DEIS insufficient and inadequate for analysis.

Other Environmental Impacts

The Mayor has declared that glass buildings are environmentally unsound, contributing to climate change and the proposed building is designed to be all glass, it will contribute to the devastating effects of climate change. See e.g., <https://www.nytimes.com/2019/04/25/nyregion/glass-skyscraper-ban-nyc.html> where the Mayor is quoted as referring to the negative impact of glass buildings on the environment.

The Applicant states that the project will not have a significant impact on emissions because “emissions associated with the Proposed Project’s consumption of grid electricity is expected to decrease as New York State and New York City target 100 percent renewable electricity, [which] would result in significant reduction of emissions associated with the buildings’ electricity consumption.” However, when the State and City will meet that goal is unknown. In the interim, the proposed building will cause emissions that contribute to climate change.

These provisions in the Air Quality portion of the DEIS are meaningless. Because they do not provide any specific information about how an all-glass building would comply with requirements, they cannot be analyzed. The DEIS is accordingly inadequate. Reliance upon future government actions to negate environmental impact, while the building causes environmental impact is inadequate mitigation of environmental damage resulting from the building’s emissions. What will mitigate the emissions and their impact on the environment, if any, that new governmental standards are effected. Moreover, there is no guarantee that the Applicant will not seek to avoid adherence to those standards by seeking special permits as it seeks to do with zoning requirements in this instance.

That the Applicant does not acknowledge any CEQR issues other than construction noise and shadows on plants raises questions about the assumptions made throughout the DEIS. Indeed, it raises questions about the credibility of the Applicant. How could it be possible that a building with highly regulated labs does not raise concerns about placing it in a residential neighborhood? To state that there is no impact on zoning or neighborhood character, to deny traffic and noise pollution impacts, to pretend there are no hazardous materials that could lead to deadly consequences under certain conditions is to strain, if not destroy, credulity.

As to the requested Second Avenue rezoning, there is similarly no reason for the rezoning to occur. There has been so much focus on the egregious nature of the Blood Center/Longfellow Commercial Tower that there has been no thorough examination of the appropriateness or necessity of the Second Avenue rezoning. The use groups that would be permitted under the zoning the Applicant seeks raise serious questions about their appropriateness in a residential neighborhood.

While the Blood Center has noted repeatedly that the movie theatre would become legitimate under the proposed rezoning, how does the nature of the movie theatre have anything at all to do with the Blood Center’s proposed Tower? What is the Blood Center’s real interest in the rezoning? The question has been asked, but there has been no answer.

Rezoning the requested portion of Second Avenue needs an analysis in its own right, not as a tag-along to another proposal that has received almost all of the attention on this Application.

This Application cries out for a more thorough DEIS before any decision can be made.

Community Facility v. Commercial Use

This is not a community facility. The Blood Center would occupy less than one-third of the proposed building. Yet, special permits would allow the building to evade restrictions on commercial use. This is wrong for any residential neighborhood. The Applicant seeks to shoehorn a building that not only doesn't belong but is so egregious that every elected official representing the district opposes it. When alteration to a commercial zone, with special permits, are necessary to allow an unnecessary building to be built, that says the proposed building should be built someplace where such machinations are not required. The zoning rules, including special permits, exist for a reason. They promote appropriate, compatible uses. This building is neither appropriate nor compatible. As stressed above, this building is likely to put at risk residents, schoolchildren, educators, and park and library users and staff, and, exacerbates noise and air pollution, and other environmental damage.

The balance is against the Applicant's project. The weight falls squarely on the side of risk, negative impact, inappropriateness, and incompatibility. Applicant's proximity and necessity arguments fail.

For these reasons, I implore the City Planning Commission to say no to this Application

TESTIMONY PRESENTED AT CITY PLANNING COMMISSION JULY 29 SPECIAL PUBLIC MEETING

I'm Alida Camp. Thank you for hearing my testimony, I was Chair of CB8 when the Blood Center first brought the project with Longfellow to us but I am speaking individually..

Please close your eyes and think of your home, the park where you and your family relax and the school your children attend. Now think of a 334' tall building, equivalent to 34 stories, next door to each of them. Think of thick traffic, noise pollution from the traffic, loading bays, and hum of ventilation systems, air pollution from traffic, light pollution from signage and an all glass building. Think of this right in front of your homes, your schools, your parks, your libraries.

Consider the danger from a BSL-3 lab next door to your home. These are so potentially catastrophic that the DOHMH won't release their addresses.

Consider the danger from radioactive materials, including their storage and disposal. The storage depends, according to the DEIS, on the half-life of the specific materials. Do we know what that even means in a residential community with schools and parks.

Consider that we don't know the work the labs will perform or their standards of care.

Think of all this next door to where you live.

Think of noise from loading bays next door to your home. From carting companies and hazardous waste disposal companies coming through the night over who knows how many hours.

Think of human and mechanical error. Crane collapses, the ventilation unit that doesn't work but needs to work to exhaust toxic air, accidents involving waste disposal trucks backing into or out of loading bays.

Think of whether this building needs to be on East 66-67 Street when the Blood Center can build a building to enable it to fulfill its mission as-of-right, which would provide construction jobs, would work to find cures for diseases, would provide the internships it has promised but in which it has not before been interested.

Think that the City has not named the Upper East Side as a life sciences destination in its recent press release doubling investment in the life sciences. That It offered three sites establishes that the site sought is not part of the City's plan.

Consider whether this building belongs in any residential community.

Doctors have said this building does not belong in a residential community.

Contractors and developers of life sciences centers have said this building does not belong in a residential community.

Every elected official representing this site, other than the Mayor, has said this building is inappropriate.

Just because a residential site is rezoned to commercial does not make it a commercial zone. That includes allowing evasion of the rule regarding the permissible relationships between towers in residential zones and parks.

Think of zoning where you and your family live. What would you think if you found out that you would have a rezoning that would be an intrusion of this magnitude where you live.

I urge you, no implore you, to deny this Application.

My name is Anthony Cohn. I live at 345 East 77th Street. I am an Architect, member of Community Board 8M, and Co-chair of its Zoning and Development Committee. I offer this written testimony in opposition to the Application by the New York Blood Center for a zoning map change, a modification of the Zoning Resolution Use Regulations, and the granting of a special permit (C 210351 ZMM, C 210351 ZRM, C 210351 ZSM, respectively).

Undoubtedly the Members of the City Planning Commission understand the intended and acknowledged consequences of approval of this application. Among them are:

1. Furthering the citywide goal of creating research laboratory hubs,
2. Altering of the R8B zoning for the first time on the Upper East Side,
3. Establishing a commercial laboratory in a largely residential neighborhood,
4. Loss of light and air to neighbors and schoolchildren,
5. Shadows cast virtually year-round on one of the only two parks (not on the east river) within Community District 8M.

There are unintended consequences that the Commissioners have a duty to consider in making their recommendation to the City Council. These might include:

1. Establishing unintended precedents for changes to zoning,
2. Encouraging unintended development in low-rise residential neighborhoods,
3. Encouraging unintended loss of affordable housing in established residential neighborhoods,
4. Encouraging what amounts to "spot zoning"

Nothing in this application, with the exception of the good judgement of a future City Planning Commission, prevents a future applicant from assembling a parcel large enough to satisfy the 40,000 SF minimum set forth in the proposed Special Permit at some midblock location (which is the nature of the parcel under consideration) elsewhere in Community District 8. Nothing in this application prevents a future applicant from demolishing large numbers of existing affordable housing to replace it with a more profitable use. Nothing in this application suggests that a future applicant could not propose a much taller structure, given the relief from height and setback requirements granted under this Special Permit. Nothing in this application prevents this, or any other applicant from converting a project, at some future date to another use permitted under a similar zoning designation.

Current zoning does not permit buildings in a residential zone to cast extensive shadows on parks and schools. Nothing in this application prevents a future applicant from proposing a rezoning for a tall residential building that will cast shadows on a park and/or school, citing the current application and some future "citywide mandate" as a precedent.

The application before the City Planning Commission includes, as a pre-condition to Special Permit approval that the applicant "conform to the performance standards applicable to M1 Districts." These standards include (ZR 41-00 and ZR 41-11):

- (b) *To provide, as far as possible, that such space will be available for use for manufacturing and related activities, and to protect residences by separating them from manufacturing activities and by generally prohibiting the use of such space for new residential development.*
- (c) *To encourage manufacturing development which is free from danger of fire, explosions, toxic and noxious matter, radiation, and other hazards, and from offensive noise,*

vibration, smoke, dust and other particulate matter, odorous matter, heat, humidity, glare, and other objectionable influences, by permitting such development in areas where this Resolution restricts the emission of such nuisances, without regard to the industrial products and processes involved.

- (d) To protect adjacent residential and commercial areas, and to protect the labor force in other establishments engaged in less offensive types of manufacturing and related activities, by restricting those manufacturing activities which involve danger of fire, explosions, toxic and noxious matter, radiation and other hazards, or create offensive noise, vibration, smoke and other particulate matter, odorous matter, heat, humidity, glare, and other objectionable influences, to those limited areas which are appropriate therefor.*
- (e) To protect manufacturing and related development against congestion, as far as is possible and appropriate in each area, by limiting the bulk of buildings in relation to the land around them and to one another, and by providing space off public streets for parking and loading facilities associated with such activities.*
- (f) To protect the character of certain designated areas of historic and architectural interest, where the scale of building development is important, by limitations on the height of buildings.*
- (h) To promote the most desirable use of land and direction of building development in accord with a well-considered plan, to promote stability of manufacturing and related development, to strengthen the economic base of the City, to protect the character of the district and its peculiar suitability for particular uses, to conserve the value of land and buildings, and to protect the City's tax revenues.*

Within Community District 8M, only two parcels are currently zoned for manufacturing uses, the Con Edison substation and the Department of Sanitation Transfer Facility, both of which sit adjacent to the East River. No other sites in Community District 8M are subject to the performance requirements quoted above. Others have provided substantial evidence and testimony that supports the proposition that the application under review violates all of these criteria. The “protections” built into the Special Permit language to render this application “unique” could easily be overridden by a subsequent applicant appealing to a future City Planning Commission.

Finally, and somewhat outside the limits of “unintended consequences”, is the Applicant’s apparent strategy: find the smallest zoning district change that might permit the intended use, and then ask for special permission to ignore all of that new designation’s regulations. The applicant asked to rezone R8B to C2-7. The then ask for relief from use regulations, bulk regulations and signage regulations appropriate for the C2-7 designation.

For all of these consequences, acknowledged or as yet unimagined, and for many others to be contemplated by future applicants, I respectfully request that the City Planning Commission recommend that the City Council reject this application.

Russell Squire
Chair

Will Brightbill
District Manager



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**The City of New York
Community Board 8 Manhattan**

June 28, 2021

Marisa Lago, Chair
City Planning Commission
120 Broadway, 31st Floor
New York, NY 10271

Re: New York Blood Center and Longfellow Partners. Private application by the New York Blood Center to create a Life Sciences Hub on their existing site in Community District 8. Actions consist of (1) map amendment to rezone midblock from R8B to C2-7 ULURP Number: C210351ZMM (2) text amendment to Section 74-48 to allow an increase in commercial FAR and mods to use, bulk, signage ULURP Number: N210352ZRM (3) special permit pursuant to Section 74-48 ULURP Number: C210353ZSM (4) map MIH. Deadline June 28, 2021

At the Special Meeting of the Board held by Community Board 8 Manhattan on May 25, 2021, the board **APPROVED** the following resolution by a vote of 38 in favor, 0 opposed, 0 abstentions, and 1 not voting for cause.

WHEREAS the New York Blood Center (“NYBC”) has partnered with Longfellow Real Estate Partners and is proposing to construct a 334’-tall building on the site of the existing NYBC (Block 1441, Lot 40) which will provide, above the 5th floor, space for commercial tenants to use as research laboratories and medical offices; and

WHEREAS the proposed project would implement a spot zoning change to the R8B zoning of the site, which would deleteriously impact the surrounding area and jeopardize hard-won R8B zoning elsewhere in New York City; create severe and unmitigable shadow impacts on a nearby park and school, in addition to other significant adverse effects; is unnecessary; and is inappropriate for a midblock site in a residential area, all as set forth further below; and

Project Background

WHEREAS the NYBC and Longfellow Real Estate Partners (together, the “Applicant”) are requesting ten (10) zoning changes in three broad categories:

1. Zoning Map Amendment
 - a. Rezone site from R8B district to a C2-7 district which allows a commercial laboratory use (USE GROUP 9) and to develop the site to 10 FAR (453,000 zoning square feet) with no height limit.
 - b. Rezone Second Avenue block frontages between 66-67 St. to a depth of 100’ from C1-9 to a C2-8 to “legalize” an existing movie theater and to allow several other large-scale functions under USE GROUP 9 (Catering Hall, Wedding chapel, TV Studio, Gymnasium);
2. Zoning Text Amendment to Section 74-48 to allow, by special permit
 - a. An increase in commercial FAR in C 2-7 districts for medical laboratories and associated offices
 - b. Modifications to the applicable supplementary use, bulk, and signage regulations.

3. Special permit pursuant to Section 74-48, as amended, to permit:
 - a. Commercial laboratory and associated office space to be included in the project at more than the 2 FAR permitted in C2-7 districts pursuant to Section 33-122;
 - b. Commercial space to be located above the second floor of the building, which is not permitted by Zoning Resolution Section 32-421;
 - c. Commercial space to be located above the lesser of 30 feet or two stories, which is not permitted by Zoning Resolution Section 33-432;
 - d. Special permit pursuant to Section 74-48, as amended, to permit:
 - i. Modifications of the height and setback regulations of Section 33-432, which will allow the building to encroach on the initial setback distance and the sky exposure plane;
 - ii. Modifications of the rear yard equivalent regulations of Section 33-383, which will allow the Proposed Development to occupy the same footprint as the existing building on its lower floors;
 - iii. A sign to be located at the top of the building's base, in excess of the surface area permitted for illuminated signs pursuant to Section 32-642, the total surface area permitted for all signs pursuant to Section 32-641 and 32-643, and the maximum height of signs allowed by Section 32-655; and

Review of the Proposal by Community Board 8 Manhattan and the Public

WHEREAS prior to the certification of the NYBC/Longfellow application by the Department of City Planning (“DCP”) on April 19, 2021, the Community Board 8 Manhattan (“CB8M”) Zoning and Development Committee held three meetings—on November 17, 2020, December 8, 2020, and January 26, 2021—at which the principal topic was the Applicant’s zoning application, attended by more than 600 members of the public, and with two presentations by the Applicant; and

WHEREAS informal polls of attendees disapproved of the application by 94% to 6%; and

WHEREAS at its December 8, 2020 meeting, the CB8M Zoning and Development Committee passed a resolution disapproving the proposed application (enclosed as Appendix A), which was affirmed by the Full Board on December 16, 2020, by a vote of 38 in favor, 5 opposed, 2 abstaining, and 1 not voting for cause; and

WHEREAS after the certification of the NYBC/Longfellow application by DCP, the CB8M Zoning and Development Committee had another meeting focused principally on the NYBC/Longfellow application on April 27, 2021, which was attended by more than 200 members of the public; and

WHEREAS on May 13, 2021, the CB8M Parks and Waterfront Committee passed a resolution opposing the proposed Blood Center Development (enclosed as Appendix B), and this resolution was approved by the full Board on May 19, 2021 by a vote of 41 in favor, 3 opposed, 1 abstaining, and 1 not voting for cause; and

WHEREAS at the CB8M Land Use Committee of the Whole meeting on May 12, 2021, CB8M held a public hearing on the NYBC/Longfellow application; and

WHEREAS at that hearing, the Applicant made an extensive presentation on the application; and

WHEREAS a professional urban planner, George Janes (who is on retainer for CB8M), made a presentation on the application at that hearing and provided board members with a memo on the application prior to the hearing; and

WHEREAS the hearing, conducted over Zoom, was at capacity for most of its duration, with nearly 300 people in attendance and others watching a live stream of the hearing; and

WHEREAS members of the public had the opportunity to make comments and ask questions about the application; and

WHEREAS the Applicant had the opportunity to answer questions and respond to comments during the hearing; and

WHEREAS the comments from the public at the hearing were overwhelmingly in opposition to the application; and

WHEREAS CB8M held a Special Meeting of the Board on May 25, 2021, for further consideration of the application, which had similar high attendance from the public as the May 2021 Land Use meeting; and

WHEREAS at the Special Meeting, the Applicant had the opportunity to answer and respond to questions and comments raised during the meeting as well as outstanding from the Land Use Committee meeting; and

WHEREAS prior to the May 2021 Land Use Committee and Special Meetings, CB8M solicited written comments from the public and received more than 400 such comments (enclosed as Appendix C and available at <https://docs.google.com/spreadsheets/d/1DtGMwO0vdDF6DqF7nZvG0zvweBBM3xia9yHomf9G8m8/edit#gid=908491452>), the vast majority of which express strong opposition to the application; and

WHEREAS from the first time that the NYBC/Longfellow proposal was presented to CB8M in November 2020 through when the application was made to and certified by DCP and continuing to this Special Meeting of the Board, the Applicant has made no changes in response to community and CB8M concerns; and

The Application Is a Thinly-Veiled Attempt at Spot Zoning

WHEREAS the proposal amounts to “spot zoning,” which is defined as “singling out one parcel of land for a use classification totally different from that of the surrounding area for the benefit of the owner of such property and to the detriment of other owners” (15 Warren's Weed New York Real Property § 157.13 (2021)); and

WHEREAS the application gratuitously includes changes to zoning on Second Avenue that are unrelated to the project and appear to have been included to mask the spot zoning; and

The Application Would Undermine Longstanding Policies with Respect to Balanced Development and Quality of Life Through Midblock Zoning

WHEREAS in July 1985, the City, through its City Planning Commission, recognized the incompatibility of midblock projects built under R7-2 or R8 regulations and the long term importance to the City of maintaining balanced development and quality of life on the Upper East Side and approved the rezoning of approximately 190 of 200 mid-blocks in Community District 8 Manhattan to “R8B” zoning; and

WHEREAS in July 1985, the City, through its City Planning Commission proposed and implemented the rezoning of approximately 190 of 200 mid-blocks in Community District 8 Manhattan to “R8B” zoning; and

WHEREAS in so doing, the City Planning Commission

1. Gave thoughtful and thorough consideration to testimony of the community, neighborhood associations, eight elected officials, and neighboring hospitals and research institutions
2. Recognized the incompatibility of new midblock developments built under R7-2 or R8 regulations,
3. Weighed the interests of future institutional expansion against maintenance of residential midblock low-rise housing and buildings,
4. Promoted and maintained the existing scale, provision of light and air, control of density and protection of existing tenements as a vital housing resource on the mid-blocks of the Upper East Side,
5. Expressed an overriding public policy interest in preserving mid-blocks because they “form enclaves within the larger community and offer quiet refuge from the busier avenues and provide a viable and attractive housing resource to a wide range of income groups.”
6. Stated that “The balancing of high-density zoning on the avenues by low-scale development in the midblocks has been a policy upheld consistently by the City Planning Commission”; and

WHEREAS the City also implemented R8B zoning on mid-blocks in a number of other neighborhoods, for similar reasons that such zoning was implemented in Community District 8 Manhattan; and
WHEREAS in the intervening thirty-five years, no development lot in an R8B zone in Community District 8 Manhattan has been rezoned to allow for more intensive development; and
WHEREAS the proposed zoning changes, if approved, would set a dangerous precedent, putting all the Upper East Side mid-blocks and all R8B zoning throughout the City at risk; and
WHEREAS the proposed rezoning of the R8B midblock would set a dangerous precedent for R5B, R6B, and R7B zoning in Brooklyn and Queens; and

The Project Does Not Merit Overriding the City’s Longstanding Commitment to R8B Zoning and the Community Interests Served Thereby

WHEREAS CB8M recognizes and agrees that in addition to promoting the health and long term viability of residential communities through its R8B zoning scheme, the City of New York additionally has a paramount interest in vigorously pursuing, encouraging and maintaining the long term economic health and growth of our economy, most recently by focusing on the development of the life science industry in New York; as evidenced by

1. The City’s 2016 announcement of a \$500 million life science initiative, led by the City’s Economic Development Corporation,
2. Including proposing 3 sites upon which it was encouraging the development of life science clusters; and

WHEREAS neither 310 East 67th Street, nor any other R8B street was among the sites on which such development was encouraged; and

WHEREAS the omission of 310 East 67th Street from those sites indicates that it is not an indispensable location for life science development; and

WHEREAS there are multiple existing sites elsewhere that could house the 334 foot tall commercial tower, three of which were offered to the applicant by the City; and

WHEREAS in a recent survey conducted by CBRE (enclosed as Appendix D), CBRE reported 2,964,695 RSF of “life science space” would be coming online in New York through 2024, which is two years before the Applicant’s commercial tower would open; and

WHEREAS the New York Times recently reported that there is more than 100,000,000 RSF of empty commercial office space as a result of the pandemic; and

WHEREAS Crain’s recently reported that as investors clamor to break ground on life science buildings, there is a risk of an oversupply of space, and lab buildings are trading for capitalization rates of less than 4% which is lower than apartment buildings or industrial properties; and

WHEREAS the Applicant acknowledges that it rejected alternative sites the City has offered for this project due to various “unsuitabilities”; and

WHEREAS the rezoning requested by the Applicant is egregious in its scope and sheer magnitude; and

WHEREAS a commercial tower of the sort proposed in the application does not in any way belong on a block with a library, an educational complex that houses five schools and a park; and

WHEREAS the Applicant acknowledged during one of the public meetings that proximity to other institutions was not the most important factor in selection of the site for the project; and

WHEREAS the Applicant has not demonstrated any overriding or unique reason to up-end the City’s interest in protecting the midblock that would cause the Community Board to support its application; and

WHEREAS it is not necessary, reasonable, or in the public interest to override the longstanding zoning policy of maintaining low rise midblocks in order to facilitate and accomplish the City’s economic goal of establishing itself as the premier life sciences hub in the United States (which it can achieve in any event in the absence of the proposed project); and

The Application’s Impact on St. Catherine’s Park Is Severe and Unmitigable

WHEREAS St. Catherine’s Park is the second most visited park per square foot in New York City and is the only park within a half-mile radius of the proposed building site, and Community District 8 Manhattan contains a lower than average amount of open space by area and population in the city; and

WHEREAS St. Catherine’s Park serves as an essential open space for all members of the community: children, families, seniors, patients and staff from the surrounding medical institutions; and

WHEREAS St. Catherine’s Park features several amenities such as tables, benches, multipurpose courts, chess tables, and water features that serve these populations of visitors; and

WHEREAS the proposed project would cast new shadows over up to 70% of St. Catherine’s Park during peak afternoon hours during the spring, summer, and fall months, placing 95 – 100% of the park in shadow when it is most used by neighborhood children; and

WHEREAS the Applicant’s Draft Environmental Impact Statement (DEIS) admits that the proposed project would have significant adverse shadow impacts on St. Catherine’s Park; and

WHEREAS the District Manager of the NYC Department of Parks and Recreation has expressed concerns to DCP regarding the shadows cast by the project, stating that they would negatively affect plantings and activities in the park, and concluded (in agreement with the Applicant) that the proposed project would lead to adverse shadow impact on St. Catherine’s Park; and

WHEREAS current zoning prohibits towers in residential areas that are within 100 feet of a public park or on the street wall opposite a public park in order to prevent the very type of shadows that this proposed project would cast on St. Catherine’s Park; and

WHEREAS there are no mitigation measures that can replace the loss of light on St. Catherine’s Park for its visitor population; and

The Application’s Impact on the Julia Richman Education Complex Is Severe and Unmitigable

WHEREAS the Julia Richman Education Complex (“JREC”) is an award-winning educational complex serving over 2,000 students ages six-weeks to 21 years; and

WHEREAS the building is home to the following schools and programs: The Ella Baker School, a school serving students in grades PK-8, and providing the only “choice” elementary school on the Upper East Side; Vanguard High School, providing a college preparatory curriculum; Talent Unlimited High School, specializing in performing arts; Urban Academy, a transfer high school serving students who are not on track to graduate from traditional high schools; Manhattan International High School, which serves English Language Learner students who have lived in the United States for four years or fewer; P226, a middle school program for students with autism; and a LYFE program, providing childcare for pre-school aged children of student parents; and

WHEREAS the students at JREC represent the full diversity of New York City, including students from nearly every City Council district; and

WHEREAS JREC is directly opposite the New York Blood Center on East 67th Street; and

WHEREAS in addition to the shadow impacts on St. Catherine’s Park (which also serves as the schoolyard), the proposed project would cast significant shadows on the school building itself; and

WHEREAS the proposed project would also eliminate over 50% of the solar radiation (natural sunlight) to the classrooms facing 67th street; and

WHEREAS these classrooms are used by the P226 program, so the proposed project would literally place students with autism in darkness; and

WHEREAS multiple studies have shown that natural light improves the health, well-being and education outcomes of students; and

WHEREAS the Applicant has performed additional studies on the impact of the proposed project on the natural light and shadows that would reach JREC and refused to share the results of this analysis directly with CB8M; and

WHEREAS the applicant has never proposed any form of compensation to the Department of Education that would benefit JREC and its students prior to the applicant proposing to construct a building that will have such negative impacts on the students at JREC; and

The Height and Bulk of the Proposed Tower are Excessive and Extraordinary

WHEREAS the proposed tower will, at the 85 foot tall base, occupy the entire lot, an area in excess of one acre, and will, after minimal setbacks, rise to a height of 334 feet with a “footprint” of approximately 180’ X 180’, which rivals large commercial towers like the Empire State Building; and

WHEREAS the proposed tower will have a larger height/bulk ratio than any midblock building West of First Avenue within Community District 8 Manhattan; and

WHEREAS the proposed floor-to-floor height of sixteen (16) feet is out of scale with surrounding construction, and the large amount of tall floor space (not counted as Zoning floor area) dedicated to mechanical equipment also contributes to the out-of-scale quality of a large commercial building in a residential neighborhood; and

WHEREAS the NYBC has acknowledged that it can satisfy its own mission and space needs as-of-right within the R8B zoning (five floors and 75’ high); and

The Application Raises Significant Additional Concerns

WHEREAS the commercial laboratory component is inappropriate for the residential area; and

WHEREAS the owners of 301 East 66th Street, a cooperative, were not informed of the rezoning of their building and have requested that it not be rezoned; and

WHEREAS in contrast to a residential tower, which “goes largely dark” during the late evening and early morning hours, the commercial laboratories can and will be used for work throughout the night, seven days a week and 365 days per year; and

WHEREAS the perpetually illuminated commercial tower will be a source of light pollution at night; and

WHEREAS the occupants of neighboring buildings will be deprived of light during the day on account of shadows, and deprived of darkness at night on account of the active commercial space; and

WHEREAS the application allows for a large, brightly lit sign on the proposed tower to be lit at all times, which is unnecessary and will create light pollution for area residents at night; and

WHEREAS CB8M has approved and is working with DCP towards limiting building height on First, Second, Third, and York Avenues to 210', and this proposal significantly exceeds that on a mid-block lot; and

WHEREAS there is widespread fear regarding and opposition to the application in the community, as evidenced by the hundreds of residents attending the committee meetings to voice their concerns; and

WHEREAS the numerous severe and unmitigable adverse impacts of the proposal demonstrate the appropriateness and importance of R8B zoning to the site and the importance to the community of its retention;

THEREFORE, BE IT RESOLVED that CB8M opposes the request for all of the zoning changes outlined in our resolution and requested by the Applicant.

THEREFORE, BE IT FURTHER RESOLVED that CB8M opposes the proposed NYBC/Longfellow development at 310 East 67th Street due to the significant adverse and unmitigable impacts on St. Catherine's Park.

THEREFORE, BE IT FURTHER RESOLVED that CB8M opposes the proposed NYB C/Longfellow development at 310 East 67th Street due to the significant adverse and unmitigable impacts on the Julia Richman Education Complex.

THEREFORE, BE IT FURTHER RESOLVED that CB8M disapproves the application and urges that it be rejected.

Please advise our office of any action taken on this matter.

Sincerely,

Russell Squire

Russell Squire
Chair

cc: Honorable Bill de Blasio, Mayor of the City of New York
Honorable Carolyn Maloney, 12th Congressional District Representative
Honorable Gale Brewer, Manhattan Borough President
Honorable Liz Krueger, NYS Senator, 28th Senatorial District
Honorable José M. Serrano, NYS Senator, 29th Senatorial District
Honorable Dan Quart, NYS Assembly Member, 73rd Assembly District
Honorable Rebecca Seawright, NYS Assembly Member 76th Assembly District
Honorable Robert J. Rodriguez, NYS Assembly Member 68th Assembly District
Honorable Ben Kallos, NYC Council Member, 5th Council District
Honorable Keith Powers, NYC Council Member, 4th Council District

APPENDIX A

Alida Camp
Chair

Will Brightbill
District Manager



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**The City of New York
Community Board 8 Manhattan**

December 18, 2020

Marisa Lago, Chair
City Planning Commission
120 Broadway, 31st Floor
New York, NY 10271

RE: New York Blood Center Rezoning

Dear Chair Lago,

At the Full Board meeting of Community Board 8 Manhattan held on December 16, 2020, the board approved the following resolution by a vote of 38 in favor, 5 opposed, 2 abstentions and 1 not voting for cause:

WHEREAS the New York Blood Center has partnered with Longfellow Real Estate Partners and is proposing to construct a 334'-tall building on the site of the existing NYBC (Block 1441, Lot 40) which will provide, above the 5th floor, space for commercial tenants to use as research labs and medical offices, and

WHEREAS the Blood Center is requesting 5 zoning changes:

1. Rezone site from R8B district to a C2-7 district which allows a commercial laboratory use (USE GROUP 9) and to develop the site to 10 FAR (453,000 zoning square feet) with no height limit.
2. Rezone Second Avenue block frontages between 66-67 St. to a depth of 100' from C1-9 to a C2-8 to "legalize" an existing movie theater and to allow several other large-scale functions under USE GROUP 9 (Catering Hall, Wedding chapel, TV Studio, Gymnasium);
3. Zoning text amendment to Section 74-48 to allow, by special permit, an increase in commercial FAR in C2-7 districts for medical laboratories and associated offices, and modifications to the applicable supplementary use, bulk, and signage regulations.
4. Special permit pursuant to Section 74-48, as amended, to permit:
 - a. commercial laboratory and associated office space to be included in the project at more than the 2 FAR permitted in C2-7 districts pursuant to Section 33-122;
 - b. the commercial space to be located above the second floor of the building, which is not permitted by Zoning Resolution Section 32-421;
 - c. the commercial space to be located above the lesser of 30 feet or two stories, which is not permitted by Zoning Resolution Section 33-432;
5. Special permit pursuant to Section 74-48, as amended, to permit:

- a. modifications of the height and setback regulations of Section 33-432, which will allow the building to encroach on the initial setback distance and the sky exposure plane, which is necessary to accommodate the large floorplates required for modern, efficient laboratory uses;
- b. modifications of the rear yard equivalent regulations of Section 33-383, which will allow the Proposed Development to occupy the same footprint as the existing building on its lower floors, and will allow the upper portion of the building to be shifted away from the park and away from the neighboring building; and
- c. a sign to be located at the top of the building's base, in excess of the surface area permitted for illuminated signs pursuant to Section 32-642, the total surface area permitted for all signs pursuant to Section 32-641 and 32-643, and the maximum height of signs allowed by Section 32-655, and

WHEREAS the mid-blocks in Community District 8 are predominately and appropriately zoned R8B, and

WHEREAS R8B zoning protects the scale and character of the mid-blocks, and

WHEREAS R8B zoning permits residential and community facility uses only with height limit of 75', and

WHEREAS the livability of the community and the quality of life of the residents depend upon the R8B height and use regulations, and

WHEREAS the Blood Center has acknowledged that it can satisfy its mission and space needs within the R8B zoning (five floors and 75' high), and

WHEREAS the proposal may result in significant adverse impacts related to land use, zoning, socioeconomic conditions, open space, transportation, shadows, hazardous materials, water and sewer infrastructure, air quality, greenhouse gas emissions and climate change, noise, public health, neighborhood character:

1. The proposal amounts to "spot zoning."
2. The commercial laboratory component is inappropriate for the residential area.
3. The proposed building would have a negative impact on the students attending Julia Richman Education Complex (JREC),
4. The proposed building would create overwhelming demands upon local services
5. Traffic in the area is already seriously congested and will likely be exacerbated
6. The 334-foot commercial tower would generate a large amount of pedestrian traffic in the already overcrowded local sidewalks.
7. The proposed building would cast extensive shadows over Saint Catherine's Park and neighboring buildings.
8. The commercial entity and the research labs and associated office space will have significant adverse effect on the environmental air quality.

WHEREAS the proposed zoning changes, if approved, would set a dangerous precedent, putting all the Upper East Side mid-blocks at risk, and

WHEREAS Community Board 8 has approved and is working with DCP towards limiting building height on First, Second, Third, and York Avenues to 210', and this proposal significantly exceeds that on a mid-block lot, and

WHEREAS the representative of the Julia Richman Education Complex shared the institution's alarm and opposition to the proposal, and

WHEREAS the shadows on the complex would put the building in darkness and have a negative impact on student learning, and

WHEREAS there is widespread fear and opposition in the community, as evidenced by the hundreds of residents attending the committee meetings to voice their concerns, and

WHEREAS Community Board 8 has disapproved similar zoning change requests from Northwell/Lenox Hill Hospital,

THEREFORE, BE IT RESOLVED that Community Board 8 Manhattan opposes the request for all of the zoning changes as outlined in our resolution and as set forth by the New York Blood Center.

Please advise us of any action taken on this matter.

Sincerely,

Alida Camp

Alida Camp
Chair

Elizabeth Ashby and Elaine Walsh

Elizabeth Ashby and Elaine Walsh
Co-Chairs, Zoning & Development

cc: Honorable Bill de Blasio, Mayor of the City of New York
Honorable Carolyn Maloney, 12th Congressional District Representative
Honorable Gale Brewer, Manhattan Borough President
Honorable Liz Krueger, NYS Senator, 28th Senatorial District
Honorable Jose M. Serrano, NYS Senator, 29th Senatorial District
Honorable Dan Quart, NYS Assembly Member, 73rd Assembly District
Honorable Rebecca Seawright, NYS Assembly Member 76th Assembly District
Honorable Robert Rodriguez, NYS Assembly Member, 68th Assembly District
Honorable Ben Kallos, NYC Council Member, 5th Council District
Honorable Keith Powers, NYC Council Member, 4th Council District

APPENDIX B

Russell Squire
Chair

Will Brightbill
District Manager



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**The City of New York
Community Board 8 Manhattan**

April 15, 2021

RE: New York Blood Center and St. Catherine's Park

At the Full Board meeting of Community Board 8 Manhattan held on May 19, 2021, the board **APPROVED** the following resolution by a vote of 41 in favor, 3 opposed, 1 abstention and 1 not voting for cause:

WHEREAS the proposed New York Blood Center project, located at 310 E 67th Street, would develop a 334 foot tower across the street from Julia Richman Education Complex and diagonally across from St. Catherine's Park, and

WHEREAS St. Catherine's Park is the second most visited park per square foot in New York City, and

WHEREAS St. Catherine's Park serves as an essential open space for children, families, seniors, and hospital patients from the surrounding medical institutions, and features several amenities like tables, benches, multipurpose courts, chess tables, and water features that service these populations of visitors, and

WHEREAS the Upper East Side has some of the least amount of open space per population size in the entire City, and

WHEREAS the proposed project would cast 70% of St. Catherine's Park in shadows during peak afternoon hours during the spring, summer, and fall months, and

WHEREAS the proposed project would bring an additional 2000 + workers to this midblock site, undoubtedly increasing the usage of this vital park space, and

WHEREAS the proposed project would significantly increase the amount of light pollution on this park, casting artificial light on the playground that will considerably detract from visitors' experiences, and

WHEREAS the developer partner, Longfellow Real Estate Partners, has failed to engage in direct community outreach with park users, and

WHEREAS the Draft Environmental Impact Statement (DEIS) states that the applicant is in consultation with the Department of City Planning, NYC Parks, and Friends of St. Catherine's Park on mitigation measures that may include replacing "vegetation and additional maintenance of the Park features," but there are no mitigation measures that can replace the loss of light on St. Catherine's Park, and

WHEREAS Friends of St. Catherine's Park has failed to establish a transparent or responsive dialogue with other park users or surrounding residents regarding the impact of this project on the park, and

WHEREAS the New York Parks Department has stated that it agrees with the DEIS with the impact of the development, and

WHEREAS George M. Janes & Associates, hired by Manhattan Community Board 8 to consult on this development, has advised that “combination of time of day, time of year, and use make the loss of sunlight an even more significant impact than what is disclosed,” therefore

BE IT RESOLVED that Community Board 8 opposes the proposed NY Blood Center development at 310 East 67th Street due to the significant adverse and unmitigable impacts on St. Catherine’s Park.

Please advise us of any action taken on this matter.

Sincerely,

Russell Squire

Russell Squire
Chair

Tricia Shimamura and Barry Schneider

Tricia Shimamura and Barry Schneider
Co-Chairs, Parks and Waterfront Committee

cc: Honorable Bill de Blasio, Mayor of the City of New York
Honorable Carolyn Maloney, 12th Congressional District Representative
Honorable Gale Brewer, Manhattan Borough President
Honorable Liz Krueger, NYS Senator, 28th Senatorial District
Honorable José M. Serrano, NYS Senator, 29th Senatorial District
Honorable Dan Quart, NYS Assembly Member, 73rd Assembly District
Honorable Rebecca Seawright, NYS Assembly Member 76th Assembly District
Honorable Robert J. Rodriguez, NYS Assembly Member 68th Assembly District
Honorable Ben Kallos, NYC Council Member, 5th Council District
Honorable Keith Powers, NYC Council Member, 4th Council District

APPENDIX C

Appendix C

Timestamp	Name	Address	Email Address	Are you	Comments on the application	Submission Number
5/4/2021 20:33:36	Judith A Berdy	531 main st	jbird134@aol.com	In opposition to the application	structure is too large and out of context with area. Also a commercial venture disguised as a research facility	1
5/4/2021 20:42:53	Erica Moin	401 East 65th street	moin.eric@gmail.com	In opposition to the application	There is no need for a building of this stature. Enough storefronts in the area- as well as large new buildings in the greater area remain unoccupied. A compromise should be made - perhaps reducing the number of floors, so that the neighborhood and most importantly the park/children's playground is not forced into a shadow.	2
5/4/2021 21:44:35	Anne Namm	875 Park Avenue NYC	annenamm@aol.com	In opposition to the application	No need for a huge tower. Keep expansion on a human scale. This is a residential community not Dubai.	3
5/4/2021 22:28:39	Judith Toby	400 E 85thSt 16D NYC,NY	judytoby@gmail.com	In opposition to the application	I think this a ruse by the developer to have more rentable space. We have enough tall, ordinary buildings.	4
					<p>Dear Sirs/Mesdames:</p> <p>I am a resident of 301 East 66th Street and have been residing here for over 33 years. This is my home. I am a native New Yorker and a senior citizen.</p> <p>I strenuously object to the proposed damaging New York Blood Bank development on 66th Street. It will forever adversely affect my quality of life, my neighborhood and my commute as well as for the following additional reasons:</p> <p>1. THERE IS NO NEED FOR THIS BUILDING The Blood Center is not expanding; it will have basically the same space as the existing facility. The Blood Center has a major facility in Long Island City (and other centers around). There are other locations in Manhattan that would not require complicated zoning law changes. The Blood Center was presented with other Manhattan locations and refused to consider them.</p> <p>The community and 301 East 66th St Board of Managers fully support the Blood Center to redevelop under the EXISTING zoning to expand its facility larger than what they would have under the Blood Tower Proposal.</p> <p>There is plenty of empty commercial real estate; the construction jobs touted by the Blood Center would be better used retro-fitting existing space.</p> <p>The Blood Center tried to "sell" the Tower as a benefit to the area and life sciences but the neighborhood will only suffer from this and there is no reason for "life sciences" to benefit here specifically (or even at all since there is no guarantee that life science renters filling all those stories will even be found by the developers.</p> <p>The Blood Center presents itself as an indispensable service to humanity, and while its work is important, it has the financial resources to pay its CEO in excess of \$1.7 million annually and has in excess of \$350M in cash and equivalents on its balance sheet.</p> <p>The Blood Center is supported by non-profit groups claiming the benefit to students and minorities in general by providing jobs and other learning opportunities from the "partners". Laudable but NOTHING in this argument relates to building the Tower on 66-67th Streets. The Blood Bank TURNED DOWN a location at the edge of Harlem that would have brought jobs and economic development to this location while serving the same population they claim they want to reach.</p> <p>2. THIS MID-BLOCK REZONING WOULD RECREATE A MAJOR PRECEDENT FOR THE UES AND ALL OTHER MANHATTAN RESIDENTIAL AREAS. (THE MOST CONSEQUENTIAL POINT) The entire composition of the UES and my neighborhood in particular would be permanently changed, much less all City residential areas.</p> <p>If the Blood Center is allowed to use its status as a health care provider to justify the building of a tower that's more than 4 times the current zoning limit, then all of the other medically-related mid-block buildings could assert the same right to build huge mid-block towers throughout the neighborhood. If this is allowed to happen on the UES, then surely there's no way it could be stopped on the Upper West Side or any other residential neighborhood in the City changing the City for residents permanently.</p> <p>3. RE-ZONING FOR THE BENEFIT OF A SINGLE DEVELOPER IS NOT DEFENSIBLE. This is "spot zoning", a practice the Court of Appeals has ruled illegal and could be challenged in court. The beneficiary of this is the developer, plain and simple.</p> <p>4. THERE IS NO GUARANTEE THAT A "LIFE SCIENCES" PURPOSE WOULD ACTUALLY BE THE CASE. Once zoning is changed, the site could be sold or repurposed. The requested rezoning looks like they are prepared for anything they might want to do since after receiving the variance, there is nothing to stop the Blood Center from going to another developer and putting up another type of tower for whatever purpose (or the developer from doing it on its own).</p> <p>The Blood Center terms the rental businesses they hope will occupy the vast Tower as their "partners" which is misleading and deceitful. They are not partners with the Blood Center (they will be independent companies simply paying rent to the developer). The intent to have the space initially rented to companies involved in life sciences has nothing to do with the Blood Center; those companies could be located anywhere in New York City, or anywhere else.</p> <p>5. THE IMPACTS ON PUBLIC RESOURCES AND INFRASTRUCTURE ARE UNACCEPTABLE AND CANNOT BE MITIGATED St Catherine's Park (the only green space on the UES beyond Central Park and the second most visited park in New York) will be in almost perpetual shadow. There is no way to change this, even though the developers lied by saying they could mitigate this and showed ill-conceived and incorrect shadow studies. They even said they had hired a horticulturist to put in plants that could survive in the shadows the building would create.</p> <p>6. THE BUILDING DOES NOT FIT A MID-BLOCK; RATHER, IT IS A MIDTOWN BUILDING. The height, volume, surfacing of the building, and the 40 ft. signage they propose do not fit a residential neighborhood. Proposed use of commercial space for "life sciences" is a disruption to a predominately residential neighborhood since these companies operate with lights and mechanical systems running at full capacity 24/7 with full noise levels throughout the night.</p> <p>7. AREA DENSITY: TRAFFIC East 67th Street, between First and Second, is the only single lane street in the City with a major cross-town bus route (the E66), a nursery schools with nearly 100 students and a large school complex requiring dozens of school buses per day. The school includes early childhood and special needs students. East 67th between Second and Third, has a large police station, and active firehouse and the Russian Mission with cars with "DPL" plates double-parked, and the next block is the Hunter College campus.</p> <p>East 66th Street is a transverse through Central Park, with anyone coming into the City off of the 59th Street Bridge and going up First who wants to go to the Upper West Side turning onto East 66th to go through the Park.</p> <p>East 66th St between First and Second has the entrance to the Lauder Breast Cancer Imaging Center, one of the largest breast imaging centers in the country with constant flow of traffic. Cars and trucks trying to enter 66th and 67th Streets off of First Avenue would be unable to enter those Streets with the additional traffic caused by the Blood Center Tower and increased Second Avenue traffic, further compounding the already bad traffic conditions on First Avenue. Second Avenue from the 70's down to the 59th Street Bridge is already a virtual parking lot most of the day; adding the additional traffic spilling into Second on 66th and 67th from the Blood Center would make Second Avenue unusable.</p> <p>First Avenue from the Bridge north will be brought to a standstill with the increased traffic coming off the Bridge and not able to turn onto clogged Second Avenue in the Sixties. The traffic issue will extend into Queens courtesy of the 59th St Bridge since increased car and truck traffic both ways will make daily traffic standstills an hourly event.</p> <p>It is a point of great irony that the City has designated bike lanes on both these Avenues that will now become death traps for bikers given the gridlock traffic.</p> <p>COVID-19 issues: COVID-19 has already caused a huge increase in vehicular traffic as people shun public transportation. Experts say this trend will continue indefinitely into the future. The developer is already presenting traffic and density studies based on abnormally lower public and private transportation caused by COVID-19. This is assertion dishonest and misleading.</p> <p>Congestion Pricing will make the traffic north of 61st Street even worse.</p> <p>8. AREA DENSITY: AMBULANCES AND EMERGENCY VEHICLES There are multiple ambulance drop offs within blocks of the Blood Center. Dramatically increased traffic caused by the Tower would threaten the ability of the ambulances to timely reach patients and hospitals, thus endangering the lives of residents needing emergency medical treatment. Police and Fire engines would also find it a major hazard to get through the clogged streets.</p> <p>9. AREA DENSITY: PUBLIC TRANSPORTATION The infrastructure, especially public transportation, in our neighborhood is already overburdened. Pre COVID-19, the M66 bus was almost impossible to board during rush hour.</p> <p>The #6 train at 68th Street/Lexington is already overused; it is one of the busiest subway lines on the UES. An additional 2,650 workers daily using local subway stops would render them close to unusable. Again, traffic studies showing no impact are being prepared by the developers based on low COVID-19 traffic.</p> <p>10. AREA DENSITY: PEOPLE The Tower plan assumes approximately 2,630 workers per day, more than ten times the current number of Blood Center employees (230). Walking on crowded 66th and 67th Streets will be difficult. Due to the 24/7 nature of "Life Science" there will be large numbers of workers on these blocks day and night, creating noise and, potentially for residents, unsafe situations.</p> <p>11. DANGEROUS CHEMICAL WASTE AND ITS REMOVAL Plans call for increased, wide loading docks on 66th Street, the backside of the Tower. Loud, 24/7 private garbage disposal will be a constant, unpleasant intrusion. However, that pales by the dangers of monumental chemical waste from 32 stories of the "partners." East 66th Street, already suffers from the smells and dangers of the current Blood Center waste removal and now fears a catastrophic increase in waste products will render this street and the general area dangerous and virtually unlivable.</p> <p>Huge amounts of toxic medical waste and potentially radioactive waste will be added to the neighborhood, given the focus on life sciences tenants. Especially concerning, the Blood Center already has regular deliveries of dangerous liquid nitrogen requiring several hours for each delivery. Residents are observed (wisely) crossing the street to avoid what everyone knows are the potentially fatal results of escaped nitrogen when and as the trucks delivering the nitrogen are connected outside to the Blood Center.</p> <p>The addition of multiple "life sciences" tenants in the Tower could require many more deliveries of liquid nitrogen, thereby increasing the danger to residents and passersby.</p>	
5/4/2021 23:22:28	Howard M. Forman	301 East 66th Street, Apt. 10J,	hforman10021@yahoo.com	In opposition to the application	Within the current Blood Center, the nitrogen is stored in a 3-story high tank. The potential for explosion always present, will be a major concern during construction and a fear as to placement in a new tower.	5
5/5/2021 6:11:36	Erica Moin	401 East 65th street	moin.eric@gmail.com	In opposition to the application	There is no need for a building of this stature. Enough storefronts in the area- as well as large new buildings in the greater area remain unoccupied. A compromise should be made - perhaps reducing the number of floors, so that the neighborhood and most importantly the park/children's playground is not forced into a shadow.	6
5/5/2021 8:43:35	Francine Banyon	301 East 69th Street NY, NY 10	Rbanyon@aol.com	In opposition to the application	Presently our residential area is supported by new families moving in with children who want to continue this existing life style. The park, the library, the open air environment are what make our community so rewarding. I, and many other locals, oppose the sale of the Blood Drive building to a large corporation who is seeking to remake our community into a business area that will bring changes including: lots of vehicle traffic; an increase in people coming to work bringing disposable trash; increase in noise volume; many more people wandering about; interference with the school building traffic on a daily basis. As a resident for more than ten years I have reached out to complain about the increase of vendors that traffic our community. I feel this change will only increase the vendors along with their traffic. We, the people, are happy with our community and oppose changes that this zoning change will bring. Francine Banyon	7
5/5/2021 9:31:12	Benjamin Gordon	250 E 87 St	bengdn@gmail.com	In favor of the application	We should all vote in favor of this amazing project. The project has an eye to the future and will only bring jobs, residents and life to our incredible neighborhood!	8
					I oppose the request to re-zone in a mid-block area on the upper East Side and for the Longfellow proposal to build a tower on East 67th Street. The Blood Bank has the right and financial resources to rebuild a state of the art facility within the current zoning limits. The statements of a need for this location and scale made by the Blood Bank and Longfellow are false. The Blood Bank does not need to be located near the neighboring hospitals since much of their work is with facilities that are outside of New York. In the Longfellow proposal, they expect the commercial tenants to be in the life sciences business. There is no need for these tenants to be located near the blood bank and there is no legal requirement that the tenants actually be in the life sciences business. Given the abundance of commercial space available in the city at discounted rates, there is no need for additional commercial space. In addition, Longfellow has never built a commercial tower in New York City. The Blood Bank has been offered other locations that have already been zoned for life sciences development. Their claim of this location being important for collaboration is false. This is a pure air-rights grab which is a major cost to the community. This community houses four busy hospitals, several schools, the only playground, residences and an active crosstown bus route. Adding a large commercial tower would create harmful traffic in an area where emergency vehicles travel frequently. It would block sunlight to many schools and the only park in the neighborhood. It would create harmful artificial light in the evening, harmful noise coming from the mechanical infrastructure and block sunlight. The proposal to re-zone and allow a lab of this kind in this neighborhood is environmentally harmful. I oppose this ad-hoc effort to re-zone and grab community air rights which will cost of the community in numerous ways. I am also intrigued that the based on comments I have heard, the mayor seems to have a relationship with the law firm representing the Blood Bank/Longfellow. If this is accurate, the mayor should recuse himself from any comments or votes on this project. I oppose this grab for air space in this community.	
5/5/2021 10:01:40	Kathy O'Connor	315 East 68th Street, New York,	kocfa@yahoo.com	In opposition to the application		9

Timestamp	Name	Address	Email Address	Are you	Comments on the application	Submission Number
5/5/2021 10:24:55	James Giller	315 East 68th Street - 7N; New	jgiller@yahoo.com	In opposition to the application	I am very much opposed to the Blood Bank application for expansion for many reasons. Firstly and probably most important, the expansion will violate the zoning for mid-block height. The current Blood Bank has been 3 stories since its inception and it claims that adding a few more floors will satisfy its needs for the future. Therefore, there is no reason to grant an exception to the zoning. The additional health science businesses that are interested in taking space in the expansion can easily find adequate space among the many vacated commercial spaces in the neighborhood within blocks of the Blood Bank building. Secondly, the added influx of workers, approximately 2,000, that is anticipated to work in the expanded building will be an extraordinary burden on our quiet neighborhood. The whole point behind the Zoning in the first place is to keep our upper east side neighborhoods livable and comfortable. St. Catherine's Park will also be overloaded with morning, lunchtime & evening workers from the building. I know this is a restatement of the concerns voiced by my neighbors but I felt it was necessary to add my name to the list of concerned citizens and neighbors.	10
5/5/2021 10:46:44	Amanda Tappen	179 E 79th Street	amanda.tappen@gmail.com	In favor of the application	I am very much in favor of the Blood Center's upgrade and expansion. As a regular blood donor it is shocking they can accomplish all the good they do for the community in such an old building. The entire NYC community would benefit from the Blood Center's improvements. The NY Blood Center is a vital part of the community. Them getting into bed with a commercial real estate company is wrong for a residential neighborhood. If they want to move forward with this partnership, then they should find another location in a much less densely populated area. Traffic in our neighborhood is already above what I would consider to be acceptable, this would further impact these challenges. In addition to the schools, playgrounds, climate implications, etc. I've worked in life sciences for 25 years, including at NYP/WCM, as well as the top global pharmaceutical companies, and their excuse for needing to be within walking distance of collaborating is just plain BS. I've sat in NY and worked with people in Japan. And I've sat in Europe and worked with people in California. In our global working environment it doesn't matter where you are to get good work done, including in the sciences. They are attempting to use smoke and mirrors re: this need, when in reality they just want to make more money at the expense of their neighbors. They know that a modest redesign will serve the NECESSARY purposes to upgrade their facilities, but greed, under the guise of innovation, is fogging their good senses.	11
5/5/2021 12:07:22	Erica Bersin			In opposition to the application	Thank you	12
5/5/2021 15:01:51	Barry Korn	422 E 72nd St. 18th Floor, New	barrycorn@gmail.com	In opposition to the application	To construct a commercial building beyond the needs of the existing blood center, is within, and exceeds, the zoning of a residential area and, further does not adequately provide for safety measures in connection with a proposed level 3 bio-hazard use is totally unacceptable.	13
5/5/2021 15:17:17	Matthew Miller			In opposition to the application	As a lifelong resident of the Upper East Side, I am writing in strong opposition to the proposed plans for the New York Blood Center. This project, which has been met with much resistance from many community members and other New Yorkers, would create multiple quality of life issues within the neighborhood. Lack of light, shadows, medical waste, and traffic issues would begin to plague an already busy area. Additionally, the construction noise and pollution, right across from a large school campus housing multiple schools, would be an absolute nightmare for learning. Finally, and perhaps most importantly, if the city allows this mid-block rezoning to occur, an extremely negative precedent will be set. The current limits on mid block rezoning allow neighborhoods to preserve their character, help prevent families (often working and middle class) from being displaced, and prevents developers from overdevelopment. I strongly urge the Community Board, the City government, and all parties involved to reject this application from the New York Blood Center and not move forward with this project. Thank You.	14
5/5/2021 15:39:02	margaret schwarz	400 east77th street	magsarama@aol.com	In opposition to the application	I support the workings of the Blood Center and am an avid blood donor at the location in question. This is a rezoning issue/real estate deal pure and simple. I support science and my neighborhood. I am confident that the blood center can expand their space within the jurisdiction of the current zoning law.	15
5/5/2021 17:32:30	Tyler Goldman	333 E66th St. NY NY 10065	tylergoldmanphoto@gmail.com	In opposition to the application	I am writing in opposition of the current proposal to build a new Blood Center on E66th St. It will be a detriment to the neighborhood's small businesses, parks, schools, and religious centers location on this street.	16
5/5/2021 18:02:13	John Grunbeck	333 E 66th Street	jgrunbeck@gmail.com	In opposition to the application	While I generally support development, I do not agree with development that overshadows the nature of the surrounding area. The size of development proposed is outside the types of mid-block buildings in the Upper East Side. If the desire was to build proximate to the Hospital Complexes on the UES, I'm certain parcels could be found given the extent of development the hospitals have undertaken in recent years, without disrupting the residential character of the UES side streets. As a member of the Upper East Side community I am strongly opposed to The New York Blood Center's plan to rezone its site in order to develop a new, 334-foot mixed-use tower at 310 East 67th Street/303-319 East 66th Street. The size and scope of the project is unreasonable. In fact, The New York Blood Center only plans to occupy the first five floors of the building. The proposed project is unnecessary to support the New York Blood Center's operations and will have a severely negative impact on our community both during construction and when completed. The construction process will negatively impact the residents, students, and children of our community. Construction will disturb students' learning and raises safety concerns for children in St. Catherine's Park. Once the building is constructed it will continue to negatively impact the community. The building will increase traffic, cause shadowing in the park and on nearby buildings, and set a terrible precedent for mid-block commercial buildings. It will ruin the neighborhood and quality of life for residents. There is no benefit to the existing community from this building as presented and I strongly believe there shouldn't be zoning changes to accommodate this project.	17
5/6/2021 7:52:03	Corey Walker	333 East 66 Street	cebeck13@g.holycross.edu	In opposition to the application	I am concerned about the effect construction would have on the library. The demolition and construction of a new building could cause structural problems with the library and also the library is supposed to be a quiet place. Construction can be very noisy.	18
5/6/2021 9:03:04	Diane L Cramer	333 E. 66 St., 1D	astrodiane@yahoo.com	In opposition to the application	I am concerned about the effect construction would have on the library. The demolition and construction of a new building could cause structural problems with the library and also the library is supposed to be a quiet place. Construction can be very noisy.	19
5/6/2021 11:22:46	Nancy Pline	333 East 69 Street, 5D	npline@nyc.rr.com	In opposition to the application	To: Community Board 8 I am a resident on 69th Street and oppose the New York Blood Center's proposal to build a 334-foot commercial building on 67th street between First and Second Avenues. I support the work of the Blood Center, but oppose this proposal because the Blood Center is looking to usurp the community's air rights through a zoning law change in order to save their own capital. I oppose this proposal because of the dangerous waste materials that will be involved in this BSL-3 laboratory. In addition to the disruption on 67th street during the 5-year construction phase, there will be increased shadows over St. Catherine's Park and Julia Richmond Education Complex. There are many areas in the City zoned for life sciences that would be better choices for the project, or the Blood Center's building can be rebuilt with an "as of right" and no change in zoning laws is needed.	20
5/6/2021 12:44:18	Chany Marcus	345 East 69th Street Apt 12H N	chanymarcus@gmail.com	In opposition to the application	I am opposed to building a tower in our neighborhood that will block the sunlight from the children playing in the park. Our residential zoning laws serve a very important purpose in keeping our neighborhood one that can be enjoyed by all. A shadow study shows this new building would cast a shadow on St. Catherine Park and an Environmental Assessment Study has determined that this project will have an impact on the environment. These are outcomes that will have a negative effect on our community.	21
5/6/2021 13:04:51	Jens Eriksen	333 East 66th St	333e66stop.crime@gmail.com	In favor of the application	The Blood Center expansion will increase the value of the neighborhood. We don't want Rudd Realty and Elyn Berk at 333 East 66th St.	22
5/6/2021 15:55:32	Neil Kilstein	188 East 64 Street, NY, NY 10017	nkilstein@kilsteinlaw.com	In opposition to the application	The proposed building is way too big for the site and location (school and park across the street. Size should be limited to blood bank's requirements with no space for other occupants..	23
5/6/2021 16:30:31	Maydan Rothblum	420 East 72nd St, Apt 8H New York	maydan.rothblum@gmail.com	In opposition to the application	I have two small kids who go to PS183, the nearby library and are regulars at St. Catherine's park. A huge building like this, in the midst of kid friendly areas is a danger during a lengthy construction period and will likely "suffocate" children's activities and well being during construction and post.	24
5/6/2021 16:34:19	Ellen Li	325 East 72nd Street APT 3C	ellenpli23@yahoo.com	In opposition to the application	It's of the utmost importance that we preserve the feel and community of our residential neighborhood. Allowing large, mid-block towers will make our neighborhood feel commercial, and ruin the feel that so many of us love about the UES. Please, please do not set a precedent for building tall buildings in the middle of people's homes. There is plenty of opportunity for developers to build on avenues. Please preserve the residential feel of the UES.	25
5/6/2021 18:01:00	Virginia Montgomery	245 East 72, #11C	vpmont@aol.com	In opposition to the application	This building is way out of scale for our neighborhood. Too tall! Don't change the zoning for a real estate developer who, of course, is in it for the money. Why have rules and then make exceptions? Plus, let's fill some of the empty spaces before adding unneeded offices.	26
5/6/2021 18:18:47	Katharine Houghton	315 East 68th St.	pippamoth@earthlink.net	In opposition to the application	I am not in favor of the NYBC/Longfellow proposal to build a huge real estate development at 310 East 67th St that will change our current protective mid-block zoning creating a precedent for other mid-block monsters all over the city., in order that mayor de Blasio can pay off his \$300,000 personal debt to Kramer/Levin via a quid pro quo arrangement before his mayoral term expires..	27
5/6/2021 18:39:24	Richard R Furman	360 East 72nd Street, Apt B710,	rfurman@med.cornell.edu	In opposition to the application	We need to preserve the neighborhood character.	28
5/6/2021 19:04:26	Lionel	East 73rd Street	Brexc@hotmail.com	In opposition to the application	The Upper East Side in one of the few remaining Manhattan neighborhoods that still feels closely knitted and residential. Allowing this project would create a precedent and be the Trojan horse that will convert our beloved neighborhood into an extension of Midtown and dilute our community to ever more numerous visitors. Midtown has been slowly creeping it's way up in the East 60s and it is time to stop its progression.	29
5/6/2021 19:42:51	Susan Crowley	215 East 73rd Street	scrowley212@gmail.com	In opposition to the application	As a long time resident of the Upper East Side, I feel very strongly that a building such as the proposed one would further destroy the fabric of my neighborhood. Second Avenue and First Avenue are becoming concrete impersonal wastelands. The hospitals have taken more and more space that used to provide light and air. We have no new Post Office. We have few food markets and even fewer quiet spaces. The traffic is truly unbearable and Second Ave is no better than a parking lot from 8 in the morning until 7 at night. Could we finally have some civil space and consideration?	30
5/6/2021 20:41:25	Lena	340 east 74 st	lena.gamar@gmail.com	In opposition to the application	I am opposed	31
5/6/2021 21:23:39	Isaac Sagman	315 E 72nd st. Apt 7L. New York	isagman@yahoo.com	In opposition to the application	To destroy the feel of our neighborhood is wrong. This is the last thing our neighborhood needs mid block	32
5/7/2021 6:34:28	Satjit Bhuri	435 E 79th Street	sajbhuri@gmail.com	In opposition to the application	Keep the UES residential. The Blood Center is essential but would better serve if located in Queens, central to access to all boroughs especially those in need.	33
5/7/2021 6:50:15	Stacey Simonelli	staceysimonelli@gmail.com	staceysimonelli@gmail.com	In opposition to the application	This is an atrocity to the neighborhood, school, park and overall city as it will change mid-block building forever. The Blood Center is not in need of the size of this building and therefore, this is a real estate project, not a Blood Center project. The traffic, public transportation is already at an all time high in this area and there are other sites that this could be built on if they needed to make it a real estate project. I strongly oppose this project as it is now planned.	34
5/7/2021 6:54:24	Amy Heon	315 east 65 street	Alheon@yahoo.com	In opposition to the application	I think that the proposed building will negatively impact the block and the entire neighborhood	35
5/7/2021 7:04:53	Alan E Salz		aesnyo@aol.com	In opposition to the application	This project is 100% inappropriate. With the pandemic, it is not politically correct to say anything against any medical building improvements, but this building is shocking. The Blood Bank is going to use very little of the site. Developers will build high and someone else will be making the money. The building is midblock and this is a bad zoning change to institute. The shadows on the playground will be VERY unfortunate. There is NOTHING positive about all of this. Take down the Blood Bank and rebuild a new and better campus, perhaps 2 stories higher, that they ALONE will use. They make a great contribution to New York City and should be permitted to modernize. But in another way!	36
5/7/2021 7:12:28	Barbara Sacks			In opposition to the application	Zoning laws do not allow a building the size of the proposal by the Blood Bank in the middle of the block. The only reason to build higher than zoning laws allows is to line the pockets of the real estate lords. The rezoning does not benefit anyone. It's just a money making proposition for those who don't need it. Let's think about all those people who bought apartments around the site who were "promised" no high rises mid block. The city needs to think about their citizens not the real estate war lords.	37
5/7/2021 7:20:04	Susan Broner, MD	215 East 68th Street, 23G	swbroner@yahoo.com	In opposition to the application	The massive construction on East 67th Street will severely damage the fabric of our community. It will be sunlight and air, especially to the school and playground directly across the street. I am acutely aware of the importance of blood services. However, the physically and emotional well-being of our community is tied to our physical environment. Harming that environment does NOT serve the community of city.	38
5/7/2021 7:48:37	Judi Chervenak	304 e 65 th st, 23a	Beldner@aol.com	In opposition to the application	Horrible	39
5/7/2021 8:17:02	Andrea Amiel	333 East 66th Street, 3N, 10065	andrea.amiel@gmail.com	In opposition to the application	The proposed expansion would be a blight on the neighborhood, a mid-block tower overshadowing a park, and adding office space that is absolutely unnecessary with millions of square feet vacant in the city. It's a money and power grab by a greedy developer with no regard for the city.	40
5/7/2021 9:04:30	Lorraine Levey			In opposition to the application	I understand that the Blood Center needs/wants more space. However, the proposed building would add 11 extra stories to the five stories that the Blood Center would use. It seems quite clear that the Blood Center is proposing this so Longfellow will build them a new building at no cost. At this time when there is an abundance of office and commercial space available all over the city, including the UES, it is frivolous and wasteful to build a high-rise especially one which would be mid-block and defy current zoning. It has been a long year and half with the pandemic. Let's be practical and use what already exists to reinvigorate growth and the economy.	41
5/7/2021 9:40:34	Margery Flax	215 E 68th St	marigold20@gmail.com	In opposition to the application	This neighborhood is already overrun with overly tall buildings. We have been assaulted with construction of these towers for many years (I have lived in this building for 25 years). The construction of this tower will bring noise, dirt and possibly vermin to this neighborhood. It will make it impossible for anyone to use St. Catherine's park safely or possibly at all. We won't be able to use the library and it just reopened. This project does not bring any benefits to our neighborhood and will bring us years of disruption and a diminished quality of life/living. It needs to be stopped!	42
5/7/2021 10:18:45	Martin Edelman	333 East 66 Street	Mpe1217@gmail.com	In opposition to the application	My wife and I have lived at 333 E66 Street for 47 years, and I am an 11gallon blood donor. As a NYC citizen I support our zoning laws, and the mid block zoning law to restrict height of buildings should not be violated. There is sufficient property space for the Blood Center to build all they need in 5 or 6 floors.	43
5/7/2021 10:23:31	Lindsey P Cormack	325 East 80th	lindsey.cormack@gmail.com	In opposition to the application	I do not wish to have a big building capable of make one of the very few recreations spaces worse by casting it in a shadow for a larger part of the day. St. Catherine's is one of the only parks in the area and already have very little greenery, by blocking out the sun this park will be less enjoyable for our families, without a marked benefit that is reciprocal in nature.	44
5/7/2021 10:45:05	Tamir J. Bourla	301 East 66th Street. New York,	TamirBourla@gmail.com	In opposition to the application	For months you have learned all the reasons this application is strongly opposed by both the community and local representatives; excepting for the Mayor, which.....speaks volumes. The fact that residents and area visitors have to continually plead their case is an insult. Unless you want more residents to flee the upper East Side, please deny this application, and do not allow an appeal.	45

Timestamp	Name	Address	Email Address	Are you	Comments on the application	Submission Number
5/7/2021 11:20:18	Carol Kruse	401 East 65th	ckruse49@gmail.com	In opposition to the application	Inappropriate size. Unnecessary as proposed for the blood center's needs. Unknown future use of tower. For profit real estate. Unacceptable shade. Traffic mess. Multi year construction. Precedent setting if approved for mid block commercial use.	46
5/7/2021 11:27:31	Laurie Edelstein	201 E 66 th strey	laurieceo@aol.com	In opposition to the application	The placement next to a densely used park and school- there is very little park space in this area- why add more "shadow" in a residential side street. No this should not be approved.	47
5/7/2021 11:28:48	John A Wagner	431 East 85th	jawagne@med.cornell.edu	In favor of the application	I favor a project that will foster more local employment and provide resources to develop NYC's biotechnology committee. Space for start-ups is needed and will provide good jobs and stimulate an industry that is of growing importance.	48
5/7/2021 12:09:53	Robin Beckett	1158 Fifth Avenue	rombeckett@aol.com	In opposition to the application	This development is not appropriate in scale or concept for this location. The blood center should look elsewhere. Authorities must uphold zoning regulations without waivers or variances and adhere to regulations made which permit reasonable and to scale redevelopment. I am opposed to this project and to legal accommodations to permit its development.	49
5/7/2021 12:15:31	Karen Wei	333 East 66th Street, 11R, NY, N	karenwei@gmail.com	In opposition to the application	As a neighbor of the blood center I do NOT feel the current land use laws should be amended to allow them to build their new building. The tower would block out precious light and the ample sunlight my apartment currently gets is one of the main reasons I moved into my building. I was confident that I didn't need to worry about neighboring buildings towering over my space. I'm also very skeptical about the Blood Center's reasoning for wanting to increase the building's size. Their claim that as a research center they need to be near the hospital/other research institutes for easy access to samples and collaborators is utterly ridiculous. I work in research and have been in research for the past 16 years and this is simply not true. Distance does not stop our ability to collaborate or obtain samples. In fact my lab currently gets samples from the Blood Center and we have to go to their Long Island City location to pick them up. The LIC location has never stopped us from requesting or obtaining the necessary samples and it probably never will. NYBC's and Longfellow's request to build a high-rise in the middle of block should be DENIED.	50
5/7/2021 12:35:27	Agnes Barley	315 East 68th Street, 70	agnesbarley5@gmail.com	In opposition to the application	I would like to voice my strong opposition to the Blood Bank proposal. It does not reflect the best interest of the local community and seems to only serve the financial interest of the few. The community has outline the many issues that will negatively impact daily life for this residential neighborhood.	51
5/7/2021 13:23:17	Michael Simon	445 E 80 St, New York, NY 1007	michael.simon@gmail.com	In opposition to the application	We should not be building taller buildings in residential areas; we should be preserving our green space.	52
5/7/2021 13:47:30	Judith Rothstein	315 East 68th St	therword@yahoo.com	In opposition to the application	I walk with a walker, it is impossible for me to attend the May 12 meeting because there is no ramp beside the stairs as one enters the Blood Bank. So I submit my comments here: I strongly oppose the Blood Bank's Plan to build an unnecessarily tall building. I would support an additional 4 or 5 stories above what already exists. HOWEVER, the erection of the proposed building will damage the air quality of our neighborhood while it is being built. Air quality of the playground, of the entry to the library, of the Julie Richman school and of at least several blocks surrounding the construction. There is no parking planned for the proposed building. It's not difficult to imagine the traffic snarlups that will result. Additionally, East 67th St is a x-town bus route; and the congestion on that street will severely affect X-town transportation. 2nd Avenue is often a bottleneck, and the proposed building will only bring more employees and traffic to an already congested roadways. That Mayor DeBlasio supports the proposed building is outrageous. He lives no where near this neighborhood; and if he did, he'd be among the first to condemn the proposal. These are just some of the reasons for my objections to the proposed plan. Let's think about quality of life!	53
5/7/2021 13:59:53	Mindy Anderson	301 East 66th Street	msa301@gmail.com	In opposition to the application	I am absolutely opposed to this outrageous plan. Allowing the Blood Center and Longfellow (an out of state developer) to break the long-established mid-block zoning laws in a residential neighborhood to build an unnecessary 334' tower would set a terrible precedent for not just the upper east side, but for all mid-blocks throughout the city. The Blood Center can renovate and modernize in their legal, as-of-right space and still get more space than they would get if the outrageous glass behemoth is allowed. Neighborhoods are entitled to light and air and that would be lost if this is allowed, and to top it off, this would deprive the children at the school and park across the street of not just light and air, but would subject them to over 4 years of dangerous construction, noise, pathogens, and traffic where their school buses park. This is a heartless project.	54
5/7/2021 15:15:05	Robin Beckett	1158 Fifth Avenue	rombeckett@aol.com	In opposition to the application	This development is not appropriate in scale or concept for this location. The blood center should look elsewhere. Authorities must uphold zoning regulations without waivers or variances and adhere to regulations made which permit reasonable and to scale redevelopment. I am opposed to this project and to legal accommodations to permit its development.	55
5/7/2021 15:16:32	Elke Martin	305 East 72nd Street, 6DS	Elke.Martin@gmail.com	In opposition to the application	I am writing in opposition to this particular Longfellow proposal: Granted, the Blood Center most likely could benefit from new quarters but one which would easily fit into the currently permitted mid-block zoning regulations. However, a 334' tower, no matter how architecturally pleasing, could adversely affect not only the neighborhood (ie, the heavily used park) but also encourage future rezoning requests. As a neighbor, one feels there already is a "health corridor" along York Avenue. The pandemic, it seems, sadly may have already lowered the demand for commercial spaces; therefore any future upper floors (within zoning) may more readily be rented. I therefore agree that this proposal handled by Longfellow Real Estate Partners, who operate mostly in North Carolina, is "motivated more by financial considerations than by public health".	56
5/7/2021 15:26:34	Lauren Glenn	333 East 66th Street	lr1867@gmail.com	In opposition to the application	This mid-block rezoning would create a major precedent for the UES and all other Manhattan residential areas. If the Blood Center is allowed to use its status as a health care provider to justify the building of a tower that's more than 4 times the current zoning limit, then all of the other medically-related mid-block buildings could assert the same right to build huge mid-block towers throughout the neighborhood. Furthermore, there is no guarantee that this particular building will not be repurposed once the zoning is changed. In fact, as this proposal moves further along it seems that Longfellow's intentions are not good. This is most concerning. And NYBC has been swayed by Longfellow and the cost benefits associated with this partnership. NYBC can and should build a new center. But it should be within the current zoning limits. Their needs will be met-that has already been established, and they can do this without disrupting the community and tarnishing their good name. To speak to just a few of the many negative impacts of allowing a rezoned tower: This area is already dense with traffic. Aside from East 66th Street being a transverse through Central Park, East 67th Street is the ONLY single lane street in the City with a major cross town bus route. Additionally, East 66th Street between 1st and 2nd houses the entrance to the Evelyn Lauder Breast and Imaging Center, one of the largest breast imaging centers in the country, with a constant flow of traffic including patients who need to be transported and cannot wait long periods of time or walk long distances to meet their rides. Also to consider, the schools, the bike lanes, the hospitals, and medical centers already densely populating this area, and the constant flow of ambulances. Again, this is NOT the place for an unnecessary "life sciences" building. Not at the expense of the safety of our neighbors. This proposition was justly opposed 35 years ago and again 15 years ago. It does not make any more sense today than it did then-even less. Please hear this community now, as we were heard then.	57
5/7/2021 15:41:23	Lauren Glenn	333 East 66th Street	lr1867@gmail.com	In opposition to the application	This mid-block rezoning would create a major precedent for the UES and all other Manhattan residential areas. If the Blood Center is allowed to use its status as a health care provider to justify the building of a tower that's more than 4 times the current zoning limit, then all of the other medically-related mid-block buildings could assert the same right to build huge mid-block towers throughout the neighborhood. Furthermore, there is no guarantee that this particular building will not be repurposed once the zoning is changed. In fact, as this proposal moves further along it seems that Longfellow's intentions are not good. This is most concerning. And NYBC has been swayed by Longfellow and the cost benefits associated with this partnership. NYBC can and should build a new center. But it should be within the current zoning limits. Their needs will be met-that has already been established, and they can do this without disrupting the community and tarnishing their good name. To speak to just a few of the many negative impacts of allowing a rezoned tower: This area is already dense with traffic. Aside from East 66th Street being a transverse through Central Park, East 67th Street is the ONLY single lane street in the City with a major cross town bus route. Additionally, East 66th Street between 1st and 2nd houses the entrance to the Evelyn Lauder Breast and Imaging Center, one of the largest breast imaging centers in the country, with a constant flow of traffic including patients who need to be transported and cannot wait long periods of time or walk long distances to meet their rides. Also to consider, the schools, the bike lanes, the hospitals, and medical centers already densely populating this area, and the constant flow of ambulances. Again, this is NOT the place for an unnecessary "life sciences" building. Not at the expense of the safety of our neighbors. This proposition was justly opposed 35 years ago and again 15 years ago. It does not make any more sense today than it did then-even less. Please hear this community now, as we were heard then.	58
5/7/2021 15:43:14	Abigail Lash	322 E 69th St, New York, NY 10	abigaillash@yahoo.com	In opposition to the application	I write as the Chair of the East 69th Street Association. The East 69th Street Association is a community based organization representing the over 1,000 residents of 69th Street between First and Second Avenue. As a community, we would be directly impacted by the expanded Blood Center which would be bigger than any of its neighbors. The quality of life of our residents is front of mind for the organization and I have been approached by a number of neighbors who vehemently oppose such a large construction project in our backyard. Please OPPOSE this proposal.	59
5/7/2021 15:45:42	Lisa Angerame		lisadawnangerame@yahoo.com	In opposition to the application	There is absolutely no reason to allow this building to be build in the proposed form when the Blood Center has stated it can accomplish what it needs to modernize in its current footprint. This proposed structure will change the nature of my street and I am adamantly opposed.	60
5/7/2021 16:17:59	Jill Simon	315 East 65th Street	jsimon@cooley.com	In opposition to the application	honestly, this seems like a development scheme riding on the backs of a Blood Center that would have any more space than it has currently. Sounds like a scheme to me. In addition to how it will negatively affect our neighborhood. Casting shadows on buildings south of it as well as additional traffic in an already burdened second avenue. This is a very BAD idea - Please reconsider this project.	61
5/7/2021 16:20:20	Robin Beckett	1158 Fifth Avenue 2B	rombeckett@aol.com	In opposition to the application	I am opposed to this development. It is out of scale and disruptive to the entire neighborhood. The need for an expanded facility may be real but they should relocate to a more appropriate site not destroy a community and sense of place for others. No variance should be issued or zoning regulation altered for this development.	62
5/7/2021 16:26:15	Aryne Zalaznick	400 E 56th St. 26P. New York N	Arynezalaznick@aol.com	In opposition to the application	Why is this project needed and why here? Has a traffic study been done to see the impact on public transportation and residents crossing. Also the park is one of the few parks in the neighborhood that has room for children to play	63
5/7/2021 16:29:31	Ram Bala Bala Chandran		cdnozzle@gmail.com	In favor of the application	I don't mind them building a better space for them and to generate revenues.	64
5/7/2021 16:40:56	Ronald Reisman	315 E. 65th St., Apt. 3A, New Yc	ronald.h.reisman@gmail.com	In opposition to the application	This proposal is wrong for our neighborhood for a number of reasons. First, a high-rise building in mid-block is out of character for the area. The high-rise will block sunlight access and cast shadows along a wide path. It will also increase traffic congestion on 2nd Avenue, which is already clogged for most of the day. Finally, I don't see how this superstructure has anything to do with the operation of the Blood Center. I've donated blood there on many occasions and they seem to be doing just fine with the space they have. This just seems to be a money-grab by the Blood Center.	65
5/7/2021 17:29:58	Lauren Buck	315 East 65th street	Lvbuck@aol.com	In opposition to the application	I oppose building the blood center in this location. It Will destroy the light and views from our apartments, it will cause congestion on an already congested crosstown thru block, and it will bring a transient crowd to the neighborhood.	66
5/7/2021 17:36:03	John Briscoe	315 E. 68th St., Apt 7E	jdbriscoe@gmail.com	In opposition to the application	If this gets approved it will destroy the neighborhood. The UES is already overcrowded.	67
5/7/2021 17:43:26	Gail Benjamin	360 East 72nd Street, NY, NY 10	gbenjamin2@nyc.rr.com	In opposition to the application	1)It would require a change in the zoning law which was purposely put in place to prevent high rise construction mid-block. It would set an undesirable precedent. 2) It would block sunlight to the Julian Richmond Education Complex and St. Catherine's Park. 3) The Blood Center could build a new building in keeping with zoning regulations that would well suit its purposes. 4) The proposed new building would contain labs dealing with hazardous buildings.	68
5/7/2021 17:54:18	Meg Lyons	315 East 65th Street	Mlyons5957@icloud.com	In opposition to the application	This tower does not belong in a residential area. Countless families in the surrounding neighborhood would be negatively impacted by increased noise, truck traffic and decreased natural light. St. Catherine's Park in particular would lose bright sunlight over many hours of the day. Please put the needs of the community first!	69
5/7/2021 18:08:16	Dennis Heon, MD	315 East 65th Street. NY NY 10	dennis.heon@nyumc.org	In opposition to the application	There is more than enough hazardous material in the area with all the Cornell, MSK buildings. There is a playground next door as well as a school. I know children don't vote but if any unusual disease clusters emerge, how could you live with yourself. Building should be relocated to an industrial zone as opposed to middle of a residential one.	70
5/7/2021 21:27:41	Lauren stone	500 East 77	Lhirsch516@gmail.com	In opposition to the application	I support the opposition outline by Tricia Shimamura	71

Timestamp	Name	Address	Email Address	Are you	Comments on the application	Submission Number
					<p>Will one project zoning variance negatively change the city forever? This one will!</p> <p>The NY Blood Center owns the 1930's building they currently occupy mid-block at 310 East 67th St, a 3-story building that runs through the block to 66th St. They want to demolish this building and replace it with a Life Science building the equivalent of a 32-story 334' commercial building with no set-backs. In 1985, NYC adopted a zoning law limiting residential mid-block development to 75' thus preserving light, density, and a quality of life for residents. This would set a mid-block rezoning precedent for NYC if granted.</p> <p>Across this narrow 67th St, sits Julia Richman Educational Complex serving 2,000 children many of whom are bussed and St. Catherine's park - the only park in this very dense area. This school and three others within a block of the proposed tower and the park will be thrown into shade by the height and density of the proposed tower. And the damage done to the children during 4+ years of dirty, noisy construction will be irreparable.</p> <p>The Boston developer, Longfellow Real Estate Partners, LLC, has never built a bioscience building over 5 stories nor has it built in NYC. The plan for this tower, includes BSL-3 level labs which contain extremely dangerous viruses, pathogens and waste. The residents are concerned for their safety once these labs begin their promised 24/7 schedules. But according to some in their industry, the labs may never be rented as the field changes rapidly and this project is scheduled to take 4+ years to complete. According to the architect, the building will be designed to easily be repurposed to accommodate high end offices and/or luxury apartments – just in case!</p> <p>The Blood Center, which does wonderful work, would not occupy much more space than they do now – the remaining floors will be rented out (they hope) to labs doing research. In fact, The Blood Center turned down 3 City-owned alternative sites (Kips Bay, East Harlem & Long Island City). Why? The Blood Center claims it is important to be near other labs - that claim is nonsense if you examine the demographics of who they do business with and where they are located.</p> <p>These issues and their behavior (flyers talking about the necessity of this enormous project, making people sign their petition when giving blood, etc) creates suspicion on the part of all those opposed to this project including, many politicians, other groups in the city, the parents and staff of Julia Richmond School, and virtually every neighbor.</p> <p>There are many other issues surrounding this proposed project:</p> <ul style="list-style-type: none"> -Who is really going to benefit financially from this proposal? - Who will monitor the rented labs? - What happens to the contaminated air when it leaves the fans on the roof of the building? -Why would the Blood Center turn down safe, appropriate locations? -Why would the powers that be in the city want to set a precedent for mid-block hi-rise buildings? -Why would the city even consider a 4+ year demo (asbestos, etc) and rebuild project (cranes & other equipment), closing lanes on narrow residential streets in a currently protected residential zone with: <ul style="list-style-type: none"> *a school where children come and go all day walking and on busses (city and school) *a nursery school and a school for disabled children, *a bus route (#66 crosstown), *a lone, tiny park overcrowded by residents, children, the elderly & hospital workers, * current heavy pedestrian traffic from public transportation to the hospitals, *adding 2500 +/- workers to an already overloaded neighborhood, *adding trailer truck traffic (waste, chemical deliveries, etc) to already clogged streets, *further clogging & delaying current heavy traffic to hospitals and emergency rooms, <p>Longacre has engaged the law firm of Kramer Levin who also represent the Mayor (who endorses this project) and The Blood Center. Interesting.</p>	
5/7/2021 21:42:23	Susan Cooper	333 E. 66th St, NY, NY 10065	sjhcoop@gmail.com	In opposition to the application		72
5/7/2021 22:01:54	Payson Cooper	333 E. 66th St	paysonjewelry@gmail.com	In opposition to the application	I find this proposal to be against everything we would hope the city stands for as it begins the process of coming back better than ever and creating a more friendly environment for its citizens.	73
5/7/2021 22:29:08	Carol Kruse	401 East 65th	ckruse49@gmail.com	In opposition to the application	Inappropriate size. Unnecessary as proposed for the blood center's needs. Unknown future use of tower. For profit real estate. Unacceptable shade. Traffic mess. Multi year construction. Precedent setting if approved for mid block commercial use.	74
5/7/2021 23:01:14	D. Raum	130 east 62	darraum@gmail.com	In favor of the application	The new building is a remarkable improvement to the existing building which is an eyesore at best. It will be a welcome aesthetic improvement. Also important work will be conducted. Additionally will improve the area and provide much needed jobs. I'm all for it. Keeping my fingers crossed.	75
5/7/2021 23:11:49	Kathryn Nagle	245 East 72nd Street	kathrynnagle@aol.com	In opposition to the application	The proposed size of the expansion is out of proportion to the neighborhood. It is much too intrusive and will negatively impact the skyline, the playground across the street, and overwhelm the neighborhood with even more traffic.	76
5/7/2021 23:12:16	Evan Grossman	315 E. 65th Street	ebg98@live.com	In opposition to the application	The proposed building is too tall, it will block out light much of the day at St. Catherine's Park, making it less enjoyable and colder; this should not be done to a children's park. There already is enough hospitals with research laboratories in the neighborhood, innovative biotechnology companies do not need to be housed in the middle of the block, space can be found for them at the hospitals in the area, or in other parts of the city, not in the middle of a residential neighborhood..	77
5/8/2021 0:24:28	Daniel Anderson	315 East 68th Apt 4T, New York	djmanderson@comcast.net	In opposition to the application	I will keep my comments brief and on these two points: 1.) The Blood Center acknowledges it can accommodate it's expansion plans within current zoning requirements. 2.) If zoning is changed, the vast majority of newly built space will be controlled by the builder and not the Blood Center. I understand the Blood Center is doing this to get new facilities, but they have done so by selling their soul to the builder who has no stake in this neighborhood. Thank you!	78
5/8/2021 6:19:42	Melodia Eloise Gurevich	1601 3rd Ave 13c	MelodiaEloise@gmail.com	In opposition to the application	This is too intrusive to our beloved community	79
5/8/2021 8:00:21	Elaine Ellis	110 Riverside Drive 10024	vicso110@gmail.com	In opposition to the application	This proposal is an abomination. We already have way too many ugly, much too high, dreadful buildings destroying our neighborhoods and this is just one more. There is no, repeat no, reason why it should be built. The scale is completely wrong. We need to preserve not destroy our neighborhoods and this is pure destruction - and another upraised finger in the face of the city. The application should be refused.	80
5/8/2021 9:41:54	Matt H	East 83rd st	Mah100@yahoo.com	In opposition to the application	The concept of expanding a health center during the times that have we have only just went through and are still experiencing, are dire and critical. But to think that there is a necessity to create more luxury housing in the neighborhood, let alone a whole 10-floors which would potentially make up massive height differences, brings to question the entire ethics of the project. No more luxury housing, no more developers having their way with this city. I would dare them to create affordable housing at the very least in such a build that is supposed aimed to be for the greater good? Not just the few elite that can afford it. This project is an embarrassment for them to even have to justify it proves they know there are hints of immorality within.. build the center, not the housing. Thank you.	81
5/8/2021 10:07:37	Sara Schapiro	333 East 66th St. 1N	sara_schapiro@hotmail.com	In opposition to the application	I am in STRONGLY OPPOSED to this project; if the rezoning is passed to accommodate this project I fear for the future of our neighborhood as well as ALL city neighborhoods which would be forever negatively impacted by the dangerous precedent this would set. At a time when residents are fleeing the city in record numbers we should be looking to improve our neighborhoods, not forever harm them with inappropriate commercial structures.	82
5/8/2021 13:35:27	Chuan Cao	315 East 65th	chuan_cao@hotmail.com	In opposition to the application	If you have any common sense and logical thinking, you will know why this is a bad idea for the community and its families.	83
5/8/2021 15:05:08	Anne Namm	875 Park Avenue	annenamm@aol.com	In opposition to the application	There are building codes/restrictions in place for a purpose, why is the blood center asking for more in the way of variances? NO more ignoring the sensible laws on the books.	84
5/8/2021 15:17:18	Susan Ferriere	116 East 68th Street, New York,	susanferriere116@gmail.com	In opposition to the application	Although The Blood Center premises clearly need an update, having read the material submitted, I note that the project proposed does not just accommodate a modernized facility (whose workforce, etc. is not expected to grow and whose mission remains the same) but a facility several times as large. This is simply not necessary. The prospective fellow tenants, termed "Life Science Companies" are not identified or described in detail but would appear to be/could be infectious disease research labs and the like. Along with the outsized building project, this additional planned use is inappropriate and dangerous not only to a residential neighborhood like ours but to any densely-populated urban area. We may never be entirely certain of where Covid came from -- but have we learned no lessons from the past year plus? Let the Blood Center modernize and continue its fine work but keep faith with its original mission and operation size.	85
					<p>The arguments the Blood Center and its developer have presented in favor of this project appear to be either misleading, irrelevant, or merely a catch-all of political buzzwords. They also seem to rest on these three shaky themes:</p> <p>1) NECESSITY In the mid-1980s, the Blood Center hoped to build a residential tower atop its existing roof, arguing that building this money-making tower was "critical to ensure its continued viability" and the only chance it had to "continue its vital lifesaving work." The exact same words that it offered last month! Which were--and are-- clearly untrue. It continued its vital lifesaving work for the next approximately 35 years and will continue to do so without the intrusion of a mid-block tower. Nor were they as cash-strapped then as they claimed, and neither are they now. According to causeiq.com, their annual gross revenue is just shy of \$400 million with a liquifiable stash of over \$300 million. Enough to spread an annual \$2.4 million among its top three executives. Or to put that another way, they don't need the money from this odd commercial enterprise to finance the physical expansion of their labs or their range of activities. And while they may, in fact, require some additional lab space, that can be accomplished more quickly and less expensively by converting a compatible abandoned space elsewhere than by demolishing and then reconstructing this one. Of course, that would cut the developers out, but the question is: why are they cutting them in?</p> <p>2) PROXIMITY The Blood Center's insistence that it absolutely has to build on this spot--and only this spot--because of its proximity to a few of the city's medical facilities completely falls apart when, as has been shown, the overwhelming share of its collaborative research has been--and will be--with far-flung entities scattered across the country and, indeed, across the world.. The argument is also further undermined by the never-mentioned room-sized elephant of a fact that for the four long years of construction and demolition, it will abandon the East 60s, yet presumably continue, unimpeded, to do its work But the real question that ought to be asked about proximity is the one about the proximity of biohazardous laboratories (working with dangerous airborne pathogens) in eerie proximity to apartments, schools and the area's only park. Or to put that another way, to living, breathing, proximate human beings.</p> <p>3) DEMOGOGUERY Like an improperly staked vampire, the Blood Center's arguments from the 1980s arise from their crypt to beseege us once again. Back then, in a ploy to lay guilt on its neighbors, it insinuated broadly that opposition to its tower was tantamount to actually killing innocent children whose cancers wouldn't be cured without a tower on its roof. An emotional and obviously illogical appeal. And yet here we go again. This time around, it's broadened the scope of guilt. If residents, parents and teachers object to this mid-block monstrosity, then Science itself will come to a grinding halt, the local economy will fatally suffer and the city will fall behind in its race towards the future--a medical backwater, a pitiful second banana to Boston. And if that's not enough to shame everyone into silence, then try for the low blows: opposing this tower is implicitly being cast as opposing Diversity, slamming the door on Inclusion, depriving young women and minority members of careers and education. Why? Well...because. Because only if this tower is built at this location can the Blood Center provide them with (quote) "opportunities in employment and education." As though, were it built even thirty blocks away, its only employees and the only students it would mentor and teach would be straight, white (tall, blond and terribly handsome) men.</p> <p>May we please not conflate these unrelated issues? This hulking commercial tower can easily be built at another and far more appropriate location and I urge the city to help them to find one.</p> <p>-</p> <p>-</p>	
5/8/2021 15:51:26	Linda Stewart	301 East 66 Street	e-line@earthlink.net	In opposition to the application		86
					<p>91. It is my understanding that the Blood Center project will contain bio-science labs (BSL-3). These labs are associated with testing and experimentation with human diseases that cause illness by spreading through the air. They may have serious or lethal consequences. 1.8 million people live in Manhattan, while the total population of New York City is more than 8.7 million. It is the largest and most densely populated city in the US. In 2019, a record 66.6 million tourists visited New York City of which 13.5% were international visitors. Imagine the accidental outbreak of a disease from this facility and the impact on world health. There is no way to estimate the short and long-term viability and sustainability of the city from such an occurrence. Should we take that risk?</p> <p>2. Studies show that the maximum shadow on nearby St. Catherine's Park created by the proposed structure will occur between 2-6 pm from the spring through the summer months. This park is next to the Julia Richman Education Complex. The complex houses six autonomous schools for 1,800 students from Pre-K through the 12th grade. The shadow will acutely affect children and young adolescent recreation opportunity. The Blood Center proposal does not provide for an alternative area for sunlit recreation. The first five stories of the proposed 16 story, 334-foot structure will be reserved for the Blood Center. Building only to the first five stories will probably cast little or no shadow across the strategically important nearby St. Catherine's Park.</p>	
5/8/2021 15:54:33	Jon Salony	140 East 83rd Street, 5A, New York	jsalony@gmail.com	In opposition to the application		87
5/8/2021 17:27:52	Steven N Weiner	64 MacDougal Street, NYC 100	sneider@gmail.com	In opposition to the application	While NYBC may need a new building, their proposed scale is way too big!	88

Timestamp	Name	Address	Email Address	Are you	Comments on the application	Submission Number
5/8/2021 20:19:55	Marc Lamberg	301 E. 66th Street	sumarada@gmail.com	In opposition to the application	I support the Blood Center upgrading their facility WITHIN CURRENT ZONING GUIDELINES. I DO NOT support their application to blow through current regulations in order to rebuild in partnership with an out of state corporate entity a physical structure that is 100% out of character with the nature and needs of our neighborhood. The expansion they propose would be a monumental boondoggle. Let me count some of the ways..... The area is so badly congested now, their proposal would make our neighborhood truly unlivable. Let's forget, 67th Street is an MTA bus route, and between 1st and 2nd avenue school buses double park throughout the day clogging traffic. 66th is a through street which traverses Central Park to the West Side and is congested most of the day as well. And 2nd avenue is, well, 2nd avenue. Moreover, there's so much more that can be said in opposition when you consider the 24/7 demands to the area, as well as the types of activity they plan to bring in with new medical research labs. Last..... waiving the mid block zoning regs for this project WOULD PUT EVERY MID BLOCK LOCATION IN THE CITY AT RISK which makes this a problem for all New Yorkers.	89
5/8/2021 20:51:44	Joan Goldfield	215 east 68 street New York, NY	joangoldfield@gmail.com	In opposition to the application	There is a zoning law that should be kept in place- no high buildings mid-block. Besides blocking out the sun on a school and a public playground, the construction (noisy with additional traffic) will be across from a school entrance. A better area should be found for this construction. It does not belong there. The blood center should relocate. There are better more suitable locations.	90
5/9/2021 8:50:17	James Markel	333 East 69th	jamesmarkel@gmail.com	In opposition to the application	Not appropriate for the neighborhood and unacceptable shadow.	91
5/9/2021 10:35:20	Judith Rothstein		therword@yahoo.com	In opposition to the application	I cannot attend the May 12 meeting, so am submitting comments here: Let's talk quality of life. During construction, air quality will be compromised for many blocks, traffic will be beyond congested on streets and avenues, noise of construction will be constant. After construction, playground and Julia Richman will be in shadows. With no parking provided in the proposed construction, traffic will be unbearable . . . especially because East 67th St is a bus route. YES, let's talk quality of life instead of considering a proposal that's designed to create income for the few who don't live in this area. AMEN!	92
5/9/2021 12:43:44	Katharine Houghton	315 East 68th St., New York City	pippamoth@earthlink.net	In opposition to the application	The New York Blood Center/Longfellow proposal is a shocking and destructive effort to effect a land grab at the cost of destroying a beautiful residential neighborhood. If the residential mid-block protective zoning is destroyed by this egregious luxury real estate project posing as a benevolent medical facility, it will set a precedent for destroying other mid-block areas all over the city. All residents of the city must be warned as all residents of the city could be affected. From their endorsements of this proposal, it would seem that various city politicians, including the current Mayor, are more interested in their own personal gain than in providing any benefit for the people. This tower is not being built for affordable housing and has no committed renters from the medical community. What will happen to the 334 foot tower if the medical community doesn't move into the office space? It will be leased as luxury condos. How does the current neighborhood benefit from this monstrous effort to make a profit for the BC and the developers? It doesn't. Our neighborhood is being totally ripped off.	93
5/9/2021 16:10:07	Jenny Wong		js Wong116@gmail.com	In opposition to the application	This would cast a permanent shadow on the neighborhood park and schools. In addition, it would cause more congestion in the neighborhood, harder for the school buses to pass and the already busy streets from the schools and hospitals.	94
5/9/2021 17:09:02	Josephine Ng			In opposition to the application	In addition to casting shadows over the one main play area for the children who live in this area, the addition of more residential units will exacerbate extreme overcrowding at PS 183. During the covid restrictions this past year, PS 183 was the one school in this area which had to have 3 cohorts instead of the 2 that most of the other schools around this area had. This resulted in less in person school days for the children already attending PS 183. This area is already packed to capacity in terms of number of residents to outdoor space and school spots. We don't need more people crowding in.	95
5/9/2021 17:18:35	Phil Seligger	315 E65th Street	pseliger@gmail.com	In opposition to the application	I'm a local resident and father of 2, and I am opposed to the scale of the NY Blood Center expansion. Besides other negative impacts, the proposed mid-block commercial/lab/office tower will dwarf the surrounding buildings and I fear will negatively impact St. Catherine's Park and playground, the only open space in the area. I am very grateful for the local St. Catherine's park. Parents in particular know that open space where kids are not in danger of jumping in front of a car are a necessity. After my children finish school at PS 183 right across the avenue on 66th Street, the go-to option for most kids from PS 183 is to release energy on the playground including the ball court. The ball court is the only local place where you get sun for a reasonable amount of time in the sun in our area. The proposed gigantic building on the current NY Blood Center site would block that last bit of sun on the street level for kids to enjoy almost the entire afternoon. Mind you, the section of the ball courts that has no tree canopy is the section that would be most affected by the tall, bulky building. The section of St. Catherine's that is less affected by the new building has tree canopy with reduced sunlight at ground level. Additional traffic, commercial trash services for a lab spaces, likely hazardous waste is introduced in the area with high residential population density. The seems to be no concession to the local residents in return for a 'rezoning-gift' of this magnitude. What is dollar value of this proposed rezoning? The proposed building's bulk exceeds the current zoning requirement by a multiple greater than 3x. The space for the NY Blood Center does not seem to be expanded in the proposed new building. The additional floor space is simply used as a commercial, rent-producing office/lab-space, supposedly for bio-tech start-ups. I am not certain about the promise of starting a bio-tech incubator in the middle of a residential neighborhood in the middle of Manhattan. Sure the NY Blood Center's involvement has some weight. What I am certain about is the impact the building alone will have on the neighborhood, and that is not positive for local residents. The proposed building will be around for generations, in an apparently rushed approval process and without the appropriate study of the impacts on the local residents, like an in depth traffic and crowding analysis. Increased strain on the neighborhood resources, possibly constant nighttime lighting from a 24-hour lab building. The created jobs will no doubt partially come from outside of Manhattan and increase the use of local public resources. The argument by the NY Blood Center to require proximity within walking distance to MSK, Rockefeller university and other partners is in my view nullified by the fact that the center will operate out of an alternate location during the 4-year construction period. To sacrifice mid-block residential zoning to a questionable claim of proximity is careless and will no doubt set precedent and be followed closely by other developers looking to 'upzone' and spot zone mid-block properties. As this is a personal letter I am describing the effect this proposed NY Blood Center building will have on me and my family personally. I want to emphasize that I am 5 voices, not 1. My vision of Manhattan is a more livable Manhattan to attract residents, as opposed to inappropriate commercial towers encroaching on the last remaining bits of public space in this area. My biggest dismay with the project is that the new building does not make any concession to the local public in return for the aforementioned 'rezoning-gift'. To relieve the strain created by this building there should be a guarantee that they would create adequate additional open space that could absorb the increased demand. A reconstruction on this site at a reasonable scale, similarly to the lab space by MSK on 64th street, or consideration of alternative sites needs to be conducted. The currently proposed project seems to be one of commercial convenience at the expense of local residents.	96
5/9/2021 17:48:12	Laura Gregor	160 E 65th St	Lgregor2003@yahoo.com	In opposition to the application	Please we beg you: do NOT approve rezoning to allow for this enormously oversized building. It will destroy the quality of life by overshadowing the JREC schools which hail students from all 5 boroughs. It will ruin the park which doubles as outdoor recreation space for the schools and is the only respite for thousands of children, medical workers, seniors, people visiting loved ones in MSK and NYP hospitals, residents and commuters. JREC and St. Catherine's provide vital community services - food, medical services at the Mt. Sinai clinic, MetOpera Live telecasts, graduations in the auditorium, etc. This small swath of sunlight must be preserved for current and future generations as it is the only one left in Lenox Hill. We must stop stealing our children's future. Thank you.	97
5/9/2021 18:06:59	Michael Walker	333 East 66th St, New York, NY	Mjwalk13@gmail.com	In opposition to the application	As a member of the Upper East Side community I am strongly opposed to The New York Blood Center's plan to rezone its site in order to develop a new, 334-foot mixed-use tower at 310 East 67th Street/303-319 East 66th Street. The size and scope of the project is unreasonable. In fact, The New York Blood Center only plans to occupy the first five floors of the building. The proposed project is unnecessary to support the New York Blood Center's operations and will have a severely negative impact on our community both during construction and once completed. We should not negatively impact our community for the betterment of a private institution in Longfellow. The construction process will negatively impact the residents, students, and children of our community. Construction will disturb students' learning and raises safety concerns for children in St. Catherine's Park. Once the building is constructed it will continue to negatively impact the community. The building will increase traffic, cause shadowing in the park and on nearby buildings, and set a terrible precedent for mid-block commercial buildings. It will ruin the neighborhood and quality of life for residents. There is no benefit to the existing community from this building as presented and I strongly believe there shouldn't be zoning changes to accommodate this project.	98
5/9/2021 19:17:10	Shirley Liu	340 E 64 St NY NY 10065	oo1137@gmail.com	In opposition to the application	St Catherine playground is one of the few spaces in the neighborhood where people of all ages can enjoy playing, socializing or simply relaxing under the sun. A 16 story building on its south side will block all the afternoon sunshine. The mid block building rule that limits building height was instituted to protect people's right to enjoy open spaces in the city. Please do not waive it for this project.	99
5/9/2021 19:21:54	Robert Lo	340 East 64th Street	robjrdlo@gmail.com	In opposition to the application	Negatively impact the playground.	100
5/9/2021 19:32:18	Anne Purdy	301 East 64 St, 2L, New York, NY 10022	Annempurdy@aol.com	In opposition to the application	As a resident of East 64 St and a 20 year staff member of Julia Richman Education Complex, I am opposed to the Blood Center expansion plans. The Blood Center proposal would negatively impact our school community. The ever-present dark shadows will impose darkness on the entire building all the time. Students of all ages need natural light for their dispositions and health. The ongoing construction of such a huge building will cause noise and disruptions to the JREC Instruction. Additionally, St Catherine Park will lack sunlight. One person from Blood Center actually stated that families would welcome the shade in the summer! 67th St is already clogged with traffic. The M66 bus is often delayed because of congestion. School buses are a constant presence on 67 St. Second Ave has non-moving traffic all day most weekdays. I believe in the great value of health.science. I am not opposed to a modest addition to the health center for its needs. This proposal is much more than that. It is about the greed of the Blood Center making money at the expense of our school and the surrounding residential community.	101
5/9/2021 22:07:36	Faith Fraser	305 East 72nd Street	fstf305@att.net	In opposition to the application	As a nearby resident of the Upper East Side (72nd and 2nd), I strongly oppose this proposal and its request for zoning amendments for a number of reasons: 1. There is no need for the New York Blood Center to do this. We very much appreciate the NYBC and all that they do. But they themselves admit they can expand within their current footprint and do not need the additional space Longfellow is proposing. Their only reason for doing this is to get rental and other income from other companies and ventures. It is a real estate endeavor not a science-needed endeavor. 2. This plan is outrageous in its proposed height. Mid-block zoning is specifically to keep our neighborhoods livable (and attractive to newcomers let's not forget!) without commercial buildings encroaching on the quality of life by monstrous construction endeavors. 3. It is thoughtless and dangerous to allow unspecified lab rentals of developer's space. Haven't we learned anything yet from COVID-19 and the viral labs in China? 4. The argument that proximity is required by unknown new labels/medical entities to MSKCC and NYP has been proven to not be the case - our society has moved to digital transfer of information and reports, including during this recent pandemic. 5. Blockage of light into the JREC site. Classrooms need natural light. We humans need natural light and this proposed development would drastically reduce that. (Let's think of NYC's children's future!) 6. Blockage of natural light into St Catherine's Park. We are woefully short on open air park space in this corridor and St. Catherine's is currently a welcomed and necessary space for families and school children. (Let's think of everyone's health!) 7. Changing the zoning for no good reason except so that an out-of-town developer can make a profit off of our neighborhood's loss is atrocious disregard for the residents of New York City -- especially coming in the midst of a traumatic Covid crisis. We are supposed to be looking out for one another, not causing further harm and distress. What about "do no harm"? 8. The east-west bus traffic on East 66th and East 67th Street is often pretty untenable -- cross-town buses ferrying employees back and forth to the York Avenue corridor, residents trying to get cross town to business and other appointments as well to Lincoln Center and other arts and cultural places, restaurants and theaters, school buses carrying children to and from the JREC school site. I see this proposed site only making it much much worse. 9. The traffic on 2nd Avenue on the Upper East Side is already very difficult for residents and business people to navigate. With hundreds of new employees to such a proposed new site, along with their cars, taxis, vans, etc. this area will soon be become one big grid lock area. I urge you to abandon this egregious idea. Thank you.	102
5/10/2021 7:08:36	Dan Green	188 East 64th Street, #3204 NY	designlith@aol.com	In opposition to the application	We must never block out the sun to one of the most popular and important parks in Manhattan, Saint Catherine's.	103
5/10/2021 7:10:59	Kristi Saylor	55 E. 87th Street #6B	Ksaylor@gmail.com	In opposition to the application	Project is out-of-scale for the neighborhood, will shade the nearby park, and will negatively impact the neighborhood into the future by establishing a precedent for similarly too-large buildings.	104
5/10/2021 7:19:45	R. Potasznik	247 E. 77th St.	ratau@msn.com	In opposition to the application	The last thing our neighborhood needs is another massive high rise taking the valuable light, sky & air away from our residents. This type of out of control "development" is unhealthy, unwanted and unnecessary. This must not be permitted.	105
5/10/2021 7:29:15	Alison	3rd and 67th	ablazar@gmail.com	In opposition to the application	The extra floors are unnecessary to the needs of the center function!	106
5/10/2021 7:42:01	Matthew Cohn	174 E 74 st apt 17E New York, NY	matthewehco@gmail.com	In opposition to the application	My two year old plays regularly at St Catherine's Playground across the street from the blood center. As far as I understand, the proposed project will greatly limit the sunlight in the playground. I don't want my child or anyone else's to have to play in constant shadow, especially in the colder months. Furthermore, the UES needs to do whatever it can to restrict out of place projects like these. One by one these developments are unnecessarily altering the fabric of this part of Manhattan.	107
5/10/2021 7:42:15	Trev Jones	233 E 69th St		In opposition to the application	I strongly oppose this project as I see no reason for its existence in my neighborhood. it is strictly an exercise in greed with no concern for the children to play in the park, for the neighborhood, for anyone on the upper Eastside	108
5/10/2021 7:51:08	gertrude Digiorgio	1050 5th avenue nyc 10028	trudy61748@gmail.com	In favor of the application	absolutely support the expansion do we want to drive out every business in new york. it's a wonderful asset to the neighborhood a	109

Timestamp	Name	Address	Email Address	Are you	Comments on the application	Submission Number
5/10/2021 7:53:26	Yvonne Meyer	66 Street		In opposition to the application	We are a residential neighborhood. The introduction of commercial office space tower into our neighborhood will open the door to other such projects and malign the integrity of our neighborhood as a place for families and residents to thrive. Take a look at midtown now looking like a ghosttown. Do we want that in our neighborhood when the next pandemic or disaster strikes? When the offices close down neighboring businesses that have come to rely on their businesses will be forced to close. Because we are residential we were able to keep many businesses open during this terrible time by supporting them by buying local and take out food. While expanding the current Blood center to meet their needs is understandable and necessary the 10 stories above their proposed new building represents greed that will bleed our community life. Developers coffers are deep and make no mistake, they threaten our identity as a community.	110
5/10/2021 8:02:51	Jane Foss	1772 2ave 10128	jlownekron@gmail.com	In favor of the application	I m a retired RN, worked at NYH, MSK, LHH and often donated & encouraged others to donate at the present site.....many complained it was too crowded & small, wouldnt return. a larger & more up to date facility would be helpful	111
5/10/2021 8:06:10	Andrea Kavanagh	305 E 63rd St, 11E, New York, N	andreakav@hotmail.com	In opposition to the application	The shade cast by this monster building will render St. Catherine's playground, a lifeline for families in the neighborhood, too cold for use. It needs the winter sun to enable families to continue to use. Please consider the families in this neighborhood. They need a sunny playground and the vitamin D.	112
5/10/2021 8:17:14	Catherine Hwang	168 E 67TH ST	ktgdg2005@gmail.com	In opposition to the application	This is a flagrant effort to rezone so please don't try to cloud the issue with the red herrings about public health. The biggest public health issue today is runaway crime and lack of deterrence via pro antisocial law initiatives. I have heard that top talent will be very difficult to draw due to quality of life issues and frankly, given the shooting in Times Square in daylight last week and zombies walking about the neighborhood threatening, menacing and assaulting the public, I doubt this whole project will be the economic draw that it is purporting to be. We and our children will suffer the noise and pollution; the neighborhood in the end will be left with an ugly large looming structure that detracts from the potential use of the space. It will end up looking like W 50's and 60's —dark and industrial shadows falling on sidewalks and no place where humans will want to linger and enjoy/create/produce.	113
5/10/2021 8:18:37	Laura Reyman			In opposition to the application	This destruction of the Blood Bank building is not acceptable. I am totally opposed. For the preservation of the upper East Side that space should remain as is. Too many huge mistakes have already been made in destroying the very fabric of the neighborhood.	114
5/10/2021 8:23:54	Cynthia Gale	229 East 88th St 1E	Cynthiagale29@gmail.com	In opposition to the application	Sets bad example for mid-block elevations	115
5/10/2021 8:38:29	Dr. Susan Hans	120 East 90 St. NY NY 10128	susanhans@me.com	In opposition to the application	There is NO rational reason, other than financial greed, to warrant changing one of the few remaining sacrosanct zoning laws that protect our quality of life than keeping mid-block buildings low. Let them build a five or six story new Blood Center. Period!	116
					I am against the Blood Center/ Longfellow proposal. Any person with good sense and decency would know that a building of this enormity does not belong mid-block in a residential neighborhood. The havoc that it will cause has been clearly and factually shown. Hiding behind and using the necessity and importance of life science research, making it sound so altruistic; how it will be so good for the community is disingenuous. There are many other available commercial buildings that would be better suited for a complex of this size to continue the important work of the Blood Center as well as the ability to generate new jobs making for a more robust economy. The insistence on this building at this location is based on a lie. Having to be in close proximity to the medical complex is totally bogus! If they can fly a liver from one state to another to do a liver transplant, they could travel across town to deliver whatever specimens they need to. This proposal put forth with feverish approval from Mayor De Blasio has been underhanded and sneaky every inch of the way. This is nothing more than a sleazy backdoor land-grab. I am not opposed to the Blood Center's important work but its new building must adhere to the current protection mid-block zoning laws. Let's be clear. Everything above the first five floors of the Blood Center will be rented out to for-profit companies making big bucks for Kramer Levin and Longfellow. The Blood Center does not need that building to continue its work. Mid-block zoning laws were put in place for a reason. It was to protect residential neighborhoods from greedy real-estate land developers and buildings like these. The facts: Taller buildings trap greenhouse gases at a time when we should be highly concerned about climate change and protecting our environment. The shadows this building will cast will take away the much-needed sunlight, negatively impacting Julia Richmond High School and the school for young children with autism as well as surrounding residential buildings. Taking away natural sunlight for children who play in Saint Catherine's Park is a real concern and unconscionable. This community is already overly congested with heavy vehicular traffic, garbage trucks day and night, the route of the 66 Street bus to the west side on 67th Street, school buses lined up in front of Julia Richmond High School and Saint Catherine's Park already causing traffic jams making it difficult to get crosstown. The traffic from York Avenue all the way up to 2nd Avenue is already overly congested and parking is abominable. I am deeply concerned about the trucks that will be picking up toxic wastes on the east 66th Street side of the Blood Center. It is the block on which I live. The Bio Safety 3 Lab studying dangerous microbes scares me. Just one accident would prove to be catastrophic in our residential neighborhood. This neighborhood cannot handle the thousands of people who will be coming in and out of that building on a daily basis as it will be in operation 24/7. Last but certainly not least, the construction itself will be very dangerous with its enormous cranes and equipment and will unearth rats where children walk and play as well as senior citizens and adults. I beg you to think this through and put a stop to this project in the state that it currently is being proposed. It is based on contempt and ill will for everyone whose lives here will be turned upside down with its negative impact. Thank you, Arlene Sulkis Resident of 333 East 66th Street	
5/10/2021 8:39:16	Arlene Sulkis	333 East 66th Street NYC NY 100	arlenesulkis@gmail.com	In opposition to the application		117
5/10/2021 9:00:26	Joan Liebmann-Smith	340 E. 64th Street	jliebmann@aol.com	In opposition to the application	The extension is unnecessary for the Blood Center to function - it's a commercial venture. It will affect our view, but more importantly, block the sun in St. Catherine's Park, which is totally unacceptable!	118
5/10/2021 9:04:52	Christine Hinsch	333 East 69th St	Fitzhinsch@gmail.com	In opposition to the application	High rise buildings should not be mid block. We should not allow the zoning rules to be bent to suit a developer. It would change the integrity of the neighborhood including the wonderful children's park. Aside from the 5 floors the Blood Center would occupy why do we need another high rise? And for what purpose?	119
5/10/2021 9:04:57	Ellen Anderson	209 East 66th Street NY NY 100	anderson918@msn.com	In opposition to the application	I oppose any mid block construction at the Blood Bank that would deter sunlight over St. Catherine's Park	120
					Dear Ladies and Gentlemen of the Community Board 8: I am fervently opposed to this seriously flawed, ill-conceived 600,000 square foot, 334 foot tall, 33 story building being proposed at the site of the New York Blood Bank at 310 E 67th Street. In addition to the myriad arguments that you have already heard regarding the material, adverse impact that the proposed project would have on the local infrastructure, especially public transportation, the unmanageable and dangerous traffic situation it would create, the fact that this monstrous building will block sunlight in St. Catherine's Park and the adjacent playground throughout most of the day, and will have the entire southern part of the Julia Richmond Education Complex in shadows for much of the afternoon, and the 4+ years of intense, large scale construction, which in and of itself poses dangers to the community and JREC, there is a very compelling legal and technical reason as to why this project cannot be allowed to proceed. The proposed rezoning actions necessary to facilitate this project are completely non-contextual and would allow construction of a commercial office building in a mid-block residential zone that was created to preserve and protect the residential community. The R8B district is a contextual district. The proposed building doesn't meet the requirements for such a district for numerous reasons, primarily as to height, setback and lot coverage. The proposed actions are unprecedented and cannot be permitted. The City has well established zones for the proposed research and laboratory uses. The proposed actions are not even specific to those uses. There is no community purpose to this project. It is a purely for profit commercial project. The "partners" are in fact just rent paying tenants. Not only is the future of our Upper East Side neighborhood perilously threatened, but this project threatens virtually all of the Upper East Side and the Upper West Side where these residential districts are located and must be preserved. I believe that our community would support efforts by the Blood Center to develop a modern facility on its property, but only for an as of right project which would actually permit the Blood Center to have 23,000 more square feet of space than what is being proposed. The folly of this project is indisputable. The proposed project must be rejected in its entirety. Respectfully,	
5/10/2021 9:10:41	Warren J Karp	315 East 68th Street	warthi315f@gmail.com	In opposition to the application	Warren J. Karp	121
					We have so little green area in our neighborhood and this project would be a dark tone over the park which has multiple uses i.e. playground, backboards and basketball hoops in addition to people in the neighborhood, many who are part of the hospital system, who use the park to relax in the sun and enjoy their lunch or just take a break from the stressful jobs they may have. In addition the construction and interruption, noise and street blockages over who knows what period of time, will inconvenience many residents. As it was when things were regular the crosstown bus was a mess and many times I had to wait for two or three buses to go by because they were filled up and didn't even stop. I am not sure that Longfellow really let everyone know what was going to be constructed. There are many places in our area close enough to the hospitals to construct this type of building. It will be a huge monster looming over all of us. Please defeat the project as it has been proposed as this is our chance to hold onto a wonderful part of our community.	
5/10/2021 9:22:39	Lynne R. Cashman	300 East 71 Street, Apt 5K	lrcashman@icloud.com	In opposition to the application		122
5/10/2021 9:59:39	Jane			In opposition to the application	A Life Sciences building has no business being built in the middle of a residential neighborhood in NYC or across the street from a school. Rezoning for this project would set a bad precedent for other future projects that don't belong in this neighborhood. Please help to keep the integrity of our neighborhood by rejecting this proposal.	123
5/10/2021 10:06:33	Alan Koenke	265 E. 66th St., #21B, New York	koenke.alan@gmail.com	In opposition to the application	The proposed application is contradictory to maintaining a safe residential neighborhood. This type of life sciences development is better suited for a non-residential or commercially zoned area because of the extreme business traffic it will create and the risks associated with the study of microbial pathogens. The medical community established along the east river is slowly moving west and consuming the neighborhoods on the upper east side. This application escalates that movement.	124
5/10/2021 10:09:58	Judy Kessler	208 East 88th Street #3C	jkssl7@aol.com	In opposition to the application	I am opposed	125
					As a resident of 301 East 66th Street, I am writing to express opposition to the proposed rezoning that would allow "expansion" of the New York Blood Center. The Blood Center facilities can be updated under existing zoning without having to resort to spot zoning, which can be detrimental to the immediate neighborhood and threatens neighborhoods across the city. The proposed project will create safety and traffic problems for residents and nearby schools. Traffic and the safety of pedestrians are major areas of concerns, both during the long construction period and once the project is completed. Traffic jams already occur regularly on Second Avenue, and the possible closure of crosstown streets will only make existing jams worse. School buses, ambulances, and police and fire vehicles will find it next to impossible to navigate the streets. Just think of how many times we have seen ambulances struggle to get through traffic without the additional obstacles this project will create. Before the project is even completed, the construction period presents its own concerns for the neighborhood. Consideration should be given to the levels of air pollutants and toxins that may be released during the four-year construction period. Noise pollution that comes from blasting and the tools of construction will create harmful levels of noise that will not be conducive to students trying to learn in the surrounding schools, workers trying to work from home, small businesses trying to serve their customers, and residents trying to go about their daily errands in this residential neighborhood. If this project were to succeed, it should strike the proper balance of meeting the Blood Center's needs and protecting the neighborhood's residents and character. I am sure that my opinions are shared by others who may not have been able to attend meetings or write to you, and by still others who have written and mentioned other concerns not addressed here. I appreciate your attention and consideration of my comments. Sincerely, Yvonne A. Greenbaun	
5/10/2021 10:14:52	Yvonne Greenbaun	301 East 66th Street, Apt. 9B, N	19math87@gmail.com	In opposition to the application		126
5/10/2021 10:17:52	Iris Palmer	315 East 65th Street	yami_mena50@hotmail.com	In opposition to the application	Construction will cast shadows over the school and park, plus it will add unnecessary traffic to the area. In addition, a level 3 Lab is dangerous for the safety of our community. Our residential neighborhood is already saturated with hospitals and not enough green area for our children. Parks and recreational areas are needed not more medical, lab buildings. This space is also to be rented out to for profit labs, the city is congested and this operations should be moved elsewhere.	127
5/10/2021 10:32:38	Richard Vella	863 Park Avenue, 4E	Richardjvella@gmail.com	In opposition to the application	The overdevelopment on the Upper East Side threatens to destroy our neighborhood. Zoning rules are there to protect the neighborhood and should be vigorously enforced not easily waived. Our elected officials need to uphold the zoning rules. I am dismayed that real estate developers get around the zoning laws to the detriment of the neighborhood. Why does this happen? Are they making large donations to our elected officials to get preferential treatment?	128
5/10/2021 10:40:24	Gail Theresa Katz		gailkatz@aol.com	In agreement provided the h	To maintain the "feel" of the neighborhood, a 5 story building is enough in height. We dont need another monster building.	129
					I am opposed to the application as it currently stands. Another high rise for wealthy tenants and real estate speculators is not in the community's interest. I am particularly opposed to yet another exception to our hard-won and necessary restrictions on building height. The expansion of the NY Blood Center's health and medical facility is highly important. I am in favor of a long-overdue modernization. If this cannot be funded through a private-public partnership between philanthropic individuals/foundations and bonds/ tax dollars, then the plan needs to be modified further.	
5/10/2021 10:50:24	Jane Lindberg	310 East 88th Street		In opposition to the application	I urge the Board to vote "No", and also urge the City Council and the Manhattan Borough President to be unequivocal in their opposition.	130

Timestamp	Name	Address	Email Address	Are you	Comments on the application	Submission Number
5/10/2021 10:51:33	Charles Klemballa	1725 York Ave. Apt 26E	Cfk141@gmail.com	Limited to the 5 floors fir blood c	Limited to blood center occupancy	131
5/10/2021 11:09:11	Jason Harvey	400 E 70TH ST APT 3005, New	jae.harvey@outlook.com	In opposition to the application	I understand the need to modernize the blood center building, however the size proposed , even with a buffer for growth is excessive in the extreme indicates that this to be more commercial rather than research focused. Further, the are more than enough buildings that are available for research. Again this seems to be a money making endeavor disguised as blood center research expansion at the expense of residents, the school students and one of the last all day sunlit neighborhood parks.	132
5/10/2021 11:11:11	Sheldon Silverman	333 East 66th Street, 5-H, NYC,	SheldonSilverman@rcn.com	In opposition to the application	As a resident of 333 East 66th Street continuously for over 40 years, I'm very disturbed regarding the Blood Center's plans to build a 30 story mid-block building on top of the Center, disregarding the present mid-block zoning laws. I have nothing against the Blood Center modernizing its present structure and even allowing an additional 3-4 stories, and still remaining in compliance with the spirit of mid block zoning. This 30 story structure is completely an abomination when there are other sites more suitable for the blood center. Why does 66th-67th Street need such construction in a residential neighborhood? Certainly, a commercial site would have less of an impact on an area that houses Julia Richman High School, St. Katherine's Park, NYC library, school buses dropping student off as well as pickups and residential buildings.	133
5/10/2021 11:12:33	BARBARA	NELSON		In opposition to the application	Very strongly oppose the application. In this area, large developments are not needed and only damage the environment and quality of life. Only the developer gains with income that is not reinvested in the neighborhood.	134
5/10/2021 11:12:34	Diane Smykowski	315 East 68th Street Apt. 8R, N	dsmykowski@gmail.com	In opposition to the application	The proposed expansion of the Blood Center cannot be allowed. First, the impact that it will have on our neighborhood school and playground will be devastating. This is an already extremely busy area and specifically, street. Second, the precedent it sets for mid-block expansion in our city is dangerous.	135
5/10/2021 11:16:18	John D Chu	130 East 67th Street Apt 11E NY, NY 10065	johnd.chu@juno.com	In opposition to the application	All neighborhood residents of NYC should be alarmed by this precedent-setting, city-wide threat to R8-B.	136
5/10/2021 11:18:32	Carole Durso	444 East 84th Street, NY, NY	Cdursoj@gmail.com	In opposition to the application	These facilities should be above East 96th Street	137
5/10/2021 11:39:04	Janet Nonamaker	412 East 65 St. #3D	jnonamaker@gmail.com	In opposition to the application	I think it would be a huge mistake to allow them to build more than a 6-story building that would be in keeping with the neighborhood and not violate the zoning law that has stood for years to prevent building high rises mid-block. Allowing them to disregard this would be opening a big can of worms and every builder in town will be asking the same. We cannot allow this to start.	138
5/10/2021 11:46:41	Lynn Vera	315 E 68th Street, Apt. 7E New	lvera@gmail.com	In opposition to the application	I am opposed to the construction of this monstrosity at the proposed location. It does not increase the useable space for the blood bank, and it violates mid-block zoning. The street cannot handle the additional traffic. The schools and park located across the street will be permanently and irrevocably negatively impacted by being in it's shadow and overwhelmed with the additional traffic and usage.	139
5/10/2021 11:55:08	Alice Perdue	315 East 65th Street, ny, ny 100	alicemperdue@gmail.com	Ok with scaled back version.	The last thing we need is more office space in Manhattan! A smaller version (fewer floors) of the proposal would be okay with me.	140
5/10/2021 12:38:45	Jeannine Dominy	219 East 69th Street	jeannine.dominy@gmail.com	In opposition to the application	St Catherine's playground is a center of the neighborhood and should not be cast in shadow. There are enough massive buildings in the area that have gone up for Sloan Kettering and the complex of hospitals without another one right by the playground, school and library.	141
5/10/2021 12:46:14	Robert Santelli	1060 Park Avenue	rsantelli@yahoo.com	In opposition to the application	the application of the NY Blood Center is totally out of scale with the neighborhood and with what is needed for the Center to carry out its mission. They themselves admit they will not be using most of the space but will be renting it out. Do not allow this rezoning. Thank you. Robert	142
5/10/2021 13:30:31	A Grossman	400 East 67th street	alij@optonline.net	In opposition to the application	I think it absolutely insane that a large small blood bank with a dangerous element be built in this location, towering over a playground that both my children grew up in. Not only is an eye sore, it's next to a school and public playground and is dangerous for the neighborhood.	143
5/10/2021 13:36:23	Barbara R. Rauch	177 East 75th Street - New York	batyar1136@gmail.com	In opposition to the application	1.) The size of the building is completely out of context with the surrounding neighborhood. 2.) It will cast shadows on surrounding streets and neighbors of sun and light. 3.) It will increase foot and automobile traffic enormously. 4.) The Blood Center can accomplish its mission of additional research facilities in five floors, as demonstrated in their own architectural plans. It will remain within easy access to other medical and research facilities. 5.) The neighborhood does not need more residential space; it certainly does not need a building that will create disastrous environmental, spatial, and quality of life changes.	144
5/10/2021 13:39:13	Edward Butler		epb223@gmail.com	In opposition to the application	The proposal is wildly out of scale on a residential midblock, dramatically curtailing light and air. The large-scale commercial uses and laboratories entailed by the proposal are also antithetical to the modest services and shops appropriate and necessary to residential neighborhoods. And what is the use of creating hundreds of thousands of square feet of office space when the city is in a commercial real estate crisis? I have grave concerns as well about the biosafety level 3 labs, which the Board of Health states pose the potential for "catastrophic consequences", a status which ambiguously applies both to the Blood Center itself and the tenant spaces on the upper floors. Why is this project being undertaken, when the Blood Center itself has stated that its programmatic needs can be met by rebuilding within the existing zoning envelope? Indeed, most of the building would be controlled by a for-profit real estate firm based in Boston, with the Blood Center occupying just 35% of the space. In short, the proposed project would be an unnecessary and unjustified blight on the neighborhood.	145
5/10/2021 14:06:59	Christine Kulisek	322 West 104th Street, NY NY 1	ckkulisek@gmail.com	In opposition to the application	I oppose the building of this tower. The character of the upper east side has suffered enough in the last 50 years. Huge towers have robbed the neighborhood of light, created traffic congestion and increased the disparity of wealth and poverty. Moreover construction would set a negative precedent by rezoning from R8B, which was created to prevent huge buildings from being built mid-block in residential neighborhoods.	146
5/10/2021 14:17:06	Mimi Lamia	315 East 68 St, NY NY	lamiadom@gmail.com	In opposition to the application	I am vehemently opposed to this proposal for many reasons: *Blood Bank does not need any more square footage than they currently occupy. *We do not have any assurances that balance of space will not be leased to companies conducting bio lab experiments *the proposed building will cast shadows on St Catherine's Park which is one of the few playgrounds in the area and is very well attended by the neighborhood *proposed building will cut off sunlight to Julia Richmond high school *it will make our area much more congested than it already is. Traffic is at a standstill as it is *we live in the 21st century with unprecedented quick & effective digital means for instant communication which precludes having to be within walking distance of our hospital & research facilities. NO NO NO!!!	147
5/10/2021 14:24:14	nancy ploeger	315 E. 88th Street	auntnp@gmail.com	In opposition to the application	The rezoning of the site from an R8B to a C2-7 district would open the door for future projects looking to add height and density to other midblock sites, without any benefits to the surrounding community and would block a beloved park. Our children, families, and seniors should not have to pay the price for inappropriate developments that fail to engage or serve the communities around them.	148
5/10/2021 14:24:49	Jos Prikazsky	315 E 68th Street	jos.prikazsky@gmail.com	In opposition to the application	We have zoning laws (or any type of law for that matter) for a reason. This project is an egregious attempt to BREAK those laws. This proposal is not slightly illegal, its disgustingly illegal. Its not even close to current zoning laws and would be a huge tragedy if our elected officials let this monstrosity be built. The local community is CLEARLY united in its opposition to this project, and expects its elected officials to support its views. Its unclear to me why this has even progressed this far.	149
5/10/2021 14:31:36	Hilary Rosa	315v East 68 Street, NY, NY 100	hilaryrosa@gmail.com	In opposition to the application	Development not only goes against local building height restrictions it will alter the culture of the residential neighborhood.	150
5/10/2021 14:38:45	Stephen Lamia	315 East 68th Street	lamias@earthlink.net	In opposition to the application	The impact of such an enormous structure on 67th Street is greatly negative. The shadow cast on St. Catherine's Park will negatively affect the flora planted for our enjoyment, the sunlight in which children play, the traffic on the street & its proximity to Memorial Sloan Kettering's Emergency Room, vehicular traffic in general. A tremendous fear is potential biohazardous material that may be stored in the proposed building.	151
5/10/2021 14:59:43	Susan Eiman	50 West 96 St	sue.eiman@gmail.com	In opposition to the application	I do not think issues of noise and safety have been adequately addressed considering the location next to a school, park and library. I am also against changing the mid-block zoning to allow for such an extremely dense and tall building and for a use that is not in keeping with the neighborhood.	152
5/10/2021 15:14:48	Sheila Kendrick	10 West 66th	SaveCentralParkNYC@gmail.c	In opposition to the application	It is unconscionable that the City would allow the loss of another park. The park will lose almost all the sunlight during the after school hours when it is used the most. This is the only park within a mile and it is critical for the mental and physical well being of the neighbors. When will government serve the people over profit? The time to protect our environment for the common good is now.	153
5/10/2021 15:21:29	ANDREW L BROOKS	315 East 68th Street NY NY 100	andrewbrooksnyc@gmail.com	In opposition to the application	I would like to add, especially to those in favor of this project, that being opposed to the project is in NO way a rejection of the Blood Center's mission or the good they might do. This is a zoning/land use decision and a debate over the collateral damage to the residential neighborhood this project will cause as well as the precedent set by permitting a mid-block development of this nature and scope.	154
5/10/2021 15:22:08	Natalie Richstone	6320 Dieterle Cres, Rego Park	nrichstone@aol.com	In opposition to the application	On a separate note, I am curious as to whether the ball courts just East of JREC are considered part of St. Catherine's Park when evaluating environmental impact. Those ball courts are definitely a neighborhood recreational space and should be considered as such.	155
5/10/2021 16:27:54	ROBERT S SILBERSTEIN	409 E 74 STREET	robssilb@aol.com	In opposition to the application	As a former resident of the area as well as a former board member of Community Board 8, I am strongly opposed to this intrusive and unnecessary construction, which requires a complete breach of long-established midblock zoning laws. These laws exist for very good reasons such as protection of light, air, and overall quality of life.	156
5/10/2021 17:12:49	Debbie Sanders			In opposition to the application	In addition to the affected tenants residing in the area, the project would have a serious negative impact on the students of Julia Richman High School right across the street as well as the adjacent park. In addition to negative impact on light and air, this oversized project would subject students and teachers to dangerous pollutants, noise, and excessive traffic that will be much greater than if the project remains within current laws.	157
5/10/2021 17:13:17	Debbie Sanders			In opposition to the application	Although the project contains the sympathetic word "blood" in its title, the additional floors have nothing to do with the Blood Center's charter. They will exist only to enrich the developers as I understand this project. Please vote to reject this project, which will cause extreme hardship and provide no benefits for the community.	158
5/10/2021 17:19:38	adele desantis	200 east 94 st, ny ny 10128	adeledesantis@aol.com	In opposition to the application	Thank you.	159
5/10/2021 17:29:19	Alyson Gindi	333 east 66th st	Alygindi@gmail.com	In opposition to the application	The structure is too large for mid block development.	160
5/10/2021 17:39:00	Alison Bell	315 E. 68th St. Apt. 13K, NY N	alisondbell@gmail.com	In opposition to the application	There are very few neighborhood playgrounds. Please protect the sunlight at St Catherine's playground There are very few neighborhood playgrounds. Please protect the sunlight at St Catherine's playground	161
5/10/2021 17:40:31	Barbara Singer Zalkan	319 East 24 St., #3A	barbara@barbarasinger.com	In opposition to the application	Simply put, this does not belong in this community. It is disruptive of the local architecture and an eyesore to the community. We must preserve middle class housing in Manhattan.	162
5/10/2021 17:49:23	Gail Kraushar	309 E. 87 St.	gbk309@gmail.com	In opposition to the application	I am strongly opposed to the Blood Bank Tower expansion project. The building proposed does not fit a residential neighborhood and will not be a benefit. This will only increase traffic and congestion in the neighborhood. It will ruin the park with shadows and will be a detriment to the neighborhood.	163
5/10/2021 17:59:46	Judith Squire	315 E. 68th St., Apt 12-O New Y	judisquire@hotmail.com	In opposition to the application	This massive Longfellow Tower is illegal with the current zoning -- that should be enough to stop it right there - but we are still talking about it. Still fighting it. As the local community and residents have repeatedly said, the NYBC can build an "as of right" building that would meet their needs and enable them to continue to do the work they have done for so many years. The argument that they need to build this egregious tower here to do work with nearby hospitals has been thoroughly refuted - by letters from medical researchers that have clearly stated that research takes place all around the world and it does not require facilities to be mere steps away. Further review of the Blood Center research that is posted on their website cites studies done primarily OUTSIDE of the five block radius that they say they must have. People have said that the NYBC is a good neighbor - in my view that is not true. In my opinion the NYBC along with Longfellow and Kramer Levin have been downright unneighborly. When have they reached out to the community? (And please do not count "friends" of St. Catherine's Park - they are no friend to that green space.) Have they consistently attending meetings of the CB8 to answer questions, hear the concerns of the residents who live in this residential community, have they agreed to do a shadow study on JREC (even though it is not required) as they were asked to do? I feel duped by them and this whole process. Clearly the fast push for this building is on some agenda - not sure why or how - but the voices of the people that will have to live with the park in shadows, the school in darkness, a nightlight of a building shining 24/7 for 30 blocks because the NYBC wants new offices built but with an extra 30 floors on top?? Can any financial arrangements be disclosed? Can anyone say if the building will even get rented? Are there any facts that can be shared with the people that will have a tremendous, unwieldy, unacceptable commercial tower thrust into their neighborhood??	164
5/10/2021 18:23:37	Dona Munker	166 East 61st St. (@ Third Ave.)	dmunker@earthlink.net	In opposition to the application	I am opposed to Longfellow and The Blood Center's case because it violates the basic human needs and rights of men, women and children for light, clean air, and safety in this neighborhood and beyond. It is based on contempt for people not respect. It does not represent how New York City and America should be today and in future. It is based on the greed for profit of some powerful, selfish individuals. Deny it!	165
5/10/2021 18:25:13	Donna Abbaticchio	201 East 66th Street, NYC 1006	dabbati@aol.com	In opposition to the application	The midblock height restrictions are the only rules preventing the total decimation of the character of the Upper East Side. This project will set a precedent of allowing taller buildings midblock, further overcrowding and overburdening our neighborhood, blocking out more natural light and bringing in ever more noise and pollution. There should be no exceptions allowed to this zoning law! This project does not meet zoning regulations for a mid-block building in our neighborhood and is really a speculative real estate transaction for which the blood center will get new premises with less space than they currently occupy. The shadows on the school and St. Catherine's Park, the increased traffic and workers create a development inappropriate for this location and detrimental to the neighborhood. There are other locations on the East Side more appropriate for this project.	166

Timestamp	Name	Address	Email Address	Are you	Comments on the application	Submission Number
5/10/2021 18:29:35	A Grossman	400 East 67th street	alij@optonline.net	In opposition to the application	I think it absolutely insane that a large small blood bank with a a dangerous element be built in this location, towering over a playground that both my children grew up in. Not only is it an eye sore, it's next to a school and public playground and is dangerous for the neighborhood.	167
5/10/2021 18:55:55	Chantal Wittman	301 East 66th St Apt 17K New York	chanandbob@aol.com	In opposition to the application	The proposal of this new building is a disaster to the area and to our neighborhood on so many levels. I am in full opposition to the building of such a big tower in this area and find nothing positive that will come out of building such a monster building next door to us. I have been on east 66th st next to the blood center for over 30 years , have raised 2 children here & do not want to see the park , the schools and the building I live in suffer because of this proposed monstrosity of a building that has no business being built on the upper east side. Many other places to build this than on East 66th st. !	168
5/10/2021 18:56:48	Robert Wittman	301 East 66th St Apt 17K	bobbywittman@gmail.com	In opposition to the application	Strongly opposed to the building of the new blood center.	169
5/10/2021 19:42:48	Garrison Pease	404 E 76th St	garrisonpease@gmail.com	In favor of the application	The Blood Center needs to modernize and expand just like any other medical facility. Eventually the blood center will require even more than just 5 floors, further legitimizing the "many" added floors for tenants. UES is home to Lenox Hill Hospital, a prestigious hospital as part of Northwell. The UES can handle and should welcome an updated and fully modernized medical facility, even if it is "mid-block." Where else can the blood center expand besides up?? Should it expand sideways instead and take away the park? Should it leave UES and take economic benefits to UES somewhere else instead? Yes. Keep blood center here. Allow blood center to expand. Allow blood center to make an even better economic impact on UES with the increased daytime jobs added to the community. As a physician, I know very well the of the blood center to all local hospitals, during time of pandemic, before and after, too. Surgeries depend on blood. Cancer patients depend on blood. Trauma patients depend on blood. The list goes on. Sincerely, A physician living in UES	170
5/10/2021 19:48:56	Elizabeth Weisser	345 East 69th.	eaw.in.nyc@gmail.com	In favor of the application	I think this building will be an excellent addition to our east side medically focused building. It will also be filled with people who will shop and eat in our area helping our businesses to stay strong. It will give people a reason to come uptown. There are lots of subway and bus access. Welcome to the neighborhood.	171
5/10/2021 20:22:21	eileen slater	420 east 72 street	eslat420@aol.com	In opposition to the application	I am opposed to the construction. The blood bank can do with a 6 story building which will not over power the neighborhood.	172
5/10/2021 21:05:49	Eric Moreno			In opposition to the application	This is unnecessary, and will eventually make all involved go bankrupt.	173
5/10/2021 21:36:28	carmen Gregor	160 E 65th street Apt 14E	gregor.c.im@tuhs.nyc	In opposition to the application	Hi, I am Carmen Gregor. I am currently a sophomore at Talent Unlimited High School. I think that the construction of this huge building is going to hurt the little kids and the rest of the students within the Julia Richman Complex. I think that this is wrong. In the summer there will no longer be any sun inside the park behind the school building. This means that in nice sunny weather the children will not be able to enjoy the sunshine. In the winter most of the days are dark and in a cloud. The sunny days are the only days the kids can go outside so by taking away the sun, we limit even more the days that they can go outside.	174
5/10/2021 23:38:31	Leonard Genovese	401 E74th Street Apt 2C, NY NY	lengenovese@yahoo.com	In favor of the application	From what I have seen in the drawings, plans and renditions of this development I think it would be positive for the neighborhood. This is currently not a very nice block in terms of architecture and the nature of the buildings and this would be an improvement. Yes some shadows but I think the issues here are significantly overstated. We can also use additional housing - even if market or higher end as we come back from Covid. It is important we continue to improve the area and develop new buildings that are visually pleasing, add to the tax base and improve the area. Also, don't underestimate the positive tax impact. Our property taxes have been skyrocketing and increasing the number of apartments and value will help broaden the base. In summary it is a good looking design, needed in the area, broadens the tax base and add improves over what is currently in the area. I am in favor of the development and addition to our neighborhood.	175
5/11/2021 8:08:30	Katherine Post	168 East 74th St	katherinpost168@gmail.com	In opposition to the application	Not right for this neighborhood	176
5/11/2021 8:23:29	Mark C Huggins	172 E. 90, 10128	himarkch@gmail.com	In opposition to the application	I strongly oppose any concessions or variances for the Blood Center's current over-development proposal. I appreciate that council-member Ben Kallos has consistently opposed neighborhood over-development and the powerful real estate lobby. He was an UES champion for the new zoning to stop the supertalls and out of context structures. This is another example of a developer trying to get special concessions under the guise of a non-profit (similar to neighborhoods hospitals and schools), yet it is for their pure profit. This proposed large development sits just south of a neighborhood park and will block the park's sun in the afternoon. This is what's happening in Central Park with the Billionaire's Supertall structures. The buildings cast long shadows in the park and have reduced the temperatures. I would hope that you would deny this application and be respectful of the neighborhood community and its historic past. Please fight this over development and protect our community. The massive out of context building will add to the destruction of the mid-blocks and the neighborhood's character. Not only will the kids who play in the park and neighboring resident suffer, but also the entire city will suffer the environmental consequences of another massive building to benefit greedy developers. Regards, Mark East 90th	177
5/11/2021 9:29:02	Linda Rizzuto	333 east 66th street	Lmr348@gmail.com	In opposition to the application	As a resident for over 40 years I am opposed to breaking the zoning laws that keep a neighborhood just that... a residential neighborhood. A wonderful new Blood Center structure (within zoning regulations) would be welcomed but a Monster Commercial Building that will devour our community is not OK.	178
5/11/2021 9:51:36	Ursula Eagly	3351 80th Street, Jackson Heights	ursula.eagly@gmail.com	In opposition to the application	New York City schools have to fight for everything, even sunlight! Please prioritize schools, children, and community in this neighborhood, NOT business interests. Please keep a small corner of Manhattan livable. Please vote NO to fundamentally changing the character of this neighborhood, to casting a huge shadow over the school and the park, to a huge increase of traffic in the neighborhood. I have been a part of this community since my son started attending kindergarten at the Ella Baker School in 2017, back when the Blood Center was trying to force schools entirely out of the JREC complex and take it over for their needs. This neighborhood is NOT the place for a giant medical industrial complex. It is a place for families. It is a small corner of Manhattan that is still livable and people-sized. No thank you to high-rises, gentrification, and forcing people out.	179
5/11/2021 11:56:20	Ben Weintraub	136 East 76 Street	benweintraub@yahoo.com	In opposition to the application	Approving the Blood Center's proposed expansion will have a devastating effect on the Upper East Side. If approved, other Upper East Side mid-block property owners will become highly incentivized to partner with life-science entities to seek additional zoning height variances. Please vote against the application.	180
5/11/2021 12:31:44	olivia prikazsky	315 East 68th Street Apt 6H	olivia.prikazsky@gmail.com	In opposition to the application	The zoning is in place for a reason - to protect the integrity of the neighborhood. This proposed change will not only negatively impact everyone who lives, works and learns in the vicinity but it sets a dangerous precedent in our city.	181
5/11/2021 12:37:05	Linda	Stewart	e-line@earthlink.net	In opposition to the application	BIOHAZARDOUS LABS: THE ACCIDENT WAITING TO HAPPEN Though the Blood Center and its developer neglected to mention it in their initial application, it eventually came to light that its tower would be accommodating laboratories classified as BSL-3-- or, to put that in English, Biosafety Level 3. As defined by both the CDC and the NIH, BSL-3 labs are high-containment labs that do on-site work involving highly contagious "agents with a known potential for aerosol transmission--agents that may cause serious and potentially lethal infections." And just to restate that: Infectious and potentially lethal pathogens that might be released into neighborhood air and transmitted to anyone who happens to breathe. Of labs such as this, a 2016 Department of Health paper (1) stated what seems to be fairly obvious: That "an accident in a New York City-based high containment research laboratory could have catastrophic consequences, given the population density... in Manhattan..." And accidents do happen. As the same paper notes, pathogens causing anthrax, ebola, avian flu, and melioidosis ("a severe disease of animals and humans") have escaped from containment at other such labs. There have also been some notable near-misses (a power failure during a lightning storm at a CDC lab that shut down the negative pressure system) and examples of astonishing human error (a U.S. Government lab that "unknowingly shipped live anthrax spores on 575 separate occasions to laboratories worldwide in the course of a decade.") It is therefore unfathomable that the city would so blithely allow such a lab in immediate proximity (in fact, within yards) of thousands upon thousands of neighborhood residents and additional thousands of children at the schools. This seems to be rank environmental malpractice. (1) New York City Department of Health memorandum, as attached to the February 22, 2021 letter from Borough President Gale Brewer. All facts asserted here are documented and carefully footnoted therein.	182
5/11/2021 12:37:17	Rebecca Weintraub	401 East 74th Street	RSWinNYC@gmail.com	In opposition to the application	As a member of this community, who grew up playing in St. Catherine's Park and who is raising her son to play outside in our wonderful park as well, I can't possibly support any project that would remove the sunlight and life from our neighborhood. Additionally, I believe that this rezoning would set a dangerous precedent for our neighborhood and the city at large, putting our precious outdoor space in danger of extinction.	183
5/11/2021 12:38:40	Harriet Bell	315 E. 68 Street, NY 10065	harrietbell@verizon.net	In opposition to the application	Three major hospitals, one educational complex with schools, crosstown buses on 67th and 68th, ambulances every hour on those same streets, infrastructure that can't handle more people. These are just some of the reasons that this absurd building shouldn't be erected. The main purpose of this building is for office space, not additional room for the blood bank. Please get this store to the media.	184
5/11/2021 12:53:13	Charles Allenson	315 E 68th St, New York, NY 10065	wordwiz10065@gmail.com	In opposition to the application	Clearly the developers have are interested only in filling their pockets with no regard to how this monstrosity will make living here unsafe. It will over stress already stressed bus and subway lines. The additional car and pedestrian traffic will impede ambulance response putting lives in jeopardy. St. Catherine's Park is already overflowing with hospital workers and school children. Again, profits over people.	185
5/11/2021 12:59:33	Erik Antokal	243 W 20th Street, New York, NY	EANTOKAL@NEW-NYC.ORG	In favor of the application	Nontraditional Employment for Women (NEW) Testimony Before Community Board 8's Land Use Committee May 12, 2021 •My name is Erik Antokal with Nontraditional Employment for Women. We are a New York City nonprofit dedicated to transforming women's economic stability and power through trade careers. •As you probably know, these union apprenticeship career paths in the building trades have been historically less accessible to women, yet they offer perhaps the most upwardly mobile career for workers without a college degree. •We work in partnership with New York's construction unions and real estate industry to open career pathways – placing and retaining low-income women in trades careers through time-tested training programs and commitments from organizations like the New York Blood Center to ensure women are represented in their construction workforce. •In the last ten years alone, NEW has placed 3,000+ women in middle-class careers. •This year, we at NEW are celebrating ten years of our NEW Signature Projects Program, which encourages developers and contractors to set and achieve diversity goals on their projects. We welcome the New York Blood Center's agreement to become a NEW Signature Project, and we are grateful for their commitment to a 15% work-hours goal for female labor, which, when implemented will help to counteract some of the inequities and implicit biases in the industry. •More importantly, this goal will advance equitable gender representation through the construction of Center East, a proposal we believe will help launch and enhance the trade careers of dozens of tradeswomen, as so many other NEW Signature Projects have done over the last decade. •This project will also generate employment for local residents in the trades, with about fifty NEW graduates hailing from Upper Manhattan each year. •Thank you for the opportunity to voice our support for the New York Blood Center's proposal.	186
5/11/2021 13:24:18	Kathy O'Connor	315 East 68th Street, New York, NY	kocfa@yahoo.com	In opposition to the application	The proposed request to "re-zone" and to build a large tower in a neighborhood that services four busy hospitals with ambulance traffic, several schools, a playground, a crosstown bus is egregious. The Blood Center/Longfellow is attempting to utilize political favor to steal valuable air rights from the neighborhood, citizens and students. The tower is harmful to the community and environment.	187

Timestamp	Name	Address	Email Address	Are you	Comments on the application	Submission Number
5/11/2021 13:28:01	David Fortunoff	333 East 69th Street		In opposition to the application	In my capacity as President of 333 Tenants Corp., a 114-unit residential co-op building located at 333 East 69th Street, New York, I write this letter of opposition to the New York Blood Center's proposed rezoning and expansion. As you are aware, the proposal seeks to allow a 600,000 square foot commercial building in a residential midblock street. The proposed 334-foot-tall building is expected to have floor areas the size of the Empire State Building and would be 4.5 times taller than the 75-foot height limit allowed by the current R8B zoning-- zoning that was designed to preserve access to light and air, especially considering that the location is directly across from six schools in the Julia Richman Educational Complex and St. Catherine's Park, one of the only open spaces in the neighborhood. This structure would diminish the light in the park during the afternoon that is essential to the health and safety of neighborhood children playing in the park. Inasmuch as this application would set precedent that is highly detrimental to mid-block R8B zoning, we must strongly oppose its application. Finally, I note that the Blood Center would occupy just 35% of the proposed building space. Accordingly, the expanded space, as proposed, is not essential to the Blood Center's core mission which certainly could be adequately served by a much smaller "as of right" development.	188
5/11/2021 13:38:30	Irene Decosta	301 East 66 Street #8P	iranedecosta@gmail.com	In opposition to the application	No	189
5/11/2021 13:43:36	Monette Moradi	355 East 72nd street apt 3J	Monettem97@gmail.com	In opposition to the application	How come Longfellow is having their application approved when they do not bother to show up to committee meetings. Unless they are present to show their case they should not be allowed to build	190
5/11/2021 13:55:57	Sarah Rosenwald	326 E 78th St New York NY 100	snrosenwald14@gmail.com	In opposition to the application	MSK patients and employees rely on the park for a reprieve from hospital life. It wouldn't be the same without the sunshine. Please don't put up a tower that would ruin our park.	191
5/11/2021 14:15:08	Adam Kaye	301 E 66 ST	Akaye1@gmail.com	In opposition to the application	I will be speaking at the event to show my strong displeasure with the proposal to destroy the one playground this community has. I'm not opposed to NYBC upgrading and expanding its facility, including additional floor space, but I strongly object to their project proposal, made along with developer Longfellow, for a Life Science "hub" above the NYBC site. The granting of midblock rezoning in a residential area to allow for the 334 foot commercial tower sets an unfortunate precedent not only for our community but for all residential neighborhoods in the Upper East Side. The commercial labs will likely bring increased traffic and the height of the building will reduce natural light in the area. Less than 1% of the UES land area is park and open space which is so precious to residents here and needs to be preserved. I have great concern that the very tall NYBC "hub" will cast a shadow on St. Catherine's Park for a good part of the afternoon when people, especially children, use the park. I'm also concerned about the adverse effect such a shadow will have on the trees and other vegetation in the park.	192
5/11/2021 14:20:43	Esther Frederiksen	404 E. 66th St., apt 8B, NYC	efrederiksen1@gmail.com	In opposition to the application	I am surprised and disappointed that the up-until-now nonprofit NYBC has decided to go for profit with commercial partners in the "hub".	193
5/11/2021 14:42:17	Alison Bell			In opposition to the application	Hello. I did write an earlier paragraph regarding this project and the rezoning of the mid-block and my opposition to permitting this tower to flout the rules to be built. The re-zoning should not be allowed. Period. End of story. Yet, I have another issue in addition to the zoning laws I would like to also make known. This tower (if built) will also produce light pollution in a predominantly residential community. From the presentations by the developer we have learned that life science buildings, and the researchers and labs they contain, will require lighting in those labs to be continuous. That is a lot of light being thrown by a 33 story tower next to many, many small, medium and large apartment houses -- a lot of light to be shining 24/7. Has there been an impact study done on how far and wide those lights will travel - at one Community Board 8 meeting someone mentioned that it will be seen for 30 blocks. That's a lot of folks being affected by this one building and disrupting lots of tax paying citizens. A lot of light. So, the plan by Longfellow - and I think I have this right - is to shade a park and school by day and light up the skies by night. Seems fair to do to a large number of hard-working students, teachers, seniors, families, kids, all citizens of a city that folks say "may never sleep" but hey they might actually want to!	194
5/11/2021 15:02:44	Bruce and Janetta Lee	115 East 67th Street, New York,	janettamlee@gmail.com	In opposition to the application	Dear Community Board 8, You have requested public comment on the plan submitted for the expansion of the blood bank, which we object to or a number of reasons. First of all, the expansion would violate current zoning laws. It creates a host of new issues for the current neighborhood, including increased traffic on the southeast corner of 2nd Avenue and 67th Street, which is a disaster area by itself already. The plan would also increase the bumper to bumper east-west traffic along 67th Street that serves fire trucks, police vehicles, ambulances, Fox TV trucks plus a bus line that links the east-west side of the City. The illustration showing the proposed front of the Blood Bank is misleading. It shows a wide 67th Street when it is really a single lane most of the time with cars parked on both sides of 67th Street. It recently took us nearly a half hour to drive from York Avenue to Third Avenue. The illustration also fails to show the entrance-exit plans for the building or the plans for waste management, garbage and fuel delivery. The illustration showing the building as a whole is also misleading in that it doesn't show its linkage to the proposed Hunter College Medical School and its Nursing Building. Most worrisome, perhaps terrifying, is the plan for the blood center to advance its research into diseases such as Covid-19 and other infectious diseases. We do not deserve such a program in such a dense area of Manhattan. The potential for a disaster of epic proportions is too great. Consider why Plum Island is located out at Montauk in Suffolk County. It's not because these diseases are a playground as some people wish you to believe. We have lived in this neighborhood for more than 40 years. We have witnessed the degradation of the quality of life in this area. The project as proposed will be controlled by a semi-governmental operation known as Hunter College. They are not a good neighbor. They never clear their sidewalks if it snows on a weekend, for example. They block the streets with food trucks and vendors This project must not go forward. Respectfully, Bruce and Janetta Lee 115 East 67th Street Tel: 212 861 2984	195
5/11/2021 15:32:16	Daniel Goldhagen	333 East 68th Street, Apt 5F; N	dcg10065@nyc.rr.com	In opposition to the application	I am strongly opposed to the NY Blood Center's current proposal to build a 334-foot structure to replace its current structure with the "for-profit" real estate developer, Longfellow. My position is predicated on the significant impact that this proposed structure will have on our community as well as Julia Richmond Education Complex and Saint Catherine's Park. The current traffic congestion is fraught with danger as emergency vehicles (including ambulances, fire trucks, and police) are currently challenged to respond to many calls in a timely manner which place many of us at risk. We have already had 2 fires on 68th Street where I live in the past 4 years due to electrical fires. Having a 25 year in Risk Management, I don't view the New York Blood Center immune to this risk. Should an accident occur that necessitates immediate action at the New York Blood Center, timeliness will not be on their side and this is particularly critical given the fact that they plan to have BSL-3 Labs as part of the proposed structure. Should such an event happen (which is plausible) the impact will be catastrophic for residents in this community due to the inability to quickly respond to the emergency. The New York Blood Center has many options other than the one that is proposed. They can build an as-of-right structure which would give them more building space than currently proposed in a shorter time. They could also relocate to a premises in NYC or elsewhere that is more in keeping with a commercial tower. Unfortunately, the residents, students, and children that play in Saint Catherine's Park have no options other than to relocate. As elected officials ponder the loss of residents to NYC and the NY State to other locations in the country, they should think clearly that their decision is one of "Quality of Life" for Residents over Commercial interests. A vote in favor of this project is clearly a win for Commercial interests as this project will open up the door to other infractions of other mid-block zoning at the expense of the residents of the community not only here but other parts of the Upper East Side as well as Upper West Side.	196
5/11/2021 15:32:50	meghan coyne	301 E 66th st #7N, New york, NY 10065		In opposition to the application	Thank you for your consideration. The block/ park will become heavily shaded. I choose to move to this block/ apartment because of the great natural light and city views it has.	197
5/11/2021 15:48:56	Ruth Kilstein	188 East 64 St., Apt.2704	ruthkilstein@verizon.net	In opposition to the application	The current zoning law should be followed. There's no need for a mid-block tower that would change the neighborhood, and would block the sun from the nearby park that's such a haven for children and people of all ages.	198
5/11/2021 15:49:24	Kate Sheahan	399 E. 72nd Street	ksheahan710@gmail.com	In opposition to the application	There is NO NEED for the proposed zoning change! I am TOTALLY opposed to the proposed structure when there are excellent options to improve the blood bank facility without ruining this neighborhood!!	199
5/11/2021 15:49:37	Julie McMahon, John Sorensen	301 East 66th Street, NY, NY	jmprcmahon@mac.com	In opposition to the application	To Whom it May Concern: We are Julie McMahon and John Sorensen, residents in apartment building 301 East 66th Street. We are writing to you in opposition to the proposed expansion of the NY Blood Center for the following reasons: 1. This is a residential neighborhood. This building is not a mid-block building; rather it is a mid-town building. Adding 3000 daily employees would change the nature of this lovely section of town. 2. As an employee of Memorial Sloan Kettering Cancer Center and the increase traffic will make it more difficult to navigate the street, creating a dangerous commute back and forth to work. We already have a firehouse, police department, Hunter College and multiple hospitals in our neighborhood. We do not need larger buildings!!! The area is dense enough as it is. 3. East 66th Street, already suffers from the smells and dangers of the current Blood Center waste removal and now fears a catastrophic increase in waste products will render this street and the general area dangerous and virtually unlivable. 4. The proposed Tower is projected to take more than 4 years to build, requiring the Blood Center to operate for many years from another site, demonstrating that any claims the Blood Center desperately needs expanded space are false and misleading. 5. The proposed tower lights that will be illuminated 24 hours per day is not acceptable in a residential neighborhood. 6. The noise from the mechanical floors will effect my husband's work-from-home comfort/environment. 7. We love our apartment for the abundance of sunlight, and the lack of sunlight from the additional floors will depreciate the value of our apartment. 8. Finally, there is absolutely no benefit to be found from this Tower for anyone who lives on the UES. The only beneficiaries are the developers, the Blood Center and, unless any one is unaware, the mayor. Sincerely, Julie McMahon John Sorensen	200
5/11/2021 15:52:28	KIM H HURT	301 E, 66th St Apt 2F	Kimhurt@aol.com	In opposition to the application	If the Blood Bank presently has all the needed space for its use, why asking for more just to turn it into rentals? As we look around, several blocks on 1st Avenue are being razed, no doubt for residential buildings while large empty spaces on Second Avenue beg for rentals. This neighborhood has preserved what it is supposed to be : a neighborhood, which gives it its character of next-door-small community to its residents. Small shops are being patronized daily in lieu of mammoth galleries. Hotels in the neighborhoods are offering special promotions to fill their empty rooms. Other residential and office buildings around advertise spaces for rents. Our own apartments, without doubt ,have lost value with the Covid-19 pandemic and the exodus of UES families to their Summer residences! It seems shortsighted ,reckless and totally against all reason and logic to want to add more living quarters to rent out and high floors to a street that had succeeded for all those years to maintain a cozy ambiance while squeezed between several Avenues of high intensity traffic. Is it for additional space just to rake in rent money that the Blood Center seeks to impose its selfish, frivolous cupidity on the rest of hundred thousands of in- residence occupants?!?.Let's leave room for air and sun when climate is finally being studied and modified, with living habits adjusted away from any unnecessary crowding.. Thank you	201
5/11/2021 17:15:10	Antoinette Gregg		agregg@theknowledgehouse.o	In favor of the application	My name is Antoinette Gregg. I am the Communication Manager for The Knowledge House. We are a nonprofit organization that focuses on expanding employment opportunities and access to the tech field for high school students and young adults across the city. Since 2014, we've served over 1,750 students. We see the Blood Center's proposal to expand its facility not just as a project that positions New York City as a leading life science hub, or generates thousands of new jobs-- but, as a major workforce development opportunity for young people interested in the STEM fields like those we serve. The Blood Center's Center East proposal would double the Blood Center's capacity for research and blood collection at a time when our city desperately needs space for both; but it would also enable the Blood Center to form more workforce partnerships with organizations like ours that create access to high quality jobs for our students, helping bring more diverse representation to the professional tech and science communities in New York City. Having access to a diverse field of talent is essential for all successful industries. Students and young professionals from diverse racial and socioeconomic backgrounds will play a pivotal role in the future development of the STEM fields -- and a campus like Center East provides essential space for nurturing this talent. The Blood Center's proposal would provide our students career-building opportunities in a state-of-the-art facility with world-class practitioners, strengthen our city's STEM workforce, and help to alleviate the inequality of opportunity that currently exists for far too many young people in our city. I support the Blood Centers proposal as a project that will not only help with our city's recovery, but expand career opportunities and promote equitable access to the life science sector at a time when that industry is positioned for growth.	202
5/11/2021 17:19:09	Jennifer Ratner	525 E 86th St New York, NY 100	jr2705@gmail.com	In favor of the application	The New York Blood Center is a premier scientific institution that saves and improves lives every day. While working in 'archaic' conditions, its scientists refine treatments for everything from leukemia to COVID-19, and serve as leaders in medicine on a local, national and global level. They forge new paths and make discoveries while working in labs that date back decades. Imagine the progress they might make if allowed to work in state-of-the art facilities. We in the community should be proud that the Blood Center wants to stay and grow right here on the UES. We should support the institution and work with it in a collegial and accommodating manner, not an adversarial one. While I ENTIRELY understand the zoning issues involved--and indeed support this zoning for other construction--this situation is an exception. Yes, it would set a 'precedent,' but not all precedents need to be followed. The ULURP applications of future projects would need to be reviewed--and not 'rubber stamped' simply because an exception was granted to one of this City's top institutions.	203

Timestamp	Name	Address	Email Address	Are you	Comments on the application	Submission Number
5/11/2021 17:51:20	Jennifer Ratner	525 E 86th St New York, NY 100	jir2705@gmail.com	In favor of the application	The New York Blood Center is a premier scientific institution that saves and improves lives every day. While working in 'archaic' conditions, its scientists refine treatments for everything from leukemia to COVID-19, and serve as leaders in medicine on a local, national and global level. They forge new paths and make discoveries while working in labs that date back decades. Imagine the progress they might make if allowed to work in state-of-the-art facilities. We in the community should be proud that the Blood Center wants to stay and grow right here on the UES. We should support the institution and work with it in a collegial and accommodating manner, not an adversarial one. While I ENTIRELY understand the zoning issues involved—and indeed support this zoning for other construction—this situation is an exception. Yes, it would set a 'precedent,' but not all precedents need to be followed. The ULURP applications of future projects would need to be reviewed—and not 'rubber stamped' simply because an exception was granted to one of this City's top institutions.	204
5/11/2021 18:10:11	Orah Massarsky	225 east 86 street	orahmont@yahoo.com	In opposition to the application	This proposal will have only serious and lasting harmful effects on an already busy neighborhood that is lacking open space. There are no gains other than the income from the Blood Center from the commercial space. The arguments that there is a need for this space for the effective functioning of the Blood Center are laughably absurd and highlight the hypocrisy and speciousness of this proposal. This unnecessary structure is an attempt to create a precedent for high rise mid-block zoning which should be defeated.	205
5/11/2021 18:10:54	Stacey Froelich	363 East 76th Street, 11C New	sjf@compass.com	In opposition to the application	Mid block zoning should not be allowed. This will set a horrible precedent for the neighborhood.	206
5/11/2021 18:13:53	Katherine Posner	75 East End Avenue, NYC 1002	kposner@condonlaw.com	In opposition to the application	This project in a congested area near the 59th Street Bridge and NY/Cornell Presbyterian is totally unnecessary and detrimental to the UES community.	207
5/11/2021 18:18:05	Polly Lagemann	315 East 68th Street	Pollymccaffrey@aol.com	In opposition to the application	The NY Blood Bank's proposed mid block 67th Street building is so out of scale for our neighborhood, it can't possibly be approved. It can't be justified, especially with so much commercial space vacant now. The Blood Bank should be asked to revisit it's needs with its place in our neighborhood. As proposed, it will hover over a school supported by the community and will deprive our park and neighborhood of light. Approving this project opens up our residential community to "the sky's the limit", develop as you please. STOP IT NOW.	208
5/11/2021 18:24:15	Matthew David	301 e 66th St, Apt 11D	mdavid584@gmail.com	In opposition to the application	66th and 67th streets cannot sustain a building of this size and capacity.	209
5/11/2021 18:25:37	Polly Lagemann	315 East 68th Street	Pollymccaffrey@aol.com	In opposition to the application	The NY Blood Bank's proposed mid block 67th Street building is so out of scale for our neighborhood, it can't possibly be approved. It can't be justified, especially with so much commercial space vacant now. The Blood Bank should be asked to revisit it's needs with its place in our neighborhood. As proposed, it will hover over a school supported by the community and will deprive our park and neighborhood of light. Approving this project opens up our residential community to "the sky's the limit", develop as you please. STOP IT NOW.	210
5/11/2021 18:36:15	Meg Walhimer		meg.walhimer@compass.com	In opposition to the application	I do not agree with the size of this project	211
5/11/2021 18:39:55	Michael Posner	75 East End Avenue New York,	nycposner@aol.com	In opposition to the application	None, right now	212
5/11/2021 19:21:03	Andrea Lee Diamond	321 East 66 Street	Andrealee10021@yahoo.com	In opposition to the application	No light or air for 66Street block between First and Second Aves.	213
5/11/2021 19:24:03	Tom Blum	111 east 85th St.	tblum@yahoo.com	In opposition to the application	Non-profits control a lot of the remaining desirable developable plots in Manhattan, therefore it's no surprise profit-driven developers are making proposals to co-develop large buildings on such lots where the non-profit gets benefits of new space. These developers seek to build the biggest/tallest building possible and push the non-profit to ask for excessive variances for the purpose of adding more floors where the highest floors above neighboring buildings sell for super-premium prices. The community board should not approve variances that wouldn't otherwise be available to private developers just because a non-profit is involved. The economics of the added top floors is so profitable, that the developers lie about the need/purpose and compromise the integrity of everyone. There is no justification to make exceptions in spite of the fact that non-profits are benefiting. If variances are given, there is no end to what will be requested. The developers expect some reduction from the request, but they still win. In my opinion these projects should not provide these profit-driven variances that are hidden behind a facade of a non-profit.	214
5/11/2021 19:54:25	Graham goodkin	315 E. 65th Street Apt. 7B ny ny	Ggoodkin@hotmail.com	In opposition to the application	The scale and scope of the project gives me great concern especially since it is mid-block. It will negatively impact st. Catherine's and 66th street and doesn't seem appropriate to put what is essentially an office building in a residential neighborhood.	215
5/11/2021 20:12:52	Roberta Troilo	1060 Park Avenue New York, N	rtroilo14d@gmail.com	In opposition to the application	There is already an overcrowding of high rise buildings in this area.	216
5/11/2021 20:13:33	Gail Tavelman	333 Est 66th Street	Gtavelman@nyc.rr.com	In opposition to the application	A monster office building does not belong on a residential upper East side block across from a school, school yard, and playground. The tower will create shade on the school property and playground. The biotech companies Longfellow plans to occupy this tower will create dangerous waste on a residential street. Blood Bank - build your modern facility as a 5 story building - we value your work. A biotech office building does not belong on this street in this family friendly neighborhood.	217
5/11/2021 20:19:13	Penelope Auchincloss	315 East 68th Street, NY, NY 10	penelopenoble@gmail.com	In opposition to the application	I am not against supporting the development of life sciences, but I am completely against doing so in a residential community!! This will affect everyone in the neighborhood. This building cannot, and should not, be built here.	218
5/11/2021 20:44:42	Rhonda Friedman	215 East 68th St, Apt. 31 B New	rhondafriedman12@gmail.com	In opposition to the application	I vehemently oppose the proposed building of this new blood center. It will create tremendous congestion at an already congested area and shade the beautiful park across the street. There should not be such an extremely large building mid-block. There is no reason to have a blood center so tall. It will destroy the integrity of the neighborhood. This is the only park in the neighborhood and it will be ruined, as will the school and library on the block as well.	219
5/11/2021 20:52:59	Jeffrey Friedman	215 East 68th St, Apt. 31 B, Nev	jp1227@gmail.com	In opposition to the application	I beg you not to build such an extremely high building mid-block, near a school, library and children's playground. This is the only public playground in the neighborhood and it will be ruined with the shadows from such an extremely high building. The construction will be extremely disruptive and create more traffic in an already congested area. There is no need to have a blood center be so tall. This type of unnecessary, ridiculous tall mid-block building will ruin the neighborhood.	220
5/11/2021 21:02:38	Jenna Becker	401 East 60th Street, Apt 7K, Ne	jenna.d.becker@gmail.com	In opposition to the application	My daughter goes every day to the playground across the street as well as all her friends and it will be covered in shade and destroy the one place the kids in the neighborhood can play.	221
5/11/2021 21:24:15	Diana Murray	501 East 79th Street Apt. 17A	acdmd@aol.com	In opposition to the application	I am very opposed to the Blood Banks facility in this location. It is already a crowded area with the crosstown buses on 67th street. Crosstown traffic on 66th street is already congested and one can only imagine the effect this facility would have with construction and the physical danger of the toxic work in the lab. The enormous shadow cast by this proposal would darken the park and deprive this residential community of a place where children can play and residents can relax and enjoy the sun and the outdoors. The quality of life and people must come before what seems to be a real estate grab.	222
5/11/2021 22:13:49	Brigitte Osborne	876 Park Avenue	bmio51@aol.com	In opposition to the application	Although I believe it would be good to have a blood center, I seriously think the location on Park Avenue is totally wrong for the neighborhood. Lenox Hill has acquired a lot of real estate in the area, and should use it for the blood center. I am completely opposed to this project on Park Avenue.	223
5/11/2021 22:28:42	Jenna Fidellow	301 East 66th Street	Jfid16@gmail.com	In opposition to the application	The building will only have detrimental effects to the surrounding neighborhood including significant increased traffic noise and congestion affecting the schools, residential and businesses there. Additionally, the proposed building height and non-blood bank square footage is unnecessary and the proposal is being presented in a deceiving way for commercial gain for the developer, not for the greater good of the actual Blood Center needs.	224
5/11/2021 23:01:01	Ronald Osborne	876 Park Avenue	rjosborne@aol.com	In opposition to the application	Totally opposed to this project in our residential area. We have paid top \$ to belong to this neighborhood. Thank you for respecting and keeping this area completely residential.	225
5/11/2021 23:44:23	Frances Stillman	165 East 66 Street, NY NY 1006	Fstill66@aol.com	In opposition to the application	As a senior citizen I often use St Catherine Park to sit outdoors and get some sunshine. The proposed tall building would block much of the sunlight and deprive senior citizens of a comfortable place to sit. The park is also used by children in the playground and local workers, all of whom would lose the benefit of a sunny day at the park. Tall buildings should be kept in avenues and not be built mid block, as the zoning rightly says. Additional noise and congestion will also make the park and the school across the street unpleasant places to be.	226
5/12/2021 1:29:08	Kim	359 East 68 st NY NY 10065	ruth	In opposition to the application	Its already crowded, only open space with natural light is by St. Catherine's. There's enough buildings surrounding this area. Oppose any further large complexes coming in that jeopardizes the natural light into st. Catherine's.	227
5/12/2021 2:11:43	Kathleen Sullivan	401 E. 74th Street	kathleensullivan@gmail.com	In opposition to the application	Over the forty-plus years that I have lived on the UES, I have watched with dismay as the local medical facilities have expanded their collective footprint. Residential Yorkville has become increasingly populated by institutional buildings, to the detriment of its residents. Some of these facilities have been very inconsiderate neighbors, the source of street-clogging traffic by day and uncontrolled light pollution by night. The most appalling among them exist in their current forms only because, by dint of their status as non-profits or "community facilities" or just plain political connections, they were built much larger than zoning rules should have allowed. The zoning rules exist for a reason. They determine the scale, the density, the amount of light and air that a given zoning district will have. They determine what uses - residential or commercial - will be allowed. And among other things, they decree that building height relates to street width: tall buildings on the avenues, short buildings on the narrower cross streets; also that commerce will be on the avenues, and residences on the cross streets. The NYBC application stands out as particularly egregious. The requested zoning change is not only a matter of scale, but also of use: from residential to commercial, in mid-block. The Blood Center only needs five floors of space. The remainder, controlled and marketed by the developer as a "Life Sciences Hub," comes across as a case of form searching for function. The applicants' claim that biotech firms will benefit from physical proximity to one another does not hold water when you consider that these firms already collaborate globally via the web. Nor have any tenants other than the Blood Center committed to the project. In summary, what we have here is a request for a zoning change to build a massively overscaled commercial tower in a residential neighborhood ON SPEC! If this isn't an easy no, what is?	228
5/12/2021 4:18:42	Jack Riordan	71 East 77th Street Apt 2-C	jackriordan@yahoo.com	In opposition to the application	We need to say NO to overdevelopment if we are to retain the integrity of our residential neighborhoods. NO to powerful institutions, NO to developers with dollar signs in their eyes, NO to city agencies that would roll over for them. Respect the zoning. Reject this application. Let the Blood Center build as-of-right if it wants to build on its present site. Blood Center tower represents a commercial real estate development weakly masked behind a supposedly not-for-profit entity. As proposed, it is a blatant and dangerous abuse of long-standing and critical zoning rules. It appears to financially benefit developers, executives, politicians and lawyers and would do little for the community, other than increase congestion in a relatively narrow corridor. The project would set an outrageous and unacceptable precedent and must NOT go forward. Jack Riordan Past President 71 East 77th Street cooperative	229
5/12/2021 4:46:29	Denise Hoguet	209 East 66th Street New York	denisehoguet@yahoo.com	In opposition to the application	The application is disingenuous. The Blood Center's claim that proximity is a requisite for life science firms to thrive is disproven by their own history of collaborations. Months ago, DeBlasio intimidated the zoning change, throwing his support to Longfellow which is represented by Kramer Levin, a law firm to which he is indebted, with no consideration for the neighborhood involved. The building as proposed would be egregiously out of context and its shadow would devalue the park - an irreplaceable neighborhood resource. Life Science firms receive tax incentives to develop in New York. There is no exigent reason for Longfellow to receive additional special treatment especially when there are many other buildings/sites in the city that could benefit from redevelopment. The Blood Center has no reason beyond easy funding to build other than as of right. While I value the Blood Center's work (and support it as a blood donor), I oppose allowing a variance that is counterproductive to the long-term health of the neighborhood and exploits the community merely for the short-term profit of a few.	230
5/12/2021 7:15:37	Tova Itzkovitz		tovtz22@aol.com	In opposition to the application	I don't feel this is the right place for it. With so many vacancies in the city, I feel there is a better spot. This is a neighborhood with many children. We don't need the extra volume of people commuting here. It would be better placed in midtown where there is more volume and businesses.	231
5/12/2021 7:25:17	Steven and Jennifer Greenblatt	420 east 72 Street		In opposition to the application	While the Blood Center is an asset to this community, this proposal is not acceptable due to potential safety issues and the negative impact on the quality of life on the Upper East Side. Thousands of people are fleeing New York City, this will drive more away. Lets maintain our residential neighborhoods.	232
5/12/2021 8:06:12	Gianna Mincone	201 E 61st St	gmm011@bucknell.edu	In opposition to the application	Don't ruin my lovely neighborhood	233
5/12/2021 9:12:55	Keith Gudhus	301 E. 69th Street Apt 19C	kgudhus@gmail.com	In opposition to the application	The New York Blood Center and Longfellow's proposal is an egregious request for corporate welfare at the expense of the community. Their proposal, which attempts to gain valuable air rights where none currently exist, attempts to create, in the words of the 1985 Dire Straits hit, "money for nothing." Clearly, this 334 foot, 30-story equivalent building will negatively impact the neighborhood—disrupting sunlight, increasing traffic flow, building a dangerous biolab, and endangering R8B contextual zoning going forward. But to make matters worse, Longfellow and the Blood Center want to get PAID to do so. They are asking for free air rights from which they will profit (clearly, the Blood Center is either getting free office space or a percentage of the building's future rents), yet are not attempting to compensate those whose lives they will negatively impact. And there's a reason for this: if you add up the tens, if not hundreds, of millions of dollars of what economists call negative externalities, the project would no longer be economically viable. The only reason that the project currently works on Longfellow's spreadsheets is that, like a 1950s factory spewing poison into the air and water, they do not have to factor in the proposal's deleterious effects. If they did, this project never would have gotten off the drawing board.	234
5/12/2021 9:33:01	Virginia Gerst	315 E. 68th Street	virginiagerst@yahoo.com	In opposition to the application	This building would clog our streets, block our light and destroy the character of the neighborhood. It can be constructed elsewhere. There is no legitimate reason for it to be here. The illegitimate reason is financial gain for a Canadian developer and the Blood Bank. It must not be allowed.	235
5/12/2021 9:34:46	Gary Gerst	315 E. 68th Street	garygerst@gmail.com	In opposition to the application	Denying this application seems like a no-brainer. There is nothing to be gained by this building except money for the developer and the Blood Bank. The Blood Bank's excuses for choosing the site are bogus. DO NOT allow this permit to proceed.	236
5/12/2021 9:44:37	eileen lyons	315 east 65th street apt. 6H Nev	eileen.lyons@verizon.net	In opposition to the application	I am totally against this application. Our neighborhood is too congested and this would only increase a horrific traffic issues. In addition it will block natural sunlight from St. Catherine's Park and from the very limited open air spaces in the neighborhood. With all the "empty" office buildings in Manhattan from COVID-19—the applicant should either buy an empty building or rent—I am sure they can get a good deal. Eileen Lyons	237
5/12/2021 9:45:02	Cathy Wallach	404 East 66th Street, New York,	cwallach@gmail.com	In opposition to the application	This project poses multiple, serious dangers to the neighborhood. There is absolutely no way to accommodate any more traffic or road blockage on 66th or 67th Streets. Ambulances cannot pass through those streets now, so this project will put many more lives in danger. The congestion, noise, and pollution will be hazardous to adults and children living in and visiting the neighborhood. It's outrageous that the city would even consider such a proposal and put so much at risk! Most of the proposed new building will provide financial benefits to people who do not live here and will not enhance the services of our blood bank.	238

Timestamp	Name	Address	Email Address	Are you	Comments on the application	Submission Number
					<p>I am a founding member of the Committee to Protect Our Lenox Hill Neighborhood, a group formed to protect and promote the unique residential nature and historical character of our neighborhood in New York City. For more than two years, we have been opposing the outrageous proposal by Northwell Health to redevelop Lenox Hill Hospital by building the second tallest hospital in the world in our residential neighborhood. That Northwell proposal seeks to expand the existing hospital by surpassing the existing zoning limits by more than two times on Lexington Avenue and more than six times in the mid-block. While our opposition has gotten Northwell to modify its original proposal by dropping the (41 story) residential tower on Park Avenue, the revised plan for a luxury destination hospital continues to be totally unacceptable in its height, its bulk and its development timetable.</p> <p>The Northwell site at Lenox Hill is just ten blocks from the New York Blood Center site on East 67th Street. If both of these projects were to be built as they are proposed in the midst of our residential East Side neighborhood, it would be a devastating signal of the future of residential life in New York City during the 21st Century.</p> <p>While the Lenox Hill project is far different from the proposed Blood Center project, both share some common egregious traits. Both are proceeding despite the vehement objections of the neighborhood residents and their Community Board. In our case, CB8 voted 38 to 3 against the wholesale zoning changes being sought by Northwell. We have collected over 1800 signatures from the neighborhood on our petition to force the project back to the drawing board. We have alerted the media and received extensive coverage for our fact-based opposition to the project: that this expansion is not needed to serve the health care needs of New Yorkers; that a massive in-patient care facility is contrary to all trends in the delivery of medical care in the 21st Century; and the size of this facility cannot be supported by the local infrastructure—our streets are not wide enough, the truck and ambulance traffic is overwhelming, our subway station is already overcrowded, there is no parking, and many other factors. Northwell's massive Lenox Hill project is projected to take up to a decade to complete, during which time the pollution, noise and traffic disruptions would ruin our landmarked neighborhood.</p> <p>What is true in both cases is that large sponsors, with expensive lobbyists and outside political support, are trying to bulldoze zoning regulations and ignore local quality of life issues in favor of their own economic benefit and prestige. It is not accidental that DeBlasio is speaking so strongly in favor of the Blood Bank commercial project despite being a lame duck as Mayor. His debt to real estate developers is greater than his respect for his voters, whom he no longer needs. Allowing these projects to go ahead as proposed will destroy a part of New York City the zoning code was meant to protect.</p> <p>We want to be clear—we are not against development. On the contrary, we would support projects which responsibly improve our neighborhood, and favor residents as well as the workers and people who come to the neighborhood to use the facilities. Development needs to consider the neighborhood and the context. Northwell, not for one moment, has considered the impact on its neighbors. Yet one block away on Lexington and East 78th Street, a developer is constructing a new residential building designed by Robert A.M. Stern that is a first-class residential building of reasonable height with setbacks to allow light on the streets. It will have the same type of small retail stores on the ground floor serving the neighborhood that were in the buildings that have been replaced. By the same token, we would support a responsible redevelopment of the NYBB's East 67th Street site. However, in its present form, this Blood Bank project presents health and environmental hazards and zoning law violations that we vehemently oppose.</p>	
5/12/2021 9:57:54	Andrew Sousloff	830 Park Avenue, New York, NY	Andrewsouslyoff@gmail.com	In opposition to the application		239
5/12/2021 9:59:54	Micheline Lakah	324 East 66 Street, NY, NY 10017	michelinelakah@yahoo.com	In opposition to the application	I live across the street from the Blood Center for years and strongly oppose this project as it would block all my natural light, bring dust and debris for years to come during construction.	240
5/12/2021 10:09:53	Lisa Bader	315 East 68th Street	lisabader@gmail.com	In opposition to the application	Please do not move forward with this!!!! This is going to hurt our neighborhood. It is going to disrupt the surrounding streets, create traffic and noise and block our views of the city. This is a neighborhood with a lot of kids who enjoy the school and playground and it will create noise and dark shadows on the playground. Please listen to the residents of the area and try to understand how this will negatively impact our daily life. Please also understand that it will lower the value of the apartments in the area which is terrible, especially after COVID and the real estate market is already suffering. thank you	241
5/12/2021 10:33:18	Victoria Adams	215 East 96th street	Vicgirl1@aol.com	In opposition to the application	Not in favor	242
					<p>My name is Monica Malowney and I am an Associate Director for Industry and Campus Engagement, and the Health Sector Innovation Specialist in the Department of Continuing Education and Workforce Programs at the City University of New York. Thank you for allowing me the opportunity to speak about a project that could have a significant impact for our students interested in pursuing STEM careers, particularly in the life sciences industry.</p> <p>CUNY enrolls close to 275,000 degree-seeking students, and over 250,000 adult and continuing education students, each year. Nearly half of our students are of the first generation in their families to attend college and 80% of our students are non-white. The overwhelming majority of our students continue to live and work in the Greater New York City Area after attending CUNY, making CUNY the largest, as well as one of the most diverse, talent pipelines in New York City.</p> <p>The Blood Center is a unique resource in our community. As one of the premier facilities of its kind, often working in partnership with the world-class health care organizations on the Upper East Side, it can open up tremendous career opportunities for students and young professionals. For years, the Blood Center has served as a gateway to the life science field through mentoring and internship programs and partnerships with New York schools.</p> <p>By doubling the Blood Center's capacity for research and blood collection, and providing space for additional institutions and innovative biotechnology firms, the Center East proposal would enable CUNY to deepen our relationship with the Blood Center and expand the professional development opportunities available to our students. And by creating more space for professional development opportunities within the Blood Center and throughout this proposed campus, we can create a robust talent pipeline from our diverse student population that broadens representation in the life science industry.</p> <p>Post-COVID, the opportunity to cultivate talent for life science on this scale has never been more imperative. If we look to the 2008 recession as a guide, we know that our students are particularly vulnerable to the economic impacts of COVID-19. A 21st-century research campus like Center East offers New York the chance to enhance our city's reputation as a capital for life science innovation and strengthen our ability to provide employment opportunities for students pursuing STEM careers.</p> <p>I support the Blood Center's proposal to expand its capacity for life-saving research as a project that will simultaneously open up invaluable career pathways for new generations of aspiring professionals in life science.</p> <p>Sincerely, Monica Malowney</p>	
5/12/2021 10:38:17	Monica Malowney		monica.malowney@cuny.edu	In favor of the application		243
5/12/2021 10:39:57	Deborah S Newman	315 East 68th St NY, NY 10065	debnewman@earthlink.net	In opposition to the application	none	244
5/12/2021 10:42:10	Paco Tolson	1720 2nd Ave, NY, NY 10128	paco.tolson@gmail.com	In opposition to the application	My daughter is a student at The Julia Richman Complex. The Blood Center construction will thrust the school neighborhood into chaos and the finished building will be wildly detrimental to the quality of life inside the school and the neighboring playground, to say nothing of the unnecessary height and proportions. It is simply unnecessary to make an exception to exceed the very reasonable current height limitations. The height of the proposed building will completely block sunlight, trap exhaust from traffic, and increase the temperature of the neighborhood. I could not be more strongly opposed.	245
5/12/2021 10:46:49	Elizabeth Shah	405 E 63rd Street, 10065	liznurz@gmail.com	In opposition to the application	Building a commercial tower on a mid block street is irresponsible given the already many abandoned commercial properties in the region. Additionally, it informs the traffic patterns on a bus route and impacts the sunlight in the ONLY park in the region available to both PS 183, PS 267, and Ella Baker School. Use the available abandoned commercial properties in the District, do not build new ones.	246
5/12/2021 10:52:02	Rachel Karr		rachelkarr@aol.com	In opposition to the application	This would set a dangerous precedent. The area is already swamped with construction sites and allowing this project to proceed in its current form would only open the door to further towers, blocking out the sun for everybody. We are losing the sky on the Upper East Side!	247
					<p>Has the pandemic taught us nothing about caring for one another? This is a greedy, unjust and completely unnecessary proposal that puts thousands of children's lives in harm's way. It will negatively impact the air they breathe, the sunlight they need, and what little space they already have to learn, grow and play. The children attending school in the Julia Richman Education Complex and who play in the adjacent park – the only one in the area – come from all over the city, many from underserved neighborhoods, many with special needs. Our city is already deprived of sunlight. If the purpose of a blood center is to help communities, this one should think more holistically about its approach. The Blood Center has already stated that its operations would not be affected if it built a new building that complies with the existing zoning law; it could expand its current space and build a modern facility. There is no need whatsoever for the enormous commercial tower to be built on top.</p> <p>My two children have attended school in the Julia Richman Education Complex for more than five years. The schools, the adjacent park and the library are a respite. This area is already congested – but it will no longer thrive with the increased traffic congestion and pedestrian density, deafening noise, and dangerous, hazardous chemical air pollution that building this tower would cause. Sunlight and clean air are the blood of our environment. Huge commercial towers are a disease, especially on residential streets. This is an opportunity to care for and protect those who live and work and learn and play in this residential area. This is an opportunity to do the right thing and preserve the integrity of this neighborhood by NOT letting Longfellow Real Estate and The Blood Center get away with this negligent project.</p>	
5/12/2021 10:53:32	Steve O'Reilly	333 East 92nd St. NYC	czelling@gmail.com	In opposition to the application		248
					<p>Having spent my working career in NYC Construction in the field as an electrician and in the office as project and contract management, I see these requests for zoning changes to be nothing more than an effort by NYBC to monetize air rights to which, by long established zoning laws, they are not entitled.</p> <p>While in its past presentations, NYBC has detailed their need to have this mammoth skyscraper built in order to modernize their facility, I understand that in a separate submittal, NYBC has detailed that by renovating/building within the existing zoning laws, the square footage allowed to them in the new structure by their out-of-town "partner" would be exceeded and also provide room for the additional NYBC personnel they say they require.</p> <p>Through my past experience in working with developers, I have found that projects, on which developers unfamiliar with the construction requirements of NYC that have been established due to its dense population, have taken longer than estimated and generally have had more safety issues than those built by local developers. This is extremely important due to the nature of the now hazardous materials that were used in building the existing 1930's structure which is, if the changes requested to the established zoning laws are going to be approved, going to be demolished. Our community should not be subjected to the one error that will release of this hazardous material into the air we breath.</p> <p>At the Zoning and Development Committee Meeting of 4/27/21 at which while invited, both NYBC and its Co-conspirator in their monetizing of air rights scheme refused to attend despite their continued instance on wanting to hear from, and work with, the community, a speaker wondered why Mayor De Blasio, who proclaims his devotion to community and especially students of our school system, so enthusiastically supported this proposed gutting of the zoning laws to the clear detriment of both. Later a speaker wondered if it was due to the fact that Law Firm representing NYBC and its developer partner is the same Law Firm that represented the Mayor in his defense in the investigations by the US Southern District and Manhattan DA's office regarding fraud and is still owed about \$300K which the Mayor owes personally for that defense.</p>	
5/12/2021 10:55:38	Steven Smith	333 East 66th Street, Apt 10N	ssmith075@aol.com	In opposition to the application	As a community member and grandfather of a one year old granddaughter who I take to St. Catherine's Park to enjoy the fresh air and sun, I oppose the granting of the requested multiple zoning changes.	249
					<p>Mr. Russell Squire Community Board 8 Chair 505 Park Avenue - Suite 620 New York, NY 10022</p> <p>RE: New York Blood Center's Center East Proposal</p> <p>Dear Mr. Squire,</p> <p>On behalf of the leaders of New York City's tech economy, I'm writing to voice Tech:NYC's strong support for the New York Blood Center's proposal to create a 21st century life science research campus to replace its current outmoded facility.</p> <p>A few decades ago, no one thought our city could compete with Silicon Valley; today New York is a global hub for tech innovation. That success was the result of concerted efforts and serious investments to make New York a tech powerhouse. It's time for our city to make a similar commitment to becoming a national leader in life science.</p> <p>Center East will go a long way toward addressing New York's staggering lack of space for biotech companies to do business here. With the Blood Center anchoring a world-class research facility in the heart of the world's most concentrated clusters of health care institutions, New York's ability to attract talent we're currently losing to Boston or San Francisco will improve dramatically. This is critical to New York's innovation economy, its long-term economic health, and, most importantly, the advancement of crucial medical and scientific innovations.</p> <p>COVID has highlighted what was already true: that the biotech industry is an important growth sector for the coming decades. New York cannot afford to lose out on the economic development potential of this wave of innovation. We must make our city a home to this industry. And we cannot do that when we have a tiny fraction of the space other cities offer for this kind of work.</p> <p>This is the right project at the right time for New York. We're grateful for your consideration and support in making it a reality.</p> <p>Sincerely, Julie P. Samuels Tech:NYC Executive Director</p>	
5/12/2021 10:56:30	Julie Samuels			In favor of the application		250
5/12/2021 11:09:59	Karen Maser	315 East 68th Street, Apt 2-G, N	maser.karen@gmail.com	In opposition to the application	It is an illegal structure that would forever change -- in a negative way -- the entire Upper East Side community, including the health and safety of its residents and workers. It would also seriously impact the learning environment for students at Julia Richmond education complex and enjoyment of the adjacent park for children and their families.	251
5/12/2021 11:46:25	Micheline Lakah	324 East 66 Street, NY, NY 10017	michelinelakah@yahoo.com	In opposition to the application	I live across the street from the Blood Center for years and strongly oppose this project as it would block all my natural light, bring dust and debris for years to come during construction.	252
5/12/2021 12:23:06	NEIL H. OSBORNE	301 E 66 ST, 17H, NEW YORK	NEIL10021@AOL.COM	In opposition to the application	This proposed massive mid-block building would shadow the park, cause round-the-clock light and noise pollution and add to the noisy traffic jams in already seriously overcrowded streets.	253
5/12/2021 12:33:01	Mary Ann Callahan	360 East 65 St 18G, NY 10065	macallahan2015@gmail.com	Want info	None so far	254

Timestamp	Name	Address	Email Address	Are you	Comments on the application	Submission Number
5/12/2021 13:55:38	Samuel Knowles	315 E 68th Street #16E New Yo	samueltinknowles@gmail.c	In opposition to the application	I am a resident of 315 E 68th Street and am writing in opposition to the Center East Expansion Proposal by the Blood Center. The project as currently envisioned will have a negative impact on the Julia Richman Education Complex and St. Catherine's Park. There is no need for an expansion in this form.	255
5/12/2021 13:59:44	Sarah L Wilkins	1601 Third Avenue, #13E	slwplace@gmail.com	In opposition to the application	I have a class on May 12th at 6:30pm. If I didn't, I would be attending this meeting. There are many very good reasons why residential side streets are zoned for smaller, lower density buildings. There is no good reason to cast this zoning aside so the Blood Center and developer Longfellow can build a 16 story, 334-foot glass tower right in the middle of a residential block. This must be opposed not only because this building will be disruptive to a residential area, but because allowing exceptions to zoning like this to go forward only makes it easier to do again in somebody else's neighborhood.	256
5/12/2021 14:10:35	Luis Moreno	310 E 70th. Street 9C NY NY 10	luisr.moreno12@gmail.com	In opposition to the application	Thank you for the opportunity. I would like to express my objections to the present projects are base on; 1) Lack of respect for the residential quality of the neighborhood 2) Its Height 3) Its Bulk I'd like to express too my regret for the Architects inheritors of a very prestigious firm for lending themselves to a project so detrimental to the interests of the neighborhood and the city fabric. Thank you Luis Moreno	257
5/12/2021 14:40:03	Eugene Kim	315 E 68th Street Apt 15F	dubrosis@gmail.com	In opposition to the application	Unnecessary commercial expansion in a residential mid block. A renovation of the blood center within zoning rules would be fine, but the current proposal is not that.	258
5/12/2021 14:41:29	Ellie Lee	315 E 68th Street 15F	elliessunghyunlee@gmail.com	In opposition to the application	As a mother, this is a horrible idea to put the community through several years (minimum of 5, maximum of ??) of construction, and subject our community playground and park to increased congestion and shadows after construction is complete (and dust, debris, pollution in the several years of construction)	259
5/12/2021 14:41:49	Jens Eriksen	333 East 66th St	jens_eriksen@execs.com	In opposition to the application	Do not waste time and resources on opposition of a good improvement for our neighborhood. Put back heating in the building instead, as the cold season is still ongoing, up to May 31st. Evenings, nights and mornings are too cold. Heating is needed.	260
5/12/2021 14:42:29	Alison Bell	315 East 68th St. Apr. 13K	alisondbell@gmail.com	In opposition to the application	My question is for Dr. Hillyer the CEO of the NYBC With school buses and the M66 cross-town buses on E. 67th, and with people wanting to go to the UWS and turning onto E. 66th street to get to the transverse through Central Park, both E. 67th and E. 66th Streets are already among the most crowded in the City. According to the filings with the City, the Blood Center currently has 230 employees. The proposed Tower will have 2,630 employees, that's an increase of 2,400 more employees, more than 10 times the number of employees, going to a mid-block site. And there will presumably be a proportional increase in deliveries. I don't think anyone could argue that this dramatic increase in people and deliveries won't have a huge adverse impact on traffic, really adding to the delays people already experience. As you know, immediately to the East is the so called bed-pan alley, with many hospitals and numerous ambulances bays. I live on 68th and I hear ambulances sirens all day long as they rush to get critically ill people to the hospitals in time. With the dramatically increased traffic congestion that will result from the proposed tower, those ambulances will experience the extra delays the same as everyone else, and certainly, because of that increased traffic as a result of the Blood Center Tower, there will be times that ambulances won't be able to get failing patients to the hospital in time. Dr. Hillyer, you took an oath "to do no harm" – my question to you is, what is the acceptable number of deaths from the additional traffic that will result from the Tower you want to build?	261
5/12/2021 14:44:24	Persanna	333 East 66th St	333e66stop.crime@gmail.com	The projected Blood Center is a	Do not waste time and resources on opposition of a good improvement for our neighborhood. Put back heating in the building instead, as the cold season is still ongoing, up to May 31st. Evenings, nights and mornings are too cold. Heating is needed. Much of Corporate America has embraced the concept of social responsibility to better integrate into communities homogeneously, and to compensate for the sacrifices of that surrounding community. I ask, "What is Longfellow doing" to compensate the community for their sacrifices? Certainly not the jobs DiBlasio cites, as they are not directly beneficial to the surrounding community. Not to mention, that property values for residential owners will almost certainly go down, likely dramatically. Consider that comparable apartments five blocks north will remain in their attractive residential communities when compared with our homes in this transformed, congested new commercial district in the shadows of a new Tower. Many purchased with faith in the protection of residential preservation inherent in air right restrictions. Here are several of many additional questions to be answered for us, and most importantly, for all City Council Members. -Does the blood center have right of refusal over projected tenants or partners? This is very important and would give some measure of assurance to the city, and neighbors alike that the future structure will house vital health science partners as promoted by the applicants. -Will we be granted guarantees that a hedge fund, or advertising agency, etc., won't be there in 5 years? Spaces can easily be repurposed. -Who are present day partners who can give testimonials to the importance and added potential of proximity and why have we not heard from them in addition to construction workers and interning students? The whole premise of the project rests on the fact that the build out will be for an holistic, interconnected health science initiative with, oddly, convenience cited as a key non-science component. The applicants owe it to the community and the city council to convince us that this is so important in a world that has long established global virtual platforms which have rendered proximity so much less critical and shrinking in importance every day. This type of gargantuan building, and its purpose, may be a pre-historic relic before very long. Hence, non-science tenants become the fallback to help Longfellow recoup their losses. -From past presentations, it appears that the genuine and most important partners for the Blood Center are already here, i.e. Sloan Kettering, Rockefeller and already in close proximity. That is why we need to get specifics and guarantees that any future tenants are partners that will actually be part and parcel of an integrated and forward moving agenda. In other words, strategically centered around any future direction the Blood center needs to take. This level of specificity has been conspicuously absent. These are some of many questions the applicants have not been pressed to answer. I truly believe that even on its own merits, setting aside the permanent grave consequences to the community, this proposal isn't as virtuous, and as "humanity advancing" as they'd have us believe. It seems to be a land/air grab. The result is the Blood Bank receives a free renovation and Longfellow a large profit while destroying the 40 year long mid-block zoning that's preserved as a residential community. The tenants, not partners, will be pitched the cache of the Upper East Side in a convenient campus like setting all at the severe expense of the community. We can't kid ourselves. Longfellow will not do this project anywhere else. None of us would have opposed the Blood Bank modernizing with a reasonable expansion at its present address but why 334 feet? Is this the level below which the project is not profitable enough for Longfellow, making it an all or nothing proposition for them? Seventy-five feet sufficed for The Blood Bank all these years. We would, in fact, accept temporary sacrifices to the neighborhood, as necessary for progress, in science and medicine and welcomed doing our part, but within reason.	262
5/12/2021 15:14:20	Rick Bellusci	333 East 66th street	rickbellusci@yahoo.com	In opposition to the application	The Blood Center's request for zoning changes and their proposal to build a 334' tower should be swiftly rejected. This enormous building would be completely out of scale for this residential neighborhood and would severely impact the light and air for the surrounding community. Moreover, the increased traffic and congestion on the streets would significantly harm the neighborhood's quality of life. Lastly, the proposed overdevelopment is completely unnecessary as the Blood Center could carry on its important mission by constructing a modern facility within its current as-of-right zoning. Thank you!	263
5/12/2021 15:15:49	Evelyn Finster	136 East 76 St., NY, NY 10021	finster.evelyn@gmail.com	In opposition to the application	Thank you for the opportunity to voice my support for the Blood Center. The NYC Employment and Training Coalition works to ensure that every New Yorker has access to the skills they need to succeed in today's economy. The Blood Center has for a long time been an excellent partner to its community in providing pathways for career development for local students interested in pursuing life science professionally. I wholeheartedly lend our organization's support to the chorus of voices in the education and workforce development nonprofit sector who know that the Blood Center's vision for Center East means not only many more full time jobs in New York City, but many more pathways for professional development for students right here on the Upper East Side. The Blood Center offers aspiring professionals unparalleled hands on opportunities for learning in a clinical setting. I believe you've already heard directly from some of its past interns whose lives were deeply impacted by the education they received through the Blood Center. Center East will dramatically increase the Blood Center's ability to offer these opportunities. The project will be more than a hub for life science innovation, but a training center for the next generation of life science professionals, right here in New York City, right here in the heart of the city's greatest center of health institutions. Setting the next generation up for success sets New York up for success. Center East is a no brainer for the students and young professionals of our city. For their sake, on top of the many other important reasons others are discussing today, let's find a way to make this project happen.	264
5/12/2021 15:18:51	Jose Ortiz Jr.	110 Wall Street New York, NY 10005	jortiz@nycetc.org	In favor of the application	The construction project should not happen as planned, the zoning laws exist to preserve the positive qualities of the neighborhood, and it is a neighborhood with families and children who do not wish to live in the shadow of a massive industrial factory building that will block out the sun. Please consider converting some of many already vacant storefronts around the area. We live here - you can join the neighborhood, but please don't ruin it with this enormous and illegal construction project. I do not support allowing the zoning laws to be changed to permit this to happen.	265
5/12/2021 15:19:16	Stephen Wessley	360 E. 72nd St C2400	stephenwessley@yahoo.com	In opposition to the application	The construction project should not happen as planned, the zoning laws exist to preserve the positive qualities of the neighborhood, and it is a neighborhood with families and children who do not wish to live in the shadow of a massive industrial factory building that will block out the sun. Please consider converting some of many already vacant storefronts around the area. We live here - you can join the neighborhood, but please don't ruin it with this enormous and illegal construction project. I do not support allowing the zoning laws to be changed to permit this to happen.	266

Timestamp	Name	Address	Email Address	Are you	Comments on the application	Submission Number
					<p>12 May '21</p> <p>Blood Center</p> <p>The City Club advocates for the success of New York City. We believe this is best achieved through participatory planning which balances the equities among residents, businesses, and politics.</p> <p>The City Club opposes the application for a rezoning of the Blood Center in the midblock between 66 and 67 Streets east of Second Avenue to allow development of a substantially larger building that will shadow 67 Street and the park and school on its north side.</p> <p>The midblocks of the upper east side of Manhattan are largely zoned R8B. This is a contextual district that allows buildings that are approximately five or six stories tall, which is about the width of the narrow east-west streets and allows light and air into the streets. R8B allows residential and community facility uses. The current Blood Center is a community facility use and occupies a three story building that is in scale with its midblock neighbors. The application would change the zoning of the site to C2-7 which would allow commercial use in a building three times as large as currently allowed.</p> <p>The City Club views the application as violating three principles of good urban design: •The City's regulatory regime should be based on comprehensive planning. •Changes to the regulatory regime should not be distorted by avarice of the applicant. •Open space should be protected.</p> <p>Comprehensive Planning: NYS law requires NYC to base its land use regulations on a comprehensive plan. However, the law allows two versions of a comprehensive plan: statutory and common law. (See Zoning and the Comprehensive Plan for a discussion of the distinction between the two approaches http://ocainfo.org/wp-content/uploads/2015/01/Zoning_and_the_Comprehensive_Plan.pdf) The statutory approach calls for the adoption of a defined comprehensive plan on which zoning is based; the common law approach accepts the existing regulations and their history as the comprehensive plan. The latter approach allows the City to treat the Zoning Resolution as its comprehensive plan.</p> <p>Using the Zoning Resolution as a comprehensive plan is, therefore, legally permissible but fundamentally wrong. The Zoning Resolution addresses only a portion of our urban environment and is therefore not comprehensive. It deals only with land use and building density and form. It does not address matters outside of zoning, such as providing schools or parks. A comprehensive plan would address much more than the Zoning Resolution does.</p> <p>However, City Planning claims that the Zoning Resolution is our comprehensive plan. If so, the plan for the upper east side of Manhattan is density and tall buildings on the avenues and less density and lower buildings on the narrow east-west streets. The application is grossly inconsistent with that plan.</p> <p>Comprehensive planning would consider where the uses and bulk being proposed might best be located. This might include the disbenefits of shadows and congestion to properties neighboring the Blood Center as well as the benefits of investment in other locations.</p> <p>Zoning-for-Dollars: Spot or contract zoning is defined as "rezoning of a parcel of land to a use category different from the surrounding area, usually to benefit a single owner or a single development interest". (See Zoning and the Comprehensive Plan). Presumably there is economic value to the Blood Bank, or someone, of building approximately three times more on the site than is currently allowed and allowing commercial use.</p> <p>When changes to the City's regulatory regime are motivated by profit to an applicant or to the municipality rather than the interests of the citizens the result is likely to be averse to the public's benefit.</p> <p>Open Space: The charm of the mid blocks currently being zoned R8B is that it lets light and air into the narrow streets -- it provides sky exposure. This mutually constrains and benefits all of the properties in the midblocks; it also benefits the taller buildings on the avenues which enjoy light, air, and views above the midblocks.</p> <p>The proposed project would rob 67 Street of sunlight and would reduce exposure to the sky on 66 Street. It would also cast property on the north side of 67 Street into shadow. The west portion of the north side of 67 Street is a public school and the east portion is St. Catherine's Park. What is the advantage to the public realm of casting them, and the children who use them, into shadow? 1266 Second Avenue would also lose substantial value because its light, air, and views to the east would be blocked.</p> <p>If New York City had a comprehensive plan it might include an explicit goal that sunlight needs to be maintained in the public realm. This would then be reflected in regulations such as zoning and would constrain the zoning change proposed for the Blood Center. (For an example see: https://static1.squarespace.com/static/54d8cc78e4b003ad1dc6a0f7/1/5ba41c57e79c70a3acdbf52/1537481815613/Sunshine+Zoning+with+Links.pdf)</p> <p>Conclusion: For these reasons the City Club objects to the proposed rezoning of the Blood Center site.</p>	
5/12/2021 15:25:04	John West	250 W 94 St, NY, NY 100256	john.west.iii@gmail.com	In opposition to the application		267
5/12/2021 15:46:02	Frances Wessley	229 E. 79 St. NY NY 10075	fwessley@yahoo.com	In opposition to the application	With all of the excess development and empty buildings on the UES it is offensive and destructive to change the character of our neighborhood with this huge building that has very little to do with health and more to do with expensive apartments and profits.	268
5/12/2021 16:17:34	Maggie Lehman	425 E 79 st	maggielehman2@gmail.com	In opposition to the application	There is no rationale to permit this requested rezoning that would change a narrow residential side street located in a R8B residential mid-block zone into a commercial zone in order to allow this massive 334' tower and commercial complex to be built. It is disproportionately destructive to an entire neighborhood community.	269
5/12/2021 16:21:10	Stephen Wessley III	229 E 79th Street, NYC	sewessley@yahoo.com	In opposition to the application	Only detracts from the neighborhood.	270
					<p>I am against this application, for all the reasons that others will explain in depth during the hearing: that the Blood Center can construct all the new space that it needs without exceeding its as-of-right height limitations; that the height of the proposed new building beyond that point will keep the Julia Richmond Educational Complex in perpetual shade; that the additional floors will keep St. Catherine's Park, and the many young families that use the park, in shade during the most popular hours of the afternoon; that the already densely used streets around the proposed new building will not be able to handle the 2,000+ additional workers and the surge of trucks and cars that the project will bring, and on and on.</p> <p>My particular point is this: I think I've attended every public meeting on this issue, and I can't recall ANYONE from the public who has said anything in favor of this project. The opposition is so fierce and uniform that the project's developer and the Blood Center have attended only two public meetings that I'm aware of. In fact, they stopped coming several meetings ago because they have no answers to the objections and no willingness to compromise.</p> <p>The neighborhood opposition here isn't nimbyism of the normal kind. It isn't opposition to affordable housing or a methadone clinic or some other embodiment of a social good that the locals have decided is not good enough for them. This is nimbyism of the right kind -- opposition to a project that doesn't belong in anyone's back yard. It is a plea to enforce the essence of mid-block zoning and the critical protections it provides to keep residential neighborhoods alive and thriving by drawing certain lines around such neighborhoods so that they don't become overwhelmed by urban density and complexity.</p> <p>There are plenty of appropriate alternate sites in this city for a building of this size and purpose. If it is wed to the project as currently envisioned, the New York Blood Center can easily find one of those sites and relocate there -- it doesn't have to be within walking distance of its research partners to accomplish its work. Many of its partners aren't even located in New York.</p> <p>The problem is that this is the only site that the Blood Center controls, making it the only site that it can try to leverage into a "free" new building -- by in effect "selling" air rights it doesn't own to a developer that has no roots here and no interest in protecting this or any other New York neighborhood.</p> <p>This project is first and foremost a money grab, wrapped in the public relations guise of a life sciences hub and enabled somehow by certain mysterious city processes and officials. The Blood Center can stay put and build what it needs as of right, and has the funds to do that, but chooses not to. The project developer is under no obligation to fill the higher floors of the building with life sciences companies and may well choose not to for any number of reasons. The applicants have simply not made their case to waive the zoning prohibition against such a proposal.</p> <p>If the applicants get their way, a hugely inappropriate and highly disturbing building will descend on a neighborhood that had the zoning laws on its side and fought with unanimity and passion -- and still somehow lost.</p>	
5/12/2021 16:27:12	Barry B Adler	315 East 68th St. Apt. 7L	barryb.adler@gmail.com	In opposition to the application	Don't let that happen. Don't make a mockery of the zoning laws. Don't ignore us.	271
					Opposition to this proposal is not a NIMBY issue. The surrounding blocks already support a massive medical and public health infrastructure, which the community knows is a vital resource for the neighborhood and the city at large. This proposal is inappropriate because of its scale -- both footprint and height -- as well as its direct and adverse impact on the Julia Richman Educational Complex and St. Catherine's Park, including increased traffic on the adjacent streets, the additional pollution from the traffic and blocked sunlight at the park during high-use times. The proposal is also inappropriate because of its scope. For example, the need/demand for additional labs is purely speculative and does not address the impact of building those labs in a dense urban setting. In addition, this is a proposal driven by the profit motives of the real estate developer, not by the broader needs of the city or the neighborhood. If we have learned anything during the COVID era, it is that NYC suffers when urban planning is done -- or held hostage by -- developers who have no incentive to think in the interdisciplinary and sustainable ways that are essential to the city's future.	
5/12/2021 16:27:48	David Hales	340 E. 83rd Street	dkhalesnyc@gmail.com	In opposition to the application	Opposition	272
5/12/2021 16:43:14	Jenna Becker	401 east 60th street, ny ny 1002	Jennadbecker@gmail.com	In opposition to the application		273
5/12/2021 16:43:24	Stacie	301 e 66	Sfried21@gmail.com	In opposition to the application	This will damage the neighborhood greatly and continue to drive out young families (who have already left in droves due to covid).	274
					It's clear the goal for this change of zone is to allow the applicant, a not-for-profit, to monetize and maximize its property and potential DCP created air rights as opposed to answering a clear need for additional medical space in the area. The only recent example of a medical facility constructed mid-block in the immediate area is the MSK building on 64th Street b/t 1st and 2nd Ave. That building, in addition to being much smaller in scale, abuts a parking garage and is across the street from a Con Ed substation as opposed, as found here, to being surrounded by existing residential buildings and a public school. In my view, the applicant should be proposing a development whereby it can maintain its important presence in the area, while allowing for some clearly justifiable development on the remainder within the context of a more typical UES mid-block zoning.	
5/12/2021 16:45:30	Charles	321 East 66th Street	Charlesedwardgary@gmail.com	In opposition to the application	I am against the application of this new building. It would be one thing if the Blood Center was just building a new building that fit within the current zoning. However, this application is wrong on so many levels. It negatively affects so many people, students, etc. There should be no special cases for changing zoning. They were put in place for a reason.	275
5/12/2021 16:48:46	Maryam Riazian	315 E 68th St	maryam.lisa@gmail.com	In opposition to the application	Let's revisit why we have zoning laws. In this instance, they exist in order to maintain quality of life in a residential area. If I were to propose constructing a big, beautiful mall directly across from Central Park, zoning laws would prevent that (and rightfully so). Modernize, but please do so within the guidelines currently in place.	276
5/12/2021 17:05:54	Dean Adler		nuyawwka@gmail.com	In opposition to the application	I strongly oppose such a large building being put up on a side street. Also, it will shade out the park where kids need to play.	277
5/12/2021 17:16:04	Lauren Tillinghast	360 east 72nd street	latilling@gmail.com	In opposition to the application	<p>•My name is Adriane Castillo. I'm the Director of the Corporate Work Study Program at Cristo Rey New York High School in East Harlem. We're dedicated to serving students with limited financial means as part of the national Cristo Rey college-prep school network.</p> <p>•Our school has enjoyed working with the New York Blood Center as one of the NYC-based nonprofit partners of our Corporate Work Study program for freshman, sophomore and junior students since the start of the 2018 academic year.</p> <p>•The Blood Center has provided invaluable professional development and educational opportunities to our students, all of whom come from an underserved background.</p> <p>•Our program with the Blood Center offers our students the opportunity to build an understanding and appreciation of the Center's mission as a complement to their regular college prep curriculum. The center and our other CSWP partners in turn provide critical financial support for our operating budget.</p> <p>•We consider it a privilege to be able to offer our students the ability to work with an institution of the Blood Center's caliber, one of the foremost institutions of its kind in the world, which happens to be conveniently located near our building, at the center of a strong network of health and research entities. We look forward to sustaining and growing our relationship with NYBC in future.</p> <p>•The expansion of the Blood Center's facilities would allow for the opportunity to better serve the community, particularly the UES and East Harlem, including our program and the students we educate.</p>	278
5/12/2021 17:30:03	Adriane Castillo		acastillo@crestoreyny.org	The expansion of the Blood Cen		279
					A "Life Sciences" 334 ft tower does not belong MID-BLOCK IN A RESIDENTIAL NEIGHBORHOOD, which includes the 6 schools located in the Julia Richman Education Complex, a well-used NY Public Library, and St. Catherine's Park--the only natural respite from the urban environment and children's playground within many blocks. R8B limited height zoning was implemented by New York City years ago specifically to protect the people who live there from monolithic structures. As Jane Jacobs stated in her classic book, The Death and Life of Great American Cities (1961), "a city is about the people and communities who live in it." The proposed Blood Center Tower would shadow the schools all day and throw shade on the park during it's busiest use by neighborhood children, elders, and even hospital workers who lunch there. During the 40 years I have lived in this neighborhood, we have seen the blocks between 1st and York become filled with huge medical institutions and research centers. From 1st to 2nd Avenues, human scale buildings dominate the street-scape. THIS IS OUR NEIGHBORHOOD--protect our livability!!	
5/12/2021 17:43:06	Floy Kaminski	315 E 68 St, Apt. 12K, NY NY 11	floykamin@gmail.com	In opposition to the application		280
5/12/2021 17:49:04	Felicia Williams Omari Williams	521 West 42nd Street	Omarifelicia134@gmail.com	In opposition to the application	We do not want any buildings built in my son school area	281

Timestamp	Name	Address	Email Address	Are you	Comments on the application	Submission Number
5/12/2021 17:56:21	Hayley Kaye	301 East 66th Street #14L New	hayley@hlkconsulting.com	In opposition to the application	I live with my two young children nearby the blood center. Now more than ever, we have realized the crucial importance of outdoor spaces in the city, particularly ones where children can play. During this pandemic, and really, at all times, parks are one of the only places where children in the city can gather for unstructured play and physical activity. As we know, New York is cold for many months during the year, and it is only warm enough to be comfortable utilizing a park during sunlight hours. The construction of this new blood center building will cast a shadow over St Catherine's park for a large part of the afternoon, during the after school hours when the park is most heavily used. In addition, the noise, dust, and necessary street closures associated with the construction may make it unpleasant to be outdoors anywhere in the proximity of that building. I have no doubt that the construction will affect the adjacent NY Public library, further harming the neighborhood children.	282
5/12/2021 17:56:42	Amos Kaminski	315 E 68 St, Apt. 12K	amos.kaminski@gmail.com	In opposition to the application	There are no other parks in this neighborhood, and this park is already overcrowded. We need more parks in the neighborhood, so compromising the only existing one makes no sense. The positive effects of sunlight in the winter as well as the detriments of lack of sunlight are well documented. And this park is many of the neighborhood children's only opportunity to spend time in the sun.... unless the blood center literally steals their sunshine. Such an enormous building will also change the residential quality of this neighborhood, creating a huge amount of traffic on both 66 and 67 street, which are already congested, and negatively affect the function of the M66 crosstown bus which stops on that block. In addition, I am very concerned about the impact of such a huge demolition and construction project on the air quality in the area, particularly children's inhalation of particulate matter.	283
5/12/2021 18:06:58	Marcia Lowe	301 E.66th St. , NY, NY 10065	marcia@lowebiz.com	In opposition to the application	Of course we believe in the mission of the blood center and have no problem with a renovation or even slight increase in the size of the blood center, but the height they have proposed will have a profound negative impact on the neighborhood. I have lived in the neighborhood for 50 years. PROTECT OUR LIVABILITY!! Consider not only the shadows on the Park, the School and the traffic, hazardous waste, safety and the illegal spot zoning but the loss of sunlight and light for thousands of residents and students. This loss is known to affect the ability for students to learn. It also affects our mental health. Daylight, or the lack thereof, affects in no small way the psychological and physiological health of building occupants and their overall well-being. The city, the mayor, the NYBC and Longfellow have ignored these issues. Clearly they don't want to acknowledge the effects of these significant issues and prefer to counter with untrue facts.	284
5/12/2021 18:15:57	Emily Baller	315 E. 68th St.	eballer@msn.com	In opposition to the application	I am in opposition to the proposed blood bank development tower. This building does not belong on 67th street at a mid-block site. It belongs at one of the multiple sites the City has proposed for this type of large scale development or on an avenue site. It would be a colossal mistake for the City to grant the blood bank a zoning variance, which would set a terrible precedent for out of control building on mid-block sites for the future. The Blood Bank can easily build an as of right building that will more than accommodate its operations. What they want to do is nothing more than a money grab. It is incomprehensible that Friends of St. Catherine's are supporting this out of scale development that will cast a permanent shadow on the park and on JREC. The board members of St. Catherine's have no concerns at all for the children that use their park everyday as part of their school day or the children from PS 183 who use the park everyday. JREC, PS 183 and any organization that uses the park is against this development. Yet Friends of St. Catherine's stick to their perverse agenda of not opposing it.	285
5/12/2021 18:19:04	Evan Lorch	201 East 66th Street	evanlorch@yahoo.com	In opposition to the application	The tower will cast a shadow over St. Catherine's park where my children play several times a week Will cause air and noise pollution Cause huge traffic issues Ruin the residential character of the neighborhood by adding a building with the footprint so large. There is no place for a building like this on the upper east side	286
5/12/2021 18:26:22	Steven Serling	Life Sciences Secondary Schoo	sserling@schools.nyc.gov	In favor of the application	The capacity and reach with this new facility will have direct impact for youth in a traditional public high school through partnership in internships and career exploration. It will be able to offer hands on STEM experiments that will enhance what they are learning in the classroom with real scientists and practitioners in multiple focuses within the Life Sciences. This facility that's easily accessible for our students and the continued partnership with the Blood Center will be invaluable for students who traditionally do not enter the STEM fields.	287
5/12/2021 18:26:38	Marga Valladares	310 E 70 Street 9C NY NY 1002	valladares.marga18@gmail.com	In opposition to the application	I oppose to the application because the building will substantially reduce the amount of sun received by the only park we have in the surroundings. This Park is an essential part of our lives, This massive project will cause traffic jams and block the streets construction will cause air and noise pollution affect the library next door radically change the character of the neighborhood hurt the people who believed that city zoning rules would be enforced boefore they put their life savings into buying apartments affected by this	288
5/12/2021 18:27:07	Jonathan Korn MD	150 East 69 St	jk@jkornd.com	In opposition to the application	Destroys the family oriented community of the UES. Some reasons include significantly impacting the quality of life of the residents, i.e., blocking of sun for residents and families using the local park (St. Catherine's), blocking of sun for apartment owners of local residents, increase of congestion/traffic just to name a few. Overall there are more negative repercussions than benefits of having the Blood Bank expansion in the local community.	289
5/12/2021 18:29:16	John Teng	315 East 68th St.	jthc329@gmail.com	In opposition to the application	I fell strongly if this application goes through then the midblock zoning laws will soon be pushed to the wayside on other streets. The project gives nothing back to the community but take - light from the park even on hour a day is to much in a neighborhood that has so little park space, added congestion to subways and street parking, quality of life to all the neighboring building as lights in labs will be on 24/7 and disruption to the Julia Richmond complex of Schools. The fact that this project is so over and beyond the space needs of the blood bank and is more about final gain only added to my conviction that this should not be passed. I also have concerns about the request for a variance on the move theater that was mentioned at a previous meeting and not explanations was given as to why this is being requested in fact I found the dismissal of the request a bit deceptive	290
5/12/2021 18:31:01	Donna Sbriglia	336 East 67 Street	dsbriglia@gmail.com	In opposition to the application	May 12, 2021 CIVITAS CITIZENS' INC Statement on the New York Blood Center Proposal James T. B. Tripp and Sharon Pope, CIVITAS Board Members CIVITAS is a community-based organization founded in 1981 that works on zoning, land, parks and infrastructure issues important for the quality of life on the Upper East Side of Manhattan and East Harlem. We have fundamental concerns about the proposal that the Blood Center has put forward. The New York Blood Center is an important NYC bio-medical institution located at 310 East 67th Street in the mid-block that has been zoned R8B since 1985. In the 1980's CIVITAS was an ardent advocate for the R8B rezoning in that it would protect community characteristics in terms of building size and configuration in Upper East Side mid-blocks while allowing for taller and large buildings along the avenues that are comparatively wide. At the same time, CIVITAS understands that education, cultural and health-related institutions play a vital role in maintaining and enhancing the quality of life. We therefore strive to consider the legitimate needs of institutions that seek to expand, the degree to which any expansion and associated zoning change is essential to the basic needs of an institution and the feasibility of alternatives to achieve institutional goals. The zoning change that the New York Blood Center is seeking is not some minor or even modest adjustment of the R8B zoning. It is a dramatic change that will have overwhelming impacts on the surrounding community. It demonstrates a wholesale disregard for the mid-block zoning. As such, the proposal would constitute a highly disruptive and incompatible intrusion into the 67th Street mid-block because of the proposed bulk, floor plate and height of the proposed structure. The anticipated height is over 330 feet with a building floor plate that would exceed 30,000 square feet. The proposed structure would therefore be huge and massive with a looming, scarring and disruptive presence. In terms of institutional needs, as we understand the proposal, the New York Blood Center would use only somewhat more than one-third of this physical bulk. As such, this dramatic and extraordinary zoning uprooting that the Blood Center is seeking through ULURP is not necessary and cannot be justified by any well-articulated and clear set of needs of the New York Blood Center itself. Therefore, in terms of the magnitude of the proposed structure's physical impacts, the disregard for the R8B zoning and the lack of clear and compelling articulation of the need on the part of the New York Blood Center for a zoning change of this magnitude, CIVITAS opposes the zoning change requested.	291
5/12/2021 18:34:24	CIVITAS	1457 Lexington Ave, New York,	info@civitasnyc.org	In opposition to the application	Concerns about increased shadows over the block esp the park and massively increased traffic on nearby streets esp as there is a school. Also environmental hazards and waste.	292
5/12/2021 18:36:27	Soleil Nathwani			In opposition to the application	TESTIMONY On behalf BUILDING AND CONSTRUCTION TRADES COUNCIL OF GREATER NEW YORK AND VICINITY In Support of the New York Blood Center East May 12, 2021 Good afternoon. I am Santos Rodriguez, I am here to testify on behalf of Gary LaBarbera, President of the Building and Construction Trades Council of Greater New York & Vicinity, in support of the New York Blood Center East's project. The Building and Construction Trades Council is an organization of local building and construction trade unions that are affiliated with 15 International Unions in the North American Building Trades Union. Our local union affiliates represent approximately 100,000 union construction workers. The Building Trades mission is to raise the standard of living for all workers, to advocate for safe work conditions and to collectively advance working conditions for our affiliates' members, as well as all workers in New York City. The expansion of New York Blood Center East's 310 East 67th street headquarters will allow the Blood Center to expand its research facilities, improve collaboration among project teams, provide space for life science startups, while continuing to provide life-saving blood products and services for the New York City Area. This is an important project as the Blood Center's research facilities are utilized for research and development in the field of blood related diseases including potential treatment for COVID-19 as well as research into regenerative medicine. The Building and Construction Trades Council testified in support of this project in November 2020 and we continue to support it today. The ability to provide space to start ups, private institutions, and partners will only improve and facilitate the important research conducted at the Blood Center. In addition to assisting the Blood Center in fulfilling its public health mission, the project will provide an economic stimulus to our City as it is anticipated to spur the creation of 2,600 new jobs on site, an estimated 3,000 indirect jobs, and a total new economic output of \$1.1 billion annually. These jobs will provide wages and benefits that will support a middle-class lifestyle for workers and their families, creating a much needed stimulus to our City's economy. Now is the right time to take advantage of opportunities to invest in our City and put people back to work. The Building and Construction Trades Council of Greater New York and Vicinity supports projects like the Blood Center East project that will improve the lives of many New Yorkers, increase the resiliency of our City, and create middle class jobs for our members in the process. We thank you again for this opportunity to testify in support of this project.	293
5/12/2021 18:38:36	Santos Rodriguez	350 West 31st Street, Suite 700	srodriguez@nycbuildingtrades.	In favor of the application	Will cause huge traffic issues and air and noise pollution.	294
5/12/2021 18:43:36	Claudia Novod	NY, NY 10065	Cjb_223@yahoo.com	In opposition to the application	I favor renovating the existing space and the expansion required for the Blood Center ONLY. However, I am not in favor of the unnecessary expansion that will take up the majority of this development. This space will go to the highest bidder - not necessarily related to the blood center or its partners.	295
5/12/2021 18:43:41	Malcolm Auchincloss	315 East 68th Street	mauchin@gmail.com	In opposition to the application	Outrageous ! To ask to change the mid block zoning for this use when this bio-science center could be located in any number of other favorably zoned locations is an abuse of residential neighborhoods and sets a terrible precedent.	296
5/12/2021 18:44:20	Judy	Belle	judybelle1122@gmail.com	In opposition to the application	Please protect St Catherine's Park!	297
5/12/2021 18:48:50	Katie Kenigsberg	400 East 70th Street, #3602, Ne	katherine.kenigsberg@gmail.com	In opposition to the application	the development does not conform to existing zoning. It is midblock. development is entirely to expansive.	298
5/12/2021 18:48:52	Marietta	Meyers	mariettamm@meyersreg.com	In opposition to the application	X	299
5/12/2021 18:49:26	Robert Blumenfeld	1175 York Ave, ny, ny 10065	Rblumenfeld@gmail.com	In opposition to the application	In reading about the need for this major change in policy I see absolutely no reason why the Blood Center should need a building of this size. I am totally against changing the neighborhood zoning for this application.	300
5/12/2021 18:53:02	Barbara Dubin	360 East 72 Street	barbarapeirez@gmail.com	In opposition to the application	This project is inappropriate for a cross street. It will cause major traffic and is problematic to the community (and St. Catherine's park).	301
5/12/2021 19:00:31	Gordon Z Novod	1175 York Ave. #18J	gnovod@hotmail.com	In opposition to the application		302

Timestamp	Name	Address	Email Address	Are you	Comments on the application	Submission Number
5/12/2021 19:05:18	Cathy Donnelly	315 East 68th Street, 10E, NY, N	cathyadonnelly@gmail.com	In opposition to the application	I'm writing to express my opposition to the proposed Blood Bank Tower on East 67th Street. I have been a resident on the Upper East Side since 1992 and am committed to our community. I have two teenage daughters who have attended the local public schools and have spent many years enjoying our beloved neighborhood park, St. Catherine's Park, and the East 67th Street Library. East 67th Street is a wonderful residential block with a school complex, library and community park. The impact this proposed project would have on this block and community is devastating. The increase in traffic and reduced light in our neighborhood would be so disruptive to the quality of life of its residents.	303
5/12/2021 19:11:54	Steven			In opposition to the application	I am a commercial real estate appraiser in New York and have been appraising commercial real estate in the five boroughs for 26 years. I am not opposed to new development as long as it is appropriate and conforms to the zoning and character of the neighborhood. The zoning for this site is a R8B residential district and as of right FAR is 4.0. Granting a zoning variance to construct a commercial building almost double the size mid-block is outrageous and irresponsible. This is a residential community, not a medical office park! Granting a zoning variance for a commercial tower between First and Second Avenues would set a terrible precedent on the Upper East Side. It is shameful that the city would even consider granting a variance for a project of this size.	304
5/12/2021 19:11:55	Elizabeth McAndrew	315 East 68th Street, New York,	emcandrew01@gmail.com	In opposition to the application	Office vacancy in New York is presently rising and is expected to continue to rise for the foreseeable future since companies need less office space due to a work culture change as more employees work from home. This excess office space could be repurposed for this proposed use. It is just so shocking to think that a massive commercial tower is being proposed mid-block in a residential community predominantly for the sake of "convenience" to the other medical institutions when there is available space a short distance away.	305
5/12/2021 19:13:16	Dan Truman	34-40 79th Street, #5F, Jackson	dantruman1888@gmail.com	In opposition to the application	I ask that you please vote against this project as proposed and protect our community. I understand the Blood Bank's need for a new facility. A smaller building in conformance with the present zoning requirements should be built on the current site and not a commercial tower!	306
5/12/2021 19:14:45	Kathryn Podeszwa	4710 vestal parkway e	Kpodesz1@binghamton.edu	In opposition to the application	Thank you for your consideration.	307
5/12/2021 19:17:19	CL Henderson			In opposition to the application	I oppose the out of scale commercial development in our neighborhood	308
5/12/2021 19:26:15	Evelyn D.	315 East 68th Street, NY, NY 10065		In opposition to the application	Please vote against this proposed commercial tower mid-block in a residential zone! This building if built as proposed will ruin our wonderful residential neighborhood.	309
5/12/2021 19:28:02	ELIZABETH M BOTVIN	26 Heathcote Road Scarsdale, N	embotvin@gmail.com	In opposition to the application	As the parent of two children at the school across the street, I am strongly opposed to having a BSL-3 lab which the NIH defines as: "Biosafety level 3 (BSL-3) is applicable to clinical, diagnostic, teaching, research, or production facilities where work is performed with agents that may cause serious or potentially lethal disease through inhalation, to the personnel, and may contaminate the environment)". There is no place for this in such a densely populated area as Manhattan no matter how profitable the rent.	310
5/12/2021 19:30:35	Kate D.	315 East 68th Street, NY, NY 10065		In opposition to the application	Establishment of Biosafety Level-3 (BSL-3) laboratory: Important ...https://www.ncbi.nlm.nih.gov › articles › PMC421649	311
5/12/2021 19:54:52	Rose A. Haché	333 East 68th Street, Apt. 9B	Rose.Hache8@gmail.com	In opposition to the application	We are strongly opposed to this multi-purpose plan. The plan is not appropriate for the location and it would have a significant adverse impact on the neighborhood, its inhabitants, school, green space, traffic flow, safety and sets a dangerous precedent to zoning protection. The rationale for the plan is without any reasonable basis. As an example, to suggest that it has to be within walking distance to Cornell and Rockefeller is a bizarre statement. This statement belies modern communications technology and transportation options. Cornell has expanded to Roosevelt Island and there is the East River that separate it from the hospital. There is sufficient space in New York which is available to have such a project. Further, there are other neighborhoods that would welcome the economic opportunity that the applicant offers in their presentation. We urge the Board to oppose the plan and uphold the Board's mission to protect, maintain and improve the social welfare and quality of life with the communities encompassed within Community Board 8.	312
5/12/2021 19:58:30	Zenaide Reiss	444 East 82 street 10028	zenaiden@verizon.net	In opposition to the application	I oppose this proposed massive commercial tower mid-block in a residential zone. I grew up in this neighborhood going to St. Catherine's Park and the East 67th Street Library. Friends of mine would come from over 15 blocks away to use St. Catherine's Park. It would be terrible for the children in our neighborhood and beyond to be impacted by this tower.	313
5/12/2021 20:11:06	Cassandra Ritas	3352 81st street #21	critas@gmail.com	In opposition to the application	I grew up in the neighborhood at 404 East 66 Street in the 1960's-1970's, where my mother still resides. I attended PS 183, JHS 167, Julia Richman HS, and Hunter College, and got my Ph.D. at Columbia. When I go to pick up my elderly mother (who is a cancer survivor), it can take 10-15 minutes just to get around the block. PS 183 has reserved parking on the north side of 66th Street, Memorial Sloan Kettering has a garage on 66th and York where the line is around the block, York Avenue at 62-63 Street has construction right where you get on the East River Drive north or south, and the brownstones on First Avenue are about to be demolished. St. Catherine's, where I played as a child, is the only playground for the children in the neighborhood and now it will be shaded during the afternoon hours. And we all know that the workers in the blood center will congregate there and eat their lunches.	314
5/12/2021 20:20:50	Scott Gurfein	254 East 68th Street	Scott@productequities.com	In opposition to the application	I cannot imagine having thousands of people working on 66th Street at the blood center. I cannot fathom the amount of truck traffic that will clog up 66 St. How many more fast food restaurants can be built on First Avenue to feed the people at the blood center? I think our neighborhood has done enough to service the sick this city. Expand somewhere else.	315
5/12/2021 20:24:45	Nicole Vartanian			In opposition to the application	I love St. Catherine's Park and the East 67th Street Library. There aren't many parks in my neighborhood. Please don't ruin my neighborhood with this huge tower which would put the park in shade for much of the day.	316
5/12/2021 20:48:51	Jessica Walker	575 Fifth Avenue, 14th Fl; New Y	jwalker@manhattancc.org	In favor of the application	The NYCB's developer Longfellow's (first 334 foot tower building in NYC) massive building will affect: (1) Julia Richmond High School students by 2400+ employees on the sidewalks at morning school afternoon drop off and pick up, (2) traffic impact on M66 on 67th Street, (3) St. Catherine's playground sun from 2pm on from May to October, including school months, when children play in the playground after school, (4) NYCB has the option to redo their building within current zoning regulations or go somewhere else where they are wanted, (5) I listened and heard problematic lab work on poisonous chemicals "none planned" simultaneously unspoken "at present," (6) I have concerns about conflict of interest. Is it true that a member of CBB works at Kramer Levin? I would appreciate confirmation of that Member's recusal from voting on the Blood Center matter.	317
5/12/2021 21:00:50	Jacqueline Calderone	399 east 72nd st, New York, ny	Jdalessio@gmail.com	In opposition to the application	I cannot come up with a comment that is any different form all my neighbors who are opposing changing the zoning laws because one real estate organization would like to build a thoughtless and uncaring structure on obviously inappropriate lots.	318
5/12/2021 22:12:55	Kevin Kolack	4841 43rd Street Apt 4K, Woods	kevin@kevinokolack.com	In opposition to the application	All I can add is that it is totally unacceptable to ruin a zoned residential area by a building that is not needed and/or could be built in many areas that a zoned for their structure and purpose.	319
5/12/2021 22:22:10	Annie Lee			In opposition to the application	Zoning is designed for a valuable and purposeful reason. It is not designed to be altered for financial gain. I cannot express my own opposition to changing the zoning any more strongly than all my neighbors have done so eloquently. But I want my opinion to be heard and noted.	320
5/12/2021 22:54:05	Craig Shemin	333 E. 66th St. New York, NY 10	craigshemin@me.com	In opposition to the application	Zenaide Reiss, Upper East Side resident	321
					I greatly appreciate the work of the Blood Center. However, as the parent of a child at Talent Unlimited and another child at Ella Baker School, I oppose the Blood Center's current proposal for expansion and rezoning. The schools in the Julia Richmond Educational Complex are some of the few schools on the Upper East Side that reflect the racial and economic demographics of the wider city. They are citywide schools with children from all around the city. It is an environmental justice issue to subject these children and future children from around the city to the construction, during an ongoing pandemic that requires open windows, and to the ongoing increased traffic, reduced light, increased pollution, and the risk of airborne pathogens once the project is completed. There are many other places in the city, where labs are being incubated and built, as well as avenue sites that would allow large buildings that would be more appropriate for this project, since the Blood Center seems unwilling to make any adjustments to their proposal.	
					I absolutely vote against this. It affects and changes the whole neighborhood and the park where our children play.	
					Children need a park that isn't dwarfed by shadows and subject to even more noise and sound pollution. It has been a lifeline for people in the neighborhood and needs to remain a joyful space for children to gather and play.	
					Good evening. I'm Jessica Walker, President and CEO of the Manhattan Chamber of Commerce. We represent and support businesses across the borough.	
					Our biggest priority right now is the city's economic recovery in the wake of the COVID-19 crisis.	
					We are so grateful that the vaccine rollout is going well and that Mayor de Blasio has set a date for the city to fully reopen. Both of these are leading to increased economic activity. But the long road to recovery continues. Economists predict that New York City will not see a return to its pre-pandemic levels of employment until the end of 2023 or even into 2024.	
					That is why I come before you tonight in support of the Blood Center's proposal to create a state-of-the-art life science center in place of its existing facility.	
					The proposed Center East project holds significant economic development potential for New York City, both in the near term and for years to come.	
					The life sciences sector is one of the few industries that is booming in our city right now. It attracted venture capital investments totaling \$2.3 billion last year—nearly tripling since 2019. The state's universities and research institutions also attracted \$3.2 billion in public funding last year—of which the metro area alone accounted for \$2.9 billion.	
					These businesses are here now and we hope that more are coming, but the biggest threat to keeping them here is a shortage of the specific types of labs they require. They need somewhere to go.	
					The Center East project will help address this shortage and help the city retain these companies which are growing and creating jobs at a time when we desperately need them.	
					The project itself is estimated to create approximately 6,000 jobs -- that includes union construction jobs during build out, induced jobs in the surrounding neighborhood, and life science and administrative jobs once the campus itself is complete.	
					It will generate more than \$1 billion annually for New York City. And it will do so in a sector that's important not just for our economy, but for the health of New Yorkers and our city's post-pandemic infrastructure and stability.	
					I hope that the Community Board will work together with the Blood Center to find a way to get this critical project done. We need it. Thank you.	
					Do not ruin our children's playground.	
					I am a parent of a 2nd grader at the Ella Baker School in the Julia Richman Educational Complex. NYBC's presentation is rife with an amount of obfuscation and propaganda rarely seen outside of major political campaigns. I do not want my son's education hampered by construction for the next 5 years. I do not want the sun blocked from his school in perpetuity.	
					I am a tenured college chemistry professor. The NYBC plot of land is NOT "uniquely" positioned for such a project. While I don't fear a lab breach worthy of "Gremlins 2," if the pandemic has shown us anything, it's that proximity is NOT a necessity for collaboration. No one is carrying lab samples between buildings on the Upper East Side.	
					With millions of square feet of office space available in Manhattan available to retrofit (likely more cheaply), what this comes down to is hubris on the part of the NYBC board. I've seen this before... In the early 2000s, the Board of The Cooper Union decided to demolish 2 existing buildings and consolidate operations in a single (smaller, but headline-grabbing) new building. It nearly bankrupted the school, and the financial dealings involved were deemed "improper" though not illegal. The Board left a legacy to the school, indeed. This project is no different. The goals of an otherwise wonderful organization (my wife organized their Queens blood drives during the pandemic) are being tarnished by Board members wanting to leave a legacy.	
					The project does not need to happen here. If the partnership with Longfellow really NEEDS to happen, it can happen elsewhere. They don't need to break the law and set an awful zoning precedent to put it on 67th street.	
					I am really concerned about the effect it will have on St Catherine's Park (where both of my children play frequently), and the disruption it will bring to the residential character of the neighborhood. We moved to the area because of the quiet, family oriented nature of the neighborhood. Please do not take this away from us and our children by allowing this building to be constructed!	
					I am vehemently opposed to the proposal to build a 334-foot monstrosity in a space zoned for a 75-foot building. There are numerous quality of life issues that have not been addressed by the Blood Center. Traffic, parking, retail congestion, emergency vehicle access, noise and air pollution have not been addressed at all. In fact, the Blood Center seems to have no concern for neighborhood residents. Many misleading statements were made. The Blood Center stated that the building is not a commercial office building, but moments later, their own representative mentioned commercial occupants would be in the building. So, while it is not a commercial "office building," it is a commercial laboratory. The Blood Center emphasized that they are a non-profit organization, but it is clear that this new project is a for-profit, commercial enterprise. If it was a non-profit venture, Paul Selver would not refuse to answer the questions that were asked about the financial structure of the project. The Blood Center stated that the new building would house their scientific collaborators, but my understanding is that Longfellow and not the Blood Center would be renting the space, so the Blood Center would have limited control on who occupies the space. Numerous Blood Center representatives insisted that the BSL-3 Lab is safe because it's been there and there haven't been any problems. First, the proposal is for a newly constructed lab and not the one that's already there. Second, just because there hasn't been an issue up to now, doesn't mean there couldn't be one in the future. Paul Selver repeatedly states that this is simply a "Land Use Issue," but I'm not sure why that would mean the residents' resistance and opposition to the project shouldn't matter. We have land, too. And our use of it is within the law. Why should the Blood Center's desire to change the current law outweigh the overwhelming opposition to the project by the neighborhood's residents? (I prefer to use the term "law" rather than zoning, because that's what we're talking about -- a non-profit teaming up with a commercial entity to change the law to make money). The Blood Center's insistence that they are doing good work is only there to mask the fact that this is a blatant moneymaking scheme - commercial greed clad in a non-profit overcoat. Finally, a question that should be asked of Paul Selver: According to a February 11, 2021 article on LexisNexis "Law360" Mayor DeBlasio owes \$300,000 to Paul Selver's law firm, Kramer Levin. How is this not a conflict of interest and an ethics issue for an elected official who is involved in this decision-making process. (https://www.law360.com/articles/1353260/nyc-mayor-s-unpaid-kramer-levin-tab-raises-ethics-worries)	

Timestamp	Name	Address	Email Address	Are you	Comments on the application	Submission Number
5/12/2021 22:58:22	Stephanie D'Abruzzo Shemin	333 E. 66th Street #6L New York	stephaniedshemin@yahoo.com	In opposition to the application	I was unable to attend the Zoom meeting tonight, but my husband was, and suffice it to say that with every meeting that transpires regarding the monstrosity that is the new proposed Blood Center building, the more enraged I get. There seems to be shady dealings, shady people, and shady money all over this proposal; which, frankly, doesn't even seem like a proposal at this point. A proposal actually takes the neighborhood (and city) into consideration... and this ridiculousness has zero consideration for the added traffic, lack of infrastructure to support the influx of new employees, stress on the water and electrical systems in the immediate area, air and noise pollution, shadows, and most importantly, zoning precedent. Not only that, but the people behind this project are acting like it's a done deal. The last decade has slapped New Yorkers in the face with its callous disregard for its residents in favor of mid-block behemoths like the glass middle fingers of Billionaire's Row that do nothing for tax revenue or neighborhood businesses, and only line the pockets of developers. I don't understand why zoning laws seem to be so easily bent and broken in this city. They are there for a reason: to preserve our livability. Without livability, New York City is in big trouble. I have lived in this neighborhood since 1993. I have seen it rise, and I am starting to see it fall. The Memorial Sloan-Kettering rezoning 15 years ago did not help the neighborhood. This Blood Center monstrosity promises to actively hurt it. There is no good reason why the Blood Center, which currently stands on land that is zoned for 75 feet, needs to be 334 feet tall... unless the reason is money pouring into the pockets of a carpetbagging developer named Longfellow. I am vehemently opposed to this application. Thank you for allowing me to share my opinion. Sincerely, Stephanie D'Abruzzo Shemin	322
5/12/2021 23:08:48	Elizabeth Keizner	306 E 82nd Street	elizabeth.keizner@gmail.com	In opposition to the application	Please do not take away the sunshine at our neighborhood playground	323
5/12/2021 23:25:29	Steven Gee	301 East 64th Street	steven.c.gee@gmail.com	In opposition to the application	The character of our neighborhood is extremely important and that is heavily defined right now by St Catherine's. Let's not destroy the character of that park and its family environment by throwing it into shadow.	324
5/13/2021 7:07:00	Jill fastenberg	215 east 68 th street . Apt 14w,	jfastenberg@btig.com	In opposition to the application	My daughter and all her friends use St Katherine s park every day .. it has been there only source of social interaction through this pandemic. They have been going for years since they are infants .. we are all in public school and this is their playground both during the week and weekends .. we have hardly had school due to restrictions and this park has saved all of them both emotionally and physically since they are super careful with masks and run around .. all the traffic noise and obstruction this project will bring will greatly affect them .. we strongly oppose	325
5/13/2021 9:02:02	Craig Shemin	333 E. 66th St. New York, NY 10022	craigshemin@me.com	In opposition to the application	I am vehemently opposed to the proposal to build a 334-foot monstrosity in a space zoned for a 75-foot building. There are numerous quality of life issues that have not been addressed by the Blood Center. Traffic, parking, retail congestion, emergency vehicle access, noise and air pollution have not been addressed at all. In fact, the Blood Center seems to have no concern for neighborhood residents. Many misleading statements were made. The Blood Center stated that the building is not a commercial office building, but moments later, their own representative mentioned commercial occupants would be in the building. So, while it is not a commercial "office building," it is a commercial laboratory. The Blood Center emphasized that they are a non-profit organization, but it is clear that this new project is a for-profit, commercial enterprise. If it was a non-profit venture, Paul Selver would not refuse to answer the questions that were asked about the financial structure of the project. The Blood Center stated that the new building would house their scientific collaborators, but my understanding is that Longfellow and not the Blood Center would be renting the space, so the Blood Center would have limited control on who occupies the space. Numerous Blood Center representatives insisted that the BSL-3 Lab is safe because it's been there and there haven't been any problems. First, the proposal is for a newly constructed lab and not the one that's already there. Second, just because there hasn't been an issue up to now, doesn't mean there couldn't be one in the future. Paul Selver repeatedly states that this is simply a "Land Use Issue," but I'm not sure why that would mean the residents' resistance and opposition to the project shouldn't matter. We have land, too. And our use of it is within the law. Why should the Blood Center's desire to change the current law outweigh the overwhelming opposition to the project by the neighborhood's residents? (I prefer to use the term "law" rather than zoning, because that's what we're talking about -- a non-profit teaming up with a commercial entity to change the law to make money). The Blood Center's insistence that they are doing good work is only there to mask the fact that this is a blatant moneymaking scheme - commercial greed clad in a non-profit overcoat. Finally, a question that should be asked of Paul Selver: According to a February 11, 2021 article on LexisNexis "Law360" Mayor DeBlasio owes \$300,000 to Paul Selver's law firm, Kramer Levin. How is this not a conflict of interest and an ethics issue for an elected official who is involved in this decision-making process. (https://www.law360.com/articles/1353260/nyc-mayor-s-unpaid-kramer-levin-tab-raises-ethics-worries)	326
5/13/2021 9:38:21	Trev Jones	233 E 69th St		In opposition to the application	I strongly oppose this project as I see no reason for its existence in my neighborhood. It is strictly an exercise in greed with no concern for the children to play in the park, for the neighborhood, for anyone on the upper Eastside I am Rachel Levy, ED of FRIENDS of the Upper East Side, and we are working closely with the Coalition to Stop the Blood Center Tower. FRIENDS was founded in 1982 with a mission to preserve the architectural legacy, livability, and sense of place in the neighborhood. The rezoning sought here effectively reverses the most basic planning principle governing the built environment on the Upper East Side -- the idea that towers belong on avenues while side streets are dominated by lower scale residential and associated uses. The campaign for contextual zoning, which resulted in the R8B zoning district, reinforced that existing context, and has done so consistently and remarkably well for 36 years. This project introduces exactly the kind of building R8B was designed to prevent -- the midblock tower -- and it would be the first rezoning of an R8B district since it was established. FRIENDS' founding President Halina Rosenthal articulated the threat: "If unchecked... the proliferation of assorted... skyward oriented structures... will totally destroy New York City's mid-block residential streetscape." To be sure, if the R8B zoning is dismantled here, it will set a dangerous precedent for contextual districts throughout the Upper East Side and citywide -- a land use and visual character impact that the DEIS fails to consider. Not only does the applicant seek to map an avenue zoning district on the midblock, it also then seeks permission to violate almost every aspect of that new zoning district by special permit. And the resulting building is truly massive. With floor plates of nearly 33,000 square feet, the bulk of the tower is more akin to midtown commercial buildings like One Vanderbilt, and the Empire State Building than any tower that has ever been built on the Upper East Side. Across from a heavily used park in a park-starved neighborhood, a busy educational complex housing 6 schools, and next door to a 1905 Carnegie library building, this block exemplifies dense urban life. New afternoon shadows on St. Catherine's Park would be substantial during much of the year, casting most of the park into shadow for hours at a time. But shadows do not only fall on parks -- the schools, street and sidewalk on 67th Street would lose more than 50% of their light, as would portions of 66th Street. The only possible mitigation for this kind of loss is a significantly smaller building, an alternative which the DEIS refuses to consider. Let's be clear -- the Blood Center is a non-profit that has operated in the neighborhood for many years. But this project is not about the Blood Center's ability to continue its good work. It's about a private for-profit developer seeking development rights the Blood Center is not entitled to, in order to build a massive commercial building in a residential neighborhood -- at a moment when the City is facing a massive glut of commercial space. The fact that the Blood Center itself will occupy only the lower third of the building, leaving the rest available for speculative commercial tenants, demonstrates the unnecessary nature of this project. Indeed, the Blood Center could build 10% MORE community facility space in the as-of-right scenario. And there may be other, more sensitive alternatives that could be developed to lessen the impact on the neighborhood, such as the full coverage alternative that George Janes has raised. There are also still significant questions about the proposed BSL-3 lab, a use that the City's own Board of Health states poses the potential for "catastrophic consequences." In fact, in response to a FOIL request, the Health Department responded it couldn't disclose existing lab locations because it would endanger public health and safety. In light of this, it is inexcusable that the DEIS is silent on whether the labs will be available to commercial tenants, and if not, the programmatic means of restricting such uses to the Blood Center only, and the measures in place to protect the public health in this dense residential neighborhood. The aggressive proposal demonstrates disregard for the community in every way -- it requires the community to bear the impact of an egregious building in order to benefit a private developer. It sets an irreversible land use precedent for the Upper East Side and what makes our neighborhoods livable. FRIENDS urges the Community Board to reject this proposal.	327
5/13/2021 10:15:01	Rachel Levy	FRIENDS of the Upper East Side	rlevy@friends-ues.org	In opposition to the application	Thank you.	328
5/13/2021 10:24:57	Steven Smith	333 East 66th Street Apt 10N	ssmith075@aol.com	In opposition to the application	I have already submitted comments on 5/12/21, however after participating in the 5/12/21 Zoom Meeting I feel the need to add to my previous comments. As I listened to presenters, commenters and CB#8 Members, I heard expressions of disappointment from Chairman Squire regarding the lack of change in the presentation despite the communities negative comments as well as disappointment in the applicants delay in minor requests like timey posting. Some, like CB8 Member Alida Camp, described disbelief in how quickly this application navigated its way through the municipal process. Others like the the representatives the various Julia Richman Schools disputed Paul Selber's claims of reaching out to them with no response. Still others commented on the lack of responses from the applicants to previous questions. My comment at about 10:00pm was that according to articles I have read, this is all part of the Kramer Levin Playbook. Minimize responses, don't make changes and let time run out. Responding to the question of how did this proposal move so quickly through government, it is Mayor de Blasio's "enthusiastic support" for this project which, despite overwhelming opposition by educators and community (two groups that our Lame Duck Mayor proclaims he supports), appears to have swayed the the good sense of all who have sanctioned this application to its current status, with "the clock that ticking". On 4/29/21, in response to questions made at the Zoning Committee Meeting on 4/27/21, I sent the articles I had read to info@cb8m.info to be provided to that Anthony Cohn, the committees co-chair and the rest of the Zoning Committee. I see no way to attach those articles to this comment posting. I will therefore resend the articles to the same address with the request that they be provided to this Land Use Committee Members for their reading. The articles are summarized as follows: •2/13/17 NY Post by Editorial Board; The Corruption Cloud Over Mayor de Blasio Just Got Darker •2/23/17 NY Times by William K. Rashbaum; Mayor de Blasio Will Meet With Federal Prosecutors on Friday •3/4/17 NY Daily News by Greg B. Smith; Law Firm's Lobbying Unit Sees Big Income Boost After de Blasio hires its attorneys for his corruption defense •6/17/18 NY Daily News by Greg B. Smith; Law Firm Owed \$300G by de Blasio Lobbied Mayor's Top Aides, Won Big Favor for High-Rise Developer •11/20/18 POLITICO by Sally Goldenberg; De Blasio Approves His Own Contract for Legal Fees After City Comptroller Rejects It •11/20/18 Wall St Journal by Katie Honan; Mayor OK's Contract to Pay Off His Legal Fees Tied to Probes •2/11/21 LAW360 by Anna Sanders; NYC Mayor's Unpaid Kramer Levin Tab Raises Ethics Worries These articles may clear up the question as to why this proposal, opposed by the community and educators alike, has moved through the system so quickly. I owe nearly \$300K on my home to a bank. It's called a loan/mortgage. Each month I pay a portion to the bank, who technically owns my residence until I payoff what I owe. The largest amount of the payment is the interest. It seems to me in light of these facts, regarding the Mayor's unpaid debt to Kramer Levin, one might ask what the interest payments are and when will the payoff occur. Is it perhaps "Zoning for Dollars"? I leave it to this Committee and Community Board to read these articles and draw their own conclusions. I for one oppose this proposal to approve changes to the r8b zoning law for this "spot location"	329
5/13/2021 13:43:11	Stacie	301 e 66	Sfried21@gmail.com	In opposition to the application	This will damage the neighborhood greatly and continue to drive out young families (who have already left in droves due to covid).	330
5/13/2021 15:59:22	Stacie	301 e 66	Sfried21@gmail.com	In opposition to the application	This will damage the neighborhood greatly and continue to drive out young families (who have already left in droves due to covid).	331

Timestamp	Name	Address	Email Address	Are you	Comments on the application	Submission Number
					<p>I am a native New Yorker and have lived on the Upper East Side for the last 28 years. I recently renovated my apartment to create the home of my dreams. But now, for the first time ever, I want to leave New York. In recent years, it has become glaringly apparent that the concerns of the residents of New York are no longer relevant to the decisions made about their communities and living circumstances. It's the developers and their investors and the politicians corrupted by money and power that decide. For them, the residents are a nuisance to be tolerated until they can be swept aside with construction equipment.</p> <p>This could not have been more evident in the meeting with the New York Blood Center's representatives at the Community Board 8 Meeting on May 12, 2021. The suggestion that St. Catherine's Park would have sun for most of the day because the shade caused by the proposed tower would not hit until the "late" hour of 2:15 pm was offensive. The lack of interest in the testimony of community members on the part of Paul Selver was palpable. His failure to prepare for the meeting was apparent. His assertion that the financing of the project is not germane is an insult. After hearing witness after witness in opposition, Mr. Selver's condescending response was that there are others who would disagree. If that's right, where were they? They didn't show up to testify. Why? Because, as someone at the meeting said, the fix is in.</p> <p>Those in favor of the project are non-residents who will profit to our detriment. They have always profited (and will always see fit to profit) at the expense and to the detriment of ordinary working people. They don't need to fight for this proposal at a community board meeting because they know that this project will go forward. So, they aren't going to waste their valuable time listening to our concerns. Instead, they are going to pay Paul Selver to do that. In fact, here's an article that says as much.</p> <p>https://commercialobserver.com/2014/07/the-negotiator-land-use-tactician-paul-selver-helps-real-estate-bigs-build-big/</p> <p>Our concerns obviously have no bearing. All the benefit will go to non-residents at the expense of our communities – those surrounding the New York Blood Center and all the other communities who will suffer monstrous midblock construction in the future as a result of this precedent.</p> <p>The Upper East Side is no longer livable and it's because the developers and their investors have been allowed, and will continue to be allowed, under increasingly disingenuous pretenses to destroy it. The construction is endless and all we ever get is ugly, excessively tall commercial towers, with hundreds of tiny, overpriced, cookie cutter apartments (or, in the case of the NYBC, labs) and a few empty penthouses, that steal the sun and open air and offer nothing to the communities in return but huge, empty storefronts or national chains – another Verizon, another Sprint, another Walgreens, another CVS, another Target, another Chase, another TD Bank, another Taco Bell, another Dunkin' Donuts, another Starbucks – nothing worth having in the neighborhood.</p> <p>The NYBC's proposal is an abomination and should not be allowed to go forward, but I already know that it will. Don't you? I don't know where I'm going yet, but I am NOT staying in New York.</p>	
5/13/2021 20:20:19	Nazmiye Gokcebay	201 E 83rd St, New York, NY 10	nazmiye@gmail.com	In opposition to the application		332
5/13/2021 21:59:21	Lorna Weiner	1623 3rd Ave. 22B	Lornaweiener@yahoo.com	In opposition to the application	I oppose the Blood Center expansion.	333
5/14/2021 0:21:14	Janette Gautier	215 East 68th Street	janettegautier@verizon.net	In opposition to the application	Sorry I couldn't be at your meeting. I strongly oppose the building of that monstrosity over the Blood Bank. Just what we don't need is another huge building looming over our schools (in this case, Julia Richmond) and playgrounds (St. Catherine's Park). We have tall hospital buildings all over First and York Avenues. Please leave some air and light for the residents of this area. Thank you.	334
5/14/2021 2:40:10	Sarah Gallagher	1136 First Avenue, 10065	SWGall@nyc.rr.com	In opposition to the application	Utterly inappropriate in every respect.	335
5/14/2021 10:23:30	Linda Gail	1755 York Avenue	Gogirl423@aol.com	In opposition to the application	If the blood center is allowed to skirt the current laws of mid block building size it won't be long before other builders are doing the same and ruining what is left of the upper east side. Absolutely NO to this project.	336
					<p>As it was well put by someone Wednesday night, TBC has gone rogue. Here we are as a community painting this practically dystopian, not exaggerated, world of added darkness in day, light at night, pollution, toxic waste, kids health and learning at risk, gridlock for ambulances not arriving in time with the direst of consequences, school buses sitting in traffic, awful commutes, noise, and on and on..... And they sit on their hands never acknowledging any of it, giving any second thought or possible signal of compromise. They're facing nearly unanimous opposition in their community yet they're ploughing on ahead!</p> <p>The question I'd ask them to consider; If all goes their way, what kind of work environment and culture will they be creating for their new world-class hires? Those people will be here and go out to the surrounding community, endure the hardships described above and especially learn that their employer met with vehement, fierce opposition to their very presence in the community. They will most certainly find out and may begin to resent TBC because their conscience will compel it.</p> <p>Also, getting lost in all of this are the credentials of Longfellow. Please look at their website. Considering the magnitude of this enormous project, look to see if anything they've done with their existing properties, many of which are renovations, even approaches a fraction of the size of this Tower. I saw nothing. They have no experience managing a project like this, especially not in NYC. We must challenge City Planning to reconsider their competence to pull off such a challenge. Their resume is not just thin for this work, but rather shows them to be unqualified. They'll be doing it with "training wheels" given that we all know even the most savvy Manhattan builders go over budget and time due to unforeseen circumstances.</p> <p>Furthermore, there must be a threshold of acceptable capacity City Planning considers when growing a community by such a scale. How is it this community sitting in a vital city artery has not already reached capacity for services, emergency and otherwise? If not already, this project most certainly will far exceed that threshold and break any limits that should exist if they don't already.</p> <p>Please tell me with whom I can be in touch to help inform city officials, especially city council members, of our side of this story.</p>	
5/14/2021 13:41:11	Rick Bellusci	333 East 66th Street	rickbellusci@yahoo.com	In opposition to the application		337
5/14/2021 14:18:07	Jennifer Oberstein	200 East 66th Street	obersteinjen@gmail.com	In opposition to the application	I am AGAINST the proposal to put a 334-foot tower mostly dedicated to commercial space in the midblock between East 66th and East 67th Street and First and Second Avenues. It will endanger long-held mid-block zoning and casting a shadow on St. Catherine's Park.	338
5/14/2021 15:45:13	Adam Baker	1740 Second Ave, Apartment 1	abaker.adam.n@gmail.com	In favor of the application	The building does not even scratch the skyline in the area. If we oppose a scientific hub and blood bank expansion but favor tall towers for super rich, what kind of neighbors are we? This stinks if NIMBY grouchiness, and this attitude only increases our cost of living, doing business, and progress in our neighborhood.	339
					<p>I am vehemently against the blood centers construction project. I would like to focus first on construction noise – particularly on the impact it has on children: the constant trucks, yelling and banging – the drills and jackhammers, steel hitting steel, and the very loud whistles announcing the coming loud noise pollution. These examples and more are all culprits.</p> <p>The question is what will be the lasting impact on the over 2300 children attending schools in the neighborhood? The Sam School is on the corner of 67th and 2nd Ave, the Urban Academy, the Talent Unlimited high school, Manhattan International high school, Vanguard high school, the Ella Baker school for K to 8th grade, P226 a middle school for autistic students, and the Life Center nursery school are all located in the Julia Richmond building that houses more than 2000 students and is directly across the street from the proposed construction. In addition that building includes a library, a cafeteria, an auditorium, a culinary arts room, a dance studio and program, a theater and program, an Art Gallery, a swimming pool and gymnasiums. These ancillary facilities are used at many hours during the school day and at many other times.</p> <p>Children in proximity to noise pollution for over 4 years will have irreparable damage according to an information piece published by The Environmental Protection Agency entitled: "Noise and Its Effects on Children" https://nepis.epa.gov/Exe/ZyPDF.cgi?P100736S.PDF?Dockey=P100736S.PDF</p> <p>This flyer identifies the adverse health effects of noise on children, they say that noise "poses a serious threat to a child's physical and psychological health including learning and behavior." They go on to say that repeated exposure to noise during critical periods of development may affect a child's acquisition of speech language and language related skills such as reasoning and listening. The inability to concentrate in a noisy environment can affect a child's capacity to learn. Tinnitus often described as a ringing or buzzing sound in the ear, is a symptom associated with many forms of hearing loss. The physical result of noise pollution can be elevated blood pressure and other cardiovascular ailments for children and adults (like teachers and staff and parents).</p> <p>"NIHL is a permanent hearing impairment resulting from prolonged exposure to high levels of noise or by sudden high level (impulse) noise."</p> <p>How do we prevent this from happening?</p> <p>We stop The Blood Center from doing this kind of damage to our children!</p> <p>There is yet another issue involving noise pollution. The City requires that concrete pours and crane adjustments be done when there is a minimum of foot traffic and vehicle traffic – and/or near schools or public spaces. To meet these requirements, contractors request "after hours variances." We all know about the unbelievable disruptions to people living in proximity especially to high rise building projects – they have described unreal noise at all hours causing sleep disruption and deprivation.</p> <p>Our neighborhood meets the city requirements which will force night work. The neighborhood, in addition to schools and public space, over-loaded foot and vehicle traffic will most certainly require that these "after hour variances" be issued. Working at night, as well as new construction requires light and lots of it.</p> <p>Our residential neighborhood is filled to the brim with working people who need to sleep at night – and there are many elderly folks who have lived in this neighborhood for years who will not tolerate the noise, the light, the dirt and the disruption on streets and sidewalks that this mid-block tower will cause. It is obvious that 66th St will be the chosen place for most of the construction equipment and supplies – this will heavily disrupt the ability of taxis and car services, food deliveries, etc. to service the residents. The street is too narrow for this kind of building.</p> <p>There is a keen interest in focusing on making cities more humane – NYC is closing streets with the intent of increasing the quality of life – not disrupting life. There are new innovations in urban design focusing on creating healthier environments – not reducing the air quality, increasing the shade and reducing the light, not creating more noise and overcrowding.</p> <p>There is a simple solution for all these issues:</p> <p>DO NOT ALLOW THE BLOOD CENTER TO GO FORWARD WITH THEIR UNREASONABLE ZONING AND BUILDING PLANS.</p>	
5/14/2021 19:53:23	Susan Cooper	333 E. 66th St	sjhcoop@gmail.com	In opposition to the application		340
					The DiBlasio administration's push for rezoning to accommodate the proposed mid-block expansion of The Blood Center on East 67th Street underscores the Mayor's contempt for that entire Upper East Side area and community. The rezoning would allow construction of a high-rise research laboratory conducting potentially dangerous experiments to rise in close proximity to schools and playgrounds, jeopardizing the health of children at the schools as well as neighborhood residents. Said development would also block sunlight from reaching the school and the playground for the entirety of the afternoon. Lastly, consider the terrible precedent set by allowing any such mid block rezoning to go forward. Shame on Mayor DiBlasio and his supporting cast of characters.	341
5/15/2021 12:46:55	Amy Sklar	239 Central Park West, NY, NY	Amysklar@aol.com	In opposition to the application		342
5/15/2021 21:25:01	Jessica Youdim	301 east 66 street	jyoudim@yahoo.com	In opposition to the application	This is not a good idea	343
5/17/2021 9:59:31	Margaret m Sharkey	1040 Park Avenue @ 86 Street	margshark@hotmail.com	If the structure is modified to not	Too tall for the neighborhood! This is a residential area.	
					<p>Older Adults have only one park accessible with sunlight and happiness in our densely populated 10021 zip code. It is so important for us to see happy children at play while getting the required Vitamin D from the sunlight at Saint Catherine's Park. It is an oasis given the density of concrete and steel which has robbed us of places to sit in the sunshine.</p> <p>There is no reason to build a building taller than what the current zoning is today. We need to protect the current midblock zoning to protect the character of our neighborhood. The Blood Center does not need the proposed building as it would only occupy 1/3 the height of the new building! The only reason to make a building that high is GREED. There is certainly enough growth for the Blood Center in a New Building restricted to the current zoning height. Remember the Blood Center will only have 1/3 of the mega building proposed by Longfellow. Shortening the building to the current zone will give the Blood Center what they need and have enough extra space for expansion and to make a profit without infringing on the right to have sunshine for the school, the park and other buildings where its shadow will be cast. We do not need rezoning which will set a new precedent for mid-block-construction!</p> <p>It is not known who Longfellow will lease the other 2/3 of the building to or whether it will be all Commercial Space. If it is leased to independent labs who is going to control those labs. What will be studied in those labs? Currently the Blood Center has total control of their current whole building and everyone in it keeping strict protocols. It only takes one mistake to create another PANDEMIC. It is unconscionable/outrageous to build this Mega Structure in the most DENSELY POPULATED zip code in NYC. We need to be more concerned about our living environment. Our streets need more clean air and sunlight not less.</p> <p>There are three sites available today in the correct zoning where the Blood Center can build on: East Harlem Site (adjacent to NY Proton Center), Kips Bay Site (Public Health Lab - East Side Medical Corridor) and Long Island City Site (DOE suitable for Life Science Conversion). Longfellow is claiming proximity to all hospitals and research centers is key. However, they do not have that from their current site today! If they have to leave for 5-6 years while a building is being built where is the proximity there? If they have to move for 5-6 years then why not invest into that other site as a permanent location (perhaps one of the three sites above).</p> <p>What about the impact to AIR QUALITY through the EMISSIONS in such a densely populated area? The IMPACT ON HEALTH especially for the children and seniors will be devastating!</p> <p>There will also be a rise in NOISE level from fans and debris removal as well as danger from hazardous waste removal and transportation from a site three times that of today.</p> <p>There will also be GLARING LIGHT through a glass facade and MULTILEVEL NEON SIGNS facing residential homes which can be seen for blocks! What is the purpose to draw attention to this building? I would think the Blood Center would advocate a very discrete building which blends into the surrounding residential architecture which would be more secure, not one that says, "TERRORISTS OVER HERE!"</p> <p>What about the TRANSPORTATION IMPACT? Increased trucking in and out of the mega structure will impact the traffic pattern on one of the slowest traffic streets in NYC. Additional traffic will impact the response times of our needed: AMBULANCES, FIRETRUCKS, and other FIRST RESPONDERS. How many New Yorkers have to die to satisfy GREED!</p> <p>Why is this rezoning being rushed through behind the people's backs? Why has there been no compromise to redesign and shorten the building which would alleviate these issues from Longfellow and the Blood Center since this went public?</p> <p>SHAME ON THE BLOOD CENTER, SHAME ON LONGFELLOW DEVELOPER, SHAME ON OUR MAYOR AND ALL THE NYC AGENCY PERSONNEL who are involved in this latest NYC SCANDAL!</p>	
5/17/2021 21:35:21	Bernadette A. Nader	360 East 72 Street	banader@aol.com	In opposition to the application		344
5/18/2021 21:08:54	Laura Newman			In opposition to the application	The proposal will create extraordinary traffic congestion and exhaust. The JREC block is beautiful in every way and the building will ruin that. Also it will undoubtedly lead to crashes and pedestrians getting injured. Just leave a beautiful block the way it is	345

Timestamp	Name	Address	Email Address	Are you	Comments on the application	Submission Number
5/20/2021 10:22:48	Andrea Dacquino	1320 York Ave. Apt. 35B, New York	adacquino@gmail.com	In opposition to the application	Our community cannot allow this massive construction project to happen. Our community resources are already too stretched. We will suffer very negative consequences for our local community if this project is allowed to happen.	346
5/20/2021 10:36:48	Helena yu	345 east 68th streer	Helena.yu@gmail.com	In opposition to the application	This building proposal will ruin the one green space we have around here (St Catherine's park) and cause congestion which is already bad because of local hospitals. We have some control and we must stop the building	347
5/20/2021 13:15:10	Andrea Heaney	201 E66th St 3g NY, NY 10065	Andreaheaney@gmail.com	In opposition to the application	Greed, loopholes and our mayor have come together for this highly unethical project. Truly awful from our city government.	348
					The Building Congress has for 100 years advocated for infrastructure investment, pursued job creation and promoted preservation and growth in the Greater New York region. Our association is made up of over 525 organizations comprised of more than 250,000 skilled professionals and tradespeople. Through our members, events and various committees, we seek to address the critical issues of the building industry and promote the economic and social advancement of our city and its residents. With that in mind, Building Congress proudly supports the Blood Center's Center East proposal. As we emerge from the COVID-19 pandemic, the building industry will provide an immediate and essential boost to our city and state's economy while bringing thousands of people back to work. We are the backbone of our economy, as evidenced in the fact that construction spending was \$61 billion in 2019 and is a key driver of employment throughout the metropolitan area. Our road to recovery must follow a path based on investments that will build New York back better and continue to make the city an attractive hub for all industries, including the life sciences sector. While New York City boasts industry-leading life science institutions, we have yet to reach our full potential. New York continues to lag behind Greater Boston, Raleigh-Durham, San Diego and the Washington, D.C.-Baltimore area. Given the heightened need for expanded medical care following the COVID-19 pandemic, the Center East proposal will help advance the Blood Center's important mission by transforming its current space into a state-of-the-art facility and in turn enable the growth of the city's life sciences capabilities. Additionally, this project has the potential to be a key part of the City's pandemic recovery plan. This project will support 2,400 construction jobs and long-term life science jobs. It would also have a \$1.1-billion impact on the state's tax revenue and a multiplier effect by activating countless businesses in its construction and operation. We are also proud of their collaboration with the Building and Construction Trades Council of Greater New York to ensure that union workers are hired. The New York Building Congress is proud to support the Blood Center's plan in order to aid the city and state's economic recovery by creating thousands of jobs while also enhancing our city's life science industry. We urge Manhattan Community Board 8 to support this application. Very truly yours, Carlo A. Scissura, Esq. President & CEO	
5/20/2021 14:57:15	Charlie Samboy	1040 Ave of the Americas	csamboy@buildingcongress.co	In favor of the application		349
5/20/2021 18:38:06	Ruchika Anand	360 East 72nd Street, New York	anand.ruchika@gmail.com	In opposition to the application	The Blood Center building is breaking zoning laws. The real-estate company is taking cover with the pretense of renovating the blood center is building high rise residential. It will block afternoon sun in St Catherine's park - which has been a lifeline of hundreds of residents, especially kids of all ages during (and before) this pandemic. Please do not destroy the neighborhood place our kids love.	350
5/20/2021 18:55:39	Cecilia Dupire	359 east 68st ph 10065 New York	cecilia@cezign.com	In opposition to the application	The park is such an important space between the direct and indirect interaction between nature and a cities inhabitants. A rare oasis for relaxation, play and sun stimulation. There is something special with a place where old and young can meet. A parent sharing an ice cream with his son in the evening sun while enjoying the the small simple things in life. The buildings surrounding the park are mostly a built in a reasonable height with an understanding for the human scale, which allows us still to appreciate the suns rays of light. It provides people in the park a mesure of privacy and sens of freedom. Allowing people to breath. I am therefore totally in opposition of the blood tower building since its is not a good urban design proposal.	351
5/20/2021 21:34:16	Emily Sonnenblick, M.D.	125 East 74 Street	esmd3@aol.com	In opposition to the application	I am a physician grateful for the clinical mission of the NY Blood Center. I am also from a family of research scientists who work in the area (but live in an area not impacted by this application). I would question the assumption of the Blood Center that immediate physical proximity to other large academic centers is needed to increase impact of NYBC research efforts. In the modern era (even before Covid) such physical proximity of research collaborators is less common. I looked up recent papers by NYBC scientists in journals like BLOOD and LEUKEMIA and see collaborations with labs in China, Italy, New Haven Ohio, and Philadelphia for example. Physical proximity to go to meetings and conferences at most NY institutions such as where I work has been supplanted by Zoom conferences. Finally, spot zoning in a residential area for creation of commercial laboratory space for for-profit start ups is also not an obvious public health need. "Incubator" space for for-profit lab start ups are readily available at other NYC facilities already zoned for this purpose.	352
5/21/2021 8:54:09	Cecilia Dupire	359 east 68st ph 10065 New York	cecilia@cezign.com	In opposition to the application	The park is such an important space between the direct and indirect interaction between nature and a cities inhabitants. A rare oasis for relaxation, play and sun stimulation. There is something special with a place where old and young can meet. A parent sharing an ice cream with his son in the evening sun while enjoying the the small simple things in life. The buildings surrounding the park are mostly a built in a reasonable height with an understanding for the human scale, which allows us still to appreciate the suns rays of light. It provides people in the park a mesure of privacy and sens of freedom. Allowing people to breath. I am therefore totally in opposition of the blood tower building since its is not a good urban design proposal.	353
5/21/2021 13:32:05	Lauren Glenn	333 East 66th Street	lr1867@gmail.com	In opposition to the application	There are so many alternatives to this ridiculous project in its current state. One idea-the Blood Center might consider looking at the countless vacant nearby commercial spaces for their new center. Many of these spaces are on avenues and on corners (not mid-block residential streets) and NYBC can build there while they continue to be fully operational at their current location instead of having to shut down while they rebuild at the current site.	354
5/21/2021 16:18:51	Nezih Antakli			In opposition to the application	We live in a city that is already in a permanent state of noise and congestion with a tremendous lack of recreational green space for children and adults alike. For the sake of a healthy upbringing with dignity and with the few places left with open space and natural light I urge you to not go through with the proposal of this construction project. Thank you	355
5/21/2021 23:19:33	John	333 East 66th St.		The Blood Center project is not	The noise of the Volkswagen Golf is plainly audible at a distance of 150 feet or more on streets where the speed limit is 35 mph or less, in Hospitals area, every night around 11:10pm, Monday to Friday, therefore is violating the NYC Noise Code. Enforce the Code.	356
5/22/2021 14:01:00	Aradhana Dugar	315 east 65th st, apt 3c, Ny 100	Arad359@yahoo.com	In opposition to the application	Strongly opposed to this proposal as a long-term UES resident and a family with kids who frequent St. Catherine regularly and go to school in the neighborhood.	357
5/22/2021 14:12:08	Attorney	333 East 66th St.		The project does not violate any	The NYC Administrative Code, The NYC Noise Code, Vehicle and Traffic Law, Smoke-Free Air Act, NYC Health Code, etc. must be enforced. They are violated by the Volkswagen Golf car, ice cream truck, smokers in the parks, idle engines, internal combustion engines on bike paths and parks and organizers of gatherings during covid, such as the "rally" without verifying vaccination and masks.	358
5/22/2021 21:16:46	Joan Goldfield	215 east 68 street New York, NY	joangoldfield@gmail.com	In opposition to the application	There is a zoning law that should be kept in place- no high buildings mid-block. Besides blocking out the sun on a school and a public playground, the construction (noisy with additional traffic) will be across from a school entrance. A better area should be found for this construction. It does not belong there. The blood center should relocate. There are better more suitable locations.	359
5/22/2021 22:13:35	Joan Goldfield	215 east 68 street New York, NY	joangoldfield@gmail.com	In opposition to the application	There is a zoning law that should be kept in place- no high buildings mid-block. Besides blocking out the sun on a school and a public playground, the construction (noisy with additional traffic) will be across from a school entrance. A better area should be found for this construction. It does not belong there. The blood center should relocate. There are better more suitable locations.	360
5/24/2021 10:25:57	Donald Wood	315. E. 68th Street, 10P	wood.misc@gmail.com	In opposition to the application	don't let greedy "non-profit" ruin the neighborhood for citizens and school children	361
5/24/2021 10:42:42	Jane Lehman	315 east 68th		In opposition to the application	How is it that every single resident of the Upper East Side and every local elected official opposes this tower and it's still moving forward? My children play in St Catherine's Park every day and this project would not only cast a shade on the park in the afternoons but would negatively impact the quality of life in our neighborhood. More traffic. More pollution. More people in an already densely populated area. We have to stop this thing! Unfortunately, I cannot be at the meeting. But I want to express my STRONG opposition to the proposal. If you attended the rally on Sunday, you saw the vast crowd of protesting neighbors. But where was press coverage? I've seen nothing on TV news or in the NYTimes. Can someone let us know if/when there will be media coverage? Of course, there may have been a good reason for the absence of media at the rally -- but some of the attendees considered this a sad missed opportunity. Most critical: East 67th St is a major, one-lane, X-town bus route. The proposed plan will result in traffic tie-ups beyond belief. Access to the 67th St library will be seriously compromised during construction. To be fair, I would support the addition of 4 or 5 stories to the Blood Center.	362
5/24/2021 10:45:01	Judith Rothstein	315 East 68th	therword@yahoo.com	STRONGLY opposed		363
5/24/2021 10:47:48	Dave Daniels	315 68th St	daved315@gmail.com	In opposition to the application	no need for such an out of scale building in our community	364
5/24/2021 13:08:00	J G Giller	315 East 68th Street	jggiller@yahoo.com	In opposition to the application	Many reasons including light, zoning violation, no need due to 100M sq ft of available commercial space in NYC, 2500 additional workers traffic in the neighborhood, dangerous lab and Blood Center can easily accommodate future needs with 1/4 of the space requested in their plan.	365
5/24/2021 15:26:24	Stephen Wessley	360 E. 72nd St	stephenwessley@yahoo.com	In opposition to the application	Opposed to this project because it will disrupt the quality of life in this neighborhood, the zoning that keeps mid-block buildings at 5 story walkup height is the fabric of this community. The Blood Center should renovate and build the proposed part of the structure that they themselves will occupy; the tower does not belong here. The developer is clearly exploiting the non-profit status of the Blood Center in order to build a mid-block skyscraper.	366
					As a member of the Upper East Side community I am strongly opposed to The New York Blood Center's plan to rezone its site in order to develop a new, 334-foot mixed-use tower at 310 East 67th Street/303-319 East 66th Street. The size and scope of the project is unreasonable. In fact, The New York Blood Center only plans to occupy the first five floors of the building. The proposed project is unnecessary to support the New York Blood Center's operations and will have a severely negative impact on our community both during construction and when completed. The construction process will negatively impact the residents, students, and children of our community. Construction will disturb students' learning and raises safety concerns for children in St. Catherine's Park. Once the building is constructed it will continue to negatively impact the community. The building will increase traffic, cause shadowing in the park and on nearby buildings, and set a terrible precedent for mid-block commercial buildings. It will ruin the neighborhood and quality of life for residents.	
5/24/2021 16:31:21	Corey Walker	333 East 66 St	Coreyebeck@gmail.com	In opposition to the application	There is no benefit to the existing community from this building as presented and I strongly believe there shouldn't be zoning changes to accommodate this project.	367
5/24/2021 16:38:06	MARTY EDELMAN	333 EAST 66 ST	mpe1217@gmail.com	In opposition to the application	As a native New Yorker, U.S. Army veteran, retired NYC Dept of Correction Director of Materials Management employee, and UES resident for over 50 years, I am appalled that there is not already enough evidence and support from residents and elected officials to "kill" this project already. I am also disturbed to learn that many of the 11 gallons of blood that I have donated, has been sold by the NY Blood Center to NYC hospitals at high rates. I no longer hold the Blood Center in high esteem. Whether the Blood Center builds "as of right" (yet alone gets rezoning to build "as of wrong.") it should be forbidden by law to include a BSL3 lab so dangerously close to residential apartments, schools and a playground/ park.	368
5/24/2021 17:20:14	Linda Stewart	301 East 66	e-line @earthlink.net	In opposition to the application	Further, I ask again why no one has forced them to reveal the exact mechanics by which they would contain the airborne pathogens they plan to work with. Keeping in mind that accidents happen in even the best "fail safe" labs.	369
5/24/2021 18:18:26	Anne Namm	875 Park Avenue, New York, NY	annenamm@aol.com	In opposition to the application	There are building codes for a reason. We do not need a huge tower above and beyond the code. Keep the neighborhood in human scale. Thank you.	370
5/24/2021 18:26:32	Solell			In opposition to the application	Will affect traffic, playground light, school and increase biohazards	371
5/24/2021 19:09:30	adele desantis	200 East 94 St	adeledesantis@aol.com	In opposition to the application	This building does not fit into the residential neighborhood. It will block light from the playground, create unsustainable traffic, negatively impact a school and disrupt an entire community. This makes no sense on any level and is unnecessary. There are thousands of square feet EMPTY COMMERCIAL SPACES AVAILABLE, there is no need to destroy a residential neighborhood to create commercial space. This is a land grab and we cannot let this happen.	372
5/24/2021 21:03:08	Deborah Bennett	205 East 69	dabennetnyc@gmail.com	In opposition to the application	The proposed development would be out of place on East 67th--our neighborhood is not zoned for such a building for a reason. The building would block the sunlight in our beloved St. Catherine's park and disrupt the traffic on a street housing the Julia Richmond complex and its six schools. We don't need more commercial space in this area where many nearby spaces remain empty. And we just lived through a major construction project on Second Avenue--don't put us through that for another several years.	373
5/25/2021 0:06:41	Victoria Masterchuk	301 E 66th	masterchuk@gmail.com	In opposition to the application	Apart from everything written above, I'd like to stress that this tower is going to bring traffic situation in the neighborhood into a collapse. 1) As the plan of the building shows, there is no parking space designed, which means that all of those 2K or 3K of new workers will have to park their cars somewhere. If you walk around the block and check the parkings, they are usually full by midday on a working day. 2) Five years of construction means blocking E 67th and E 66th streets for a long time - with the latter being the main artery that connects the traffic coming from Queensboro Bridge all the way to UWS through Central Park. 3) Because this neighborhood has so many hospitals, there are dozens of ambulances rushing through E 66th and E 67th every day. Blocking these streets will also mean more difficulties in access to these medical facilities as well as delays which can cost human lives.	374
5/25/2021 0:07:27	E. A.	301 E66th Street	peacht7@yahoo.com	In opposition to the application	We moved back to NYC during a pandemic and chose to live in this area with our children because it felt like a neighborhood. A large tower will completely change the feel and day to day lives of those of us who call this area home. Even after the immense inconvenience of living next to construction for many years, a large commercial tower in the middle of a residential neighborhood would increase foot and car traffic on a street that we use to take our small children to school and to the park every day. Not to mention that that park which is frequented by hundreds of kids as well as many others in the community (to see friends, to take sports classes, to have lunch, to take a break from work at the local hospitals, to just get some fresh air) will lose sunlight making it less enjoyable for thousands of its daily visitors. Why should we break existing city zoning rules to put this monstrosity across the street from a school and a city playground? Who is really benefiting from this????	375
5/25/2021 1:37:55	Linda Lieberman	301 East 66th Street	lrliberman@gmail.com	In opposition to the application	For so many reasons, I oppose this application. But having lived on this block for so many years, I know that 67th Street cannot handle the years of construction nor the aftermath due to the traffic that it can barely handle now. Between the cross-town buses, the garbage pick ups, the ambulances from the local hospitals, and the school buses for Julia Richmond, the street has all the traffic it can handle. We cannot afford to lose these services during this unnecessary construction and the street certainly can't handle the new traffic it will bring post construction. There are many sites in NYC where this building project can go, and not create all the issues it will on 67th and 66th Streets. Why here??	376
5/25/2021 6:28:59	Elke Pratley	301 East 66th Street, 12 B New	pratley@aol.com	I oppose the construction	The noise and disruption and blocking lights in my apartment will reduce quality of my life	377
5/25/2021 7:45:42	William Gagstetter	300 East 68th Street		In opposition to the application	As a principal on the Julia Richman Educational Complex, I am writing in opposition to the Blood Center ULURP Application. The added congestion on 67th street, the shadows blocking out all natural sunlight on the campus and on St. Catherine's park, as well as the immediate shift from residential neighborhood to commercialized zone, are only some of the reasons for Talent Unlimited High School's opposition. This project would be detrimental to the over 2,500 students on the Julia Richman Educational Complex, and the hundreds of thousands of future students who hope to one day call JREC their school.	378
5/25/2021 8:08:43	Carrie Alexander	96 Arden Street; Apt 2D	carrie.alexander10@verizon.net	In opposition to the application	With the incredible amount of empty commercial real estate spaces available in NYC, it is almost unbelievable that construction of a new tower in a solidly residential area is under consideration. Neighborhoods lose their sense of community & unique character when commercial buildings are inserted in their center. The impact on an overloaded subway system on the east side should also not be minimized. Having lost our zoning fights on the Far Upper West Side of Manhattan should be a lesson in what not to do vis a vis zoning changes that meet only the developer's desires.	379

Timestamp	Name	Address	Email Address	Are you	Comments on the application	Submission Number
5/25/2021 8:40:46	Peter	333 East 69th Street	pbschon@gmail.com	In opposition to the application	The blood center should work within the current zoning or find another location. Even after only a short time, the Q train has platform overcrowding like we on the 6 train at 77th and 86th streets which clearly indicates that we're already past appropriate density in the neighborhood. Meanwhile, new high rise towers continue to grow along 1st, 2nd and 3rd avenue. Let's work within the current zoning rules and pump the breaks a bit on further increasing density. With regard to the jobs argument... That's pretty short sighted. Construction will occur within zoning rules and supply jobs or construction will occur at another location and provide jobs. Furthermore, we can't simply build things that we don't want and have to live with for decades in order to create jobs that last a few years.	380
5/25/2021 8:45:34	Amanda Slater	333 E69th St	slaterbaby10@gmail.com	In opposition to the application	I am opposed to the new Blood Center	381
5/25/2021 10:09:38	April Gallo	333 East 69th Street, 10B, NYC	aprilgallo@icloud.com	In opposition to the application	Dear CB8, this application is wrong on so many levels. It will be a travesty to our residential neighborhood. The protection of our mid block zoning is essential to keeping the UES a livable environment for our residents. Please let's not allow them to take away our sunlight, add more traffic to our already clogged streets, and add thousands more people to our already crowded neighborhood. This rezoning would set a terrible and dangerous precedent for the UES and for NO good reason! The shadow that this monstrosity would cast over the Julia Richmond EC and the children who play daily in St Catherine's Park would be terribly harmful to their mental health. And I can't imagine what 5 yrs of construction will do to them, particularly the population of students on the spectrum. I can't think of a worse place to site a building of this size. Additionally E67th St is a block with a small neighborhood library and a cross town bus that is a critical conduit between the east and west sides. We don't need our little library dwarfed by this monstrosity, and our bus service disrupted. And what about the 24 hr light pollution this tower will cast over our homes??? This building can and should be sited elsewhere! We know there are options and we know the Blood Center can raise the money to redo it's headquarters within-rights and through normal means. This is just another greedy developer trying to take advantage. This is not appropriate on so many levels. This is our neighborhood, our homes, and must be stopped!	382
5/25/2021 10:12:28	Steven Smith	333 East 66th Street Apt 10N	ssmith075@aol.com	In opposition to the application	I am in opposition to the applications to amend the Zoning Laws being proposed in order that NYBC & Co-Conspirator Longfellow Real Estate monetize air rights to which they are not entitled. Having attended Zoom Meetings on 12/8/20, 3/23/21, 4/27/21 & 5/12/21, while I respect the review process, it is clear that the proposing group does not and in fact are in defiance of CB#8 and the Community as highlighted by Chairman Squire on 5/12/21 when he questioned the delay by NYBC in making a requested posting. This delay existed until NYBC was "reminded" of the request. There has been a choice by the proposing team not to attend all meetings, as well as a choice not to amend their presentation to address the multitude of Community comments except to "soft sell" the use of BSL3 Labs that are included in the Mega Towers proposed design. Clearly, through articles I have read and provided to both the Zoning Committee and Land Use Committee, these delays, lack of attendance and lack of any changes in the proposal is merely a page in the Kramer Levin playbook to "run out the clock" and restrict any meaningful discussions. In fact in answer to many questions, Paul Selber, described by Anthony Cohen who was a participant during the Land Use Committee Meeting, as the Preeminent Land Use Attorney, merely forestalls answering direct questions by stating he would review and present the answers at a later date. At both the Zoning and Land Use Committee Meetings, there have been expressions of amazement from members regarding the speed at which this proposal has made it through the NYC process, as well as the overwhelming project approval of the Mayor and his staff in the face of their statements of support for communities and especially the students of our City. This was further emphasized by Congresswoman Maloney at the 5/23/21 Rally when it was shared that a development in Queens was recently rejected by the Mayor for the very reasons of theft of sunlight and negative comments by the community. Based on the articles I have read and provided to both committees, one needs to wonder if perhaps it is due to the \$300K of nearly \$3million in fees that Mayor DeBlasio continues to owe Kremer Levin for their representing him during fraud investigations several years ago by the US Southern District, Manhattan DA and a NYS Committee. I myself owe a bank nearly that amount for a mortgage. I pay a portion each month with largest part going to interest. Does anyone need to wonder what the Mayors interest is? Do not allow the gutting of our zoning laws created to protect the integrity of our neighborhoods. Say No the Kramer Levin Model of "Zoning for Dollars"!	383
5/25/2021 11:12:20	Lydia Canizares	360 East 72nd Street, Apt C250	lydiacanizares@gmail.com	In opposition to the application	I STRONGLY OPPOSE the proposed rezoning of the New York Blood Center to allow the construction of a 16-story, 334-foot-tall building between East 66th-67th Streets. This huge mid-block building will be vastly out of scale and completely out of character for this residential community. Additionally, it will cast enormous shadows on the surrounding area, including an elementary school and active park where community children and elderly currently enjoy bright green space. The increased commercial tenancy will escalate local foot and automotive traffic, a problem further compounded by the fact that this affects one of the few vital crosstown bus routes and critical ambulance access to the surrounding hospitals. Additionally, the light pollution from the 24/7 operation of this massive tower will further harm the area. Several alternative sites which are much more appropriate for this research center project, than our densely-populated residential area, were offered by the City but they were refused by NYBC/Longfellow. If this up-zoning proposal is approved, I am deeply concerned that it will hugely harm the neighborhood, by altering residential mid-block zoning to allow towering commercial space, with a size and height normally reserved for avenue locations. I also fear will set a dangerous precedent for our UES neighborhood space and across the city.	384
5/25/2021 11:28:38	Gonzalo De Cesare	301 E 66 Street 15L, New York,	gonzalo.decesare@un.org	In opposition to the application	The proposed BB will limit sunlight, congest the area, affect parks and overall make the neighborhood pretty much unlivable.	385
5/25/2021 11:38:12	Beth Sopko	151 First Avenue #139, New York	scuba.diva1@gmail.com	In opposition to the application	As a longtime donor at Center East, I need to agree with the other respondents who are saying the structure is too large and out of context with area. Also, if this is "a commercial venture disguised as a research facility," it has no place on the Upper East Side.	386
5/25/2021 11:45:20	Ivy Bannister	315 East 68th Street	ivy@bannister.org	In opposition to the application	It would be a shame to break the rules and erect a high rise like this in the middle of 67th Street. It would set a terrible precedent, and open a free for all, all over the city. What kind of city do we want ours to be? One where giant buildings overwhelm and suffocate? Or one where decent lives for all, where humanity, remains a priority. In the immediate area, it would have a terrible effect on the very important children's playground between 67th and 68th Street, a playground where I myself played nearly twenty years ago, and where I hope my own grandchildren and their children will play.	387
5/25/2021 11:58:13	SHARON R. KAHN	1619 Third Avenue, #23B	drsrahk@gmail.com	In opposition to the application	I am opposed to going beyond a fifth floor renovation for the Blood Center--and only for the Blood Center. I am vigorously opposed to floors above that, as the Blood Center makes it clear they will be renting to others scientists. The Blood Center's work is important and thus they deserve a more modern setting--but they don't require a high rise in order to continue their work. And again, they are very clear that floors above the fifth are to be rented out for work that does not involve them.	388
5/25/2021 12:19:46	James Hart	432E85th St	jhart13@nyc.rr.com	In opposition to the application	The overall size and height is not in anyway homogeneous with the neighborhood	389
5/25/2021 13:13:03	Peter Pfeffer	155 East 76 Street NYC 10021	peterbp7@gmail.com	In opposition to the application	The excessive and inappropriate height of this midblock building will have serious and deleterious impacts on the streetscape, adjacent park, and quality of life in the neighborhood. Most of the building will not be used by the Blood Center but will be leased to other entities.	390
5/25/2021 13:37:01	Lynn Perrone	310 East 75 Street	Llp965@gmail.com	In opposition to the application	I am gravely concerned that if they build this very tall building in the middle of the block it will open the door for many more tall buildings to be built mid block which I think is now prohibited!	391
5/25/2021 14:17:14	Jacqueline Sfera Rada	233 East 69 Street. 6M	jjrada@gmail.com	In opposition to the application	This is a totally inappropriate development in our residential family oriented neighborhood and there is no redeeming reason that would be beneficial to our community particularly the youth and elders who spend majority of their daylight hours here. The actual blood bank does not require a 40 story tower, but this is a blatant grab of real estate that will only profit the developers...shame on the blood bank!!! STOP THIS TRAVESTY!!!	392
5/25/2021 14:27:44	Alisa Brussel	325 East 79th Street, Ny, ny 100	Aabjgm@hotmail.com	In opposition to the application	I stand opposed to the construction of the tower. I do not want a huge tower in my neighborhood, I do not want an experimental lab with the potential of polluting the environment and I do not want a change in the mid block zoning that will impact the character of the upper Eastside.	393
5/25/2021 14:38:45	James Murtha	325 East 79th Street	Jg.murth@gmail.com	In opposition to the application	I am completely opposed to the mid-block tower in our neighborhood. We are being overwhelmed by new development.	394
5/25/2021 14:39:55	Ilana Ben Zvi	420 E 64th Street	llanabenzvi13@gmail.com	In opposition to the application	Please no. We do not need a tower casting a shadow on our local park and on the happiness of all of the children in the neighborhood. Children and hospital workers use this park daily. It is ALWAYS busy when the sun is out. Do not take away their sunlight. Please no.	395
5/25/2021 14:40:53	Lauren Glenn	333 East 66th Street	lr1867@gmail.com	In opposition to the application	With every meeting, every "response" from Kramer Levin this project only sounds more ridiculous and more unacceptable. How any government official at any time could allow this project to go forward, especially now after a global pandemic that left this city with a surplus of commercial real estate is truly despicable. There is no benefit to this community using this site to erect a mid block commercial tower on a residential street and there is no detriment to NYBC to erect it elsewhere. In fact, there are many benefits to NYBC moving their space to another location, even a location very close by so that they can remain in this neighborhood that they feel is so necessary to their research and development. One major benefit is that they can continue to operate during construction. One would think this would be important to NYBC and to their important work. But the longer this goes on, the clearer it is seeming that this is not about the work, but about the profit at the expense of people. Our elected officials need to really get behind us, and take on our corrupt mayor who allowed for this to get this far.	396
5/25/2021 14:47:00	Nicholas Hansinger	333 E 66th Street		In opposition to the application	This massive mid-block building would ruin the neighborhood and create rampant congestion for years to come. It is a shame it is even being considered.	397
5/25/2021 15:01:01	Rhoda Eisenberg	305 East 72nd Street - 12E	rswmd1234@gmail.com	In opposition to the application	To build this 16 story monstrosity in the middle of the block (67th Street between 1st and 2nd Avenues) would require rezoning which should not be allowed. The zoning laws as they now exist re: mid-block building limits the height of buildings to 75 feet in order to maintain the integrity of side streets. This must continue!!! Re-zoning cannot be allowed! It will ultimately destroy every neighborhood in the UES.	398
5/25/2021 15:19:40	Thelma Brussel	145 East 92nd Street, Ny, ny 10	Thelbrus@verizon.net	In opposition to the application	I oppose the tower I do not want to change the midblock zoning	399
5/25/2021 15:44:28	Ryan	339 East 90th Street Apt GE Ne	ryansmith1343@gmail.com	In favor of the application	I support the proposal and NYC needs to move past NIMBY opposition to any project.	400
5/25/2021 15:52:38	sheila kendrick	10 West 66th Street	savecentralparknyc	In opposition to the application	Don't allow additional shadows on our limited park green space. Afternoons when the Children of our City use the parks need sunlight. This is an issue for mental and physical health as well as safety. Air and Light were protected in the original 1916 zoning resolution. It is more important now than then. Our air and light is being obliterated by Super towers. Please rein this abusive developer in.	401
5/25/2021 16:24:06	dale cohen	525 east 89th st, apt 2b, ny, ny	dalecohen@yahoo.com	In opposition to the application	it is clear to me that the NY Blood Center is acting in bad faith. they have their eyes and ethics clouded by getting a three story building for free and in turn they allow a more than 30 story building go up mid-block in a residential area. I used to support this organization, I am deeply disappointed by this proposal and their actions. as a trained professional architect, a leader in my chosen profession and a neighbor, I strongly oppose this project. the NY Blood Center should be ashamed of the part they are attempting to play in destroying the neighborhood.	402
5/25/2021 16:34:15	Rick Cohen	215 E 68th St, 10065	rickcohen@aol.com	In opposition to the application	Long before the Julia Richman High School was built or St. Catherine's Park created, my father's father's family lived a block north. Before the New York Blood Center was created, my father moved us a block west, where I still live today. The Park has provided generations of my family and my neighbors an oasis of light and air, increasingly precious commodities as towers on the avenues have hemmed it in atop Lenox Hill. The playground has provided recreation for students, its outdoor setting consolation for family and friends visiting loved ones in the adjacent hospitals. St. Catherine's is a vital escape valve for children and the infirm for whom Central Park is just too far away. In Dad's final months I would wheel him there to bask in the warmth of the sun and revel in the play of children and their pets. The park always brought a smile to his face as it colored his complexion. St. Catherine's gift is to span the arc of life. The proposed expansion of the Center threatens to deny my community those fundamental resources by creating a permanent afternoon solar eclipse. It selfishly imposes a massive midtown tower midblock into a residential community starved for open breathing space. If enacted, this Broodingnagian rezoning poses a dangerous precedent for other neighborhoods as well. Ironically an institution devoted to saving lives, one that claims to "proudly serve as a vital community lifeline dedicated to serving patients and advancing global public health," wants to figuratively turn its back on the surrounding village by throwing up a towering glass wall that would drape Julia Richman's classrooms and St. Catherine's playground and benches in darkness. It's not just the shadow that would be oppressive, but the psychological imprisonment the building's bulk would create. And for what greater good? It's all for research facilities that could easily locate elsewhere in the city without disrupting a residential community and the health of children who come to study and play every single day. I was surprised to discover that my neighbor which I had perceived since its launch to be the city's local blood bank has now morphed by merger into an organization in at least a dozen states serving nearly a quarter of the country's population. If NYBC has outgrown its original conception and location, why would it still only occupy five floors? The solution is not to stack others' additional facilities into a vertical tower obliterating the needs of this long-established neighborhood below. The solution is not to add commercial space in an area already overrun with vacant space. If the Blood Center truly understands the Hippocratic Oath, it would respect the health and welfare of Lenox Hill residents, workers, and visitors and withdraw this inappropriate zoning grab. I urge the Community Board and others in the process to recognize that if the sanctity of air and space and light is ignored in Lenox Hill, no residential neighborhood anywhere is safe.	403
5/25/2021 16:43:23	Laura Ann Jackson	438 E. 66th St. New York, NY 10065		In opposition to the application	Once it's built, it can't be unbuilt. Please stop the degradation of our community. A mid-block skyscraper is 'not' ok.	404

Timestamp	Name	Address	Email Address	Are you	Comments on the application	Submission Number
5/25/2021 16:48:04	Bill Angelos	301 E66th St	vcangelos@yahoo.com	In opposition to the application	<p>May 25, 2021 CB8 Meeting New York Blood Center Development Plan Comments Comments to CB8 in Opposition to the Development by Bill Angelos</p> <p>I am a resident and the Board member of 301 E. 66th Street Condo Corp. The building I reside in is located on the east side of 2nd Avenue between 66th and 67th streets and is immediately adjacent to the New York Blood Center ("NYBC") on the west. The New York Blood Center at 310 E67th St (between 1st and 2nd avenues) seeks to redevelop its site to build a massive 334' tall tower in place of its existing 67' tall 3 to 5 story structure.</p> <p>While board of my building supports the Blood Center rebuilding their facility under the current R8B zoning as-of-right, our building, which is included in the proposed rezoning, is absolutely opposed to this action.</p> <p>We are deeply disturbed that such an undertaking could be taking place for nearly two years without our knowledge. We are even more disturbed that our building is included – along with only one other property at 1261 2nd Avenue – within this rezoning proposal without our consultation or consent. We are thoroughly outraged that our property's inclusion is solely to facilitate the construction of a massively out-of-scale building which will thoroughly ruin the quality of life of not only our condominium but of the entire neighborhood, including (immediately across the street) a major public school complex and the only public park of any size on the Upper East Side between Central Park and the East River, rare assets at total risk due to this proposed project.</p> <p>As one of only three parcels included in this spot rezoning – and the main building(s) that the developer and the Department of City Planning are consistently using to compare their project in order to minimize its effects in their presentations – we demand that our building be removed from this rezoning proposal immediately. We will not be used in this fashion to enable a massive out-of-scale building that is, in essence, a \$1.1 billion speculative for-profit real estate development thinly disguised (at best) as something necessary and for the betterment of New York City.</p> <p>The proposed tower is not needed by the blood center to meet its mission. While developing and advocating for new construction, facilities and buildings is commonplace in NYC, the Blood Center by its own admission can build a larger facility to meet its need as-of-right than what is being proposed for its use as part of this commercial tower project. This is clearly just a real estate deal for their own profit at the expense of area residents, all other adjacent property owners and the residential neighborhood in general.</p> <p>Despite a claimed need for additional space, NYBC will occupy approximately the same area of space in the new building, with the rest of the building rented out at market rate by an out of state development company, Longfellow. It appears likely the NYBC redevelopment involves two condo units one will be community facility and non-profit NYBC, and the other a For-Profit use for which the developer/NYBC provided no justification.</p>	405
5/25/2021 16:48:04	Debbie	167 East 67 Street Apt 4E	Debbieslevin7@gmail.com	In opposition to the application	<p>This enormous building will change the character of our neighborhood. It will deprive the school and park of valued sunlight. It will bring additional traffic to a major crosstown bus route and fire department access road, 24/7 noise and light pollution, not to mention unusual pathogens. Most importantly, the zoning laws exist for a purpose: to maintain the neighborhood atmosphere. There is no need to put this building here when the same services can be located in the medical district two blocks over.</p>	406
5/25/2021 16:50:22	Adam Reiner	338 East 65th Street Apt 15	adamreiner@me.com	In opposition to the application	<p>The construction of the Memorial Sloan Kettering building in the middle of the block behind my apartment on 64th street (in 2015) destroyed the quality of life in my building. For a year, my apartment was unlivable. Every morning began with blaring sirens and dynamite blasts. I ended up having to move out of NYC temporarily and could not sublease my unit. The apartment is on the 4th floor, once sun-drenched with Southern exposure. Now, with a taller building blocking the sunlight, I need to turn on the lights at noon. I cannot stress enough how disruptive a construction project like this will be for residents and park dwellers. Please consider limiting the scope of the construction to cause as little disruption to the lives of neighborhood residents as possible.</p>	407
5/25/2021 17:19:09	Carole Mandel	360 E 72 St Apt B1106	cmandel1@icloud.com	In opposition to the application	<p>The building is unnecessary and would harm the neighborhood. It would cast shadow over a park and children's playground.</p>	408
5/25/2021 17:19:47	KIM HURT (Mrs)	301 E. 66th St Apt 2F New York	Kimhurt@aol.com	In opposition to the application	<p>There are sufficient noise, traffic congestion and tall buildings at the 2 ends of these relatively quiet E. 66th and E. 67th Streets where the Avenues run. With the pandemic many stores have gone out of business. To contribute to New York "return to Normalcy, the Blood Bank Partners should look at those places for useful renovation & transformation. Again, creating a Pseudo Sciences Space/ Club in a new, larger, uncalled for and unneeded Blood Bank Building! Look around at the multiple, cluttered, segmented medical institutions, schools, laboratories, conference halls, residences and other related dependencies. Science is there! Around here, give residents some living space, healthy air of their own!</p>	409
5/25/2021 17:21:00	Donna Kostulas	321 East 66 Street, New York, N	dkostulas@hotmail.com	In opposition to the application	<p>The blood center is a much needed facility. What isn't needed is a 334 foot tall tower to replace it. This is a residential neighborhood with families - Families that go to the library, the park, the schools. They work and play here, eat at the restaurants, shop at the stores. Such a large commercial building like this doesn't belong in a residential area - period. You're changing the face of a neighborhood. The building is going to block the sun from hitting the park, putting that whole area in a constant shadow, not to mention the increase in automobile traffic because of deliveries and people in the new building driving to work, which is going to create air pollution - a health hazard. There's got to be some way to compromise. Please try to find it.</p>	410
5/25/2021 17:25:57	Rena Tobey			In opposition to the application	<p>You must listen to the neighborhood. This proposal has to be defeated</p>	411
5/25/2021 17:34:06	KIM HURT	301 E. 66th St	Kimhurt@aol.com	Not opposed to progress and de	<p>I came from Europe and bought in this neighborhood because it reminds me of some parts of the Latin Quarter of Paris, with small shops, take-out places, convenience stores, groceries, markets and restaurants, a church, an Open air market on week ends...These trends should be preserved to attract same residents and businesses. That the Blood Bank should erect new offices and labs is perfectly understandable and reasonable. To build a Tower for a Pseudo Sciences-minded Space is ridiculous and totally unnecessary when many vacant large lots all around are or will be housing tall residential buildings joining other tall "towers". I hear zoning laws in the US are quite strict? !?</p>	412
5/25/2021 17:37:58	Ruth Lee Brodsky	315 East 68 St	ruthlb57@yahoo.com	In opposition to the application	<p>To the Community Board 5/25/21 I am vehemently opposed to the new Blood Center Tower !!! Let me start by saying that this is our community and our neighborhood !! Who the hell is Longfellow to drop in here for a land grab ?? !!! I find the Blood Center and Longfellow's reasoning absolutely disingenuous Disingenuous -- A disingenuous remark might contain some superficial truth, but it is delivered with the intent to deceive or to serve some hidden purpose. I think the following three points need to be emphasized :</p> <p>1) Improved Building No one disagrees that they need a new facility, their current headquarters building is very old and run-down. But the Blood Center admits that they could build a new "as of right" facility at their current location that would give them all the space they require (in fact, more space than they would occupy in the proposed Tower!).</p> <p>2) Signage The Blood Center is proposing to have total signage more than six times the signage permitted under applicable law and a gigantic 14x the illuminated signage permitted under applicable law, placed at a height 60% higher than permitted under applicable law. WHY IS THIS ENORMOUS SIGNAGE NECESSARY?</p> <p>3) Collaborating researchers require "close physical proximity" This argument is false!! Research collaborations have essentially moved to highly efficient virtual platforms like Zoom and Microsoft Teams An analysis (done by Marty Bell @ 315 E 68) indicates that of the last fifty-four research papers by the Blood Center, researchers revealed that only two of the fifty-four, or 3.7%, showed collaborations by Blood Center researchers exclusively with researchers at the three nearby world-class institutions. Further, Marty has letters from Mass General (Boston), Mayo Clinic and Johns Hopkins School of Medicine – which say close proximity is no longer needed !!!</p> <p>Thank you for all you are doing in trying to stop this Blood Center Tower !!! From: Ruth Brodsky 315 East 68 St ruthlb57@yahoo.com</p>	413
5/25/2021 17:46:27	Craig Shemin	333 E. 66th St. #6L	craigshemin@me.com	In opposition to the application	<p>I once again voice my opposition to the Blood Center proposal. I and many other residents have expressed concerns about traffic, emergency vehicle access, infrastructure, shadows, noise, pollution and other problems which this project will cause in our neighborhood, threatening the lifeblood of our community and the Blood Center has not sufficiently accommodated concerns. They have not changed any of their plans to address community concerns. Zoning regulations are there for a reason, and I don't understand why a request to build a 330-foot tower in a residential neighborhood limited to 75-foot buildings would even be considered. I respectfully urge the Community Board to vote against the proposed project. I would support a Blood Center expansion within the current zoning regulations.</p>	414
5/25/2021 17:57:10	Emily Baller	315 E. 68th St.	eballer@msn.com	In opposition to the application	<p>I am strongly opposed to this application. The Blood Bank can easily build an as of right building that will fulfill its needs for space. The Blood Bank prefers to get a free building rather than use its endowment or fund raise which is how most not-for-profits raise money. The Blood Bank has plenty of money though, evidenced by its buying up of blood banks around the country. Solow is putting up a Life Sciences hub on it's property in the east 30's. We certainly don't need this huge Life Sciences building here. If a Life Sciences Site was really so critical in this area as the Blood Bank would have us believe, why aren't any of the other hospitals in the area advocating for this building? None of them are making statements supporting this development. Clearly, it's not a necessity for the medical community in this neighborhood. It's outrageous that this proposal has gotten as far as it has.</p>	415
5/25/2021 18:00:12	William Markstein	315 E. 68th St.	wemarkstein@gmail.com	In opposition to the application	<p>I am opposed to this application for the many reasons so many have expressed. We absolutely need to protect our zoning laws. The damage the building will cause to the park and JREC are also major considerations. In addition, the traffic on these narrow side streets, where there is already a crosstown bus and many school busses would be a disaster.</p>	416
5/25/2021 18:01:24	Errol Bakal	301 E 66TH ST APT 9P, NY, NY	errolbakal@gmail.com	In opposition to the application	<p>My name is Errol Bakal, unit owner at 301 E 66th St, the building adjacent to the proposed development. This is to voice opposition to the proposed expansion of the Blood Center. Currently the Blood Center is ~159,000 GSF. The proposed development is a whopping ~596,000 GSF, which still understates the size of the development given the high ceilings for ventilation on each floor. The final height of the building would be equivalent to a 33 story residential building - located on an RESIDENTIAL mid-block, with a commercial loading dock mid-block on a congested side street that is an east-west traverse to cross Central Park. The idea is logistically ludicrous, on top of the fact that this is a precedent that would attack all R8B zoned mid-blocks throughout the City. Expansion is misleading, and a good point to start off with. What is most insulting is that this "Expansion" is not a material expansion of the Blood Center itself. The proposed development would allocate ~206,000 GSF to the Blood Center. As of right, the existing zoning would allow the Blood Center ~229,000 GSF, more than enough for their needs. As such this is not a zoning request for the Blood Center's need itself. The Blood Center is acting as a Trojan Horse, to allow for a very profitable real estate deal for them alongside Longfellow, the developer - at the expense of the community and at the risk of all R8B protected mid-blocks. This would be a handout to a private real estate deal - looking for an exception to R8B to lease out and landlord every additional square foot beyond their existing zoning. This is not the blood center's need - it is the blood center's greed. It is not even believable that the Blood Center needs new facilities. They claim the location is critical to providing service, however they are fully ready to relocate for 5+ years during construction? If they can operate for 5 years from another location, it indicates this is not where they have to be. And they are bringing this development forward when there is a glut of commercial real estate available. The appetite to develop this property in today's reality is a loud indication of what a land-grab they are going for with the Blood Center "Expansion" waiver/re-zone. A Trojan Horse. To be so selfish as to want to develop a skyscraper with a footprint the size of the Freedom Tower on a block that is home to the Julia Richman Educational Complex and an independent nursery school (at the base of my building), is wrong. To subject these children to 5 years of construction and the associated air quality, noise, and traffic, and at the end, when the dust has settled, to sit in a permanent shadow, is wrong. To rob the community of comfort of the only park in the area (St. Catherine's) for 5 years of construction, and again, have it sit in a shadow, is wrong. Wrong, because they can do this somewhere sensible, that needs this development. We do not. We are strongly a residential neighborhood, with obvious development on Avenues, where sensible, but the midlocks are off limits because it is logistically unsound. The loading docks to manage biohazardous waste and dangerous chemicals in and off itself is a nightmare that does not take much imagination to envision. It is also negligent in the case of an emergency. And again, do we want a 33-story waste and chemicals factory on the same block as a huge school complex and neighborhood park? One of the only parks? Priorities must be made and to put some private enterprises' taste to personally profit off the opportunity to more than triple their zoning with NOTHING in return to the community. If the Blood Center can relocate for 5 years during construction, please let them relocate forever. There is no excuse to give special treatment as the case is presented and I do not believe in a handout to private companies with no promises in exchange. They do not even know who their tenants might be. And frankly, if the zoning is approved, there would be nothing to have them pivot the project into standard commercial or even residential purposes. Please stop this ridiculous ask now. The blood center has been trying at this since 1985 when the R8B was passed. The Blood Center says they are in the community's interest but they are and have been behaving in a most predatory manner. Thank you for your time and consideration in this matter.</p>	417
5/25/2021 18:03:07	Laurie S Sanchez	340 East 66th street Apt 6C	laurie.sanchez@gmail.com	In opposition to the application	<p>I am writing to voice my opposition to the proposed expansion of the New York Blood Center. I live in this neighborhood which at this point still has a neighborhood feel.</p> <p>But that won't last long if this building were to be erected. The area is already quite congested and the traffic is horrible which will only increase if this plan is approved. Most of all, it isn't necessary and would only open the field for other over achieving developers who clearly care only for profits and not for people.</p>	418
5/25/2021 18:04:23	Charlotte Markstein	315 E. 68th St.	crmarkstein@gmail.com	In opposition to the application	<p>Please consider the lives of the residents who live in this neighborhood and call it home.</p> <p>I am shocked that this project has gotten as far as it has. Zoning laws should be respected like other laws instead of developers thinking that zoning rules are there to be broken and changed to suit their fancy. We need to protect our midblock zoning. It's distressing that we have a mayor who is pushing this project to pay off his legal bills, with zero concern for our community.</p>	419

Timestamp	Name	Address	Email Address	Are you	Comments on the application	Submission Number
5/25/2021 18:24:10	Kathy O'Connor	315 East 68th Street, New York	koefa@yahoo.com	In opposition to the application	I oppose the request for a variance on current zoning limits for this commercial project. The proposal will harm the community and the environment. The neighborhood is currently home to several busy hospitals with emergency vehicles, schools with school buses, a park and a crosstown bus route. Adding extra vehicle and pedestrian traffic to a busy neighborhood would be harmful. This project would introduce harmful exhaust and light pollution in the evening to the neighborhood. In addition, during the day, the proposed tower would block sun light to a school, park and the local community. Re-zoning would only introduce harmful impacts to the community and the city. I have heard that the current Mayor is a client of the law firm representing the Blood Center/Longfellow Project. If so, he should not participate in any meeting, vote or have any voice regarding this project.	420
5/25/2021 18:25:00	Marcia Lowe	301 E.66th St. Apt.9C, New York	marcia@lowebiz.com	In opposition to the application	The NYBC, the Mayor and City Planning are despicable, inhuman beings! Not only will JREC & their students be terrorized by this terrible zoning change but hundreds or perhaps thousands of residents will be subjected to the dangerous noise, dirt and VERY important is "There won't be any SUNSHINE anymore" if built. The aforementioned is serious and can and likely will cause irreparable damage both psychological and physiologically to students and residents. If I were the NYBC and/or Longfellow I would be very careful what they wish for!!! Just wait when they start requesting special work permits for weekends and all through the night because they can't do demolition or construction when school is open. Just wait until the crosstown bus is constantly rerouted!	421
5/25/2021 18:25:21	Robin K Adam	333 East 68th Street NY 10065	robinkadam@yahoo.com	In opposition to the application	How much more congestion has to be added to a residential neighborhood already crowded with hospitals, schools and businesses. Subways and busses are already crowded, residents and children need their space, their sunshine and some quiet and quality living areas! Enough is enough! Stop the tower for our health and sanity!!!	422
5/25/2021 18:27:11	Martin Bell	NYC	marty1035@aol.com	In opposition to the application	The DEIS including exhibits is 1,368 pages, more than 100,000 words, yet there are only 91 words, in three sentences, dealing with the loss of sunlight in St. Catherine's Park. It says that "potential mitigation measures being explored include replacing vegetation and additional maintenance workers." That's like saying you're going to add more crew hands and put flowers in the staterooms of the Titanic. One might say the Blood Center is not focusing on the right thing. There is no mitigation for the loss of sunlight. Putting St. Catherine's park in shadow all afternoon, as well as putting Julia Richman in darkness the entire school day, is the iceberg that should sink this project.	423
5/25/2021 18:29:45	Auroni Majumdar	301 E66th St 15C NY, NY 10065	Auroni.maj@gmail.com	In opposition to the application	Impact to park, pollution, noise pollution, car and pedestrian traffic, natural light impact	424
5/25/2021 18:31:20	Martin A. Bell	NYC	marty1035@aol.com	In opposition to the application	The attorney for the Blood Center said, at the Land Use Committee meeting on May 12th, that, "if anyone asked us to agree, we would agree to make that [i.e., use for something other than life sciences] what I call a major modification, subject to ULURP to change". This offer is, as a practical matter, meaningless. It's ice in winter in the Arctic. If they can get ULURP approval to build a massive 334' commercial tower in a mid-block location zoned for 75', which will put JREC in darkness and most of St. Catherine's in shadows all afternoon, then how hard would it be to get ULURP approval to convert that already existing 334' life science tower to a 334' luxury condo! It's like asking someone who runs 50 mile ultra-marathons to run around the block! It's like asking someone who's sinking baskets from mid-court to make a lay-up! If the Blood Center wants to show they're serious, they could put a deed in escrow and say that if they don't use the space in the Tower for life sciences, then the deed gets automatically transferred to Friend of the UES, or to the City! Time to put up or shut up! If the Blood Center is getting on their high horse and trying to sell this project and get the site up-zoned by saying "Life Sciences!, Life Sciences!, Life Sciences!", then they have to be willing to take the hit if that's all B.S., and it's not longer used for Life Sciences (or, even worse, if it's never used for Life Sciences, and they want it approved for some other use even before the Tower is opened!). And if the Blood Center is not willing to "put up or shut up" and take the hit of a total loss of the building, then, at a minimum, would they agree that if they ever want to go for ULURP to make a "major modification" for the use of the building, while ULURP gives both CB8 and the Manhattan Borough President the opportunity to render an "advisory opinion", for such a "major modification" of the use of the building they would agree the both CB8 and the MBP would have a veto right.	425
5/25/2021 18:31:48	Ruth Lee Brodsky	315 East 68 St	ruthlb57@yahoo.com	In opposition to the application	To the Community Board 5/25/21 I am vehemently opposed to the new Blood Center Tower !!! Let me start by saying that this is our community and our neighborhood !! Who the hell is Longfellow to drop in here for a land grab ??!!!! I find the Blood Center and Longfellow's reasoning absolutely disingenuous Disingenuous -- A disingenuous remark might contain some superficial truth, but it is delivered with the intent to deceive or to serve some hidden purpose. I think the following three points need to be emphasized : 1) Improved Building No one disagrees that they need a new facility, their current headquarters building is very old and run-down. But the Blood Center admits that they could build a new "as of right" facility at their current location that would give them all the space they require (in fact, more space than they would occupy in the proposed Tower!). 2) Signage The Blood Center is proposing to have total signage more than six times the signage permitted under applicable law and a gigantic 14x the illuminated signage permitted under applicable law, placed at a height 60% higher than permitted under applicable law. WHY IS THIS ENORMOUS SIGNAGE NECESSARY? 3) Collaborating researchers require "close physical proximity" This argument is false!! Research collaborations have essentially moved to highly efficient virtual platforms like Zoom and Microsoft Teams An analysis (done by Marty Bell @ 315 E 68) indicates that of the last fifty-four research papers by the Blood Center, researchers revealed that only two of the fifty-four, or 3.7%, showed collaborations by Blood Center researchers exclusively with researchers at the three nearby world-class institutions. Further, Marty has letters from Mass General (Boston), Mayo Clinic and Johns Hopkins School of Medicine -- which say close proximity is no longer needed !!! Thank you for all you are doing in trying to stop this Blood Center Tower !!! From: Ruth Brodsky 315 East 68 St ruthlb57@yahoo.com	426
5/25/2021 18:34:51	Martin Fox	1157 3rd Avenue	Mbi077@aol.com	In opposition to the application	This is a ridiculously out of proportion project which violates existing mid block zoning regulations which were established for good reason. We already suffer from abuse ignored by the 19th precinct from fox 5 congesting 68th street with blatant parking abuse and double parking never resolved. We dont need a huge construction project and associated congestion a block away and loss of resident parking during construction and no doubt change in parking rules after construction that effects local residents. The additional nonsense caused by an enormous blockhouse bringing more pressure on local resources in an already over congested neighborhood will result in locals fleeing the neighborhood.	427
5/25/2021 18:36:35	Ana Alzaga Fernandez	1320 York Ave Apt 35B, New York	anaalzagaf@gmail.com	In opposition to the application	My main concern is the overwhelming traffic and the resources for this area, more specifically, the public school PS183.	428
5/25/2021 18:47:14	Martin Bell	NYC	marty1035@aol.com	In opposition to the application	It is a lie to say that Longfellow has the expertise to build a 334" Tower. Almost all, if not all of the life science properties developed by Longfellow are suburban 2 or 3 story, campus-like buildings. In fact, Longfellow was not even involved in any of the buildings in Kendall Square which is always cited as the prime example of a life science hub even though it is 2.4 miles from Longfellow's offices in Boston.	429
5/25/2021 18:47:27	Elaine Linet	399 E 72 St	Elainelinet@gmail.com	In opposition to the application	The potential shadows would be a disaster! If a smaller building won't do, find another location.	430
5/25/2021 18:53:52	Martin Bell	NYC	marty1035@aol.com	In opposition to the application	The discussion of the collaboration by the Blood Center is fine, but the Blood Center could maintain those collaborations if they built an "as of right" facility.	431
5/25/2021 19:26:32	mrinalini borczuk	360 east 72 street ny ny 10021	MBORCZUK@yahoo.com	In opposition to the application	I do not understand why we need more commercial space in this area while so much is already vacant	432
5/25/2021 19:37:03	Lauren Tillinghast	360 East 72nd St	latilling@gmail.com	In opposition to the application	The building is far, far, far too tall for the street or wider area; there is no compelling reason a residential community should have to host such a massive commercial center; the rezoning would set a terrible precedent.	433
5/25/2021 19:38:24	Kate Ward	201 E66th St	ny.greenisle@gmail.com	In opposition to the application	This development is unconscionable. I'd like to know why Mayor DiBlasio isn't being held accountable for allowing this to slide through before he leaves office. This seems like the latest foray into corruption for a man who doesn't care about this city or its people. Shame on DiBlasio, Longfellow and the city agencies who have looked the other way and let this happen. We all support the work of the NYCB.	434
5/25/2021 20:02:38	Rose A. Haché	333 East 68th Street, Apt. 9B	Rose.Hache8@gmail.com	In opposition to the application	During the presentation, notice how much time was spent on the worthy NYCB work versus addressing the impact of the gigantic commercial Institution requiring a mid-block waiver (35 years of history) on our community. Zoning may not be immutable, but there was and is a reason for it. During the last CB8 meeting, NYCB's counsel countered concerns about additional BSL-3 biohazard labs by committing to add language to space leases prohibiting it. (Or, condo residences?) Yet, contracts can be amended. It is hypocritical considering the zoning waiver application.	435
5/25/2021 20:08:49	Deborah Chiegli	220 East 67th Street, NY NY 10022	dchiegli@gmail.com	In opposition to the application	Thank you CB8 Members, I appreciate your devotion of time and consideration to this community issue that affects us all. The quality of life in this area will be forever ruined by a Tower that will block air flow, increase traffic on an already congested street, generate noise and filth from fans/exhaust systems, etc., block light. The Tower does not contribute anything to the neighborhood. It is just a money-making project that is leaching quality of life from the area and I strongly OPPOSE it. I am on the Board in my Coop and I can imagine that our property values will be greatly affected by a giant Tower just on the next block.	436
5/25/2021 20:11:47	Stephan Scinto	801 Amsterdam Ave	stephan.scinto@gmail.com	In favor of the application	Please allow this wonderful building! It provides jobs in a transit-rich area, reduces pollution and climate change, and looks great. Credit to the city! Thank you for your time.	437
5/25/2021 20:22:54	Adam Reiner	338 East 65th Street Apt 15	adamreiner@me.com	In opposition to the application	The construction of the Memorial Sloan Kettering building in the middle of the block behind my apartment on 64th street (in 2015) destroyed the quality of life in my building. For a year, my apartment was unlivable. Every morning began with blaring sirens and dynamite blasts. I ended up having to move out of NYC temporarily and could not sublease my unit. The apartment is on the 4th floor, once surrounded with Southern exposure. Now, with a taller building blocking the sunlight, I need to turn on the lights at noon. I cannot stress enough how disruptive a construction project like this will be for residents and park dwellers. Please consider limiting the scope of the construction to cause as little disruption to the lives of neighborhood residents as possible.	438
5/25/2021 21:00:35	Barbara J Schoetzau	167 E. 67th St	barbara.schoetzau@gmail.com	In opposition to the application	It is amazing to hear people talking about diminishing a neighborhood that they do not live in. This is a neighborhood, not a cluster	439
5/25/2021 21:27:37	Martin Bell	NYC	marty1035@aol.com	In opposition to the application	The CDC manual for BSL3 Labs, Biosafety in Microbiological and Biological Laboratories, says "a BSL3 Lab's exhaust air [should be] dispersed away from occupied areas". (pg 50). How can the Blood Center comply with the manual when the exhaust air from the Blood Center is immediately adjacent to 301 E. 66th St., and, with a northerly wind, blows right onto JREC?	440
5/25/2021 21:58:54	Gail Benjamin	360 East 72nd Street	gbenjamin2@nyc.rr.com	In opposition to the application	I strongly oppose the proposed new Blood Center Tower as currently outlined. The zoning variance that would be required to build this tower could set a dangerous precedent and change the whole complexion of the UES and ultimately other neighborhoods as well. We do not need a commercial tower on a residential street that also happens to be home to a school for children pre-K through high school and children with special needs. Construction of the building and the attendant traffic congestion would pose a safety threat. School buses and local buses already fill this street. Imagine the nightmare that would be created with the additional traffic from people going to the Blood Center. Additionally, the tower would cast shadows on St. Catherine's Park, of the few playgrounds and green space in the neighborhood. Children as well as our senior neighbors go there for the warmth and sun. Approval of this project would be a tragedy.	441
5/25/2021 23:16:26	Margaret Lehman			In opposition to the application	Life Sciences is good for NYC but the Longfellow 334' life sciences tower and massive commercial complex is wrong on this small, cramped site. The 360 degree rezoning from residential to commercial, and the layer upon layer of additional zoning waivers and amendments that the Blood Center and Longfellow must get approved in order for the massive project to be built is, itself, evidence that a project of this size should not be built on this narrow side street. The truly terrible environmental dangers 1) of the tower's high velocity exhaust fans and mechanicals which will be on the 7th floor as well as the roof, running 24/7; 2) of this glass tower that will be electrically lit 24/7; 3) of the enormous signage that will also be lit 24/7; 4) of the level 3 bio labs that will be experimenting with lethal pathogens; 5) putting Julia Richman school in darkness all day, everyday and St. Catherine's Park in the afternoons; all demonstrate there is no justification for approving this rezoning. What has happened to responsible, careful urban planning that is supposed to fairly balance residential neighborhoods and the safety of their residents, with real estate development. What has happened with the requirement that a development must demonstrate a credible need and purpose for a rezoning request not one that is contorted and artificial.	442
5/26/2021 13:09:49	Laura Morgan	445 East 80th Street	nyclauramorgan@gmail.com	In favor of the application	Let's not stop places that do groundbreaking medical research from coming to NY and making advances that help all. Some sunlight may be lost, but that will be fine on hot days. The park can still be enjoyed. This is not the kind of project that the neighborhood should be rallying against. We should want to draw innovative companies to NY, especially ones that are furthering important research.	443
5/26/2021 14:43:56	dale cohen	525 east 89th st, apt 2b, ny, ny	dalecohen@yahoo.com	In opposition to the application	it is clear to me that the NY Blood Center is acting in bad faith. they have their eyes and ethics clouded by getting a three story building for free and in turn they allow a more than 30 story building go up mid-block in a residential area. I used to support this organization, I am deeply disappointed by this proposal and their actions. as a trained professional architect, a leader in my chosen profession and a neighbor, I strongly oppose this project. the NY Blood Center should be ashamed of the part they are attempting to play in destroying the neighborhood.	444
5/26/2021 16:00:55	Brian Martin	315 E 68 St	bjm5069@gmail.com	In opposition to the application	The blood bank proposal is obnoxious and will ruin our community	445
5/28/2021 7:35:25	Helaine Eisenberg	530 East 90th St	Helaine2p@gmail.com	In opposition to the application	This huge structure has no place in our landscape.	446
5/31/2021 15:51:45	James Murtha	325 East 79th Street	Jg.murth@gmail.com	In opposition to the application	I am completely opposed to the mid-block tower in our neighborhood. We are being overwhelmed by new development.	447
6/1/2021 5:49:37	Zahida Subramanian	360 East 72nd street, apt b509	Zahida.subramanian@gmail.com	In opposition to the application	This is a residential neighborhood and as such, it's important that the culture and vibe remain so.	448

Timestamp	Name	Address	Email Address	Are you	Comments on the application	Submission Number
6/23/2021 13:42:13	Heather Martin	430 E 63rd St	hmartin@gmail.com	In opposition to the application	<p>I have worked in medical research since 1997 starting out as a research technician in Boston and currently as a veterinarian here on the UES. I have lived and worked in this neighborhood over 6 years, and currently my 4 year old son and 4 year old daughter attend Pre-K at Ella Baker School, across E 67th St. from the NYBC. I understand the importance of the NYBC, their mission, and the need for the research ongoing, but I must stand up for the quality of life and education my children, and all neighborhood and school children, that would be negatively impacted by these rezoning efforts.</p> <p>My children started their education during a pandemic. Initially it was alternating days at home in "Zoom school", and some days actually in school. They learned to wear masks all the time, and bundle up throughout the cold months even during in-school learning, to accommodate the opening of windows to help with ventilation. They hated going to school because it was unpredictable day to day, and they needed a set routine. I became frustrated thinking back to how I loved going to school when I was little. Why did they hate it? Fast forward to 2021 when they started going 5 days a week. Now they love school, have made great friendships with the other students, and talk lovingly of their teachers.</p> <p>This new building will take ~5 years to build. That is longer than my children have been on this earth. How will that 5 years on top of the 1 year during the pandemic affect their development and their education? That is a very long time in the life of a child. Unfortunately all I can see are negatives for them and I don't want any of our children to be involved in this experiment. The noise pollution, especially if windows in classrooms are open every day, the air pollution; I've lived in apartment buildings during construction and the quality of the air is so poor you can see the wall paint blacken over time; the shadows in the park at the optimal time when children emerge from school to bee-line straight to the columpios (swings) in the park as my daughter calls them.</p> <p>I would like to know if any of the NYBC employees live in this neighborhood and have children that play at St. Catherine's Park and/or go to school at JREC. How do they feel about this rezoning project? If they aren't directly affected, how do they think this will impact the children of the neighborhood and JREC schools? Are we supposed to find alternate places to live and go to school? That is the alternative I am facing. I do not want my children to suffer for the sake of the NYBC Tower. I work extremely hard to provide for my children and pay a pretty penny to live near my work and the high quality schools in this neighborhood. It will be hard to justify if this project is approved. At a time when families are already leaving the city, this will just add to the exodus.</p> <p>There are several other reasons to oppose this project that others have eloquently laid out including the dangerous precedent this would set for other neighborhoods.</p>	449

APPENDIX D



CBRE

Q1 2021

NYC LIFE SCIENCES

**MARKET
ACTIVITY**



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CBRE Life Science
Incubator Overview

NYC LIFE SCIENCE MARKET



	125 WEST END AVENUE	525 WEST 57TH STREET	TAYSTEE LABS 450 WEST 126TH STREET	ALEXANDRIA CTR 430-450 EAST 29TH STREET	CURE 345 PARK AVENUE SOUTH	HUDSON RESEARCH CENTER 619 WEST 54TH STREET	INNOLABS - LIC 45-18 COURT SQ WEST	BINDERY - LIC 30-02 48TH AVENUE	MINK BUILDING 1361 AMSTERDAM AVENUE
BUILDING RSF	400,000	454,726	350,526	746,734	309,000	318,110	266,791	186,012	217,200
VACANCY RSF	400,000	207,684*	350,526	0	188,650**	78,072	266,791	93,000***	~47,000
CONSTRUCTION COMPLETION	H1 2023	Q3 2021	Q2 2021	Complete	Q2 2021	Complete	Q2/Q3 2021	Q1 2021	Complete
AVG ASKING RENT (NNN)	\$125	Mid/High \$90s	Low/Mid \$90s	\$106	\$145	Mid/High \$90s	Low/Mid \$80s	Mid \$70s	Low/Mid \$90s

*Lease out for approx. 100,000 RSF

**Lease out for approx. 15,000 RSF

***Two leases out for approx. 7,500 RSF each

MARKET DEMAND

1,124,500 RSF
TOTAL DEMAND

ACTIVE

COMPANY	LOCATION	SIZE (SF)
Charles River	Out of Market	95,000
Cambridge Innovation Center	Out of Market	75,000
Landos BioPharma	Out of Market	52,500
OpenTrons	NYC	50,000
Trailhead Bio	Out of Market	40,000
IndieBio	Out of Market	24,000
Explora BioLabs	Out of Market	20,000
Ichnos Biosciences	NYC	20,000
Envisagenics	Out of Market	15,000
Helaina	NYC	15,000
In8Bio	Out of Market	13,000
Histowiz	NYC	10,000
Hemogenyx	NYC	10,000
Bridge Bio	NYC	10,000
Lexeo Therapeutics	NYC	10,000
Oxford Nanopore Technologies	NYC	10,000
RenBio	NYC	7,500

477,000 SF
TOTAL

GEARING UP

COMPANY	LOCATION	SIZE (SF)
NY Blood Center	NYC	100,000
Columbia University	Multiple	90,000
NewLab	NYC	50,000
United Therapeutics	Out of Market	50,000
Confidential	NYC	30,000
Nuvation Bio	NYC	22,500
Click Therapeutics	NYC	20,000
Loxo Oncology	NYC	20,000
Trivecta Therapeutics	Out of Market	15,000
Confidential Biotech	NYC	15,000
Confidential	NYC	10,000
Confidential	NYC	10,000
Confidential	NYC	10,000
Scorpion Therapeutics	Out of Market	5,000

447,500 SF
TOTAL

PRELIMINARY/RUMORED

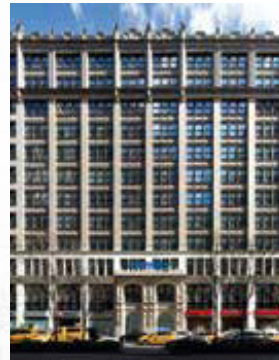
COMPANY	LOCATION	SIZE (SF)
Regeneron	NY	TBD
Prevail Therapeutics	NYC	25,000
Unknown Cancer Research Company	Out of Market	25,000
Komodo Health	NYC	20,000
Stealth Mode Chem Lab User	NYC	20,000
Rgenix	NYC	20,000
BenevolentAI	NYC	17,500
United Neuro	Out of Market	17,500
Turnstone Biologics	Out of Market	15,000
Confidential Biotech	CT	15,000
Confidential Biotech	CT	15,000
Confidential Biotech	NYC	10,000

200,000 SF
TOTAL

MARKET SUPPLY

PRE-BUILT LAB SPACE | DELIVERING 2021

Only 125,000 RSF of pre-built lab space coming online in 2021
to satisfy almost 500,000 RSF of demand



	ALEXANDRIA CTR 430-450 EAST 29TH STREET	CURE 345 PARK AVENUE SOUTH	HUDSON RESEARCH CENTER 619 WEST 54TH STREET	525 WEST 57TH STREET	INNOLABS - LIC 45-18 COURT SQ WEST	BINDERY - LIC 30-02 48TH AVENUE
BUILDING RSF	746,734	309,000	318,110	454,726	266,791	186,012
VACANCY	0	188,650	97,051	207,684	266,791	93,000
PRE-BUILT RSF (# SUITES)	~30,000 (2)	54,000 (4)	32,500 (2)	14,070 (1)	~12,000 (1)	~55,000 (4)
DELIVERY TIMING	Q2/Q3 2021	Q3 2021	Q3/Q4 2021	Q3 2021	Q3 2021	Q4 2020
AVG ASKING RENT (NNN)	\$106	\$145	High \$90s	Mid/High \$90s	Low \$80s	Mid \$70s

MARKET SUPPLY

NYC LAB DEVELOPMENT PIPELINE FOR LAB CAPABLE & LAB EXCLUSIVE SPACE

2,964,695 RSF TOTAL SUPPLY THROUGH 2024

1 619 WEST 54TH STREET - HUDSON RESEARCH CENTER

Developer/Owner: Taconic/Silverstein
97,536 RSF

2 1361 AMSTERDAM AVENUE - MINK BUILDING

Developer/Owner: The Janus Property Company
47,000 RSF

3 450 WEST 126TH STREET - TAYSTEE LABS

Developer/Owner: The Janus Property Company
350,000 RSF

4 345 PARK AVENUE SOUTH - CURE

Developer/Owner: Deerfield
326,368 RSF

5 525 WEST 57TH STREET

Developer/Owner: Himmel & Merringoff
14,000 RSF

6 45-18 COURT SQUARE WEST - INNOLABS

Developer/Owner: King Street Properties
266,791 RSF

7 30-02 48TH AVENUE - THE BINDERY BUILDING

Developer/Owner: Alexandria R.E. Equities
93,000 RSF

8 125 WEST END AVENUE

Developer/Owner: Taconic/Nuveen
400,000 RSF

9 2226 THIRD AVENUE - UPPER MANHATTAN PROJECT

Developer/Owner: Nightingale Properties
200,000 RSF

10 219 EAST 42ND STREET - FORMER PFIZER BUILDING

Developer/Owner: Alexandria R.E. Equities
350,000 RSF

11 450 EAST 29TH STREET - ALEXANDRIA CENTER FOR LIFE SCIENCE (NORTH TOWER)

Developer/Owner: Alexandria R.E. Equities
550,000 RSF

12 24-02 QUEENS PLAZA - BOTANIC PROPERTIES LIC

Developer/Owner: Botanic Properties
270,000 RSF

LEGEND

- 2021: 1,194,695 RSF Total
- 2023: 950,000 RSF Total
- 2024: 820,000 RSF Total



NYC LIFE SCIENCE COMPS

DATE	TENANT	ADDRESS	FLOOR	RSF	TERM	RENT (PSF)	ANNUAL INCREASE	TI FREE RENT	TOTALS
Q1 2021	Confidential	Hudson Research Center 619 West 54th Street	P7	18,979	7	\$93.00 NNN	2.50%	Prebuild 5m	IN 2021: 129,367 RSF
Q1 2021	Mt. Sinai	787 Eleventh Avenue	P7, E8, E9	200,000* <small>*(Approx. 85,000 SF Lab)</small>	33	Low \$80.00's NNN	N/A	N/A	
Q1 2021	Confidential	Alexandria Center for Life Science	P11	12,288	7	\$97.00 NNN <small>(Addl. 2.5% base rent each year for admin costs = \$2.43/SF year 1)</small>	3.00%	Turnkey 7m	
Q1 2021	Confidential	Alexandria Center for Life Science	P9	5,300	7	Confidential	N/A	N/A	
Q1 2021	Confidential	Alexandria Center for Life Science	P5	7,800	7	Confidential	N/A	N/A	
Q4 2020	OpenTrons	ARE Life Science Factory - LIC Bindery Building		18,000	2	\$68.00 NNN - Add admin rent Science Hotel space?	3.00%	Turnkey 0m	IN 2020: 141,925 RSF
Q4 2020	Confidential	Alexandria Center for Life Science	P11	18,120	10	\$97.00 NNN <small>(Addl. 2.5% base rent each year for admin costs = \$2.45/SF year 1)</small>	3.00%	Turnkey 12m	
Q4 2020	Confidential	CURE 345 Park Avenue South	P3	10,252 - Office	7	\$109.00/4, \$119.00/3 <small>(Gross Rent)</small>	N/A	Prebuild 1m	
Q3 2020	Confidential	Alexandria Center for Life Science	E12	30,408	1	\$88.00 NNN	N/A	N/A N/A	
Q2 2020	Confidential	180 Varick Street	P5	9,289 - Office	5	\$59.00 NNN	3.00%	N/A 5m	
Q2 2020	Confidential	1361 Amsterdam Avenue	P5	11,000	3	\$90.00 NNN	3.00%	Prebuild N/A	
Q2 2020	Confidential AAA-Credit Hospital Network	Alexandria Center for Life Science	P9	1,674	5	\$103.75 NNN	3.00%	Prebuild 5m	
Q2 2020	NYSCF	Hudson Research Center 619 West 54th Street	P2	23,535	16	\$60.00/5, \$65.00/5, \$70.00/5, \$75.00/1 <small>Gross numbers - Legacy deal from initial deal in building</small>	N/A	N/A 12m	
Q1 2020	Confidential	Alexandria Center for Life Science	P16	19,647	7.5	\$96.50 NNN	3.00%	NBI 6m	
2019	Quentis Therapeutics	1361 Amsterdam Avenue	P5	10,000	10	\$85.00 NNN	N/A	Turnkey	
Q1 2019	Hibercell	Hudson Research Center 619 West 54th Street	P8	15,094	7	\$80.00 NNN	2.50%	Turnkey 3m	IN 2019: 83,394 RSF
2019	Kallyope	Alexandria Center for Life Science	P9	15,000	N/A	~\$103.00 NNN	N/A	Turnkey	
2019	Collectis	Alexandria Center for Life Science	P10	3,500	N/A	~\$103.00 NNN	N/A	Turnkey	
2019	Prevail Therapeutics	Alexandria Center for Life Science	P16	8,000	N/A	~\$96.50 NNN	3.00%	Turnkey	
2019	MeiraGtx	450 East 29th Street	P12	22,000	N/A	N/A	N/A		
2019	Inzen Therapeutics	Alexandria Center for Life Science	P8	3,800	N/A	~\$103.00 NNN	N/A		
2019	Tara Bio	Alexandria Center for Life Science	P8	6,000	N/A	~\$103.00 NNN	N/A		
Q4 2018	Renbio	Alexandria Center for Life Science	P6	3,413	7	\$103.75 NNN	3.00%	5 Month Free As-Is	IN 2018: 49,413 RSF
Q2 2018	Lodo Tx	Alexandria Center for Life Science	N/A	12,000	N/A	\$104.00 NNN	N/A	N/A	
2018	Intracellular Therapies	Alexandria Center for Life Science	P9	34,000 <small>(15,000 Expansion + 19,000 Renewal)</small>	N/A				

CBRE LIFE SCIENCE INCUBATOR OVERVIEW

INCUBATOR GROWTH

TENANT	INCUBATOR	~INCUBATOR SF	NEW LOCATION	NEW RSF	RSF MULTIPLE
BLUEROCK THERAPEUTICS	JLabs	2,500	ARE West 430 East 29th Street	19,647	7.86x
QUENTIS THERAPEUTICS	JLabs	2,000	Mink Building 1361 Amsterdam Avenue	10,000	5.00x
VOLAstra THERAPEUTICS	JLabs	2,500	Mink Building 1361 Amsterdam Avenue	10,000	4.00x
C16 BIOSCIENCES	BioLabs	2,500	Hudson Research Center 619 West 54th Street	18,979	7.59x
BLACK DIAMOND THERAPEUTICS	BioLabs	2,000	ARE West 430 East 29th Street	18,120	9.06x
ENVIsoGENICS	JLabs	1,500	In the Market	17,500	11.67x
IMMUNAI	BioLabs	1,500	ARE West 430 East 29th Street	12,288	8.19x
HELAINA	BioLabs	1,750	In the Market	15,000	8.57x
TOTAL		16,250		122,534	7.54x
WEIGHTED AVG		2,112		16,141	7.64x



CBRE

ORGANIZATIONS



Thursday, July 29 2021

City Planning Commission
Chair Marisa Lago
VIA EMAIL

Re: Rezoning of the area around the New York Blood Center

Dear Chair Lago and members of the City Planning Commission,

I am Bill Angelos, a co-Founder of Eastsiders for Responsible Zoning and President of the Condominium Board for 301 East 66th Street, New York, NY 10065, which is directly adjacent to the New York Blood Center.

Since we heard of the possibility of the New York Blood Center rezoning their lot, we have been extremely concerned about the scheme that has been presented. If approved this project will make our community less safe and more congested, while dramatically changing the zoning code on the Upper East Side, which residents have enjoyed for nearly 40 years.

The building that New York Blood Center and their private partner Longfellow Real Estate Partners want to erect is completely out of scale with what exists in the community. Currently, the R8B zoning has protected the majority of buildings on the Upper East Side, which are row houses and tenements between 5-6 stories and not over 75 ground square feet. While the developers claim the new building will only be 16-stories tall, the floors will be so high that the entire structure would be as tall as a 33-story residential tower – an additional 367,108 ground square feet than what they already allowed to build, which includes a base floor plate larger than the Empire State Building.

Making these drastic changes to the area would not only alter its look but also its feel. The large LED light that is planned to be placed on the front of the new building, the setback would be 85' feet - exceeding the current zoning by 20' feet - and forcing a change in traffic patterns on the block, all means that this project is more suitable for midtown, not in a residential community.

On top of all that, throughout ULURP we kept hearing that this is not a spot zoning. But the truth is the original proposal only included the New York Blood Center building, and only now does it include the area around it, like the building I represent and further lots across the street. One of the most frustrating parts of the process was that we only found this out when an updated application was filed. At no point did representatives of the development team come to us and say this is what we are doing. In fact, before ULURP began, we realized that after seeing the same presentation over and over again at different instances, that they would just come to our building with the same one and it would be a waste of time.

It was also extremely frustrating that when this Commission allowed this process to begin with a pre-consideration vote, not one question about the concerns residents of the Upper East Side voiced during other public comment periods were asked from any of the appointees on this panel. That is why so many of us are testifying here today and submitted testimony because we want to make sure our voices are being heard.

What you will not find in any of the testimony we submit though is against the city's plan to expand its life-science sector. It is a goal worth pursuing and is on its way with new buildings and facilities being built in Manhattan, while the Upper East Side remains a strong hub for it with several large organizations (including Sidney Kimmel for Prostate and Urologic Cancer Center, Memorial Sloan Kettering's new Laboratory Medicine building, and Memorial Sloan Kettering's Cancer Center) all of which do great work under the current R8B zoning.

By its own admission, the New York Blood Center does not even want to build this building for its own needs, but so they can lease the extra 389,800 ground square feet to other life-science institutions, while crying poor.

This rezoning should be voted down not just because it would completely upend resident's quality of life and set a horrible precedent for other communities, but also because the community has not been listened to and our needs are not being met.

Sincerely,

Bill Angelos

Co-Founder, Eastsiders for Responsible Zoning

President, Condominium Board, 301 East 66th Street, New York, NY 10065

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Fri 8/6/2021 10:40 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Francine Banyon**

Zip: **10021**

I represent:

- **The local community board**

Details for "I Represent": **69th Street Block Association**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**

If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

The Blood Bank proposal to change TO commercial zoning means the traffic on 67 street will be completely limiting for school bus stopping, change the existing traffic pattern on 67 Street, create congestion in terms of air pollution for school children as well as the people who live in the area. Sets a precedent if it becomes a change zone to commercial for the first time in NYC.

July 29, 2021

City Planning Commission

Re: Testimony on Proposed Rezoning the Area Around The New York Blood Center on the Upper East Side
VIA EMAIL

Commissioners,:

Thank you for holding this public hearing today on the scheme to rezone the area around the New York Blood Center (NYBC). My name is Anthony Barrett, a board member of 301 East 66th Street a 200-unit residential building immediately adjacent to the NY Blood Center, whose hundreds of residents would be extremely adversely impacted if this project would be allowed to proceed as proposed.

As-of-right and in compliance with existing zoning regulations, including bulk, setback and light plane regulations, the NY Blood Center could re-build their facility larger than they have currently, larger than they will get under this zoning change and larger than they say they will need. So, what is the issue and why do they need this zoning change.

The answer is approximately \$300 million. This is the economic benefit the zoning change will provide to the NY Blood Center and their private developer partner, on the back of our neighborhood. We will be paying for this largesse in perpetuity in the loss of light to adjoining buildings, side streets, St Catherine Park, NY Public Library, and Julia Richman Education Complex due to the height, bulk and set back waivers the commission is being asked to approve. We will be paying for this is in increased congestion on narrow side streets, we will be paying for this in risks to local residents with regard to bio-chemical and pathogen pollution and mechanical cooling, extraction and ventilation noise not suitable for a residential neighborhood. We will be paying for this by impairing the character and future use and development of the Upper East Side. Any one of these conditions alone would be enough for CPC to not approve this proposal

The increased sf that the project will receive in this illegal up-zoning will be 370,000 gsf. In this current market the value of buildable square footage is worth between \$400-\$500/sf. In addition the project will be eligible for EDC grants in excess of \$120M. The economic cost of this project to NYC and its residents will be in excess of \$300M. This is called for Zoning for Dollars and is the reason NY Blood Center and its private development partner is spending millions of dollars on legal fees with Kramer Levin, and its PR firm Kasirer. This rezoning is inappropriate in bulk and use for this location and not even necessary.

Our neighborhood has welcomed multiple developments in life science, all of which have complied with existing R8-B zoning, including

- Sidney Kimmel for Prostate and Urologic Cancer Center, 353 E68th Street b/t 1st & 2nd Avenues
- Laboratory Medicine, 327 E64th Street b/t 1st & 2nd Avenues
- Sloan Kettering, 321 E61th Street b/t 1st & 2nd Avenues, adjacent to the Ed Koch/ Bridge exit ramp

No rationale exists to exceed the established requirements of 75' street walls and setbacks for mid-block zoning in the neighborhood that has been adhered to for some three and one-half decades. If the CPC allows this project, it will set a precedent to essentially blow up this sound and *comprehensive* land use plan that protects our lower-rise mid-blocks.

301 East 66th Street Condominium is particularly incensed that the NYBC and Longfellow have cynically included our parcel (lot 7501) in their rezoning proposal. Their original proposal, which consisted of their single

lot, was completely discarded and replaced with a proposed spot zoning which consists of only 3 parcels including their own. Their proposed rezoning of our parcel is specifically included to create a “bridge” of consistent commercial zoning – with no benefit whatsoever to our property in terms of added development potential or increased rateables (and in fact will significantly decrease our property’s value and quality of life should it be built) – in order to justify the proposal from a technical perspective to the Department of City Planning for endorsement. The fact that the NYBC never approached nor asked for our input or consent for a project that will only harm 301 East 66th Street Condominium is unjustifiable. In addition, we discovered that this is not the first proposal that would have directly harmed our building proposed by the NYBC as they completed an EIS in 1984 for a 30-story tower with 270 residential units – which was derailed by the adoption of the R8B in 1985 – something that could happen again as-of-right should the rezoning be approved.

While the building will cast darkness on its neighbors during the day, the NYBC has stated that the interior of the building will be illuminated 24 hours a day, similar to other typical office buildings located in Midtown or the Financial District – not a residential mid-block on the Upper East Side. Additionally, they have requested another waiver to allow 40’ illuminated signage on the exterior of their building, something on the scale of the Met Life building at Grand Central which does not belong in this neighborhood.

A great concern that will specifically affect 301 East 66th Street Condominium are two sets of large mechanical spaces, each 30’ in height, which will directly face our building, one at the equivalent of the 10th through 14th floors of our building. The Blood Center has acknowledged that they will make a significant amount of noise 24 hours a day. These mechanical spaces allow the building to be more than 60’ taller than it would otherwise be. This is in addition to the basement and exterior rooftop mechanical space. We are very concerned that BSL-3 labs will be vented from the middle of the building, less than 30’ from out living room windows. That is another reason why this is inappropriate for a residential neighborhood.

The included map that has been taken from the NY Blood Center Presentation to your panel shows how devious and misleading they are. The blue shaded colors show existing “non” residential uses and tries to conflate the argument that this project fits into the neighborhood because we have a lot of “blue” existing. On closer analysis one can see how they have misrepresented, as the “blue” lots represent a school (JREC) , 4 story housing for employees of MSK, two as-of right MSK facilities and a 4 story 70+ year grandfathered commercial use townhouse. Nothing else even remotely comparable to the mid-blocks east of First Avenue.

East 66th and East 67th streets at 1st and 2nd avenues are some of the most congested intersections in Manhattan, and the only major cross street with school bus pick up / drop off zones as well as MTA buses. The EIS statement provided by NYBC states that the increase in traffic will be negligible and an additional traffic study is not warranted.

In closing I will comment on the NY Blood Center itself. NYBC basically collects free donated blood, treats it and sells it in a commercial unregulated transaction. NYBC sells about \$500M annually. **Less than \$15M is budgeted for their total research activity (3%)**. They pay no real estate taxes, nor income tax. The Blood Center has over \$500M in assets, of which \$400M is in cash and investments. Its endowment, until last year, was invested in venture and hedge funds and during the prior two years had sustained realized and unrealized losses over \$59M, which is incredible given that this was during one of the biggest bull markets in history

301 EAST 66 STREET CONDOMINIUM WILL TOTALLY SUPPORT A NEW AS-OF-RIGHT NYBC that gives NYBC more space than the NYBC site redevelopment scheme would provide it.

301 East 66 Condominium Association respectfully requests the CPC to NOT approve this project as proposed.

Thank you,
Anthony Barrett VP
301 East 66 Condo Association

AREA CONTEXT

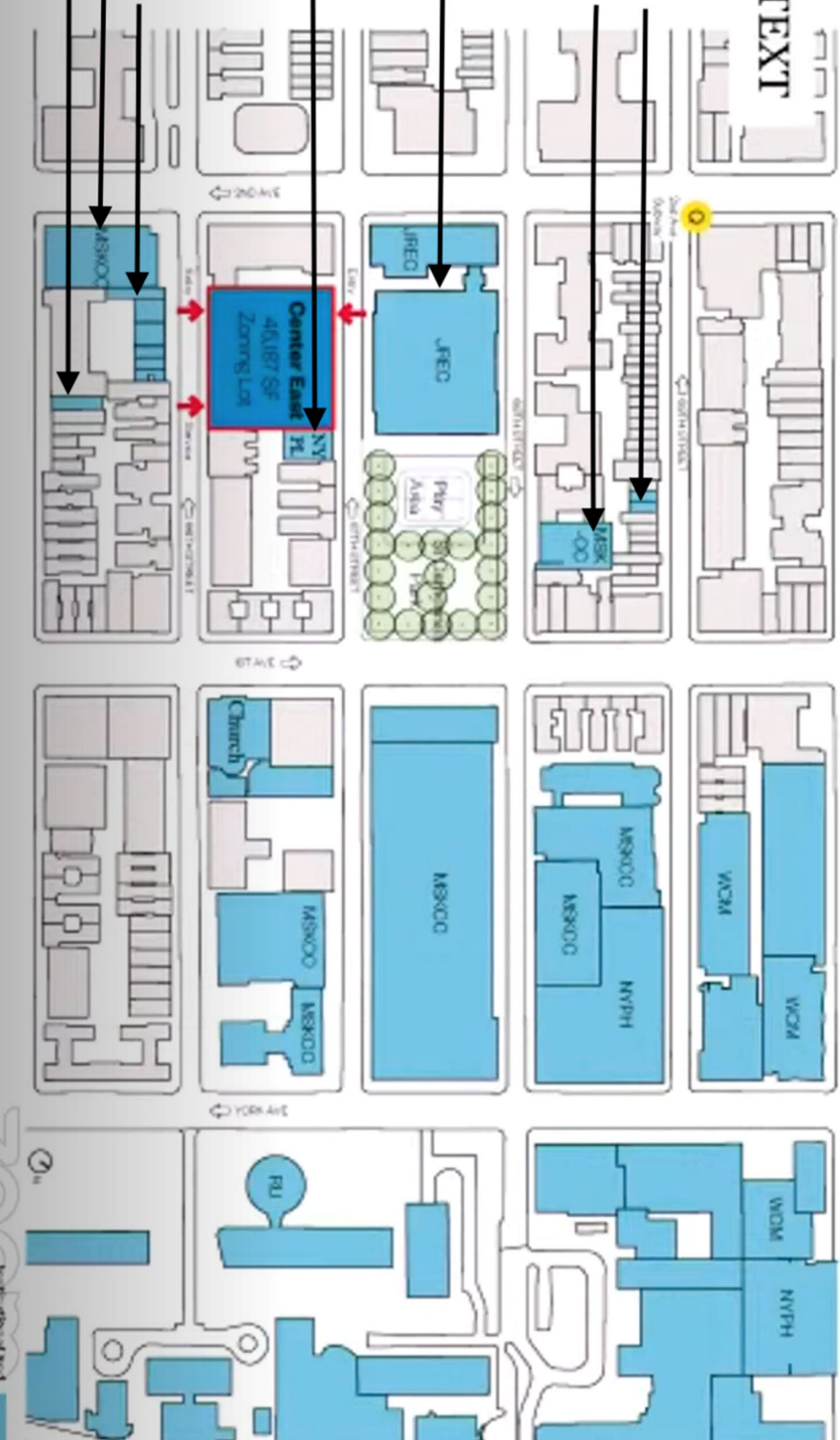
4 story residential

MSK - New Construction within R8-B zoning codes

Julia Richman Education Complex

New York Public Library

MSK Residential Employee Housing
 MSK Cancer Center- complies with R8-B zoning
 Grand-fathered 60 + year 4 story commercial



Blood Center

The City Club advocates for the success of New York City. We believe this is best achieved through participatory planning which balances the equities among residents, businesses, and politics.

The City Club opposes the application for a rezoning of the Blood Center in the midblock between 66 and 67 Streets east of Second Avenue to allow development of a substantially larger building that will shadow 67 Street and the park and school on its north side.

The midblocks of the upper east side of Manhattan are largely zoned R8B. This is a contextual district that allows buildings that are approximately five or six stories tall, which is about the width of the narrow east-west streets and allows light and air into the streets. R8B allows residential and community facility uses. The current Blood Center is a community facility use and occupies a three story building that is in scale with its midblock neighbors. The application would change the zoning of the site to C2-7 which would allow commercial use in a building three times as large as currently allowed.

The City Club views the application as violating three principles of good urban design:

- The City's regulatory regime should be based on comprehensive planning.
- Changes to the regulatory regime should not be distorted by avarice of the applicant.
- Open space should be protected.

Comprehensive Planning: NYS law requires NYC to base its land use regulations on a comprehensive plan. However, the law allows two versions of a comprehensive plan: statutory and common law. (See *Zoning and the Comprehensive Plan* for a discussion of the distinction between the two approaches http://occainfo.org/wp-content/uploads/2015/01/Zoning_and_the_Comprehensive_Plan.pdf) The statutory approach calls for the adoption of a defined comprehensive plan on which zoning is based; the common law approach accepts the existing regulations and their history as the comprehensive plan. The latter approach allows the City to treat the Zoning Resolution as its comprehensive plan.

Using the Zoning Resolution as a comprehensive plan is, therefore, legally permissible but fundamentally wrong. The Zoning Resolution addresses only a portion of our urban environment and is therefore not comprehensive. It deals only with land use and building density and form. It does not address matters outside of zoning, such as providing schools or parks. A comprehensive plan would address much more than the Zoning Resolution does.

However, City Planning claims that the Zoning Resolution is our comprehensive plan. If so, the plan for the upper east side of Manhattan is density and tall buildings on the avenues and less density and lower buildings on the narrow east-west streets. The application is grossly inconsistent with that plan.

Comprehensive planning would consider where the uses and bulk being proposed might best be located. This might include the disbenefits of shadows and congestion to properties neighboring the Blood Center as well as the benefits of investment in other locations.

Zoning-for-Dollars: Spot or contract zoning is defined as “rezoning of a parcel of land to a use category different from the surrounding area, usually to benefit a single owner or a single development interest”. (See *Zoning and the Comprehensive Plan*). Presumably there is economic value to the Blood Bank, or someone, of building approximately three times more on the site than is currently allowed and allowing commercial use.

When changes to the City’s regulatory regime are motivated by profit to an applicant or to the municipality rather than the interests of the citizens the result is likely to be averse to the public’s benefit.

Open Space: The charm of the mid blocks currently being zoned R8B is that it lets light and air into the narrow streets -- it provides sky exposure. This mutually constrains and benefits all of the properties in the midblocks; it also benefits the taller buildings on the avenues which enjoy light, air, and views above the midblocks.

The proposed project would rob 67 Street of sunlight and would reduce exposure to the sky on 66 Street. It would also cast property on the north side of 67 Street into shadow. The west portion of the north side of 67 Street is a public school and the east portion is St. Catherine’s Park. What is the advantage to the public realm of casting them, and the children who use them, into shadow? 1266 Second Avenue would also lose substantial value because its light, air, and views to the east would be blocked.

If New York City had a comprehensive plan it might include an explicit goal that sunlight needs to be maintained in the public realm. This would then be reflected in regulations such as zoning and would constrain the zoning change proposed for the Blood Center. (For an example see: <https://static1.squarespace.com/static/54d8cc78e4b003ad1dc6a0f7/t/5ba41c57e79c70a3acdbfe52/1537481815613/Sunshine+Zoning+with+Links.pdf>)

Conclusion: For these reasons the City Club objects to the proposed rezoning of the Blood Center site.

**DEFENDERS *of the* HISTORIC
UPPER EAST SIDE
Lenox Hill Station
PO Box 768
New York, NY 10021
Phone: 212 561 0589 Fax: 212 591 6727
Email: mmdefenders@aol.com**

Re: Proposed New York Blood Center/Longfellow Tower

Defenders of the Historic Upper East Side is strongly opposed to this disastrous application and asks that it be denied.

The Blood Center states that it needs a new, up-to-date facility that must be located on its present site because of the proximity to the nearby medical institutions.

This presents no problems. The proposed new facility can easily be accommodated within the site's R8-B Zoning.

While the need for proximity to the nearby medical facilities is unsupportable, there are no objections to the Blood Center's presence in its current location and no requests that it move.

The unmitigable damage to the community and to the integrity of the Zoning Resolution would be caused by the 334-foot commercial tower.

R8-B Zoning

R8-B Zoning is the prevailing, mid-block zoning on the Upper East Side. It reflects the scale, character, and residential quality of the neighborhood.

R8-B Zoning is necessary to protect the livability of the neighborhood and the quality of life of the residents.

Longfellow Tower

The 334-foot tower proposed by Longfellow is in major violation of R8-B zoning – the height limit, the size, the building configuration, and the use.

A Longfellow commercial laboratory building, and all other similar buildings, must be located where, and only where, permitted by the Zoning Resolution.

Problems and Illegalities of Current Proposal

The site is correctly zoned R8-B, which is necessary to protect the livability of the neighborhood and the quality of life of the residents.

The proposed zoning changes are “Spot Zoning.” The pointless inclusion of the avenue property is an obvious attempt to conceal this fact.

To rezone an R8-B midblock to a high-density commercial zone would set a dangerous, city-wide, precedent for future such inappropriate applications

The severe adverse impacts – obvious to all and reported by local residents and representatives of the Julia Richman Education Complex – demonstrate the correctness and importance of R8-B zoning to the site and the importance to the community of its retention.

The severe adverse impacts – obvious to all and reported by local residents and representatives of the Julia Richman Education Complex – also demonstrate the importance of rejecting this destructive proposal.

Among the numerous adverse impacts are:

- Long and wide shadows cast over the community
- Casting the Julia Richman Education complex, and its students, in a perpetual shadow
- Increased pedestrian traffic, caused by the expected 2,400 employees
- Increased vehicular traffic on already congested streets, caused by the expected 2,400 employees
- Casting shadows over Saint Catherine’s Park – the only neighborhood park
- The risk of the accidental release of dangerous pathogens from the numerous commercial research laboratories



CONSTRUCTION AND GENERAL BUILDING LABORERS' LOCAL 79

Date: July 29, 2021

Topic: NY Blood Center East

JOHN NORBURY
President

CHAZ RYNKIEWICZ
Vice President

WENDY WEBB
Recording Secretary

ANTHONY VITA
Secretary-Treasurer

MICHAEL PROHASKA
Business Manager

BERNARD CALLEGARI
Sergeant-at-Arms

ANTHONY WILLIAMSON
Auditor

KENNETH ROBINSON, JR.
Auditor

STEVE ANDUJAR
Auditor

BARRIE SMITH
Executive Board Member

LUIS MONTALVO
Executive Board Member

Good morning and thank you for the opportunity to testify about the New York Blood Center East project. My name is Ari Espinal, I am testifying on behalf of the Laborers Local 79, the largest union of construction laborers in North America. We represent all 5 boroughs with over 10,000 members.

Local 79 supports the development of the NY Blood Center East –a life sciences facility that will benefit the entire city and create thousands of family-sustaining jobs for New Yorkers of color and low-income households. The Blood Center is the leading supplier of blood to area hospitals and works to develop cures and treatments for Sickle Cell and other diseases impacting Black New Yorkers and other New Yorkers of color. The developers have committed to working with Local 79 to ensure this project supports our communities not only with medical services, but also by building with union labor that provides family health benefits and fair wages. Additionally, they are partnering with local educational institutions to train, recruit, and place New Yorkers from diverse backgrounds into medical and clinical lab jobs at Center East.

These career pathways in both union construction and life sciences will advance racial and economic integration in one of the most segregated neighborhoods of our city. This facility will improve the health, economic prospects, and career options for our communities, while making New York City a leader in the life sciences industry. Center East can boost wages for residents of East Harlem, South Bronx, Queensbridge, and other neighborhoods hit hard by COVID.

Thank you again for the opportunity to express our support for this project.

Ari Espinal,
Laborers Local 79

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Wed 7/28/2021 9:02 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **David Fortunoff**

Zip: **10021**

I represent:

- **A local community group or organization**

Details for "I Represent": **333 East 69th Street, a 112 unit cooperative**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

In my capacity as President of 333 Tenants Corp., a 114-unit residential co-op building located at 333 East 69th Street, New York, I voice our opposition to the New York Blood Center's proposed rezoning and expansion. As you are aware, the proposal seeks to allow a 600,000 square foot commercial building in a residential midblock street. This change of zoning is tantamount to the wholesale transfer of our neighborhoods light, air-quality, and quality of life to a private for-profit enterprise and a non-profit that is well capitalized. Taking a public good for private gain. It is not an equitable trade, no matter what the proponents will tout in terms of economic benefits "to the city" that surely can be realized in other locations.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Thu 7/29/2021 8:05 AM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **William Gagstetter**

Zip: **10065**

I represent:

- **A local community group or organization**

Details for "I Represent": **Talent Unlimited High School (Julia Richman Educational Complex)**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

This project will have a detrimental impact on the students at Talent Unlimited High School and on the Julia Richman Educational Complex. The shadow that the building will cast will put the JREC students in darkness both in their classrooms as well as outside during recess in St. Catherine's Park. Families choose to send their children to schools within the Julia Richman Educational Complex due to it's small-community feel - this project will undermine that culture, and will turn students and families away from choosing a school within JREC.

Paul D. Graziano
Associated Cultural Resource Consultants
146-24 32nd Avenue
Flushing, NY 11354
(718) 309-7522
paulgraziano@hotmail.com

August 9th, 2021

RE: New York Blood Center Proposed Rezoning / Applied Life Sciences Hub – DEIS Comments

My name is Paul Graziano and I am an urban planning, land use and zoning consultant retained by 301 East 66th Street Condominium Corp., the property of which is directly adjacent to the west of the proposed development and has been included in the rezoning proposal without consultation or consent. This is in reference to the New York Blood Center's proposed rezoning of their existing facility which is currently in the ULURP process. If approved, the proposal would change the existing contextual residential zone, R8B, which limits development to 75' in height and a 4.0 FAR for residential development, to a C2-7 commercial zone for a proposed 334-foot tall tower with a 10.0 FAR designated as an "Applied Life Sciences Hub" affecting Block 1441, Lot 40. In addition to the zoning map change, the applicant has filed for an omnibus Special permit which would waive permitted bulk; height and setback requirements; rear yard equivalent; and signage restrictions as well as allow for supplemental use modifications. In addition, the applicants are proposing to change Block 1441, Lot 7501 – 301 East 66th Street's property – and Block 1421, Lot 21 from the existing C1-9 zoning to a C2-8 zone, effectively expanding the existing C2-8 zone on 2nd Avenue to the south. The New York Blood Center is the instigator of this proposed rezoning, with the NYC Department of City Planning in a supporting role as lead agency.

Attached are my comments and analysis pertaining to the DEIS submitted by the applicant. All reference passages from the DEIS are in their original appearance; comments are ***bolded and italicized***. These comments will also be submitted as an appendix to testimony which will be submitted to the City Planning Commission in the coming days.

Submitted by:



Paul Graziano, Principal
Associated Cultural Resource Consultants

ACRC

Associated Cultural Resource Consultants

Register Nominations
Historic Preservation

Urban Planning
Land Use

Executive Summary – Comments

DESCRIPTION OF THE PROPOSED PROJECT (pg S-3 and Figure S-4)

(FIGURE S-4) – Partner Laboratories are shown even on the lower floors as sharing space with NYBC, reinforcing the fact that the NYBC will be a minority stakeholder in its own building.

THE FUTURE WITH THE PROPOSED ACTIONS (WITH ACTION CONDITION) (pp S-7 and S-8)

Although there would be a small increase in floor area attributed to the Applicant's uses (less than 17,500 gsf) with the Proposed Project as compared with the No Action condition, the additional area is not expected to generate additional trips since the additional area allows the Applicant's facilities to be optimized and right-sized.

17,500 sf is more than half the size of the floor plate for the laboratory space on the upper floors of the proposed tower (29,000 sf). It is NOT a small increase. In addition, the applicant's description and seeming definition of "right-sized" is specious and self-serving. Based on widely-circulated nationwide industry standards reviewed, the floor plate and laboratory spaces are far beyond the minimum required to meet operational efficiency.

Therefore, for the purposes of the environmental review, the net difference between the No Action and With Action conditions is the approximately 389,800 gsf of commercial research laboratory floor area in the With Action condition as compared with approximately 40,100 gsf of medical offices in the No Action condition.

The applicant stated in the passage above that there were 40,100 gsf for medical offices in the No Action condition vs. 389,800 gsf of commercial research laboratory floor area in the With Action condition when taking into consideration square footage outside of the core of the NYBC's operations. This is an almost 1,000% increase in additional floor area between the No Action and With Action conditions for leased or saleable space, reinforcing what can only be described as the nakedly speculative real estate nature of this application.

E. PROBABLE IMPACTS OF THE PROPOSED PROJECT (pg S-8)

LAND USE, ZONING, AND PUBLIC POLICY

The analysis concludes that the Proposed Project would be compatible with existing land use in the surrounding area, and would not result in any significant adverse impacts to land use, zoning, or public policy. The Proposed Project would not result in a substantial change in the land use on the Development Site because it would replace an existing community facility building containing laboratories with a new community facility and commercial laboratory building. The Proposed Project is not expected to result in significant adverse land use impacts on adjoining uses or be incompatible with existing uses in the study area, which already include several similar community facility uses (i.e., the two Memorial Sloan-Kettering Centers). The Proposed Actions, including the proposed discretionary special permits, would modify only the zoning regulations on the Development Site and Rezoning Area and would not affect zoning regulations applicable to other sites in the study area. It would be consistent with the predominantly residential and commercial zoning districts in the study area. In addition, the Proposed Project would be

consistent with, and supportive of, the public policies applicable to the Development Site and the study area. The Proposed Project would contribute to OneNYC's goal for growth in emerging fields; would further the New York Works' goal of expanding new job opportunities in the life sciences and healthcare industry; and would represent a new important step in the City's efforts to support the life sciences industry (LifeSci NYC).

URBAN DESIGN AND VISUAL IMPACTS (pg S-10)

A preliminary assessment was conducted and concluded that the Proposed Project would not result in significant adverse impacts to urban design or visual resources in the study area. The new, 16-story through-block building that would be built on the Development Site would be designed with a low-rise base that would be in keeping with the height and streetwall of nearby buildings on both East 66th and East 67th Streets. The building's overall height would be in keeping with other taller buildings located on Second Avenue and would be consistent with the massing of nearby institutional buildings. The Proposed Project would be viewed in the context of buildings with many different massings and building heights that characterize East 66th and East 67th Streets and would maintain the streetwall along both streetfronts. The Proposed Project would not adversely affect views to any study area visual resources or view corridors. While St. Catherine's Park is located across East 67th Street from the Development Site, views to this visual resource would remain available from East 67th and East 68th Streets.

Development facilitated by the Proposed Actions would be compatible with the urban design of the study area, and would not adversely impact the pedestrian experience. The Proposed Actions would not result in changes to views of visual resources, nor would the Proposed Actions alter significant view corridors. Therefore, no significant adverse urban design impacts would result from the Proposed Project.

As proven, the building's "low-rise base" will not be in keeping with the height and streetwall of nearby buildings on E. 66th and E. 67th streets. The building's overall height would be in keeping with buildings on 2nd Avenue; however, it will be grossly out of proportion with buildings on 66th and 67th streets. The massing would also NOT be consistent with nearby institutional buildings.

"The proposed Project would be viewed in the context of buildings with many different massings and building heights that characterize E. 66th and E. 67th streets and would maintain the streetwall along both streetfronts." Again, this is untrue, as the comparison of different buildings/heights doesn't correspond to either the immediate or the existing zoning streetscape but rather disparate buildings throughout a 10-block radius of the proposed project. In particular, the refusal of the developer to maintain the building streetwall line on either 66th or 67th streets to either existing development or the equivalent R8B regulations shows a clear contempt and dismissal for the existing physical built environment.

TRANSPORTATION (pg S-11)

The Proposed Project would not result in significant adverse impacts to transportation as the preliminary assessment found that the Proposed Project would not exceed the CEQR threshold warranted for detailed analysis. The incremental person trips would fall below the CEQR Level 1 threshold for transit (subway and bus) and pedestrians, therefore detailed transit and pedestrian analyses are not warranted. Although the number of incremental vehicle trips during the weekday AM peak hour is projected to exceed the CEQR threshold for the Level 2 screening assessment by four vehicles per hour, quantified traffic analysis was not warranted. The vehicles in that peak hour would be dispersed throughout a large street grid network consisting of one-way streets, which reduces the potential for trips to overlap at the same intersections. Furthermore, since the Proposed Project would only include six parking spaces, all intended for NYBC fleet vehicles, and with nearly 50 public parking facilities within ¼-mile of the site, no single intersection is anticipated to incur 50 or more vehicles during this peak hour. Therefore, no further analysis was warranted.

The transportation analysis conducted by the applicants clearly has no basis in reality. It is impossible, based upon the scale and intensity of this project and ultimate use, that this building will not generate a massive increase in vehicular and other forms of traffic, including deliveries, loading and unloading.

AIR QUALITY (pg S-12)

An analysis of the laboratory exhaust system for the Proposed Project determined there would be no significant impacts in the proposed building or on the surrounding community in the event of a chemical spill in a laboratory.

It is incumbent upon the city to examine the applicant's proposed lab exhaust system to see if this is correct.

NOISE (pg S-13)

The applicant has not addressed what the dBA would be during nighttime operations as the building will be in use 24 hours a day. In addition, it remains unclear what the underlying mechanical vibrations and noise levels are throughout the proposed tower.

NEIGHBORHOOD CHARACTER (pg S-14)

Based on the methodology of the *CEQR Technical Manual*, a preliminary analysis of the Proposed Project's effects on neighborhood character was conducted and concluded that the Proposed Project would not result in significant adverse impacts to neighborhood character and that a detailed analysis is not warranted.

The neighborhood character of the ¼-mile study area is primarily defined by its mix of residential and institutional/community facility land uses, the diverse urban and architectural context of the area, and a variety of urban open spaces. The Proposed Project would contribute to the mix of residential and institutional/community facility land uses in the area and the diverse urban and architectural context of the neighborhood. The neighborhood character of the study area would benefit from the new community facility and commercial building containing laboratories and the activation of the sidewalk along East 66th and East 67th Streets. Furthermore, the Proposed Project would not diminish the presence of St. Catherine's Park as a major open space in the neighborhood. Therefore, the Proposed Project would be compatible with the defining characteristics of the study area's neighborhood character, and would not result in significant

adverse neighborhood character impacts.

One of the more outrageous claims made by the applicant is the that this building will not have any significant adverse impacts on neighborhood character. The cherry-picked description by the applicants – stated over and over – does not change the fact that this is a fundamentally untrue statement. The building will massively change the neighborhood character, as the introduction of a massive commercial building on a low-slung residential street – regardless of other commercial/community facility buildings within a ¼ mile radius located in different zoning categories – will have overwhelming negative consequences. On this point alone, the application should be denied based on a violation of CEQR.

CONSTRUCTION (pg S-14)

By the applicant's own admission, Noise levels will be excessive throughout the construction period of the building, which will last for more than 4 years. In addition, Vibration levels are being underdescribed; outside independent engineers should be brought in as part of the DEIS process to describe what the potential damage that the kind of excavation being considered for the proposed tower will have on immediately adjacent and close radii buildings, including JREC.

MITIGATION (pp S-16 through S-18)

SHADOWS

The Proposed Project would result in a significant adverse shadow impact to St. Catherine's Park. An alternative to reduce the shadow impact has been considered in "Alternatives," below. While the Applicant has stated that, at this time, there is no massing alternative to remove the impact and be financially feasible, potential mitigation measures are being explored by the Applicant in consultation with DCP, NYC Parks, and Friends of St. Catherine's Park and will be refined between the DEIS and FEIS. These measures may include replacing vegetation and additional maintenance of the Park features.

The lack of a mitigation plan for shadows is clear; the work in consultation with DCP, NYC Parks and Friends of St. Catherine's Park shows a complete lack of willingness to work with actual stakeholders and residents on their design flaws. In addition, the idea of "replacing vegetation and additional maintenance" of the park as a solution is telling, as the lack of light due to the proposed tower cannot be fixed or mitigated in any way.

On construction noise, a similar issue remains: 301 E. 66th and adjacent buildings to the east will be most severely impacted, and no noise reduction glass windows – even ones that they are willing to pay for – will help.

ALTERNATIVES (pg S-18)

NO ACTION ALTERNATIVE

The No Action Alternative is the Future without the Proposed Actions (No Action Condition), as previously described, and as analyzed in this DEIS. At 229,092 gsf, it would be 367,108 gsf smaller than the Proposed Project with 596,200 gsf. At a total roof height of 75 feet, it would be 259 feet shorter than the 334-foot-tall Proposed Project. Being a much shorter building, it would avoid the significant adverse shadow impact on St Catherine's Park. However, the No Action Alternative would not create a life sciences hub, and it would not support the City's strategic initiatives to strengthen the life sciences ecosystem, create jobs, and advance research and development. The No Action Alternative would have a smaller worker population than the

Proposed Project, but it would generate more visitors as patients and caregivers coming to medical appointments. Although construction of the No Action Alternative would be smaller scale than the Proposed Project, the No Action Alternative would still have the potential to result in significant adverse impacts with respect to construction noise. As construction of the No Action Alternative can occur as-of-right without any discretionary approvals, the mitigation measures proposed under the Proposed Project would not be implemented and potential construction noise impacts would be unmitigated.

NO SIGNIFICANT ADVERSE SHADOW IMPACT ALTERNATIVE

The No Significant Adverse Shadow Impact Alternative would be approximately half the height of the Proposed Project. The shorter building is not considered financially feasible by the Applicant or its Partners. It would reduce—but not completely remove—the shadow impact on St. Catherine’s Park. Effects on other analysis areas would be reduced; however, there would still be a significant adverse construction noise impact.

The No Action Alternative would do exactly what all other medical/healthcare-related buildings that have recently been constructed in an R8B zone will do: give them the space needed and required for the Blood Center to continue doing their work in updated and modern spaces. The way it is written by the applicant makes it sound like a negative (the mitigation measures proposed under the Proposed Project would not be implemented, etc.) rather than the positive it clearly would be: less construction, shorter construction timetable, lower height, contextual building scale.

UNAVOIDABLE ADVERSE IMPACTS (pp S-18-19)

Unavoidable significant adverse impacts are those that would occur if a proposed project or action is implemented regardless of the mitigation employed, or if mitigation is impracticable. To the extent practicable, mitigation has been proposed for the identified significant adverse impacts. However, in some instances no practicable mitigation has been identified to fully mitigate significant adverse impacts, and there are no reasonable alternatives to the Proposed Project that would meet the purpose and need, eliminate potential impacts, and not cause other or similar significant adverse impacts. In other cases mitigation has been proposed, but absent a commitment to implement the mitigation, or if the mitigation is determined to be impracticable upon further review between the DEIS and Final EIS, the impacts may not be eliminated. As described in the “Mitigation” section, the Proposed Actions would result in significant adverse impacts with respect to shadows and construction (noise).

While the Applicant has stated that, at this time, there is no massing alternative to remove the significant adverse shadow impact on St. Catherine’s Park and be financially feasible, potential mitigation measures are being explored by the Applicant in consultation with DCP, NYC Parks, and Friends of St. Catherine’s Park and will be refined between the DEIS and Final EIS. These measures may include replacing vegetation and additional maintenance of the Park features.

However, if no mitigation is identified, the increase in shadows on St. Catherine’s Park would be an unavoidable adverse impact.

The Proposed Project would also result in significant adverse impacts with respect to construction noise. As discussed above in “Construction,” and “Mitigation,” the detailed analysis of construction-period noise determined that construction of the Proposed Project has the potential to result in construction-period noise levels that would constitute significant adverse construction period impacts at multiple sensitive locations. The Proposed Project is committed to implementation of additional control measures beyond those required by Code, which were identified in “Construction.” At building façades that are predicted to experience impact and that do not already have insulated glass or storm windows and an alternate means of ventilation, the Applicant would make available at no cost for purchase and installation storm windows for façades that do not already have insulated glass windows and/or one window air conditioner per bedroom or living room at residences that do not already have alternative means of ventilation. With the

provision of such measures, the façades of these buildings would be expected to provide approximately 25 dBA window/wall attenuation. Even with these measures, interior $L_{10(1)}$ noise levels at these buildings would at times during the construction period exceed the 45 dBA guideline recommended for residential and community spaces according to CEQR noise exposure guidelines by up to approximately 17 dBA. Because interior noise levels could still exceed the acceptable threshold even with the provision of receptor noise mitigation, the significant adverse construction noise impacts identified in the Construction noise analysis would be only partially mitigated. In addition, some building owners may not accept the offer of storm windows and/or alternative means of ventilation; at these locations, the significant adverse construction-period noise impacts would be unmitigated. Because these impacts cannot be fully mitigated, the impacts would constitute an unavoidable adverse impact.

By Applicant's own admission, there is no mitigation possible or practical for their proposed building. This includes permanent shadow on St. Catherine's Park and JREC as well as unbearable construction noise and pollution for the lifetime of that portion of the project.

More detailed Chapter analyses and responses/comments

Chapter 1 – Project Description

DESCRIPTION OF SURROUNDING AREA (pg 1-2)

The blocks surrounding the Rezoning Area contain a variety of residential and institutional uses. The eastern end of the block on which the Development Site is located is residential except for a small structure which houses a New York Public Library (NYPL) branch and small retail and restaurant uses along and near First Avenue.

The Julia Richman Educational Complex (JREC) occupies the western half of the block to the north of the Development Site between First and Second Avenues. The structure now houses an elementary school, a middle school, and four high schools. St. Catherine's Park occupies the eastern end of the same block. It has play areas for smaller children, sitting areas and paved sports courts. Throughout the park are numerous shade trees and plantings. In the block to the north of JREC and St. Catherine's Park, the Memorial Sloan-Kettering Center for Prostate and Urologic Cancer faces the park and larger residential buildings on the western end of the block face the school.

The block to the south of the Development Site is largely residential with the Memorial Sloan-Kettering Breast Center and Imaging Center on the Second Avenue end of the block and the more typical small scale retail and restaurant uses on the ground floors of buildings on the First Avenue end of the block.

West of Second Avenue and the Rezoning Area between East 66th and 67th Streets are smaller and larger scale residential buildings. The block on the south side of East 66th Street west of Second Avenue is occupied by a full block white brick residential building. The block on the north side of East 67th Street west of Second Avenue is occupied by a variety of residential structures and a large commercial building housing television studios.

The main campuses of Memorial Sloan-Kettering Cancer Center, New York-Presbyterian Hospital, Weill Cornell Medical, the Rockefeller University, and the Hospital for Special Surgery are all located in the blocks east of First Avenue.

By the applicant's own admission, the blocks surrounding the Blood Center – as well as the block that the Blood Center is on – are primarily residential, with the main campuses of the major hospitals all east of 1st Avenue. This is important, as throughout the DEIS, the applicant constantly changes and tailors the narrative to fit the proposed project. In other chapters, the applicant describes the neighborhood in very different ways to justify the construction of this out-of-place commercial tower.

DESCRIPTION OF THE PROPOSED PROJECT (pg 1-3)

The existing aging NYBC building on the Development Site would be demolished and replaced with a new building of approximately 596,200 gsf, split between 206,400 gsf of Use Group (UG)-4 community facility uses for the Applicant and 389,800 gsf of commercial laboratories and related uses for the Applicant's partners. The building would have 16 floors and rise to a height of approximately 334 feet to the top of the screen wall (see **Figures 1-3 through 1-5**).

The design of the Proposed Project comprises a four-story base covering the entire lot and above that would be a laboratory tower providing floor plates of a minimum of 29,000 gsf with 16-foot floor-to-floor heights required to accommodate the robust mechanical systems needed in laboratory buildings. These building dimensions were established based on rigorous laboratory planning dimensions. Three curb cuts are proposed on East 66th Street to accommodate service access, including loading, waste removal, and the Applicant's fleet parking.

One question that has never been answered: do we have proof that "these building dimensions were established based on rigorous laboratory buildings" or are they just tailoring the tower to the size and dimensions of the lot? As discussed at numerous hearings, the floor plate for the proposed tower is similar in scale to the Empire State Building and the Freedom Tower, among other large-scale commercial buildings in Midtown and the Financial District. There are numerous examples of "rigorous laboratory buildings" that have much smaller floor plates and work as per the industry standard. Examining multiple sources from commercial laboratories, laboratory contractors, universities and municipalities and other government agencies, there are clearly minimum standards for laboratory space, circulation, storage and safety; however, this doesn't necessarily translate into a "need" for a floor overall plate of 2/3 of an acre in size. In addition, as noted continuously at public hearings, over 2/3 of the proposed building would not be owned or used by the Blood Center but would instead be commercial "life science" condominiums where square footage would be tailored to each owner's need or interest.

Approximately 15,000 square feet of exterior open space would be created in a roof garden where the upper portion of the building is setback from the base. The open space would wrap around the entire building, but it would be widest on the west side. It would feature plantings as well as paved areas. The roof garden would be an important tenant amenity.

This is one of the more ironic – and arrogant – passages in the DEIS, particularly in the context of a comment made by a member of the applicant's team during a public meeting at Community Board 8 during the pre-certification process in November 2021. The team member, in addressing concerns that the proposed tower will permanently cast St. Catherine's Park in shadow for most of the day throughout the year, responded "there are people who would say that during the summer the shade would be a little welcome." While the roof garden (as stated above) will be an "important tenant amenity" due to its ability to receive unobstructed natural sunlight throughout the year, the natural light for St. Catherine's Park and JREC – important PUBLIC amenities – will be permanently curtailed. If CPC approves this application, they will be complicit in the transfer of a public right – light/sunshine and air – to a private entity, who will enjoy the benefits while taking them away from the 2nd most heavily used public park in the city and a school complex filled overwhelmingly with disadvantaged children of color and/or children with autism.

The simplicity of the upper floors is a counterpoint to a more textured pedestrian-scaled building base which would create the street wall along East 66th and East 67th Streets and would relate to the texture, rhythm and scale of row houses. The pedestrian experience along East 66th and East 67th Streets would be transformed with large expanses of glass storefront at the ground floor, exposing activity within the building, enlivening the neighborhood and engaging the city.

There is nothing in the design of the base that relates to the "texture, rhythm and scale of row houses" nor are there any rowhouses on the block in question, only small tenement apartment buildings. As discussed at length, this is a Midtown-style glass office building – there's nothing in its design that relates to any building within the study area, much less the types of buildings described in the DEIS.

PROPOSED ACTIONS NECESSARY TO FACILITATE THE PROPOSED PROJECT (Pg 1-4)

In order to accomplish the Proposed Project, the Applicant is requesting the following zoning actions:

1. A zoning map amendment to rezone the Development Site and the block-front parcels on Second Avenue (affecting Lots 1001-1004 of Block 1441 and part of Lot 21 of Block 1421, which, together with the Development Site, constitute the “Rezoning Area”), including (a) changing the current R8B district on the Development Site to a C2-7 district, and (b) changing the current C1-9 district on the Second Avenue to a C2-8 district on both sides of Second Avenue, between East 66th Street and East 67th Street, to a depth of 100 feet (see **Figure 1-2**);
2. Zoning text amendments (a) to Section 74-48 of the Zoning Resolution to allow, by special permit, scientific research and development facilities in C2-7 districts, and in conjunction therewith, to allow modifications of the floor area, height and setback, yard, and sign regulations, and (b) to Appendix F of the Zoning Resolution, to designate the Development Site as a Mandatory Inclusionary Housing (MIH) area (see **Appendix A**); and
3. A zoning special permit pursuant to Section 74-48, as amended, to permit:
 - A scientific research and development facility in a C2-7 district within Community District 8 in the Borough of Manhattan;
 - The floor area of the scientific research and development facility to exceed the 2 FAR permitted in C2-7 districts for commercial uses pursuant to Zoning Resolution Section 33-122, not to exceed the 10 FAR permitted for community facility uses;
 - Modifications of the height and setback regulations of Section 33-432 and the rear yard equivalent regulations of Section 33-283, which will allow the Proposed Development to be built with the large floorplates required for modern, efficient laboratory uses; and
 - Modifications of the sign regulations to allow signs on the zoning lot to exceed the surface area limitation of Section 32-641, 32-642, and 32-643 and the height limitations of Section 32-655, and modification of the regulations of Section 32-67, which require signs in commercial zoning districts facing a residential district or a public park to follow the C1 district sign regulations.

In addition, the Applicant may seek a revocable consent from the New York City Department of Transportation to allow a Marquee projection over the building’s entrance in accordance with the NYC Building Code.

With so many zone-breaking changes and modifications requested in this rezoning application, it begs the question: why not just do away with the Zoning Resolution altogether? Every one of the requested changes would be considered a significant departure from the present zoning regulations; the combined package of requested zoning modifications represents an unequivocal and unparalleled overreach by a single applicant.

C. PURPOSE AND NEED (pg 1-4)

The Proposed Actions are necessary to allow the Proposed Project to be suitable for modern, state-of-the-art laboratories, which would further the City's goal of expanding the life sciences industry and would support the academic medical institutions in the area, as well as allow a redevelopment by the Applicant that would greatly improve its facilities.

As already described, redevelopment of the building to improve its facilities can be achieved under the existing zoning – and the NYBC can achieve as-of-right a larger facility than what they would receive under this proposal. The questionable statement above pertaining to “modern, state-of-the-art laboratories” has been addressed previously, as those laboratories can be built with a much smaller floor plate. Moreover, as stated in public hearings, the amount of interaction between the NYBC and “academic medical institutions in the area” is miniscule, representing less than 1/1000th of 1% of its yearly budget.

EXISTING NYBC OPERATIONS AND FACILITY (pg 1-5)

The existing R8B zoning constrains the Applicant's ability to build a modern facility on its property and to create co-located commercial life sciences laboratories that can partner with the Applicant. The lack of sufficient modern space and the constraints of the existing zoning do not allow the Applicant to participate in and contribute to the City's life sciences industry to its full potential, and they are inconsistent with the City's policy to promote and expand the life sciences industry.

This statement is half-true: the existing R8B zoning “constrains” the Applicant’s ability to create a co-located commercial life-sciences tower, but it does not constrain the Applicant’s ability to build a modern facility on its property. In fact, as has already been stated in public testimony, other major medical institutions in the area have had no problem building state-of-the-art facilities within the existing R8B zoning envelope.

Chapter 2 – Land Use, Zoning, and Public Policy

PRINCIPAL CONCLUSIONS (pg 2-1)

The analysis concludes that the Proposed Project would be compatible with existing land use in the surrounding area, and would not result in any significant adverse impacts to land use, zoning, or public policy. The Proposed Project would not result in a substantial change in the land use on the Development Site because it would replace an existing community facility building containing laboratories with a new community facility and commercial laboratory building. The Proposed Project is not expected to result in significant adverse land use impacts on adjoining uses or be incompatible with existing uses in the study area, which already include several similar community facility uses (i.e., the two Memorial Sloan-Kettering Centers). The Proposed Actions, including the proposed discretionary special permits, would modify only the zoning regulations on the Development Site and Rezoning Area and would not affect zoning regulations applicable to other sites in the study area. It would be consistent with the predominantly residential and commercial zoning districts in the study area. In addition, the Proposed Project would be consistent with, and supportive of, the public policies applicable to the Development Site and the study area. The Proposed Project would contribute to OneNYC's goal for growth in emerging fields; would further the New York Works' goal of expanding new job opportunities in the life sciences and healthcare industry; and would represent a new important step in the City's efforts to support the life sciences industry (LifeSci NYC).

By the applicant's own admission, should the proposed rezoning be approved and the NYBC tower constructed, there will be "significant adverse impacts" that cannot be mitigated, both physically and to land use, zoning or public policy. Contrary to the applicant's claims, the proposed Project WILL result in a substantial change in the land use on the Development Site; replacing a 40' high former trade school building housing a community facility with a 344' high tower housing a community facility and commercial laboratories – and setting a major precedent through the changing of the R8B midblock zoning to a commercial zoning category and special permit waivers suited for Midtown Manhattan – IS a major change in land use, zoning AND public policy. In addition, comparisons to other community facility uses in the area (i.e. the two Memorial Sloan-Kettering Centers) is false, as both of those buildings were constructed under the existing R8B zoning and therefore did not create any land use, zoning or public policy changes whatsoever. The proposed tower WOULD NOT be consistent with the predominantly residential zoning district – R8B – mapped in the area, nor would it be consistent with the commercial zoning districts in the area on the avenues (C1-9 and C2-8); moreover, with a floor plate similar to the Empire State Building, the Freedom Tower and other titanic structures in the city, the land use isn't even consistent with the more typical "wedding cake" or "tower-in-the-park" structures so familiar with development along the avenues of the Upper East Side. As for supporting public policy goals in terms of expansion of life-sciences within New York City, the building would do this – but, as demonstrated in public testimony, this could occur ANYWHERE in New York City, and without zone-busting applications such as the one put forth by the NYBC.

STUDY AREA (pp 2-2 and-2-3)

The 400-foot study area is a primarily residential neighborhood, characterized by pre-war and post-war apartment buildings. Buildings vary from four to five-story multi-family apartment buildings and townhomes along the side streets to mid-rise (11 to 20-story) apartment buildings with ground floor retail shops and restaurants along the avenues (see **Figure 2-1**). High-rise (21 stories and above) buildings are interspersed throughout corners of the study area, such as the 30-story residential tower on the northwest corner of East 67th Street and Second Avenue and the 39-story residential tower on the southeast corner of East 65th Street and Second Avenue. A white brick clad residential building occupies the block south of East 66th Street and west of Second Avenue. It is set back from both street frontages behind landscaped areas and driveways.

The study area contains notable institutional uses, such as the six-story Julia Richman Educational Complex (JREC) that occupies half of the block north of the Rezoning Area and now contains one elementary School, one middle school and four high schools. The Memorial Sloan-Kettering Breast and Imaging Center is located south of the Rezoning Area on Second Avenue and East 66th Streets, the main campus of the Memorial Sloan-Kettering Cancer Center occupying the much of the area east of First Avenue between East 66th and East 68th Streets and the Memorial Sloan-Kettering Center for Prostate and Urologic Cancer.

St. Catherine's Park occupies the eastern half of the block north of the Development Site. It contains a running track, tennis wall, handball courts, basketball court and seating areas. It is well landscaped, well maintained and well used. The layout of the park was designed to recall the Santa Maria Sopra Minerva Church in Rome, which houses the remains of St. Catherine. A flagpole represents the altar, play areas are the pews, and even the elephant sprinklers are an adaptation of a sculpture that resides in front of the church in Rome.

The Development Site is near public transportation. Local bus lines include the M15 and M15 SBS that along Second and First Avenues and the M66 bus that runs cross town on East 67th and East 68th Streets. Just outside of the study area, commuters and visitors to the area can utilize the Lexington Avenue IRT 6 Train via the nearby station at 68th Street/Hunter College.

The applicant's description of the study area is misleading. While the applicant correctly describes the area as a "primarily residential neighborhood" the fact that buildings "vary from four to five-story multi-family apartment buildings and townhomes along the side streets to mid-rise (11 to 20-story) apartment buildings with ground floor retail shops and restaurants along the avenues" and high-rise (21-stories and above) building are interspersed throughout corners of the study area cynically fails to mention the crucial reason for this distribution: the

R8B zone, where the NYBC is located, is mapped on the midblocks and limits the height of buildings to 75' while the avenues, where building from 11 to 30 storeys and above are located, have no such height restrictions under the C1-9 and C2-8 zones.

E. FUTURE WITH THE PROPOSED PROJECT (pp 2-5 through-2-8)

LAND USE

STUDY AREA

The Proposed Project with primarily medical laboratory and office uses would be consistent with other similar uses found in the vicinity. Overall, the Proposed Project would not adversely affect the land use character of the study area and would not result in significant adverse land use impacts in the study area. The combination of location, design, and program would create a vital life sciences hub that would encourage collaboration and would be especially well-situated and organized to advance the City's economic development agenda and allow collaboration amongst research partners.

The proposed project WILL adversely affect the land use character of the study area and WILL result in significant adverse land use impacts in the study area. Just because the applicant wrote that it won't in their DEIS does not mean that it's true.

ZONING

STUDY AREA

The Proposed Actions, including the proposed discretionary special permits, would only modify the zoning regulations on the Development Site and Rezoning Area and would not affect zoning regulations applicable to other sites in the study area. The Proposed Project would not adversely affect zoning in the study area. It would be consistent with the predominantly residential and commercial zoning districts in the study area. Overall, the Proposed Project would not result in significant adverse zoning impacts in the study area.

Any modifications made to the NYBC site will affect all of the surrounding properties, both public and private. Typical to a SPOT ZONE, the applicant's statement belies the fact that their rezoning, which specifically benefits only their own parcel, creates a burden on the remainder of the immediate property owners and surrounding community and permanently alters and damages the use of public property.

PUBLIC POLICY

The Proposed Development would be consistent with, and supportive of, the public policies applicable to the Development Site and the study area. Overall, the Proposed Project would not result in any significant adverse impacts to land use, zoning, or public policy.

ONENYC

The mission of *OneNYC* is a plan for growth, sustainability, resiliency, and equity. The Proposed Project would redevelop an existing site with commercial office and laboratory uses. Therefore, the Proposed Project would contribute to *OneNYC*'s goal for growth in emerging fields.

NEW YORK WORKS

The Proposed Actions would further the New York Works' goal of expanding the life sciences and healthcare industry, providing new job opportunities with proposed medical office and laboratory floor area.

LIFESCI NYC INITIATIVE

The Proposed Project would be a new important step in the City's efforts to support the life sciences industry. Along with Audubon Research Park and Alexandria Center it would be a major visible contribution to LifeSci NYC.

While the applicant states that the proposed rezoning and tower will align with existing public policy – OneNYC, New York Works, and the LifeSci NYC Initiative, all specific economic development initiatives fostered by NYC government – the applicant fails to state the obvious: should this rezoning be approved, it will destroy decades of public policy pertaining to overall trends in planning, particularly the R8B midblock zoning and more broadly avenue/midblock balances in residential and commercial development throughout large swathes of Manhattan, the Bronx, Brooklyn and Queens. From that perspective, this proposal is utterly out of alignment with planning principles, trends and actions perpetuated by public policy for more than half a century.

Chapter 3 – Socioeconomic Conditions

While the five indices examined – (1) direct residential displacement; (2) direct business displacement; (3) indirect residential displacement; (4) indirect business displacement; (5) adverse effects on a specific industry – are arguably not directly applicable under the current proposal, there is a caveat: should the property be successfully rezoned to C2-7 from R8B, there is no guarantee that the building will actually be constructed for the purposes that the applicant is stating. Indeed, under the zoning, the building could include significant residential and standard commercial development. Should that occur, it is entirely possible that the building would affect #s 1 through 4.

Chapter 4 – Open Space

As per the inclusion of all of each Census tracts to boost the available open space to be analyzed, two points: of the 4.91 acres described, only 1.6 acres was deemed active use. The remainder of the acreage, with the exception of .60 acres (within a Census tract but outside of the study area), is passive privately-owned open space. This space is open to the public on a limited basis. In addition, the "Qualitative Assessment" subsection on page 4-7 shows publicly accessible open spaces outside of the study area. This section should be removed from the DEIS, as it is not applicable to the process. Clearly, the applicant added in the parks and open space mentioned (Central Park, Andrew Haswell Green Park and Rockefeller University) in order to distract from the fact that their proposed development will exacerbate existing deficiencies in open space considerably by their introduction of 2,600 additional workers that are expected to work at the NYBC/Longfellow tower.

Additionally, in the section Study Area Open Spaces on page 4-8, the applicant attempts to describe additional open space resources that are not within the actual Study Area nor have they been renovated (they are also mislabeled, as the applicant must have added in another open space resource on their map Figure 4-1).

By any metric, the UES has one of the lowest open space and public parkland ratios in all of New York City. By their own admission, the already inadequate ratio of open space per 1,000 people will decrease considerably should their proposed rezoning and development be realized.

Again, on page 4-10, the applicant attempts to include public and private open spaces outside of the Study Area to bolster their arguments. This section should be disregarded and removed from the DEIS, as it continues to misdirect the agencies reviewing this document:

In addition to the study area open spaces, it is assumed that workers would also be able to access Andrew Haswell Green Park which continues the East River Esplanade south of 63rd Street. For scientists, students and staff associated with Rockefeller University and affiliated institutions, there is ample, well-tended open space on the Rockefeller University campus.

Further, although the Proposed Project would not provide any publicly accessible open space, approximately 15,000 square feet of exterior open space would be created in a roof garden where the building is setback on the sixth floor. The open space would wrap around the entire building, but it would be widest on the west side. It would feature plantings as well as paved areas. The roof garden would be an important tenant amenity. Being more immediately accessible to tenants, it would likely reduce the tenants' use of public open spaces in the neighborhood.

The inclusion of the PRIVATE publicly-inaccessible roof garden in their analysis – even as discussion – is beside the point and, again, a clear and cynical misdirect from the issue at hand: a continued decrease in publicly-accessible open space per 1,000 people due to the development of the proposed tower. This statement continues in the next paragraph:

Further, the Proposed Project would provide an open space amenity for its tenants. Nearby Rockefeller University will continue to provide ample open space for its scientists, students and staff. Given all these considerations, the Proposed Project would not result in a significant adverse impact to open space.

This statement is, pure and simple, bogus. The open space amenity planned by NYBC/Longfellow– which shouldn't be discussed in a section of the DEIS on publicly-accessible open space – will also not be adequate for 2,600 workers who would be inhabiting the building at any given time. Furthermore, there is no affiliation between the NYBC and Rockefeller University and it should not be assumed that "scientists, students and staff" from NYBC will be allowed to use that institution's open space nor working or doing research at the proposed tower.

Chapter 5 – Shadows

In the Introduction, the applicant describes the proposed building to be "approximately 334 feet tall...more than 200 feet taller than the No Action development that would be built absent the discretionary actions." This statement is misleading and minimizing: the building would be 259 feet taller than the maximum height of a building under the current R8B zoning. Additionally, in the Principal Conclusions paragraph directly below, the applicant states that the new tower "would result in three to four hours of new incremental shadows cast on St. Catherine's Park during the afternoons in the spring, summer and fall, covering large areas of the park at times, thereby causing a significant adverse shadow impact to the use of the park in the late afternoons in those seasons."

This is an understatement. The shadows would impact the park at times of peak use by residents, school children and visitors. The description of changes in sunlight is also misleading, as not only will the direct shadows increase but, according to an independent study conducted by George Janes, the percent change in solar radiation will be

staggering, particularly to St. Catherine's Park, JREC, the Public Library, buildings along 66th and 67th streets and 301 East 66th Street, which will specifically lose more than 50% of its current solar radiation should the proposed tower be built.

By the applicant's admission (pg 5-12 and in the Conclusions section on pg 5-13), there is no question that St. Catherine's Park, which, as a public park, must have any negative issues addressed in the DEIS, will have incremental shadows in the afternoons which "would cause a potentially significant impact [to] the use of the park."

Also, the applicant has stated in public hearings that the increase in shadows on St. Catherine's Park "may not have any mitigation."

These statements, in terms of the DEIS and legality of discretionary actions based upon permanent harm on public assets and open space as well as other private property within the rezoning area, must be taken into consideration when a decision is being made by the City Planning Commission and City Council.

Chapter 7 – Urban Design and Visual Resources

PRINCIPAL CONCLUSIONS

A preliminary assessment was conducted and concluded that the Proposed Project would not result in significant adverse impacts to urban design or visual resources in the study area. The new, 16-story through-block building that would be built on the Development Site would be designed with a low-rise base that would be in keeping with the height and streetwall of nearby buildings on both East 66th and East 67th Streets. The building's overall height would be in keeping with other taller buildings located on Second Avenue and would be consistent with the massing of nearby institutional buildings. The Proposed Project would be viewed in the context of buildings with many different massings and building heights that characterize East 66th and East 67th Streets and would maintain the streetwall along both streetfronts. The Proposed Project would not adversely affect views to any study area visual resources or view corridors. While St. Catherine's Park is located across East 67th Street from the Development Site, views to this visual resource would remain available from East 67th and East 68th Streets.

Development facilitated by the Proposed Actions would be compatible with the urban design of the study area, and would not adversely impact the pedestrian experience. The Proposed Actions would not result in changes to views of visual resources, nor would the Proposed Actions alter significant view corridors. Therefore, no significant adverse urban design impacts would result from the Proposed Project.

Contrary to the applicant's claims, the proposed tower would not be "designed with a low-rise base that would be in keeping with the height and streetwall of nearby buildings on both East 66th and East 67th Streets." The R8B zone has a maximum streetwall height of 60' while the proposed base of the NYBC/Longfellow tower would be 84' – significantly higher and certainly not in keeping with nearby buildings.

In addition, while the overall height would be similar to several very tall buildings in disparate locations along 2nd Avenue, in no way would the height be contextual with any midblock buildings, where the NYBC site is located.

Finally, the building is not consistent with the massing of nearby institutional buildings; as demonstrated by George Janes in public testimony, the proposed tower's massing is consistent with such buildings as the Empire State Building and the Freedom Tower.

In the section called "Future With The Proposed Actions – Development Site and Rezoning Area – Urban Design" (pp 7-8-7-9) there are serious errors in the theory behind the placement of the proposed oversized 40' tall illuminated signage:

Illuminated signage would be located on both street frontages with a maximum height of 40 feet, which would serve to identify the building (see Chapter 1, “Project Description,” Figure 1-7 and **Figures 7-11 and 7-12**). The signage would also provide greater visibility from nearby vantage points on Second Avenue. The illuminated signage on the building’s East 67th Street frontage would not be located opposite any residential uses as the building site is located across from a school and a park, neither of which are occupied at night. Signage on the building’s East 66th Street frontage would also be illuminated, however, the illuminated signage would be located at the far western end of the building away from residential uses and closest to Second Avenue, again to provide for greater visibility from Second Avenue. Additional signage, both illuminated and non-illuminated, would be located at building entrances and at access points to the loading dock and garage. Illuminated signage would be limited to indirect illumination, including backlit illumination, or facelit illumination consisting of individually lit letters or logo elements with translucent lenses. Further, the illuminated signage would be muted via positioning of the light fixture and/or the addition of a translucent lens to mute the light emissions.

The signage on both the 66th and 67th street frontages placed close to 2nd Avenue “away from residential uses” would have a deleterious effect on the adjacent building at 301 E. 66th Street.

Furthermore, the comparison made by the applicant between the No Action and With Action building forms and context with surrounding buildings is misleading at best:

building would be developed that would be 11 stories, or approximately 259 feet, taller than the five-story building that would be developed in the No Action Condition (see Chapter 1, “Project Description,” Figures 1-3 through 1-8 and **Figures 7-12 and 7-13**). The form of the building in the With Action condition would also differ from the building in the No Action condition. In the No Action condition, two five-story, approximately 75-foot-tall buildings would flank a center court, with frontages along both East 66th and East 67th Streets. In contrast, the base of the Proposed Project would be approximately ten feet taller than the No Action building, and it would have a taller portion that would set back and rise from a base. While the building that would be developed with the Proposed Action would be taller than the No Action building, it would be consistent with the heights of nearby taller buildings in the study area, including the approximately 324-foot-tall, 31-story building at 1283 Second Avenue between East 67th and East 68th Streets; the approximately 308-foot-tall, 32-story building at 215 East 68th Street; and the approximately 374-foot-tall residential tower at 304 East 65th Street, as well as the approximately 420-foot-tall Zuckerman Research Center at 417 East 68th Street just outside the study area and visible across St. Catherine’s Park (see **Figures 7-12 through 7-18**). Further, the base of the Proposed Project would be in keeping with the height and streetwall of the adjacent and nearby study area buildings on East 66th and East 67th Streets. The Proposed Project would be closer to Second Avenue where other taller buildings are located, and would be consistent with the massing of nearby institutional buildings. It would have a streetwall that has a base height and material that is similar to other nearby buildings, providing a consistent streetwall along East 66th and East 67th Streets (see **Figures 7-12 and 7-13**). Therefore, as with the No Action development, the With Action building would not result in any significant adverse impacts to the urban design on the Development Site. As with the No Action condition, there would be no new development on the other two sites in the Rezoning Area in the With Action scenario. Therefore, the Proposed Project would not result in any adverse urban design impacts to the Rezoning Area.

While the total building height of the No Action building would be 75’, the streetwall would be a 60’ maximum. The base of the With Action building, including the streetwall, would be 84’ in height, a substantial difference of 24’.

As for the With Action building, the continued comparisons to large towers located on the avenues, such as 1283 Second Avenue (324 feet), 215 East 68th Street (308 feet); and 304 East 65th Street (374 feet) is a false comparison, as those buildings are specifically located on avenues, not midblock sites. To not separate the midblock from the avenue in terms of context and urban design is a violation of the aims and goals of the DEIS in terms of accurate reporting, analysis and resulting responses.

Additionally, as stated the streetwall base height and material of the With Action building is NOT SIMILAR to other buildings in the Study Area and would, in fact, create a disparate streetwall and streetscape along East 66th and East 67th streets. When examining the multitude of renderings supplied by the applicant showing the No Action and With Action visual comparisons, it is clear that the No Action building would fit contextually into the urban design of the area (as a typical building in a contextual zone such as R8B would) while the With Action building only looks appropriate when shown in comparison to other very tall towers silhouetted on 2nd Avenue frontage buildings, constructed as-of-right in C1-9 and C2-8 zones.

In summary, the With Action building is only “compatible with the larger, tall buildings in the study area” (pp 7-11 and 7-12) which are almost without exception along 2nd Avenue, which has significantly different and higher density zoning than the midblocks within the Study Area. In addition, the building’s mass and bulk ARE NOT compatible with those taller buildings whatsoever, as the With Action building would have a floor plate similar to massive commercial buildings in Midtown or the Financial District, not the Upper East Side. Opening the door to the creation of this type of massing, height and urban design within a low-rise midblock area will permanently alter the view corridors – and intent – of the physical built environment and place all such urban fabric along similar midblock areas on the Upper East Side and elsewhere in the city at risk.

Chapter 15 – Neighborhood Character

PRINCIPAL CONCLUSIONS

Based on the methodology of the *CEQR Technical Manual*, a preliminary analysis of the Proposed Project’s effects on neighborhood character was conducted and concluded that the Proposed Project would not result in significant adverse impacts to neighborhood character and that a detailed analysis is not warranted.

The neighborhood character of the ¼-mile study area is primarily defined by its mix of residential and institutional/community facility land uses, the diverse urban and architectural context of the area, and a variety of urban open spaces. The Proposed Project would contribute to the mix of residential and institutional/community facility land uses in the area and the diverse urban and architectural context of the neighborhood. Benefits of the Proposed Project would include the activation of the streetscape along East 66th and East 67th Streets and the strengthening of an existing neighborhood community facility institution. Furthermore, the Proposed Project would not diminish the presence of St. Catherine’s Park as a major open space in the neighborhood. Therefore, the Proposed Project would be compatible with the defining characteristics of the study area’s neighborhood character, and would not result in significant adverse neighborhood character impacts.

The conclusions put forth by the applicant pertaining to neighborhood character are immediately flawed and continue throughout the section. Using consistent language throughout the DEIS extolling the virtues and lack of negative impacts that the proposed rezoning and tower would have does not necessarily make it so. There are very clear red lines when discussing what can make or break neighborhood character: upending decades of planning by altering the avenue/midblock dichotomy is one and the permanent loss of light and air to St. Catherine’s Park, JREC and other public and private resources is another. And, while the determination has been made by the applicant in the DEIS that there will be no significant adverse impact on the neighborhood, this is simply not true.

In reality, the neighborhood character within the Study Area and beyond will be irreversibly altered/damaged through 1) the permanent increase in shadows on St. Catherine’s Park, JREC and other public and private resources; 2) the construction of a building 500% taller than the maximum height currently allowed in the present R8B zone; and 3) the immediate subsequent change in public policy pertaining to midblock development and zoning throughout the City by altering the long-standing pattern and dynamic of the midblock and avenue building height, bulk and density relationships.

While each administration creates and promotes new policy initiatives, since the creation of the Zoning Resolution in 1961, broad patterns of development have been created through establishing zoning categories, oftentimes reinforced and in many cases tailored to the existing physical environment. In addition, once established, these planning principles are rarely amended as they serve as a benchmark for orderly planning and development throughout the city. In other words, the promotion of a certain type of development has remained fairly constant for decades unless an overriding need has been identified and incorporated into the basic fabric of zoning law. For example, affordable housing, through the creation of inclusionary zoning – and later ZQA/MIH – has been directly incorporated into certain land use decisionmaking throughout the city on a fairly substantial scale, based upon the measured metrics that effect the most basic questions of living and habitability for a large swathe of the population of residents of the five boroughs.

This is not true for encouraging Life Sciences development through this administration's public policy initiatives, which does not promote it at any location and at any cost to the surrounding neighborhood or harm to a neighborhood's most basic character.

Written Testimony on Blood Center Tower Proposal on behalf of E72NA

I am in opposition to the Blood Center Tower for the following reasons.

1. The rezoning of a mid-block structure from the current 75ft building height to 334 ft high.
2. Sunlight would be blocked from the Julia Richman Education Complex (JREC) which has six schools and 2,000 students who range from babies to 12th grade. They come from all over the city and one of the schools has students with special needs.
3. There is an additional 1,000 students in 3 other schools within one block of the tower.
4. On the same block as the Blood Center is a very busy Public Library,
5. Increased traffic congestion and pedestrian density stemming from the tower's 2500+ employees plus numerous daily visitors.
6. The deafening noise from a 5-year construction plan will make it impossible for teachers to teach and students to learn. If windows need to be closed the classrooms will be stifling with no fresh air circulation.
7. The Tower would permanently block sunlight and create 3-4 hours of afternoon shadows over St Catherine's Park. The Park is used year-round and crowded with families, groups of children, school students, babies, toddlers, seniors and hundreds of others including workers employed nearby that eat their lunch there or take work breaks.
8. The Park is across First Avenue from Sloan Kettering Memorial Hospital. Many visitors go to the Park to try and clear their minds and get some peaceful time.
9. The construction will affect the very busy traffic on the street including school buses and the westbound crosstown M68.
10. The noise from the tower's air-polluting ventilation systems, and the enormous vents and fans running 24/7.
11. The tower will house experimental research labs requiring huge exhaust vents and fans to expel chemically laden air. One of the labs will be experimenting with dangerous pathogens. **THESE ENVIRONMENTAL HAZARDS CANNOT BE IN A RESIDENTIAL NEIGHBORHOOD AND NEXT TO A SCHOOL, PARK AND LIBRARY.**
12. If Longfellow Real Estate Company and The Blood Center get away with erasing the NYC 35-year-old mid-block zoning law then every residential neighborhood and overburdened narrow side street in the city is threatened.

I strongly implore that you oppose this project that is **so wrong on so many levels.**

Thank you

Sandra Lerner

MAS Comments on the Draft Environmental Impact Statement for the New York Blood Center—Center East, CEQR No. 21DCP080M

July 26, 2021

Introduction

The New York Blood Center (NYBC) is requesting a rezoning and other discretionary actions to facilitate the construction of a 16-story, 334-foot-tall laboratory building with related offices. The 596,200 gross-square-foot Proposed Project would replace an aging three-story NYBC building at 310 East 67th Street.

The Municipal Art Society of New York (MAS) supports the important mission of the NYBC, whose work has played a critical role during the COVID-19 pandemic. MAS also recognizes the NYBC's need for modern facilities within proximity of other life sciences research institutions.

However, MAS is deeply troubled by the Proposed Project's significant adverse shadow impacts and the resulting usability and function of St. Catherine's Park. Our concern is driven by our extensive citywide research on the negative effects of shadows on human mental well-being, thermal comfort, and the health of vegetation.

Shadows

According to the Draft Environmental Impact Statement (DEIS), the Proposed Project would cast three to four hours of new shadow during spring, summer, and fall afternoons—a time of day and year when the park is most heavily used. By mid-afternoon during these seasons, the park's basketball and handball courts, tennis walls, running track, and workout station (the western half of the park) would be nearly or completely covered in shadow caused by the new building. By late afternoon, the building's shadow would cover most of the playground equipment in the park's eastern half.

The severity of the impact is particularly evident on the May 6/August 6 analysis days. When factoring in existing shadow, much of the western portion of the park would be cast in shadow for almost four continuous hours during the afternoon. From 3:15 to 4:30pm, most of the park would be cast in new shadow. For the last 48 minutes of these days (4:30 to 5:18pm), all remaining sunlight would be eliminated from the park. It is important to note that in early May, the presence or lack of late afternoon sunlight can be the difference between physical comfort and discomfort for park users.

Ensuring the continued usability of St. Catherine's Park is especially important because it is located within one of the most densely populated neighborhoods in New York City—an area that is considered “underserved” by open space. In fact, St. Catherine's Park is the second most visited park per square foot in New York City.¹ Park visitation would only grow with the addition

¹ <http://www.saintcatherinespark.com/friends-of-St-Catherines-Park/about>

of almost 2,000 new workers under the Proposed Project. The result would be an increasing need for sunlight and open space in an area where these resources are already scarce.

Mitigation

The DEIS states that potential mitigation measures are being explored by the Applicant in consultation with DCP, NYC Parks, and Friends of St. Catherine's Park. According to the DEIS, these measures will be refined between the DEIS and FEIS and may include replacing vegetation and adding maintenance of the park features.

MAS requests the full disclosure of potential mitigation measures in the FEIS. We ask that the measures include modifications to the height, shape, size, and/or orientation of the proposed building to reduce shadow impacts on the park.

Conclusion

Access to sunlight improves mental and physical health, reduces the impact of climate change, and increases the biodiversity of our city. The COVID-19 pandemic has only further highlighted the importance of sunlight and open space in the lives of New Yorkers.

In our Draft Scope of Work comments, MAS challenged the NYBC to come up with an alternative proposal that achieves life sciences needs without diminishing the critical role that St. Catherine's Park plays in the health and social life of the community. While the Applicant has stated that such an alternative is infeasible, MAS simply cannot support a project that does not achieve this compromise.



August 9, 2021

City Planning Commission
120 Broadway
New York, New York 10271
Attn: Chairperson Marisa Lago and her fellow Commissioners

Re: The New York Blood Center – Center East Application
Borough of Manhattan
ULURP Nos. – 210351ZMM, N210352ZRM, and 210353ZSM
City Planning Hearing Date: July 29, 2021

Commissioners:

I am Valerie S. Mason, writing to the City Planning Commission on behalf of the East 72nd Street Neighborhood Association, in my capacity as its President. We represent more than 5,000 residents on the Upper Eastside (none of whom live on East 66 or East 67th Streets) and we are vehemently opposed to the request of the New York Blood Center to upzone its property, located at 310 East 67th Street, located in the midblock of a residential street to utilize for for-profit commercial purposes. Our organization has partnered with many civic and preservation groups to form the Coalition to Stop the Blood Center Tower. We urge the City Planning Commission to stand by its 1985 midblock study and conclusions which are as true today as they were then. East 67th Street between First and Second Avenues is the home to a public library, residential buildings, a recreational park used by young and old alike and an educational complex where 2,000 students hail from 50 out of 51 of the New York City's council districts.

The Upper East Side is the most densely populated residential neighborhood in the City, nevertheless, we are the proud home to some of the nation's premier health and research institutions, including, Cornell New York Weill Hospital and Medical College, Hospital for Special Surgery, Mount Sinai Hospital, Lenox Hill Hospital, Memorial Sloan Kettering Hospital, and Rockefeller University just to name a few as well as Hunter College and Marymount College. We believe in the mission of the New York Blood Center and we support their work -- our members and the entire UES community routinely go to the Center to donate blood. We are not against our neighbor expanding its location within the confines of the current zoning limitations which govern this street. The Blood Center's own application states that to plan for its future, it only requires 30% of its proposed tower. George Janes presented an alternative plan at Community Board 8's ULURP hearing that would permit the NYBC to build within the confines of R8B which would give them even more space than they would have in their proposed tower, we would support that plan. By their own admission they don't need this tower.

The Coalition to Stop the Blood Center Tower would oppose this application in ANY residential neighborhood in the City, it is a danger to R8B, R6, R7, etc., all across the City. This 334 foot commercial tower does not belong in any residential neighborhood.

The Applicant admits that it has enough room to expand for the future and accomplish its long term mission within what R8B already permits, but that is not enough for them, they are being greedy. They have decided to be a front for a commercial developer, Longfellow Partners and use their not-for-profit status to essentially sell air rights they don't own, take advantage of a pandemic and make some money, the results of which, if they are successful will put Julia Richmond Educational Complex ("JREC") and one of the few parks we have on the upper eastside in permanent shade. The arrogance of wanting to build a 334 foot tower (with no setbacks), with a floorplate that rivals that of the Empire State Building is nothing less than an egregious request, not to mention shameful. Let us not forget that prior to the enactment of R8B in 1985, the Blood Center proposed a 35 story residential tower with it occupying the bottom floors, and that proposal was resoundingly defeated. After repeatedly appearing at Community Board hearings and meetings, and at the Borough President's hearing, the Applicant has NEVER changed one iota of their plans, essentially admitting, even again at the CPC hearing on July 29, 2021 that the shadows are unmitigatable, and their only other mitigation is to buy air conditioners for the residential building next door. Why would the CPC ever permit this project to go forward? No major or minor research or health institution has offered any written testimony or appeared at any public meeting saying that it is essential that the Blood Center and/or this hub be at this site. The Blood Center keeps stating that it is essential that it be near its "partners." The only partner of record in this project with them is a commercial real estate developer -- they have no committed life science partner working with them on this project. This is pure real estate speculation. The Blood Center was offered a land swap at 74th Street off of York Avenue next to MSK's new building, they rejected it.

When R8B was enacted 35 years ago, the Department of City Planning went to great pains to balance the needs of our health, educational and research institutional neighbors and the needs of the residential community. Hearings were held and representatives of eight institutions spoke, our institutional neighbors were generally supportive of the intentions of the proposed R8B rezoning but requested that their plans for future expansion not be jeopardized. At the time, the community request was that 200 blocks on the Upper East Side be zoned R8B. The City Planning Commission, after conducting a study over many months and hearing testimony from all of our institutional neighbors, members of the community and elected officials balanced their needs and those of the rest of the community and determined that only 10 of the 200 blocks (blocks from 62 to 71 Streets between First Avenue and York Avenues), remain R7-2 or R8 "because of the low percentage of buildings in this zoning strip that comply with R8B and the lack of R8B character in the surrounding area", the remaining 190 blocks, including the block where the NYBC is located, was deemed worthy of R8B status. We direct you to the "Upper East Side Midblock Study" dated February 1985 (the "Midblock Study") and the Resolution dated July 22, 1985/Calendar No. 19.

The CPC recognized the importance of the midblocks in its 1985 Midblock Study, and its words and policy remain as important today as they were then, their conclusion was that:

"the midblocks have a strong and identifiable sense of enclosure, scale and coherence. They form enclaves within the larger community and offer quiet refuge from the busier avenues...The balancing of high density zoning on the avenues by low-scale development in the midblocks has been a policy upheld consistently by the City Planning Commission, having buildings higher than 55-60 feet would be incompatible with streetwall townhouses and walk-ups."

The Applicant keeps speaking of the importance of building a life sciences industry in New York City. We couldn't agree more. The City has tasked its EDC with that mission, and EDC has identified multiple sites for life sciences hubs across the City, NONE of the sites being promoted by the City are in residential neighborhoods. There is also a survey done by CBRE that shows 2,964,695 RSF of life science space coming online through 2024, two years before (best case!) the Longfellow Tower would open. The NYTimes has repeatedly reported about the glut of empty commercial office space, reporting that there is over 100,000,000 RSF of empty office space as a result of the pandemic, there is no overriding public interest in overriding R8B for this Applicant.

Since its rezoning arguments are weak at best, the developer has decided to create a diversion and circulate misinformation to the Unions that the UES doesn't want construction and that is just not true. This community has consistently welcomed and supported construction projects which are properly placed, including three projects of MSK built within the confines of R8B, at 353 East 68 Street, 327 East 64 Street and 333 East 61st street, just completed a few months ago as well as the 10 year construction project of the Second Avenue Subway. Our experts tell us that if the Blood Center built to the maximum available R8B height, it would be almost the same amount of construction time, just as many construction jobs, and provide more space for them than proposed in the Tower. We would support such a project.

It is also egregious that by turning this one site to a commercial zoned plot, the owners would be able to build a tower across from a park that the Zoning Resolution would otherwise not permit. Why would the CPC ever permit that?

The Commission should keep its eye on the zoning ball and not be fooled – this project has nothing to do with the altruistic promotion of the life sciences industry in New York City and the economic growth of the City, any interest in promoting union jobs or internships (the Blood Center has been across the street from JREC, since its inception, and to our knowledge, internships have never been offered before this project was proposed). This application is exactly what it appears to be - an egregious SPOT ZONING request which proposes a 334 foot speculative commercial condominium tower (with no setbacks), with a floorplate that rivals that of the Empire State Building, all on a residential block. A scheme for a free building which will result in irreparable and permanent harm to children, the elderly, and natural light and the residential fabric of our community. There is nothing “not-for-profit” about this project.

The EDC has identified numerous sites at which it is encouraging the development of the life sciences industry, all of those sites are in areas zoned commercial. There is no overriding need to upend the City's R8B zoning for the Applicant - the permanent damage it will do to the park and the dangerous zoning precedent it will set across the City, is not warranted.

We urge the Commissioners to uphold City Planning's long term commitment to preserving midblock zoning and deny this application.

Thank you,

East 72nd Street Neighborhood Association
Valerie S. Mason
President

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Thu 7/29/2021 9:10 AM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Monica McKane-Sanchez**

Zip: **10065**

I represent:

- **Other**

Details for "I Represent": **Board member, "The Grace" 250 East 65th Street Condominium**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

The board of directors of "The Grace" 250 East 65th St Condominium is strongly opposed to the Blood Center request for a zoning variance and opposed to the excessive height of the proposed tower. There are many families in our building with young children who utilize the park, which will be devastated by the blockage of the sun. This lack of sun will also adversely impact the students at the Julia Richman Educ Complex, a very important school to the whole city. There are many options for the Blood Center to relocate to if it feels it needs a tower. Please save our park and school!

[EXTERNAL] RE: 21DCP080M - Comments on the DEIS

Meara, Karen E. <Meara@clm.com>

Mon 8/9/2021 7:06 PM

To: 21DCP080M_DL <21DCP080M_DLplanning.nyc.gov@planning.nyc.gov>

Cc: Rachel Levy <rlevy@friends-ues.org>

📎 3 attachments (7 MB)

CPC Testimony of George Janes full.pdf; CPC Testimony FRIENDS full.pdf; Exhibit H City planning report 1985 mid-block.pdf;

THIS MESSAGE IS FROM AN EXTERNAL SENDER
Use caution when clicking on links or attachments and never provide your username or password. Not sure? Report this email to phish@cyber.nyc.gov.

Attached is 2 of 2 transmissions submitted on behalf of Friends of the Upper East Side Historic Districts on the above referenced DEIS

From: Meara, Karen E.
Sent: Monday, August 9, 2021 6:59 PM
To: '21DCP080M_DL@planning.nyc.gov' <21DCP080M_DL@planning.nyc.gov>
Cc: 'Rachel Levy' <rlevy@friends-ues.org>
Subject: 21DCP080M - Comments on the DEIS

Please see attached comments on the above referenced DEIS and cross-referenced comments on the underlying ULURP application. These comments are submitted on behalf of Friends of the Upper East Side Historic Districts.

The attached is 1 of 2 transmissions on 21DCP080M

Karen Meara, Esq.
Carter Ledyard & Milburn LLP
2 Wall Street, New York, NY 10005
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Memorandum

To: Members of the New York City Planning Commission
Hon. Marisa Lago, Chair

From: Karen Meara
Nicholas Tapert

Subject: New York Blood Center – Center East, ULURP # C210351ZMM, N210352ZRM,
C210353ZSM

Date: August 9, 2021

We write as counsel to Friends of the Upper East Side Historic Districts to expand on our oral testimony on the application (the “Application”) of the New York Blood Center (the “Applicant”).

The Applicant is asking you to approve a proposal that, in use and bulk, is the equivalent of a commercial tower in a central business district. The proposed tower footprint would rival the Empire State Building or One Vanderbilt (see Exhibit A). Perhaps such a tower might be appropriate in East midtown, 10 blocks south, or even possibly somewhere along the FDR, which the Commission deemed an appropriate site to map a C6 zone for the Alexandria Center. But you are being asked to site such a tower on a mid-block, narrow street site surrounded by quintessential residential uses – a park, a library, a school, and multifamily residential buildings (see Exhibit B). That is unprecedented, and respectfully, not warranted.

We urge you to reject the Application for several reasons: it is contrary to fundamental planning principles and practice; it is not necessary to meet any legitimate policy goal; it constitutes spot zoning; the Draft Environmental Impact Statement (“DEIS”) fails to accurately evaluate adverse impacts; and even accepting, for argument’s sake, the DEIS as drafted, the proposal does not minimize adverse impacts to the maximum extent practicable. Finally, even if the Commission were inclined to approve the map and text amendments, the Applicant cannot meet the resulting conditions required for a special permit.

The Proposal

The Applicant seeks to replace its existing 3-story, 159,347 gsf community facility on the proposed project site with a 16-story, 10 FAR tower that would rise to 334 feet and include combined community facility and commercial lab space of 596,200 gsf. Approximately one third of the new space would be owned and used by the Applicant as a community facility, and two-thirds would be owned by Longfellow, a private developer, and leased to commercial labs.

To achieve this substantial shift in use and bulk, the Applicant seeks several actions: (i) a map amendment, from R8B to C2-7, of the Applicant’s 45,000 square foot tax lot located on the mid-block of east 66th and east 67th Streets between First and Second Avenues (the “Development Site”); (ii) a map amendment, from C1-9 to C2-8, of two tax lots fronting 2nd Avenue extending from 66th to 67th Streets, one of which is immediately adjacent to the

Applicant's site, which have no connection to the proposed project except adjacency; (iii) a text amendment (to NYC Zoning Resolution sections 32-32 and 74-48), allowing, by special permit, in C2-7 districts in Community Board 8 in Manhattan, "scientific research and development facilities", waiver of height, setback and yard regulations, and waiver of the 2.0 FAR limit on commercial uses to allow up to 10 FAR of commercial uses; (iv) a special permit for a scientific research and development facility on the Development Site (assuming approval of actions i and iii above) with waivers of commercial FAR limits, setbacks, and yard requirements (among other actions).

The Existing Conditions

The Development Site is currently improved with a 3 story building that complies with the use and height restrictions of the current R8B zoning. As detailed on p. 1-2 of the DEIS, buildings on the surrounding blocks are primarily residential, with some ground floor commercial on the avenues. There are several institutional buildings, including the Julia Richman Educational Complex ("JREC") to the north, a public library to the east on 67th Street and Memorial Sloan Kettering facilities to the southwest on Second Avenue and north on 68th Street. There is a large public park adjacent to the JREC complex on the block immediately north of the project site. As detailed in the testimony of Ronda Wist and reflected in the attached R8B compliance map displayed during Ms. Wist's July 29th testimony, the vast majority of the buildings in the nearby midblocks comply with the R8B height limits, and those that do not have heights between 75 and 150 feet. (See Exhibit B). Tall residential towers are found almost exclusively on the Avenues. Blocks to the east of First Avenue were excluded from the R8B rezoning due to significant non-compliance with the R8B envelope. These blocks, which are predominantly zoned R8 and R9, have accommodated substantial growth by major health care institutions including Memorial Sloan Kettering and Weill Cornell.

The Application is unprecedented and contrary to the City's core planning principles

The Application violates one of the most fundamental principles of urban planning that has been consistently embraced by this Commission: in residential neighborhoods, growth and density belong on wide streets, and lower scale residential development belongs on narrow mid-blocks. It also violates the principle that commercial uses in residential neighborhoods should be limited, cater to the needs of the community, and comply with residential bulk controls. Finally, the Application is contrary to the City's land use planning around expansion of the life sciences sector.

The change in use and bulk sought here truly is unprecedented. The project would insert nearly 7 FAR of commercial lab space (see, e.g. DEIS at 2-6¹) onto a residential midblock that currently allows no commercial uses, between wider avenues that allow only 2 FAR of commercial uses. See DEIS Table 2-1. It would also destroy the R8B bulk controls that the City Planning Commission and City Council enacted in 1985 to preserve the midblock scale in this otherwise very dense residential neighborhood. For a detailed discussion of the history and current status of the R8B midblock zoning and the impacts the Application would have on that zoning scheme, we refer the Commission to the written comments of Friends, submitted together with these comments.

¹ Noting that the proposed development would have an FAR of 10, split between 389,200 gsf of commercial lab space and 206,400 gsf of community facility space.

Although the Applicant asks the Commission to map the Development Site as a C2-7 district, there is nothing about this Application that is consistent with the planning principles that underpin C2 districts. The City's own materials describe C2 districts as "predominantly residential in character . . . mapped along major thoroughfares" having "typical retail uses [that] include grocery stores, dry cleaners, drug stores, restaurants and local clothing stores that cater to the daily needs of the immediate neighborhood," and limited to 2.0 FAR of commercial uses.² The proposed project would not be located on a major thoroughfare, would not be residential in character, would not cater to the needs of the neighborhood, and would not limit commercial uses to 2.0 FAR. In other words, the project would be a C2 in name only.

This proposal is contrary to the City's own planning around life science labs. Historically, commercial scientific research labs have been allowed as-of-right only in M-zones and, since 1990, by special permit in C6 zones. In 2016 the City issued a memo suggesting that certain life science labs could be treated as use group 9A instead of use group 17, and therefore would be deemed permissible uses in certain C zones, including C2 (the "2016 Memo" attached hereto as Addendum 1). While Friends takes issue with the 2016 Memo, even if one agreed with its conclusion regarding the appropriateness of siting commercial lab uses in C2 districts, that memo did not consider, let alone recommend, changes to where such districts should be mapped, to the permissible commercial FAR within them, or to the C2 bulk controls. Yet this Application would require the Commission to do each of these things: change where C2 districts are mapped (on narrow streets instead of major thoroughfares – see Exhibit C for map of existing C2's), increase the permissible commercial FAR from 2.0 to 10, and grant substantial waivers of building setback and yard requirements. As noted earlier, the bulk waivers are so substantial the resulting floorplates rival the City's major skyscrapers. See Exhibit A. By contrast, although there are some tall residential towers on the Upper East Side, these have dramatically smaller floorplates and cover far less of the zoning lot than the tower proposed here. See Exhibit D.

Notwithstanding the 2016 Memo, as recently as 2018, the City made clear the type of sites it deems appropriate for life science development when it identified three City-owned sites as part of a Life Science RFEI. One was located in an M zone, one in a C6 zone, and one in a non-contextual high-density R zone on a wide street across First Avenue from the Bellevue campus. As George Janes noted in his testimony (submitted together with this memo), these sites bear no resemblance to the proposed Development Site in virtually every respect except lot size. (See the exhibits submitted with the Janes testimony)]

In sum, the Applicant asks you to violate virtually every sound planning principle articulated by the City over decades, including in recent neighborhood and other area rezonings regarding residential mid-blocks, commercial lab development and C2 districts. What the Applicant asks you to do here would be truly unprecedented.

The Application is not Necessary

The Applicant claims that the project is necessary because the Blood Center's facilities are outdated and the City has prioritized expansion of the life sciences industry. However, it is not necessary to compromise the already extremely limited light and air on side streets in one of the City's densest neighborhoods to achieve the Applicant's or the City's goals. According to

² See [Zoning: Districts Guide - Commercial Districts - C1 & C2 - DCP \(nyc.gov\)](#)

the DEIS, in the future “no action” condition, the Applicant would construct a brand new, larger, zoning compliant facility:

Absent the Proposed Actions, the Applicant would construct a new building as-of-right containing laboratory space (including a BSL-3 laboratory space and certified clean room facility space for NYBC) as well as other UG-4 community facility uses. The new building would be an approximately 229,092-gsf split between 40,161 gsf of medical offices and 188,931 gsf of space for the Applicant’s operations. The cellar level of the structure would occupy the entire Development Site and six-story-wings would rise on both street frontages to a maximum base height of approximately 60 feet, a maximum roof height of approximately 75 feet. Six interior parking spaces would be provided for the Applicant’s vehicle fleet.

DEIS at 1-6. According to the DEIS, regardless of whether the Application is approved or not, the rebuilt Blood Center would employ 580 people, two and a half times the 230 it currently employs: “The Applicant would have the same number of daily visitors for blood donations, the same private vehicle fleet size and operations for transporting blood samples and other related materials, the same daily incoming deliveries for supplies and outgoing waste, and would have the same number of employees (approximately 580) under the No Action and With Action conditions.” DEIS at 1-7. And to the extent the Applicant argues that the No Action building would have less than ideal layout, Friends and others have expressed openness to an alternative that would allow full coverage floorplates but respect the R8B height limits. (See Janes testimony and exhibit A attached thereto.)

Similarly, the DEIS does not assume that the project is necessary to the future expansion of the life science sector in New York City. Rather, it assumes that, in the future no action condition “the City’s policy to support life science development and laboratory uses is expected to continue in other locations in the city.” DEIS 2-5. Indeed, successful life science projects have been developed under existing zoning on institutional campuses and in commercial and manufacturing zones across the City, including in mid-town south, Hudson Square, East Harlem, the Bellevue Campus, in Long Island City, and on industrial and institutional sites in Brooklyn. According to a recent CBRE report, the City is projected to have over five million square feet of lab space by 2025 – one year before the Blood Center project is projected to be completed. This would more than achieve its goals of adding 3 million square feet to the current 1.9 million square feet over the next four years.

It is particularly perplexing that the city would agree to develop commercial lab space in a residential neighborhood when it faces a pandemic induced crisis of commercial office vacancies just blocks away.³

To the extent the Applicant claims that the east 67th Location is somehow essential because of its proximity to major medical institutions, Friends questions the basis of that claim, and, in addition to directing the Commission to the testimony of Alison Bell, Friends will be submitting additional materials pointing out the flaws in the HR&A analysis and conclusions. For starters, HR&A fails to note that many of the academic studies on which it relies are based on data that pre-date the explosive expansion in internet fostered virtual collaboration.⁴ It also

³ See NYTimes, July 1, 2021 “Office Vacancies Soar in New York, a Dire Sign for the City’s Recovery” (Manhattan office vacancies 18.7%).

⁴ See, e.g. “Geographic scope of proximity effects among small life sciences firms.” *Small Business Economics*, 2012. (relying on data from a 23 year period)

selectively focuses on and maps facilities that are located near institutions while failing to mention that millions of square feet of life science lab space in major hubs like Boston and San Francisco are not co-located near academic institutions and yet are thriving. Similarly, in NYC, the HR&A report focuses on the adjacency of the Alexandria Center to NYU Langone, but neglects to mention that NYU Langone has a commercial lab partner 2.5 miles away in Hudson Square.

In fact, it seems the Applicant's only goal that could not be more appropriately satisfied through alternative means would be the goal of subsidy: under the DEIS No Action condition, the Applicant would have to pay the cost of constructing its replacement facility, but under the proposed project, the commercial lab developer would assume the burden of financing that construction. Why would Longfellow assume such a cost? Presumably because it would otherwise get something for nothing: free commercial FAR of 389,200 gsf (313,000 zsf) in a prime Manhattan location. (see also comments of Manhattan Borough President Gale Brewer describing the rezoning as a "subsidy" at p. 6 of 7). Assuming average asking prices for commercial space are approximately \$775 per square foot, that's at least a 240 million dollar subsidy. And the Blood Center would get a new space for free. The Commission should not participate in such a blatant giveaway that is not necessary to advance any City policy goal and in fact would undermine the goal of solving the commercial vacancy crisis.

The Application is Illegal Spot Zoning

The definition of spot zoning is – "singling out one parcel of land for a use classification totally different from that of the surrounding area for the benefit of the owner of such property and to the detriment of other owners. [15 Warren's Weed New York Real Property § 157.13 \(2021\)](#). As discussed above, this Application singles out the development site for commercial lab use for the benefit of the Applicant and its commercial partner to the detriment of the surrounding community.

When asked about spot zoning during the July 29th public hearing, Applicant's counsel stated that a finding of spot zoning requires more than just a finding that one tax lot has been singled out for change – it requires a finding that a proposed land use change "is in accordance with a well-considered plan for the general welfare of the City." Hearing at 3:31:40. Friends agrees, but takes issue with any claim that the proposal meets that test. The cases cited by the Applicant are not to the contrary. The first, *Preserve our Brooklyn Neighborhoods v. City of New York*, 2019 N.Y. Slip Op. 31751 (Sup. Ct, New York County, June 18, 2019) involved a rezoning of a lot from R7A to R8A to facilitate affordable housing. Unlike the current project, that project involved no change in use, a modest upzoning, and was fully consistent with the City's longstanding and consistently applied policy to use such upzonings to expand affordable housing.⁵ The second, *Residents for Reasonable Development v. City of New York*, (1st Dept, 2015), involved a large, city-owned site between 73rd and 74th Streets that was the subject of a City-sponsored RFP seeking proposals for a large-scale community facility. The site was zoned M3-2, and had historically housed a New York City sanitation garage, and then a parking lot. The site abutted the FDR drive to the east, an M3-2 zone to the north (occupied by a Con Ed steam plant), an M1-4 zone to the west and an M1-4 and R10 zone to the south. The portion of the R10 zone to the south across 73rd St. is developed with a large tower. Thus, in contrast to the current proposal, the 73rd street project site was surrounded primarily by non-residential zoning, a wide street (the FDR), and a residential district that allowed high density. The 73rd

⁵ See, e.g., [Mandatory Inclusionary Housing- DCP \(nyc.gov\)](#), and documents linked therein.

Street project was also the result of a City-sponsored RFP that, after careful consideration, had proposed this site for this type of development.⁶

The DEIS is flawed

a. The Purpose and Need are not supported

As discussed on pages 3-5 above, the Application is not necessary to advance any legitimate policy goal. Approval would be akin to handing the Applicant and its commercial development partner a subsidy of at least 240 million dollars.

b. Future No Action Condition contradicted by Applicant's Testimony

The DEIS analysis measures the incremental impacts of the proposed project against an assumed "no action" condition in which the Applicant would construct a new facility for itself plus 40,000 square feet in medical offices. However during the July 29, 2021 public hearing on the Application, the Applicant strongly suggested that it would be more reasonable for the Commission to assume a future no-action condition in which the Applicant continues operating out of its current facility. In other words, the Applicant lead the Commission to believe that, if the Commission does not approve the Application, the Applicant will not, as the DEIS currently assumes, build itself a brand new, larger facility on the Development Site. If that's the Applicant's position, the DEIS's analysis and conclusions are fatally flawed because incremental impacts are being measured against an artificially inflated baseline, and thus artificially reducing incremental impacts. Either the Commission must demand that the Applicant revise the DEIS to measure impacts against a no-build scenario, or the Commission must accept the current DEIS assumption that with or without approval, the Applicant will have a new facility in 2026 (the Build Year). The Applicant can't have it both ways.

To elaborate, the DEIS currently assumes that if the Commission declines to grant the Applicant the approvals it needs:

the Applicant would construct a new building as-of-right containing laboratory space (including a BSL-3 laboratory space and certified clean room facility space for NYBC) as well as other UG-4 community facility uses. The new building would be an approximately 229,092-gsf split between 40,161 gsf of medical offices and 188,931 gsf of space for the Applicant's operations. The cellar level of the structure would occupy the entire Development Site and six-story-wings would rise on both street frontages to a maximum base height of approximately 60 feet, a maximum roof height of approximately 75 feet. Six interior parking spaces would be provided for the Applicant's vehicle fleet

DEIS at 1-6. But at the July 29 Public Hearing the Applicant's counsel stated in no uncertain terms just the opposite: "the project under the as-of-right scenario is not a project which the Blood Center believes is viable from its point of view at this time." Public Hearing at 3:35:32.

The DEIS must analyze the environment impacts of the proposed project against "the future projected development that may reasonably be expected to occur on that site by the build year." CEQR Technical Manual at 2-5. The Technical Manual goes on to explain that:

⁶ See [Project Details \(nyc.gov\)](https://www.nyc.gov/project-details) for link to environmental review documents.

Sometimes, private applicants state an intention to develop their property in the future, with or without approval of a proposed project. In these cases, the lead agency should consider the reasonableness of the applicant's No-Action development scenario by utilizing the relevant factors listed under "Soft Site Criteria." If the lead agency determines it is reasonable to assume that the applicant's stated no-action scenario would occur in the future without the proposed project, the scenario would constitute the no-Action scenario for analysis purposes.

Technical Manual at 2-7.⁷ Here, the Commission must question the reasonableness of the DEIS's current no action assumption or, alternatively the sincerity of the Applicant's testimony. If the Commission determines that, as the Blood Center representatives testified, the "the as-of-right scenario is not a project which the Blood Center believes is viable," the Commission, as lead agency for environmental review purposes, must require the revision of the DEIS to measure environmental impacts against an accurate No-Action development scenario.

If an as-of-right development scenario is not expected by the Applicant, the DEIS is fundamentally flawed in its guiding assumption that:

for the purposes of the environmental review, the net difference between the No Action and With Action conditions is the approximately 389,800 gsf of commercial research laboratory floor area in the With Action condition as compared to approximately 40,100 gsf of medical offices in the No Action condition.

DEIS at 1-8. If, instead of the above assumptions the DEIS assumed a no-build no action condition, we would expect substantially more significant adverse incremental impacts, particularly in the areas of transportation, construction, and shadows.

Either the Applicant must retract its representations at the Public hearing suggesting it would not pursue an as-of-right development without approval of the Application or the DEIS must be revised so that consistent with SEQRA/CEQR, the Project's environmental impacts are compared against a future no-build condition, which would provide an accurate assessment of the Project's significant environmental impacts.

- c. The DEIS's analysis of adverse Impacts to Land use, Zoning and Public Policy, Urban Design and Visual Resources, and Neighborhood Character is incomplete and understates the significance of the proposed changes and the resulting impacts.

⁷ The "Soft-Site Criteria" include:

- The amount and type of recent as-of-right development in the area;
- Recent real estate trends in the area;
- Recent and expected future changes in residential population and employment in the study area;
- Government policies or plans, such as a building on site being identified for a landmark designation, that may affect the development potential of a site or sites;
- Site specific conditions that make development difficult; and
- Issues relating to site control or site assemblage that may affect redevelopment potential.

Technical Manual at 2-6.

i. Land Use, Zoning and Public Policy

According to the CEQR Technical Manual, a proposed action has adverse impacts when it “would result in significant material changes to existing regulations or policy.” CEQR Technical Manual at 4-25. It would also cause an adverse impact if “the project would create a land use conflict or would itself conflict with public policies and plans for the site or surrounding area.” Id at 4-25. As discussed at length above, the proposed changes to the existing land use and zoning could not be more significant and inconsistent with current land use regulations and policy, for the surrounding area and otherwise.

In terms of use, the Application would introduce a commercial use to a residential mid-block that does not now allow commercial uses, and allow it at a density more than three times the density permitted for commercial uses on nearby avenues. In terms of bulk, the proposed project would produce a building with 4 times the height allowed under existing zoning, allow a mid-block tower – a form deemed incompatible with narrow mid-blocks by this Commission both in 1985 when R8B was initially mapped on the Development Site and dozens of times since then -- and allow a tower with an unprecedented 72% lot coverage (compared to maximum 30-40 percent tower coverage permitted on the avenue under C2-8 zoning.) The resulting bulk would be comparable to commercial buildings in Hudson Yards and mid-town Manhattan. Inexplicably, the DEIS fails to acknowledge these and the other substantial changes detailed above on pages 2-3 and in the documents referenced therein.

Instead, the DEIS glosses over these departures with conclusory statements. For example, the DEIS states that the “Proposed Project would not result in a substantial change in the land use on the Development Site because it would replace an existing community facility building containing laboratories with a new community facility and commercial laboratory building.” DEIS at 2-1. Deeming “insubstantial” the siting of 389,000 gsf of commercial lab uses onto a residential midblock that has no such uses and does not permit such uses is a blatant distortion of the facts. The DEIS attempts to justify its irrational conclusion by pointing to nearby community facility uses: “The Proposed Project is not expected to result in significant adverse land use impacts on adjoining uses or be incompatible with existing uses in the study area, which already include several similar community facility uses (i.e., the two Memorial Sloan-Kettering Centers).” DEIS 2-1. See also DEIS 2-8. Once again, this conclusory statement evades the reality that community facilities are permitted uses in R8B districts, commercial labs are not. Existing zoning compliant uses do not justify an unprecedented new use. Moreover, the focus on community facility uses ignores the fact that the project site is also surrounded by residential buildings, a park, a library and a public school complex. Any objective assessment of whether the proposed land use change is “substantial” must consider compatibility with these other uses. The DEIS does not. If it had, it would have had no choice but to conclude that the use was inconsistent with these nearby residential uses.

The DEIS Zoning, Land Use and Public Policy analysis also fails to meaningfully acknowledge, let alone evaluate, the substantial changes in bulk, and the inconsistency of that proposed bulk with decades of land use policy, starting with the principles articulated in the 1985 study and the CPC’s 1985 Report adopting the R8B zoning in this neighborhood, and continuing through 36 years of consistent application of bulk controls on residential mid-blocks through contextual zoning. Instead, again in conclusory form, the DEIS states that the proposed changes “would be consistent with the predominantly residential and commercial zoning districts in the study area” even though there is not a single zoning district mapped in the study area that allows 6 or 7 FAR of commercial uses, and even though there is not a single commercial tower

in the study area, let alone one with a 180x181 floorplate and 72% tower coverage, on a narrow sidewalk or elsewhere.

The DEIS's policy discussion not only fails to address the Application's inconsistency with City policies that have led to the consistent mapping of contextual zones on low-mid-rise residential side streets, but also fails to address the inconsistency with commercial zoning policy. See discussion of C2 zoning districts at p. 3 above. Finally, the DEIS fails to address the inconsistency of the proposed rezoning with the City's policy statements in the 2016 Memo, the 2018 RFEI, and elsewhere regarding appropriate locations for life science labs. See p. 3 above.

In sum, it is difficult to imagine an application with more significant adverse land use impacts; the proposal is entirely inconsistent in use and bulk with existing regulations, entirely inconsistent in use and bulk with the proposed new C2-7 zoning and incongruous with the surrounding area in both bulk and use. The chapter must be revised to accurately identify the adverse impacts, and the Applicant and the lead agency must consider reasonable alternatives that could mitigate those adverse impacts.

ii. Urban Design and Visual Resources

An Urban Design analysis considers how a project "may change the experience of a pedestrian." CEQR Technical Manual 10-1. The analysis requires "consideration of the degree to which a project would result in a change to the built environment's arrangement, appearance, or functionality and whether the change would negatively affect a pedestrian's experience of the area."

Like the Land Use Chapter, the Urban Design chapter states in conclusory fashion that there would be no adverse impacts: "development facilitated by the Proposed Actions would be compatible with the urban design of the study area, and would not adversely impact the pedestrian experience." As noted above, the proposed change would introduce a mid-block tower, unprecedented in scale, that would be even larger than the type of tower that this Commission intended to block when, in 1985 it voted to map these blocks as R8B. In the 1985 study preceding the rezoning, the Commission staff stated "The balancing of high-density zoning on the avenues by low-scale development in the midblocks has been a policy upheld consistently by the City Planning Commission." (see Upper East Side Midblock Study, Department of City Planning, February 1985, page 10). In recent years, the Commission has made similar public statements regarding the mapping of contextual zoning on residential midblocks throughout the City. For example, the Land Use chapter of the East New York Rezoning FEIS stated that R5B, R6B and R6A was being mapped to "preserve the character of existing low-density neighborhoods along East New York's residential core side streets, through contextual zoning." East New York FEIS at 2-40. Thus, the DEIS's conclusion that the proposed commercial tower would not have any adverse impacts on the pedestrian experience is wishful thinking at best, contrary to the facts, and inconsistent with decades of planning principles.

Friends also notes that despite a high degree of compliance or near compliance with the R8B envelope from a pedestrian perspective within the study area, particularly on East 67th and East 66th streets, the vast majority of this DEIS chapter's discussion focuses on non-conforming buildings and buildings on the avenues. See, e.g., DEIS at 7-5. This chapter must be revised to accurately reflect the built context, acknowledge the adverse impacts to the pedestrian

experience that any rational person would recognize must flow from replacement of a 3 story building with a 334 foot building that is 180 feet wide, and identify alternatives to mitigate those adverse impacts.

iii. Neighborhood Character

An analysis of neighborhood character “considers how elements of the environment combine to create the context of a neighborhood and how a project may affect that context.” CEQR Tech Manual at 21-1. Like the Land Use and Urban Design chapters, the DEIS glosses over the impacts to neighborhood character. In the first instance, its identification of the defining features of the neighborhood fails to recognize the built R8B context as a defining feature of much of the study area, particularly west of First Avenue. It also fails to make clear that the high density institutional uses referenced in the discussion are located primarily east of First Avenue and nowhere on R8B mid-blocks. See DEIS at 15-3, 15-4. Finally, the DEIS pays no attention to the fact that the project would add 6 to 7 FAR of commercial uses on a block where none currently exist and fails to consider how the introduction of a tower of unparalleled bulk (10 FAR) on a midblock would impact the defining feature of the neighborhood codified in the R8B zoning. The analysis is also flawed in as much as it builds on prior erroneous conclusions. See, e.g. DEIS at 15-5 (stating that the project would result in no adverse land use impacts). In sum, the neighborhood character analysis obfuscates the defining features of the area around the Development Site and then relies on that obfuscation to avoid acknowledging and having to mitigate adverse impacts.

d. Traffic assumptions deeply flawed

The transportation chapter is deeply flawed due to a material inconsistency between the employee estimates and the trip generation rates used.

The DEIS assumes a trip generation rate of 6.98 daily person trips per 1,000 gsf, for the proposed 389,000 gsf of biomedical lab space, which rate was sourced from the 2019 FEIS of the Bronx Psychiatric Center Land Use Improvement Project. Using this rate would mean that the Project could be expected to generate approximately 2,783 daily person trips. This number cannot be reconciled with the DEIS’s projected employee count. Table 1-1 of the DEIS projects that the biomedical lab space would employ 2,630 workers (580 of these would be for the Blood Center and the remaining 2,050 workers would be for the biomedical lab space). Thus, under these projections, the number of trips per worker in the biomedical lab spaces would be approximately 1.36, which cannot be accurate as it assumes certain employees do not return home at the end of the day, and not to make any trips to and from the premises during the middle of the day. Based on the assumptions used for studies that analyzed similar lab or research uses, it is typically assumed that a lab employee makes 3.5 trips a day (this assumes around 75 percent of workers would leave the lab midday for lunch, errands, etc.). This was the assumption used in the analysis of the 2007 *Proposed Manhattanville in West Harlem Rezoning and Academic Mixed-Use Development FEIS* and the 2013 *Cornell NYC Tech FEIS*. Another more recent study, the 2020 *Public Health Lab EAS* assumed, after NYC DOT consultation, that approximately 2/3 of workers would leave the lab in the midday, which equates to 3.33 worker trips a day.

If the projected daily trip generation rate was based on projected employee count, and a reasonable expectation of daily trips per person (e.g., 3.5 versus 1.36) the number of trips generated would be over 2.5 times greater than what was analyzed in the DEIS. A Level 2 screening analysis may be needed for traffic, subway, and pedestrian trips and detailed transportation analyses may be warranted. The DEIS must be revised so that its transportation analysis is based on sound estimate of how many daily person trips the proposed project is likely to generate.

Also, as noted in subsection (b) above, if the reasonable future no-action condition is a no-build condition, the transportation chapter's assumptions would be even further off-base.

e. The DEIS fails to analyze "with action" as-of-right under C2-7

The DEIS is flawed in that it fails to analyze an as-of-right development for the project action. An approval to rezone the Blood Center site to C2-7 would enable the site to be redeveloped not only with the proposed project, but also with an as-of-right R9 residential use or 10 FAR community facility use, each of which would have different and possibly more significant adverse impacts. Absent an enforceable restriction on the Development Site preventing other as-of-right developments under the rezoning without further environmental review, the Commission has an obligation to take a hard look at the reasonably foreseeable potential consequences of its actions.

As the CEQR Technical Manual succinctly states:

Discretionary actions sometimes permit a range of project characteristics, or development scenarios, to occur even though the action may be sought in order to facilitate a specific development. From the range of possible scenarios that are considered reasonable and likely, the scenario with the worst environmental consequences is chosen for analysis. This is considered to be the "Reasonable Worst Case Development Scenario," the use of which ensures that, regardless of which scenario actually occurs, its impacts would be no worse than those considered in the environmental review.

Technical Manual at 2-3. The DEIS devotes only two sentences to analyzing the Reasonable Worst Case Development Scenario ("RWCDs") and entirely fails to consider the possibility that under the rezoning the Development Site could be redeveloped in a manner different from the specific development proposed, and nowhere considers "the range of possible scenarios that are considered reasonable and likely." Although the Technical Manual allows that in certain instances the RWCDs and the specifically proposed project may be one and the same, say, where "a restrictive declaration, a lease or other agreement between the project sponsor and the City," limit the range of development scenarios, those are not the facts here. The Applicant has made no enforceable commitment by way of a restrictive declaration, agreement with the City, or otherwise that would prevent the site from being developed as an as-of-right R9 residential use or 10 FAR community facility use, each of which may pose more significant adverse environmental impacts.

Accordingly, the DEIS must be revised to include a hard look at the range of possible development scenarios, including the possibility that the Applicant would sell the site for 10 FAR community facility development under the new zoning.

f. Shadows impacts cannot be adequately mitigated at peak times

The DEIS correctly recognizes that the Project would have a significant adverse shadow impacts. The Applicant claims that the alternative it offers in the DEIS to mitigate this impact is not financially feasible [CITE] Both in the DEIS and at the CPC public hearing, the Applicant made vague references to purported additional mitigation measures being explored, but these have remained undefined. Public Hearing at 3:27:10. If the Applicant has additional or alternative mitigation measures to offer the Commission and the public would have been well served by the Applicant disclosing them before the Public Hearing. Any mitigation measures should be disclosed in a revised DEIS, with an opportunity for public to comment. Absent any public disclosure and vetting through the public comment process of such measures, the only reasonable conclusion is that the shadow impacts cannot be adequately mitigated.

g. Missing catastrophic consequences analysis

The DEIS fails to address the fact that the new facility poses a risk of catastrophic consequences by allowing a potentially large expansion of the number of biosafety level 3 laboratories (“BSL-3”) on site, a use that the City’s own Board of Health has stated poses the potential for “catastrophic consequences” in densely populated areas in Manhattan like the development site.⁸ The introduction of 389,000 gsf of commercial lab space into a residential neighborhood also raises numerous questions regarding consistency with land use and zoning, mechanical needs, and separation of uses.

Yet the project description in the DEIS barely mentions the proposed use, let alone explains it in sufficient detail to enable the reviewing agencies and the public to evaluate its impacts. Most importantly, the DEIS is silent as to whether the new commercial labs of the Applicant’s partners would or would not include BSL-3 or BSL-4 uses. The DEIS Land Use Chapter merely states that the 389,800 feet of commercial lab space would be used for Use Group 9 laboratories. DEIS at 2-6. Unanswered is whether the Applicant and the lead agency take the position that BSL-3 or BSL-4 labs are permissible uses under Use Group 9. If so, the DEIS must, consistent with its obligation to consider the Reasonable Worst Case Development Scenario, address the potential significant adverse impacts associated with the proposed substantial expansion of such uses in a dense residential neighborhood.

Catastrophic consequences associated with expansion of hazardous uses are not a theoretical risk; in its discussion of catastrophic consequences, the Board of Health lists a number of recent incidents at labs throughout the country.⁹ As the development site is located in a dense residential neighborhood across the street from a large public school complex, we urge the Commission to ensure that the environmental review adequately assesses this risk and related issues. At a minimum, the DEIS must be amended (i) to describe the scope of BSL-3 uses proposed and how those uses comply with the Project zoning, and (ii) to evaluate the potential impacts of those uses in relevant chapters in the DEIS, including in a new chapter on catastrophic impacts, or (iii) if no such uses are currently proposed for the commercial FAR, to explain the mechanism by which such uses would be prohibited without further public review.

h. The Application fails to consider a range of reasonable alternatives

⁸ See Notice of Adoption of Amendments to Article 13 of the New York City Health Code <https://www1.nyc.gov/site/doh/about/hearings-and-notices/official-notices-archive.page>.

⁹ *Id.*

The Applicant failed to provide a meaningful range of reasonable alternatives, in as much as it claims that anything other than the project and the no action alternative would be financially infeasible. Further, the Technical Manual provides that:

The EIS should consider a range of reasonable alternatives to the project that have the potential to reduce or eliminate a proposed project's impacts and that are feasible, considering the objectives and capabilities of the project sponsor. If the EIS identifies a feasible alternative that eliminates or reduces significant adverse impacts, the lead agency may consider adopting that alternative as the proposed project.

Technical Manual at 23-1. The DEIS considers only two alternatives, the no-action alternative which it is required to consider under SEQRA, 6 NYCRR § 617.9(b)(5)(v), and what the DEIS refers to as the "No Significant Adverse Shadow Impact Alternative," which would reduce the height of the building on the Development Site by "approximately half." The DEIS offers neither a rendering of this alternative or specific dimensions by which members of the public could assess the Applicant's claims regarding its impact on shadows. Although the DEIS acknowledges that this shorter alternative "would reduce—but not completely remove—the shadow impact on St. Catherine's Park, the Applicant writes it off as not "financially feasible" without any explanation of the calculations that support that conclusion. Given the Applicant claims this alternative is "not feasible" and has raised doubts as to the feasibility of the no-action alternative, the DEIS fails to meet the requirement that it consider "a range of reasonable alternatives."

Moreover, if the DEIS adequately identified the full range of adverse impacts, including adverse impacts to Land Use and Zoning, it would need to provide alternatives to mitigate such impacts. As Friends has previously noted, it would support a "full coverage" alternative that waives rear-yard requirements but otherwise respects the R8B envelope (see testimony of G. Janes and attachments), which would meet the Applicant's desire for more efficient floorplates but also substantially mitigate adverse impacts to land use, zoning, visual impacts and community character.

- i) The Proposed Project is not the one that reduces adverse impacts to the maximum extent practicable

Even if one accepted, for argument's sake, that the analysis in the DEIS were complete as drafted, the Commission must disapprove the Application, because, among the reasonable alternatives, the proposed project is not one that from among the reasonable alternatives, the project is not one that avoids or minimizes adverse environmental impacts to the maximum extent practicable as required under SEQRA. See 6 NYCRR 617.11(d). The DEIS indicates that under the no action condition, the Applicant would construct a new larger as of right facility, and life sciences lab space would be developed in other locations, without causing any of the significant adverse impacts admitted in the current draft of the DEIS and identified above.

- j) Special Permit conditions cannot be met

It would be arbitrary and capricious for the Commission to find that the Applicant has satisfied the standards of the Z.R. § 74-48 special permit, as amended (DEIS, Appx. A). Specifically, the record does not support a finding that the proposed facility "will not unduly

affect the essential character or impair the future use and development of the surrounding area,” (Z.R. § 74-48(c)(1)) or that the proposed “modification to any applicable #bulk# regulations will not unduly obstruct the access of light and air to adjoining properties or public #streets#.” Z.R. § 74-48(c)(4).

Z.R. § 74-48(c)(1)

The Applicant’s project will undoubtedly both “affect the essential character . . . of the surrounding area” and “impair the future use and development of the surrounding area.”

As previously discussed, the character of the surrounding area is largely driven by growth and density along wide streets, and lower scale residential development on narrow mid-blocks. But the special permit requested would allow for a a major and unprecedented deviation from this pattern of development and the R8B zoning that dates back to 1985 and has successfully thwarted the construction of towers on mid-blocks in this area. A special permit here would allow development of nearly 7 FAR of commercial lab space on a residential mid-block that currently has no commercial uses. What the applicant is proposing, at 334 feet (16 stories) and with a floor plate that rivals that of the Empire State Building or One Vanderbilt, is very comparable to a commercial tower that one would expect to see in a central business district, not on a narrow residential street.

The vast majority of midblock buildings in the surrounding area fit the R8B envelope and the small number of buildings that exceed it are less than half the Project’s height. And to the extent there are a handful of non-conforming mid-block towers across Second avenue, these non-conforming buildings cannot be used by the Applicant to justify the 16 story tower that a special permit would allow here, as they all predate the 1985 rezoning and are examples of the very type of ill-conceived development that the R8B zoning was designed to thwart. In sum, this unprecedented project would “unduly affect the essential character . . . of the surrounding area” and thus a special permit could not and should not be approved.

Due to the project’s unparalleled bulk, on a narrow midblock, the granting of a special permit would also “impair the future uses and development of the surrounding area,” by way of the shadows the Project would cast on the neighborhood, and most notably on the Julia Richman Education Complex and St. Catherine’s Park. The DEIS properly recognizes that these shadows would pose a significant adverse impact on the park, a conclusion that by itself strongly supports a finding that the development would impair a surrounding use. The shadow impacts and impacts on access to light are discussed in more detail directly below.

Z.R. § 74-48(c)(4)

A special permit here modifying the C2-7 bulk regulations to allow 10 FAR would “unduly obstruct the access of light and air to adjoining properties or public #streets,” and therefore should not be granted. The record shows that the Project would cast new shadows on most of St. Catherine’s Park during the afternoons in the spring, summer and fall. DEIS at 5-1. Although the DEIS does not specifically analyze the shadow impacts the Project would have on the Julie Richman Education Complex immediately across from the development site on the north side of 67th street the shadow impacts to that institution will be significant as well. The light related impacts go beyond shadows and also include a dramatic reduction in solar radiation. For documentation of these impacts, see Exhibit E, shadow and solar radiation studies prepared by George Janes & Assoc. While these studies focus on afternoon impacts on St. Catherine’s Park, light to 67th St. and JREC will extend throughout the day.

If a special permit is granted on these facts the Commission would be setting a precedent that would render these required findings essentially meaningless, for it is hard to imagine a project that is both more out of sync with the essential character of the surrounding area than this one and that does more injury to nearby properties and their access to light.

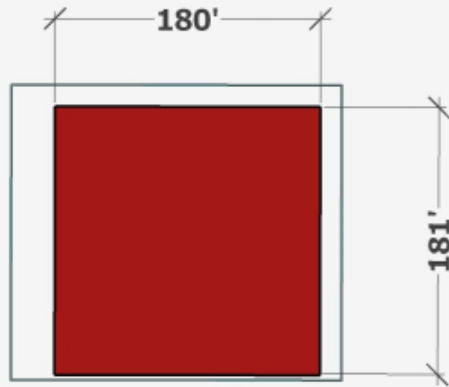
Written Testimony of
Karen Meara and Nicholas Tapert

EXHIBITS

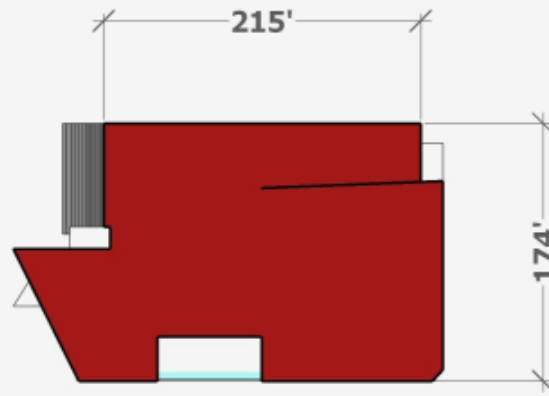
New York Blood Center – Center East, ULURP #
C210351ZMM, N210352ZRM, C210353ZSM

August 9, 2021

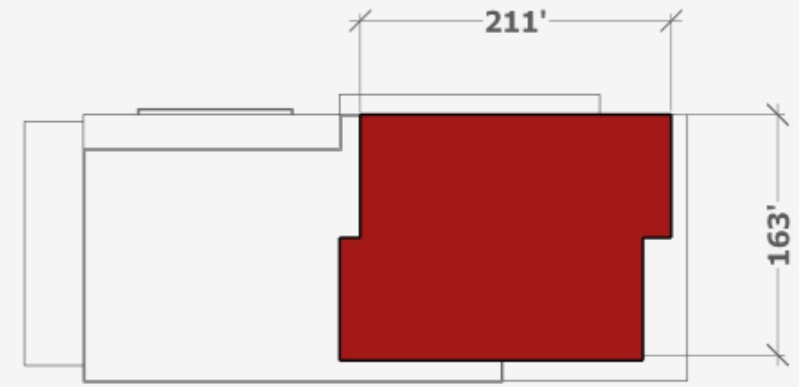
Exhibit A: Floor Plates of Selected Commercial Towers at 280' Height



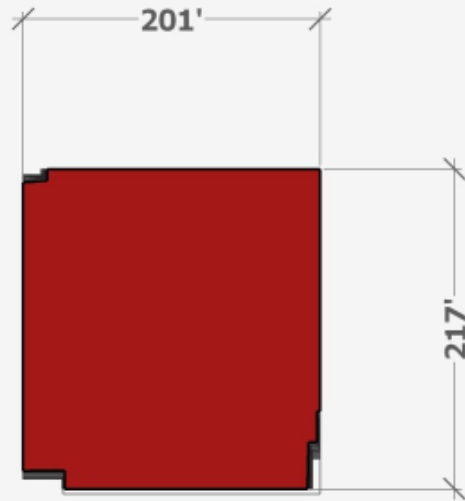
Proposed NY Blood Center



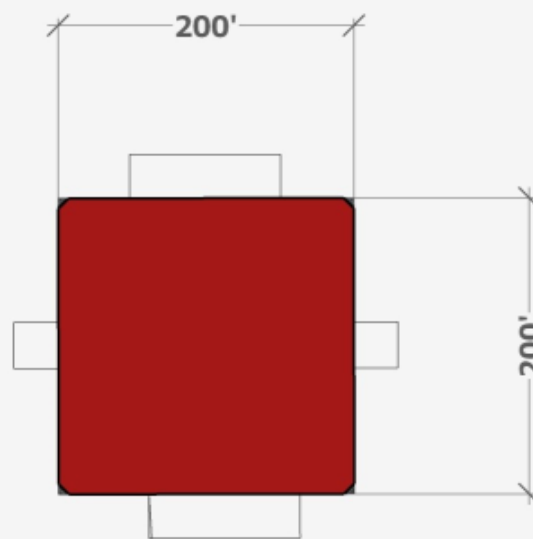
10 Hudson Yards



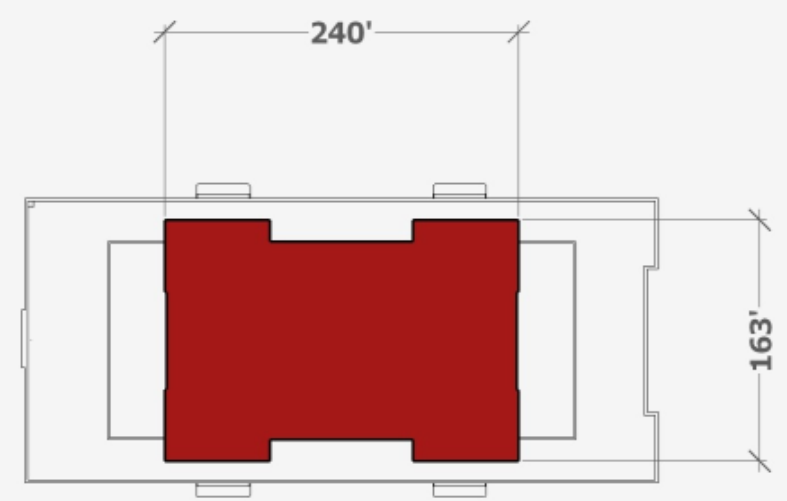
One Vanderbilt



One Bryant Park



Freedom Tower



Empire State Building

Exhibit B: Blood Center Tower Context and R8B Compliance

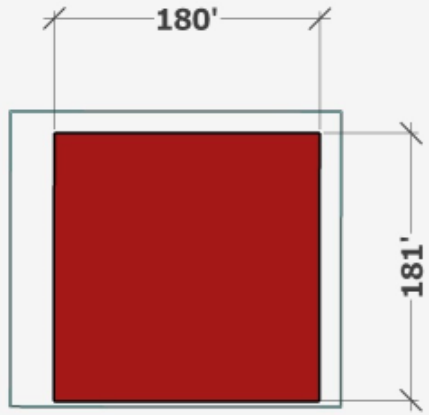


Exhibit C: Existing C2 Districts Citywide

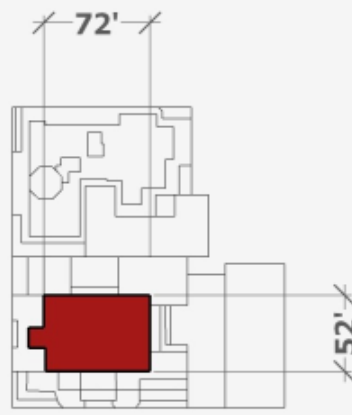


- Street Width**
- Wide
 - Narrow
 - Unknown

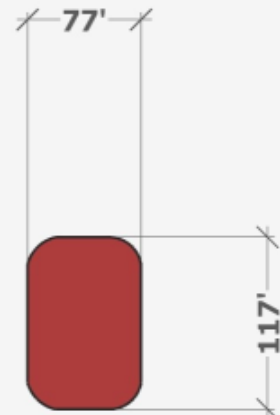
Exhibit D: Floor Plates of Selected Upper East Side Towers at 280' Height



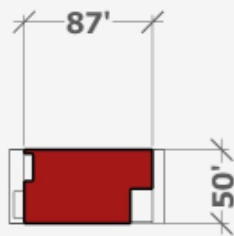
Proposed NY Blood Center



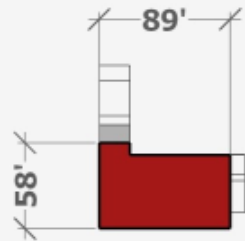
Carlyle Hotel



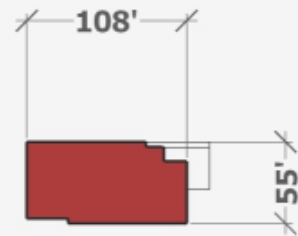
**265 East 66th Street
(Solow Tower)**



**1059 Third Ave
(at 63rd Street)**

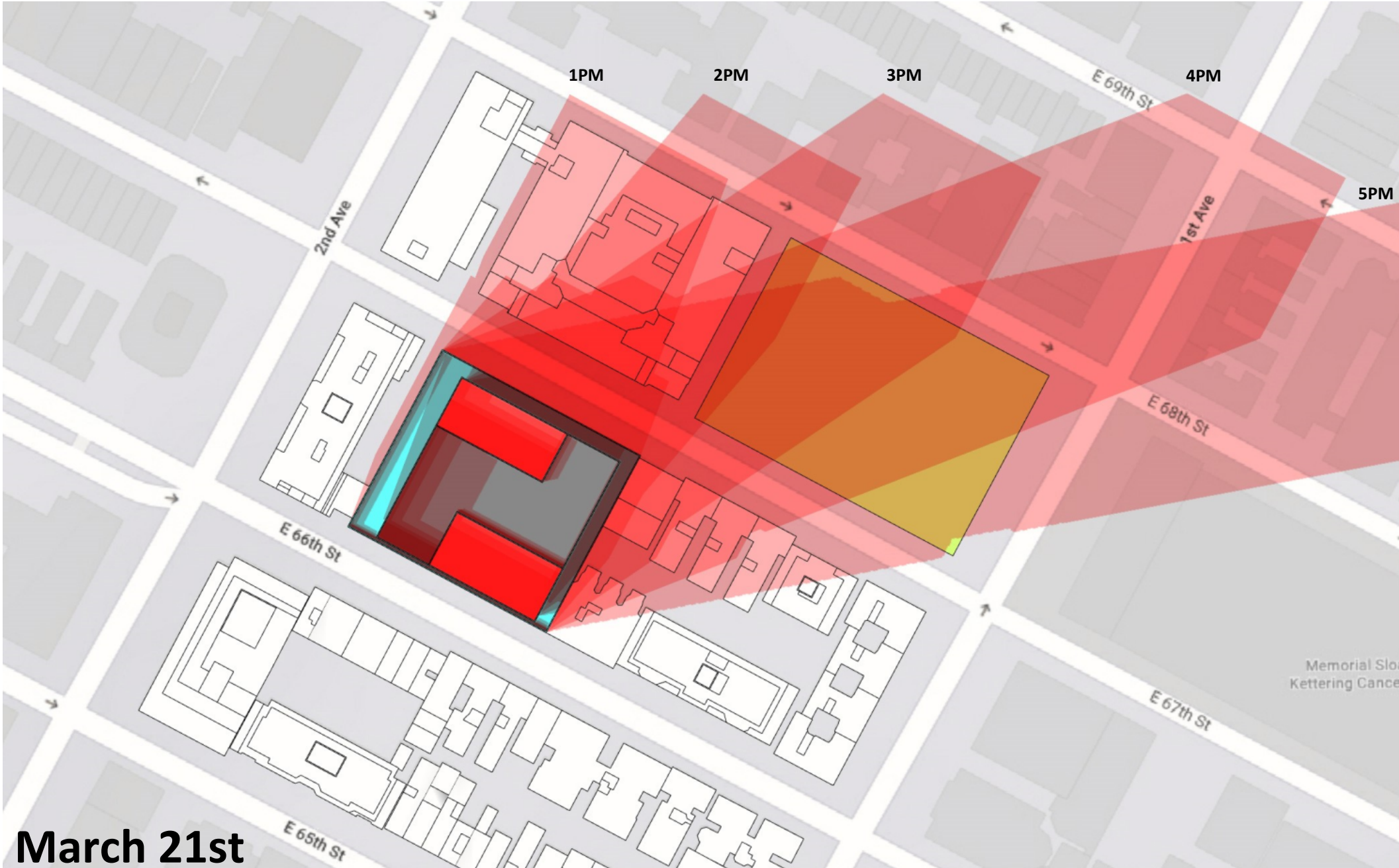


**180 East 88th Street
(at Third Avenue)**



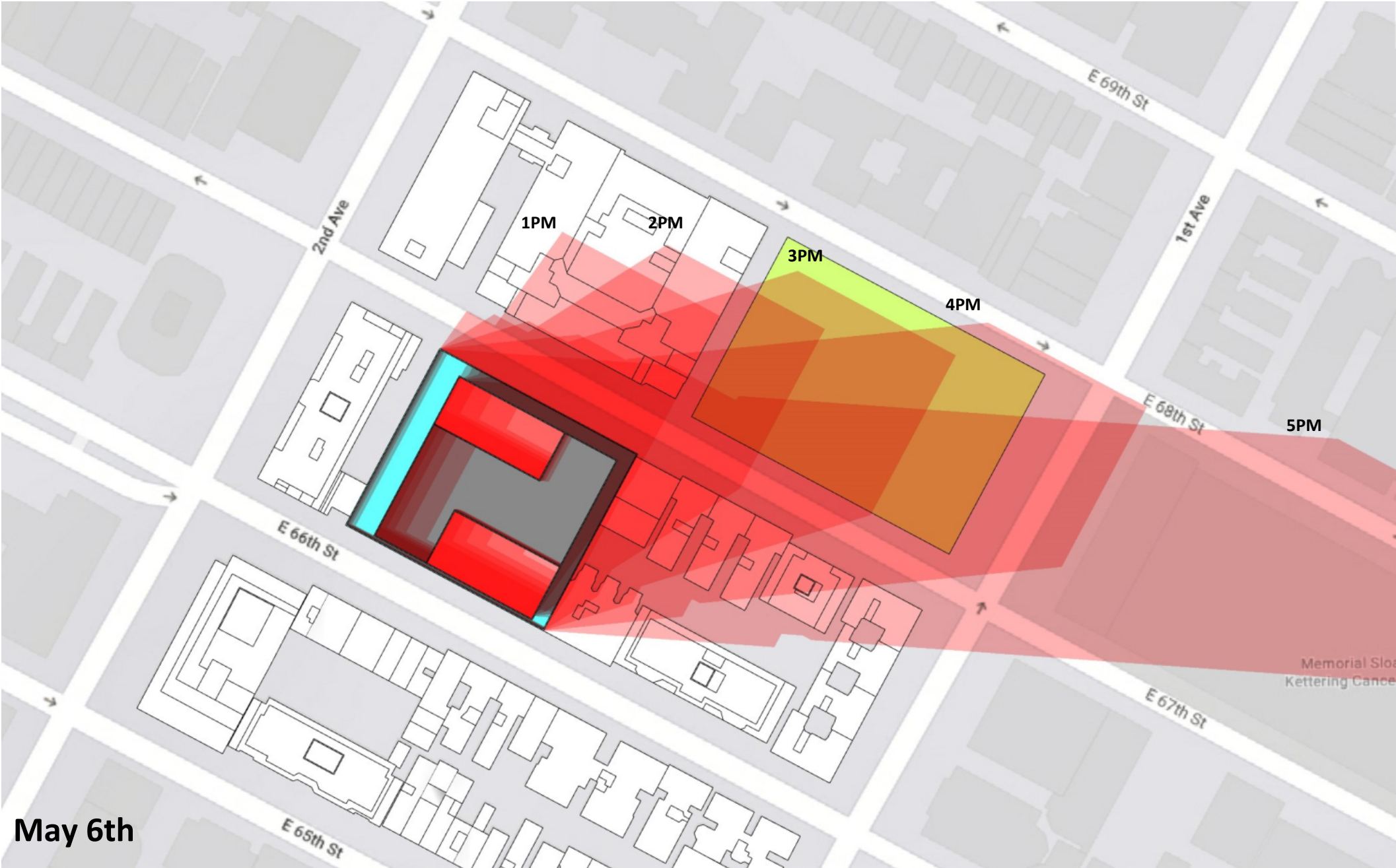
**360 East 88th Street
(at First Avenue)**

Exhibit E1: The project would cast huge shadows on the park, school and 67th St



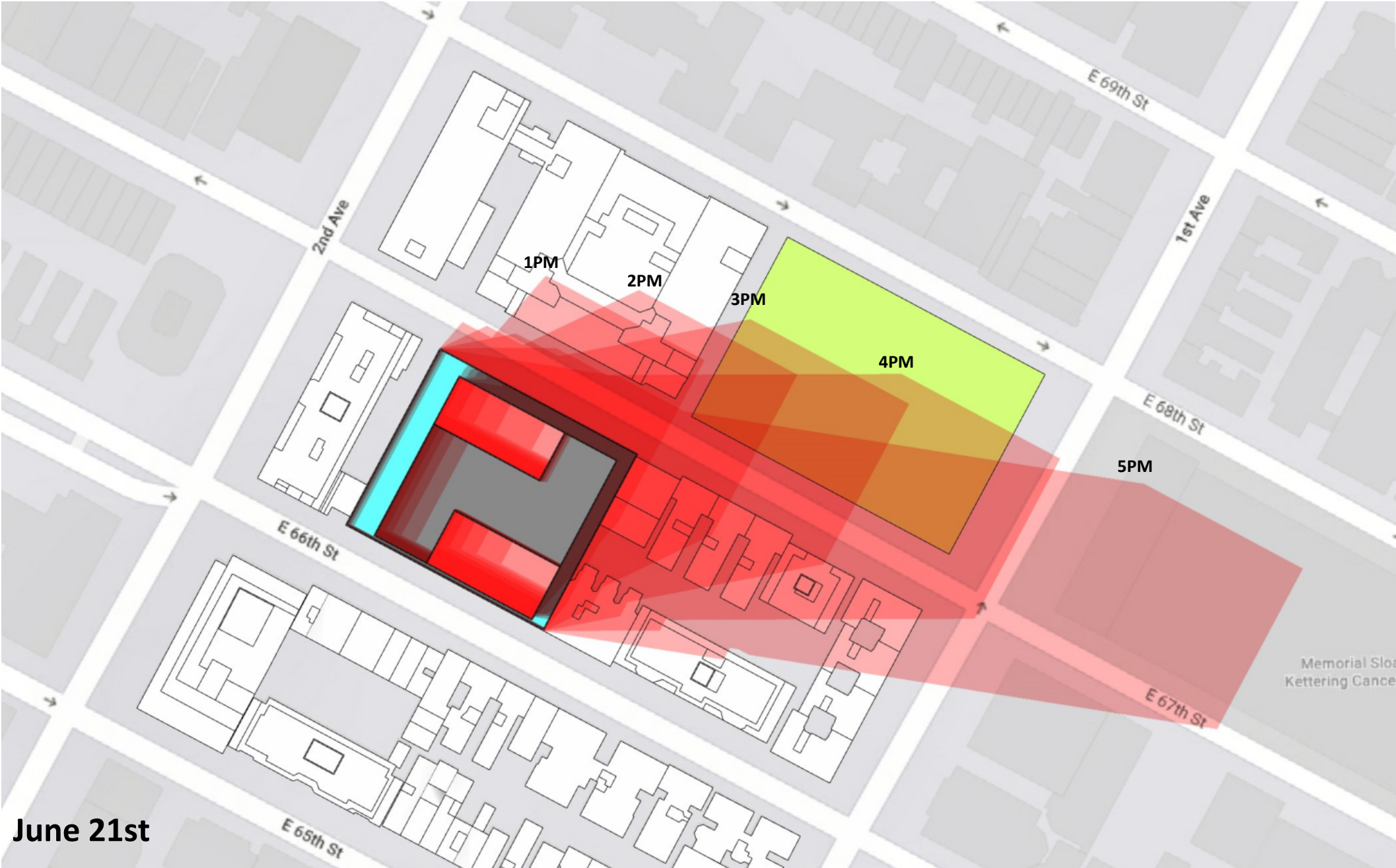
March 21st

Exhibit E2



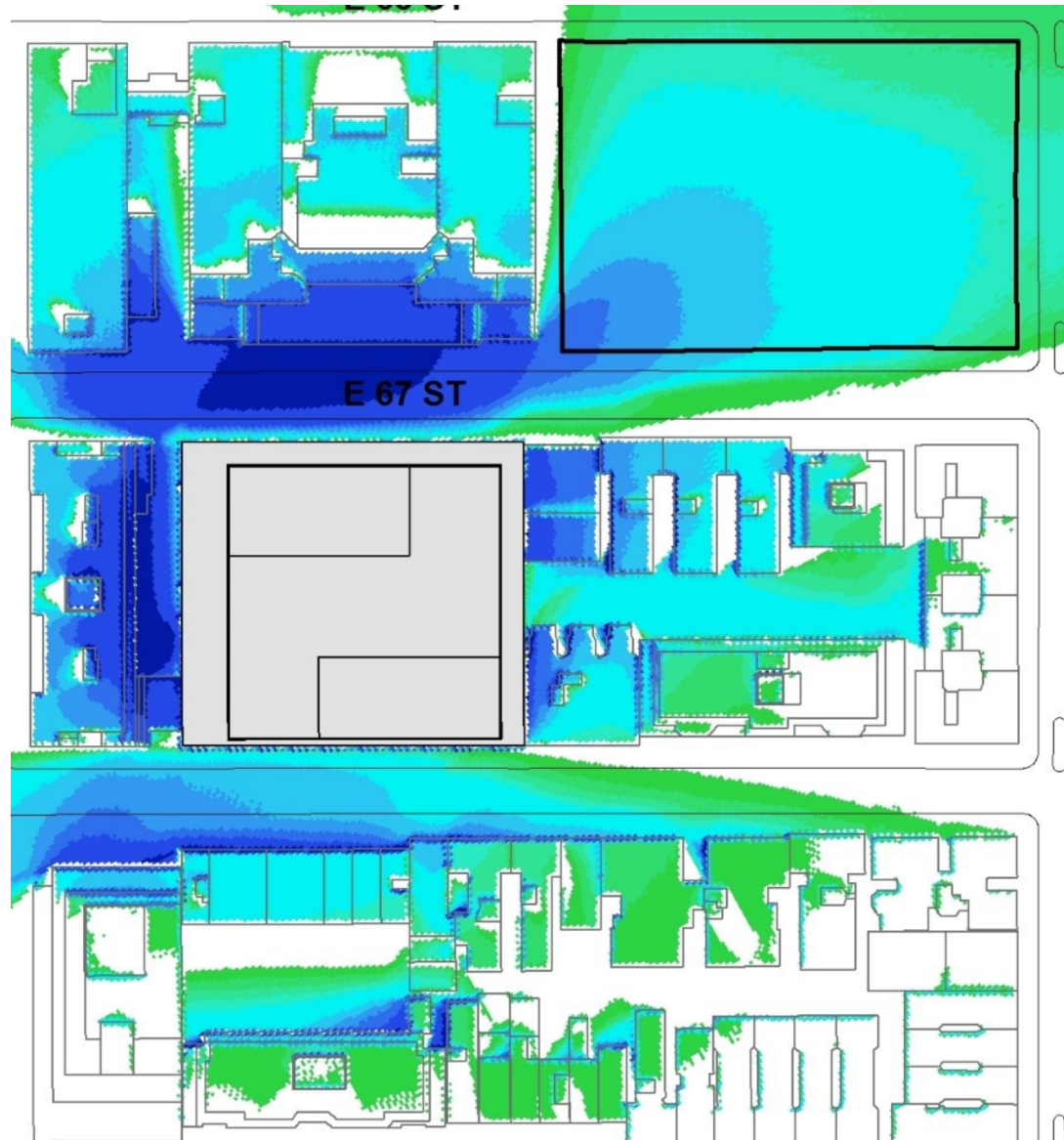
May 6th

Exhibit E3



June 21st

Exhibit 4: Loss of daylight on surrounding sidewalks, school, park would be non-stop



Life Sciences in Commercial Zoning Districts

To: Alicia Glen, Deputy Mayor for Housing and Economic Development
From: DOB: Thomas Fariello, First Deputy Commissioner
DCP: Carl Weisbrod, Commissioner
EDC: Maria Torres-Springer, President
Subject: Life Sciences in Commercial Zoning Districts
Date: December 13, 2016

This memo summarizes the conclusions based upon discussion among the Department of Buildings (DOB), the Department of City Planning (DCP) (collectively, “the agencies”) and the Economic Development Corporation (EDC) about the zoning implications of life sciences research, testing, and development (“Life Sciences”) in commercial zoning districts.

- A. Scope of research and testing: As stated in ZR 32-18 (Use Group 9A), “*Medical or dental laboratories for research or testing, or the custom manufacture of artificial teeth, dentures or plates....*” are permitted in C2, C4, C5, C6, C8, M1, M2, and M3 districts. The agencies and EDC are in agreement that the synthesis and manipulation of chemical substances, biological matter, and animal models (as described further below) are integral activities in commercial medical laboratories devoted to research and testing, as referenced in ZR 32-18. Activities in these laboratories may also include the assembly of medical technologies, diagnostic devices, and research instrumentation for use in prototype experimentation, pre-clinical studies or clinical testing.
- B. Regulation of objectionable effects: ZR 32-18 further defines Use Group 9A as “*not involving any danger of fire or explosion nor offensive noise, vibration, smoke or other particulate matter, odorous matter, heat, humidity, glare or other objectionable effects*”. Due to regulatory guidelines at the city, state and federal levels, commercial life sciences laboratories are not permitted to conduct operations that pose danger of objectionable effects, as cited in ZR 32-18. These laboratories must be designed and certified by licensed professionals and are subject to the same guidelines followed by non-profit medical laboratories. Accordingly, the agencies and EDC understand that commercial medical laboratories do not carry objectionable effects if, as applicable, they meet the necessary environmental health and safety guidelines of agencies such as:
- a. Fire Department of New York (FDNY)
 - b. National Fire Protection Association (NFPA)
 - c. NYC Department of Health and Mental Hygiene (DOHMH)
 - d. NY State Department of Health (DOH)
 - e. NYC Department of Environmental Protection (DEP),
 - f. NY State Department of Environmental Conservation (DEC)
 - g. Environmental Protection Agency (EPA)
 - h. National Institutes of Health (NIH)
 - i. Center for Disease Control (CDC)

C. Representative facilities and operations: Pursuant to item A. above, early-stage life sciences research and development is typically performed in facilities that may include offices, meeting rooms, common pantries, and medical laboratory space. With specialized and appropriate mechanical, electrical, plumbing and ventilation systems, these commercial laboratories accommodate the safe operation of research and testing protocols, including but not limited to:

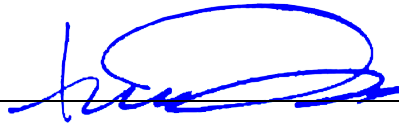
- Small-scale chemistry experimentation and synthesis
- Small-scale molecular biology and biotechnology experimentation or biological engineering
- Physical prototype development activities, such as 3D printing, assembly of devices or materials with medical or research applications
- Small animal husbandry for the production of animal testing models in pre-clinical trials

Such protocols constitute examples of pilot production activities that are integral to the principal use of research and testing, and meet the performance standards related to such principal use

D. Scope of principal use: The principal use of medical laboratories for research or testing may include research and development of technologies with commercialization potential or the development and piloting of processes to enable such research and development – e.g.:

- The creation and/or testing of therapeutics technologies, including but not limited to:
 - Small molecules
 - Biologics
 - Gene therapies
 - Cell therapies
 - Vaccines
- The creation and/or testing of non-therapeutics technologies, including but not limited to:
 - Mechanical/Electronic medical devices (e.g. prosthetics)
 - Diagnostic devices (e.g. EKG sensors)
 - Molecular diagnostics (e.g. genetic tests)
 - Treatment devices (e.g. intravenous pumps)
 - Research instrumentation (e.g. gene sequencing machines)
 - Bio-materials (e.g. artificial tissue)

E. Non-research life sciences facilities: Commercial life sciences establishments may also be seeking facilities primarily for the production, storage, and distribution of pharmaceutical or scientific products available for sale. The agencies and EDC are in agreement that these establishments are permitted to perform such activities in M-districts under Use Group 17, or in C6 districts by way of a Special Permit from DCP under ZR Section 74-48.



12/13/2016

Thomas Fariello, RA
First Deputy Commissioner
New York City Department of Buildings



12/13/2016

Maria Torres-Springer
President
New York City Economic Development Corporation

July 29, 2021

GEORGE M.
JANES &
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Testimony to City Planning Commission
Re: New York Blood Center ULURP # C210351ZMM, N210352ZRM,
C210353ZSM

My name is George Janes. I'm an urban planner.

The proposal for a life sciences hub on East 67th Street is only before you because the Blood Center owns a large site there. With few exceptions, placing high density commercial development outside our central business districts, and in the absence of wide streets, is just not how we do planning and zoning in New York City.

This proposal is an example of bad planning; there are better alternatives. The Blood Center could modernize its facility, build huge floor plates, and vastly increase its size, by obtaining waivers for yard and coverage requirements, allowing the building to stay within the R8B envelope. This is a reasonable compromise between community interests and the needs of the Blood Center. (see Exhibit A)

Life sciences is a strategic industry for the City and the City has already identified publicly owned sites for a life sciences hub. A 2018 EDC RFEI showed sites in Long Island City, Kips Bay and East Harlem, which were all better sites than the Blood Center. (See Exhibits B-E) Let's look at the site in East Harlem: Vacant since urban renewal in the 1970s, this site on Second Avenue is a little larger than the Blood Center, located next to the Proton Center, just blocks from the new public health lab planned at Harlem Hospital. It is currently zoned C6-3 and would be across from sites zoned C6-3 or M. It's located at the foot of the Triboro and Willis Avenue Bridges, blocks from Metro North, the Lexington Avenue line, the future terminal of the Second Avenue Subway. From a land planning perspective, it has everything that the Blood Center site doesn't: appropriate zoning, a wide street, better transportation access, and more appropriate neighboring uses and zoning. (See Exhibit C5)

Further, for critical industries the City wants to grow, we're going to want a multi-nucleus solution. Simply, the more areas where life science clusters, the more opportunities for growth in that industry there will be, while at the same time building geographic redundancy for this critical industry.

Finally, for most of my career, pessimists in my field have said, "We don't plan in New York, we zone." But I push back every time, knowing that we all do a lot of great planning in New York. Let's prove that by rejecting this self-serving zoning application. We need a planning solution that considers the needs of the community, the Blood Center and the City of New York.

Thank you.

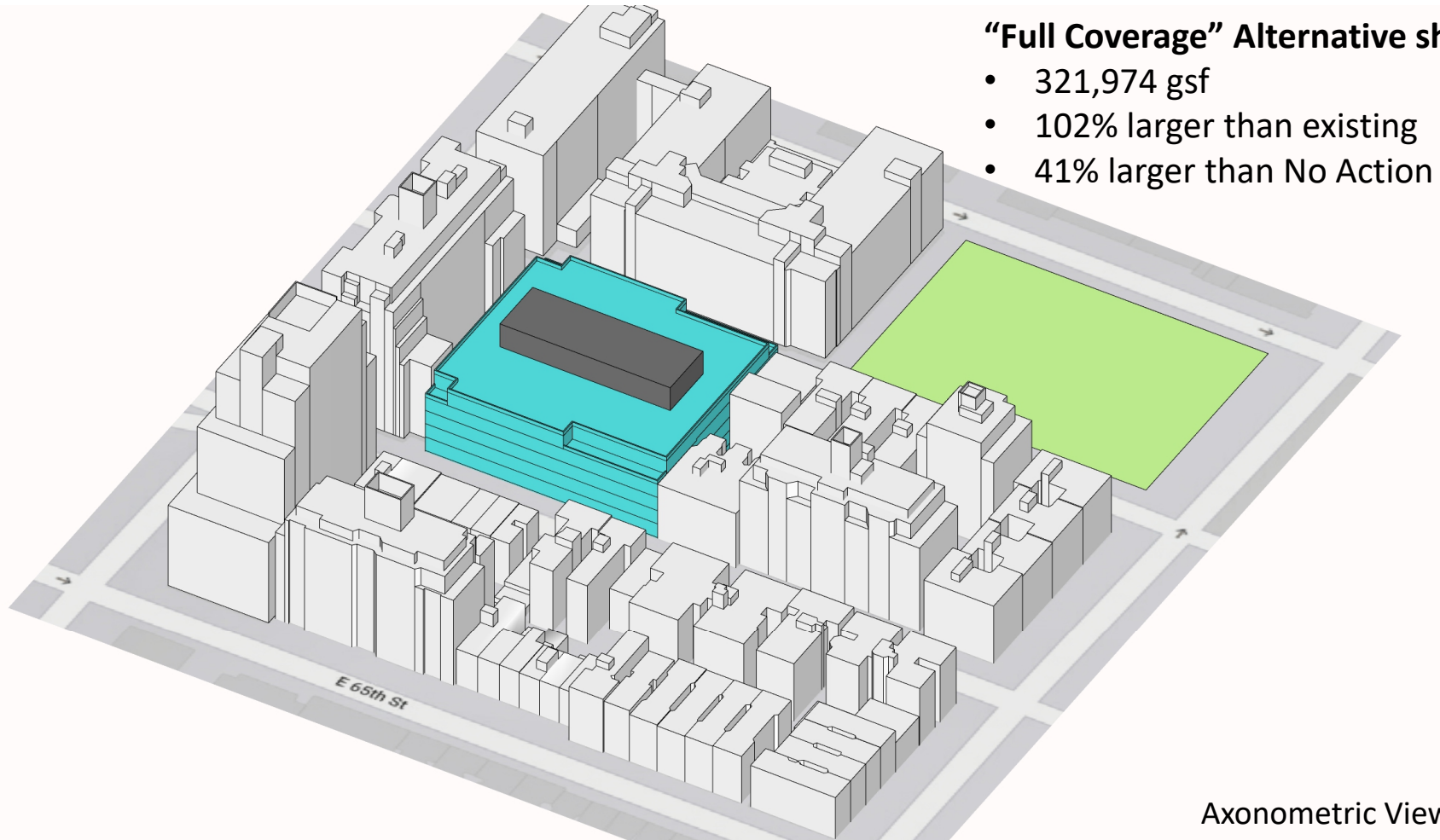
Written Testimony of
George M. Janes

EXHIBITS

New York Blood Center – Center East, ULURP #
C210351ZMM, N210352ZRM, C210353ZSM

August 9, 2021

Exhibit A: “Full Coverage” alternative maintains R8B scale with coverage, yard and FAR restrictions waived



“Full Coverage” Alternative shown to CB8

- 321,974 gsf
- 102% larger than existing
- 41% larger than No Action DEIS alternative

Axonometric View Looking Northeast

Exhibit B: NYC EDC 2018 RFEI for an Applied Life Science Hub on three City-owned sites

Proposed Sites

Three City-owned* sites may be used for the Hub location
(in addition to soliciting proposals for privately-owned sites)

Site 1 – East Harlem Site (Site A East)

- Fully entitled; adjacent to NY Proton Center



Site 2 – Kips Bay Site (Public Health Lab)

- Located within East Side Medical Corridor

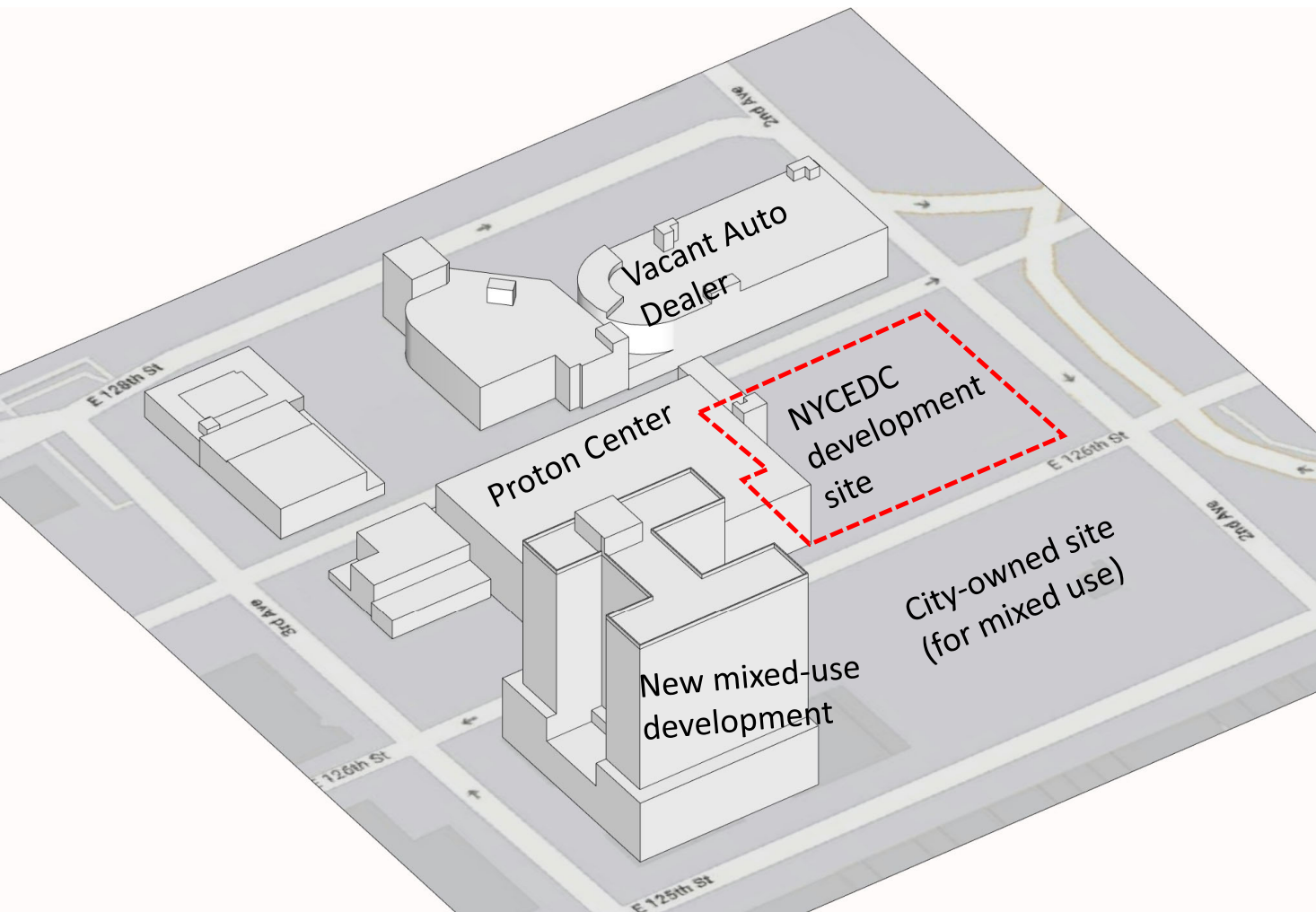


Site 3 – Long Island City Site (DOE)

- Fully entitled; suitable for life science conversion

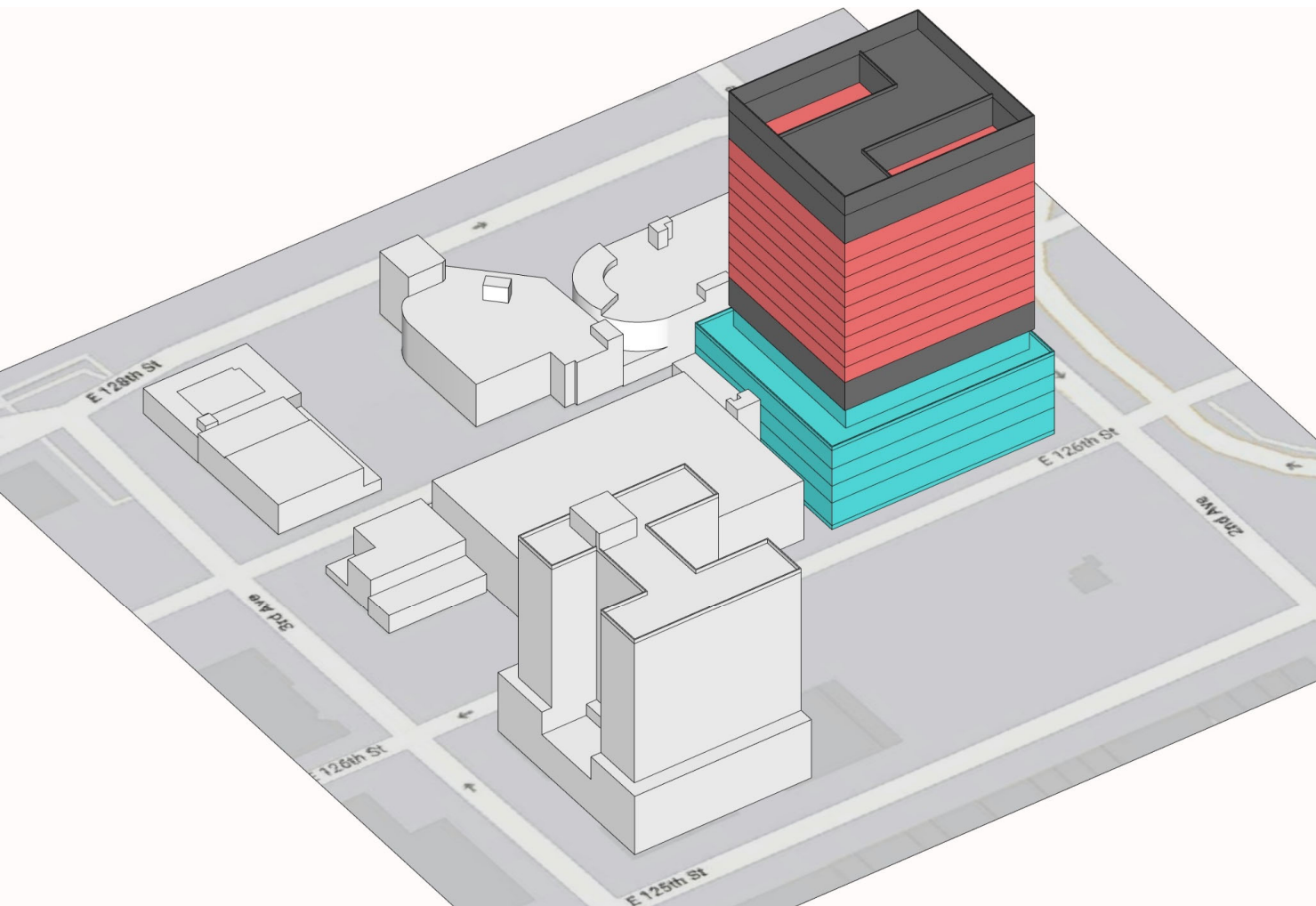


Exhibit C: East Harlem Site analysis



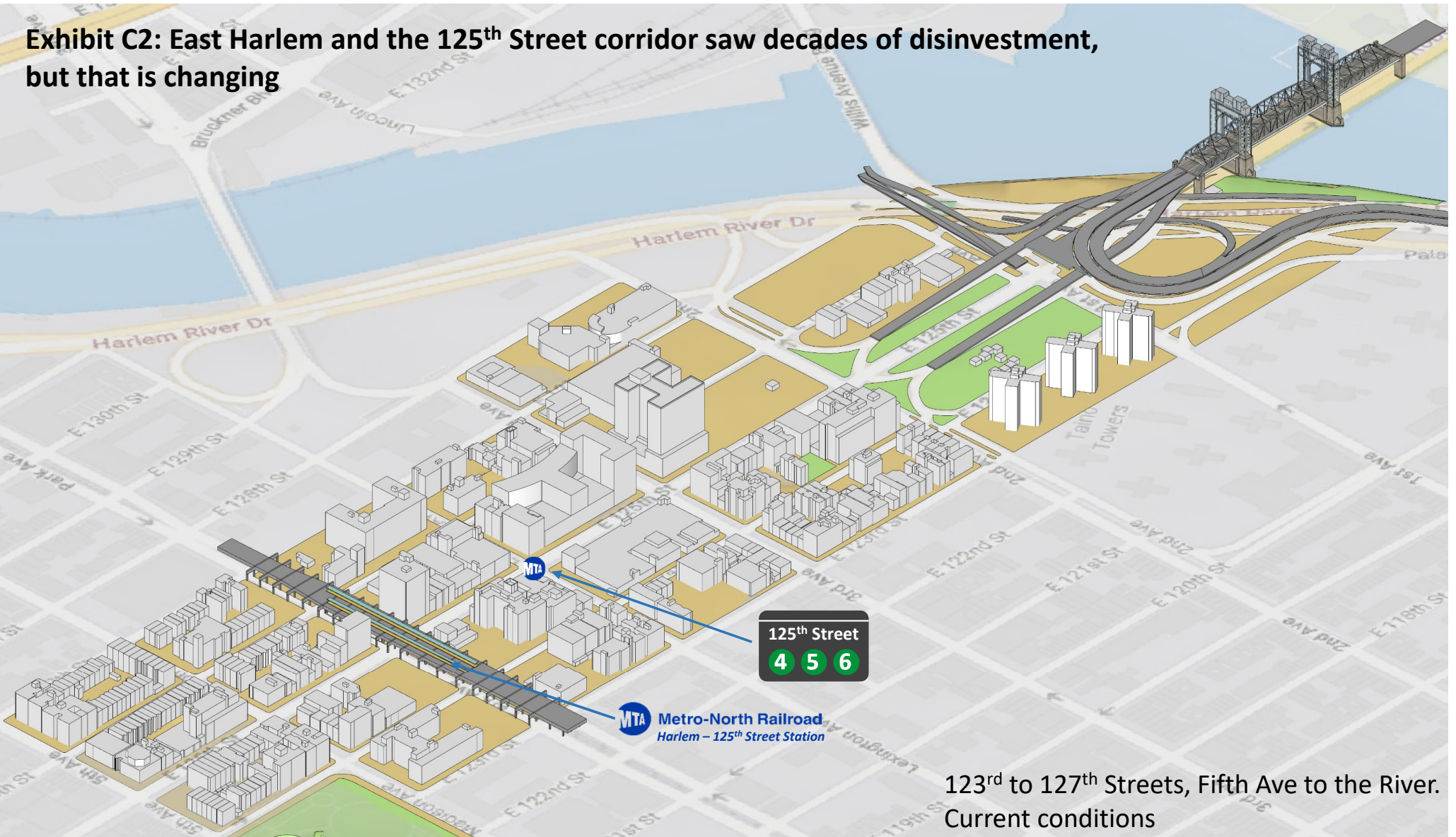
- The East Harlem site on 126th Street is slightly larger than the Blood Center site (48,462 SF vs 45,187 SF)
- Located directly next to a new life sciences facility (Proton Center)
- Appropriately zoned (C6-3) with additional development rights from Proton Center
- Direct access to a wide street (Second Avenue)
- Vacant

Exhibit C1: East Harlem Site can better accommodate proposed program



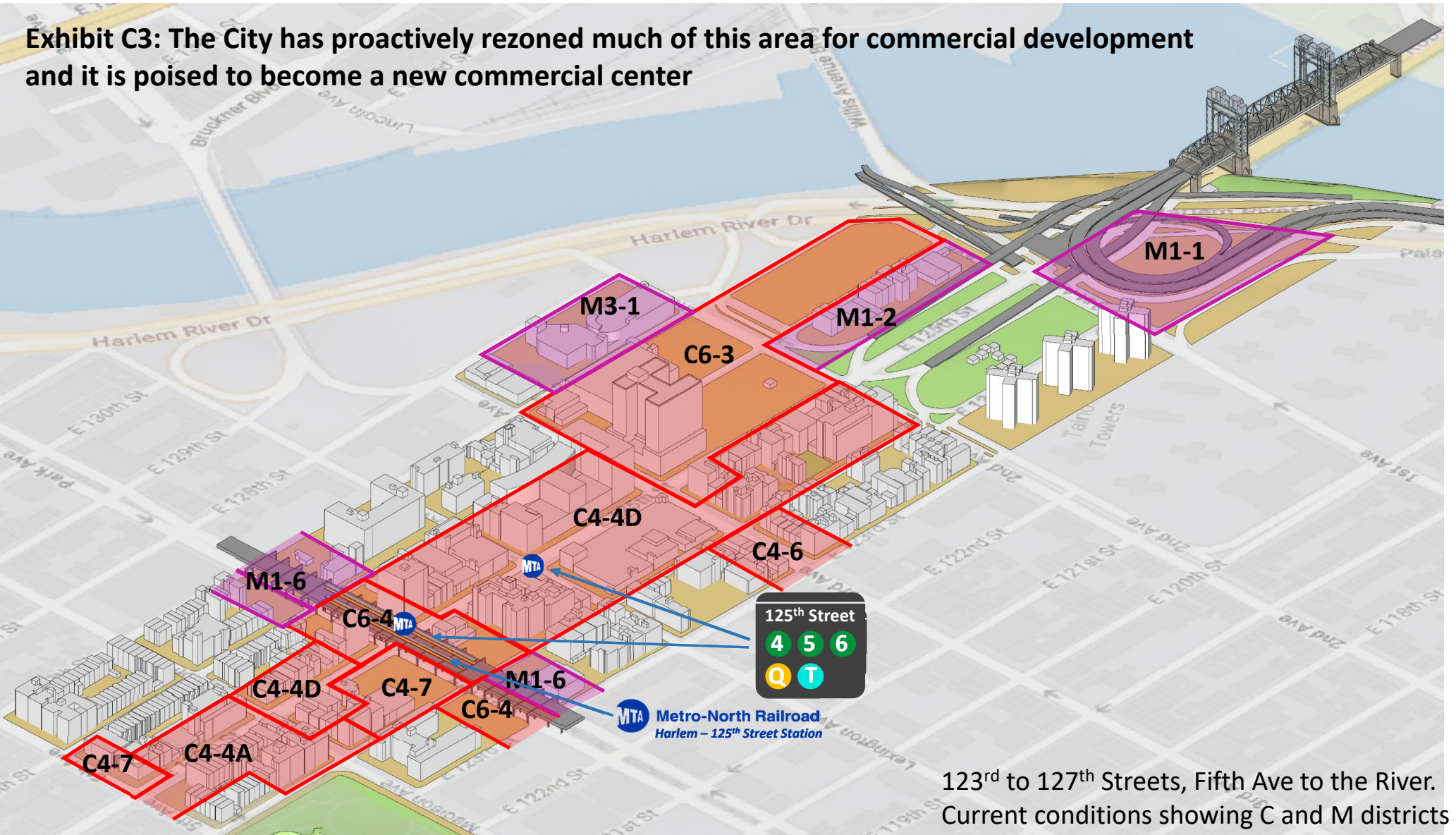
- The Blood Center facility could have standard 10 and 15 foot setbacks because the site is larger
- Easy access to subway and Metro North
- At the foot of the Triboro and Willis Avenue Bridges, easy access to I-87 and the FDR
- Part of a larger commercial district with several new offices planned

Exhibit C2: East Harlem and the 125th Street corridor saw decades of disinvestment, but that is changing



123rd to 127th Streets, Fifth Ave to the River.
Current conditions

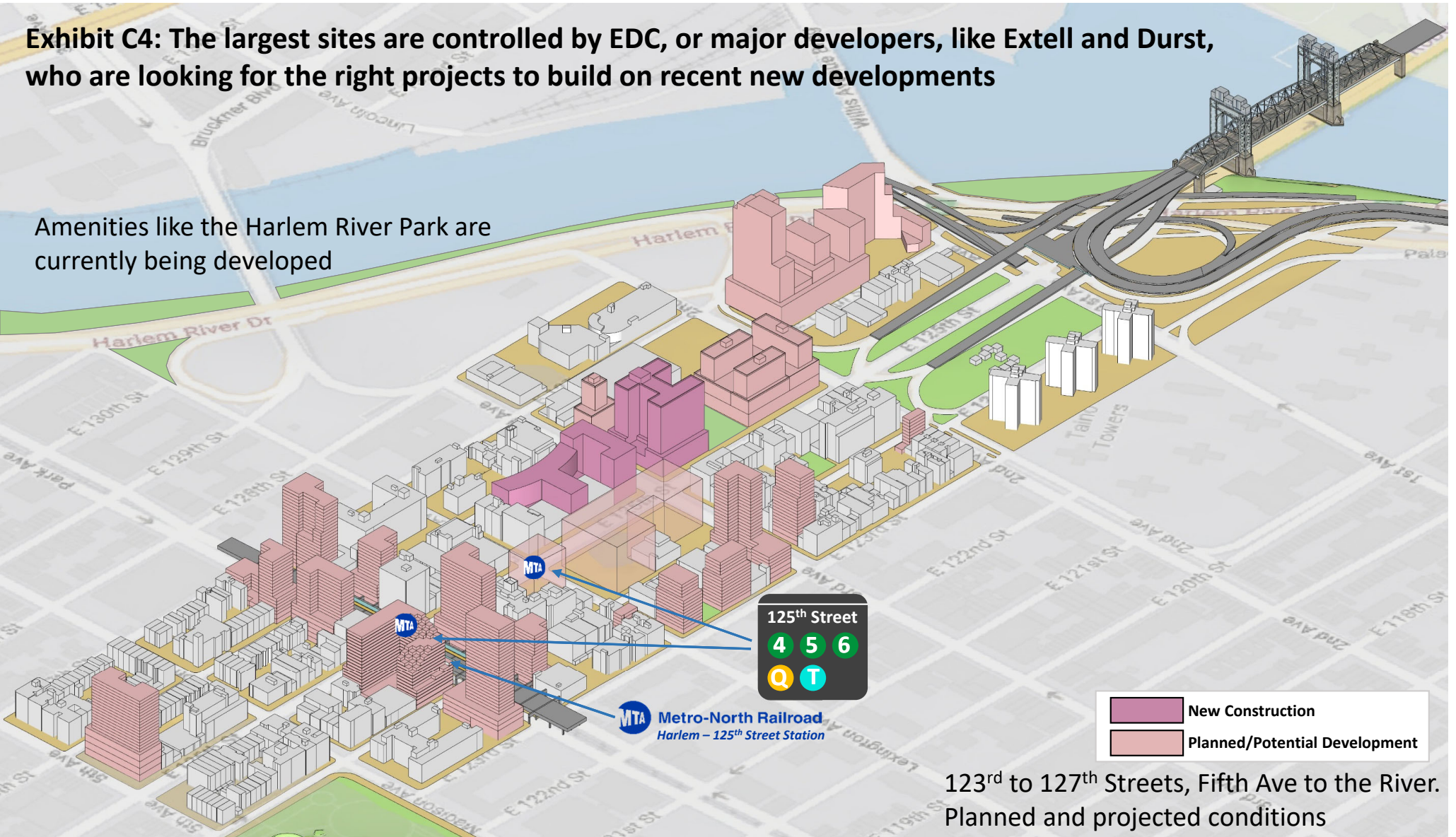
Exhibit C3: The City has proactively rezoned much of this area for commercial development and it is poised to become a new commercial center



123rd to 127th Streets, Fifth Ave to the River.
Current conditions showing C and M districts

Exhibit C4: The largest sites are controlled by EDC, or major developers, like Extell and Durst, who are looking for the right projects to build on recent new developments

Amenities like the Harlem River Park are currently being developed



123rd to 127th Streets, Fifth Ave to the River.
Planned and projected conditions

Exhibit C5: A new Blood Center could be an important part of this change

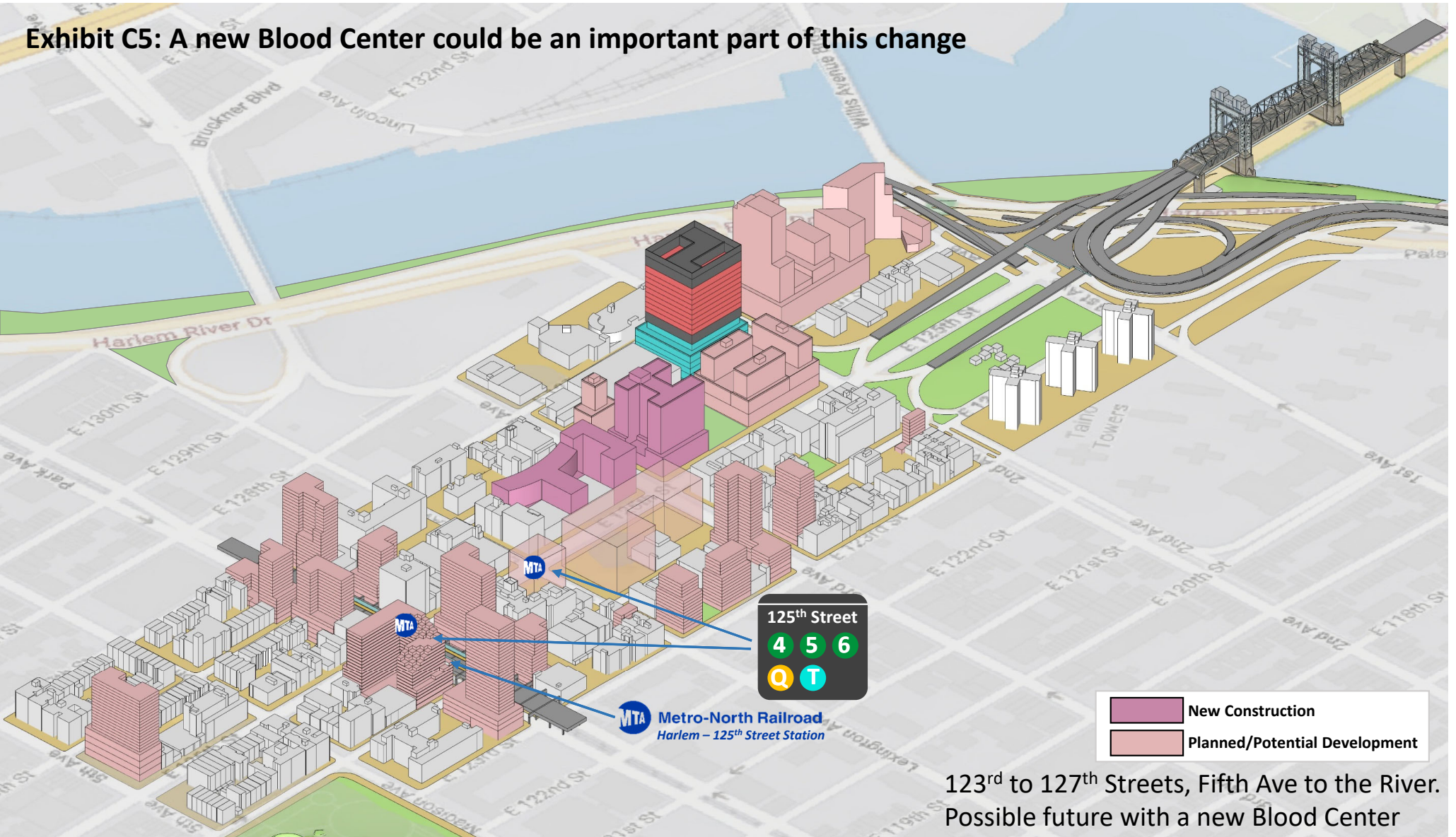
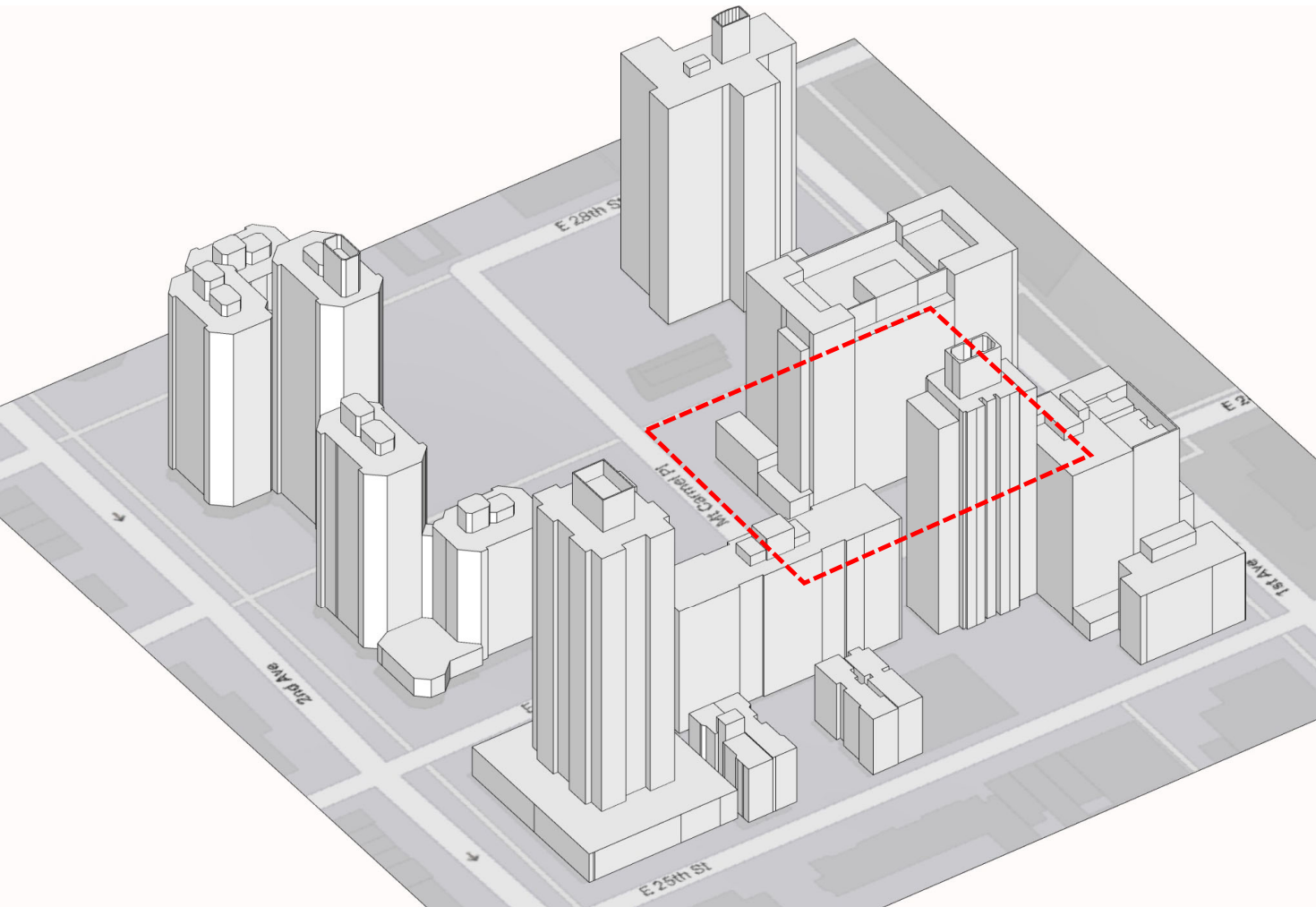
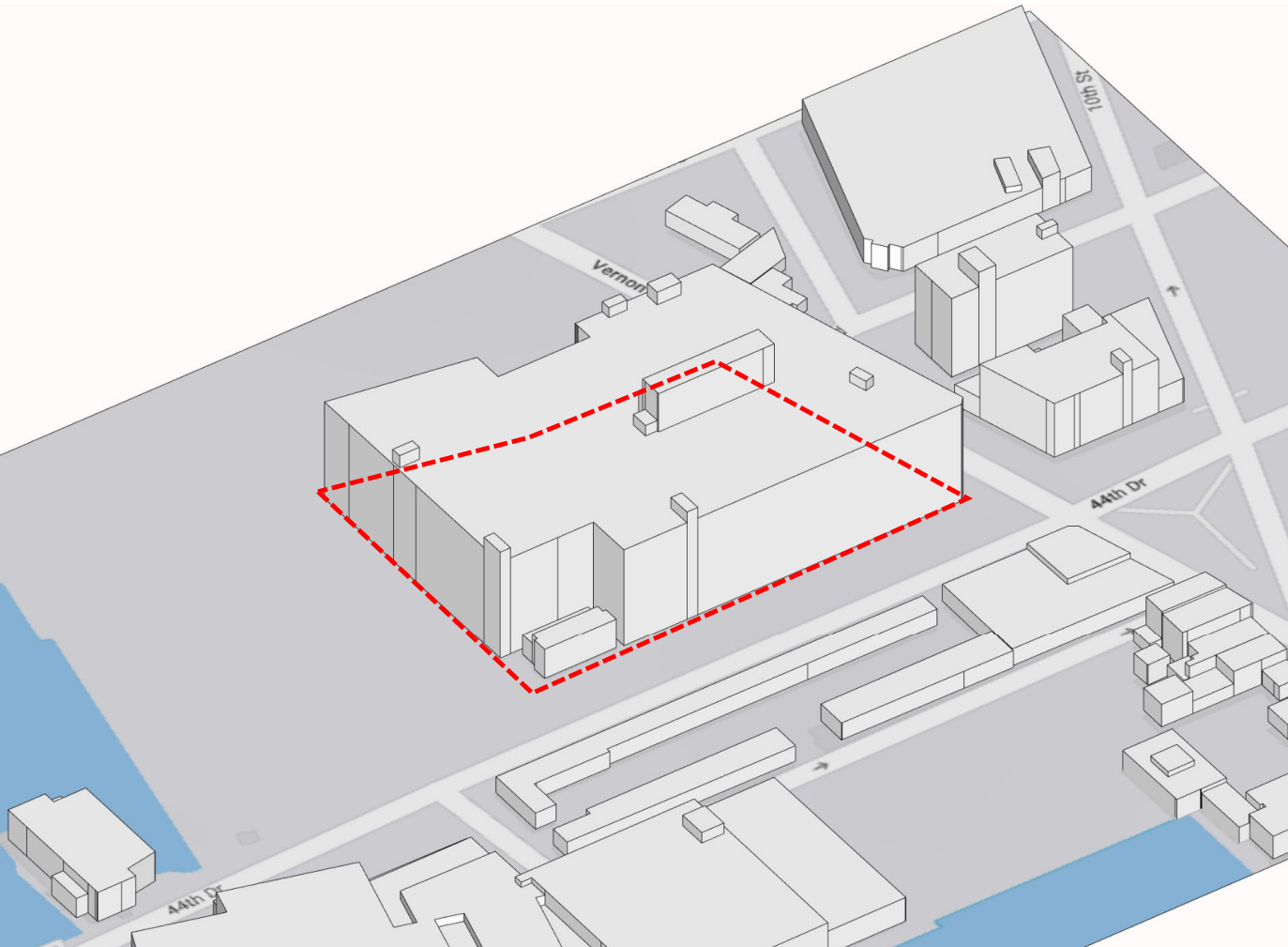


Exhibit D: Kips Bay Site is occupied by a city-owned facility that could be redeveloped



- About the same size as the Blood Center (44,250 SF)
- Located on a wide street across from Bellevue
- Zoned R8, which would require rezoning for use and scale

Exhibit E: Long Island City site was a part of the former Amazon HQ2 site in Queens



- Much larger (90,000+ SF)
- Zoned M1-4, which would require rezoning to achieve the desired scale
- DCP has been entertaining plans to rezone this portion of the Queens waterfront



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August 9, 2021

City Planning Commission

Written Testimony

Re: New York Blood Center – Center East, ULURP # C210351ZMM, N210352ZRM, C210353ZSM

FRIENDS of the Upper East Side Historic Districts, founded in 1982, is an independent, not-for-profit membership organization dedicated to the preservation and celebration of the architectural legacy, livability, and sense of place of the Upper East Side.

FRIENDS has been involved in planning and zoning issues as a critical piece of our mission from the beginning. In 1985, the City Planning Commission rezoned the midblocks of the Upper East Side to the then-new R8B. This was no accident. The R8B zoning envelope was adopted by the City to carefully reflect the existing context, following a systematic study of every midblock in CD8. This came in response to community advocates, including FRIENDS, who were dismayed with the out of character midblock towers that had begun to spring up following the 1961 zoning. The study found striking consistency: 93% of midblock buildings, including the Blood Center, complied with the low-rise envelope.

The 1985 R8B rezoning codified the well-established planning principle that tall buildings and commercial uses belong on wide streets, and narrow streets should be reserved for lower scale residential and associated uses. (see Exhibit A and B) Hundreds of such low-rise zoning districts have been mapped on narrow side streets throughout the City. Indeed, this very Commission has upheld the principle of directing growth away from lower-scale midblocks in rezonings across the five boroughs, including, for example, the East New York rezoning, which identifies Atlantic Avenue as a “growth corridor” and mapped R5B and R6B zoning on multiple midblocks (see [East New York Community Planning Plan - DCP \(nyc.gov\)](#)), the East Harlem rezoning, where midblock zoning enacted in 2003 was retained, and additional contextual districts were mapped to preserve existing character, while wide streets were upzoned to accommodate commercial uses and higher density residential to support affordable housing (see [East Harlem Rezoning - DCP \(nyc.gov\)](#)).

The distinction between density along broad corridors and lower-scale residential uses on narrow streets is an innate quality of urban life, and part of what makes our neighborhoods livable. In the 36 years since R8B was established, it has reinforced existing midblock context where mapped. The City’s meticulous study in 1985 looked at 175 midblocks then zoned R7-2 or R8, identifying those of R8B scale. Of the 2,900 buildings analyzed, 2,700 (93%) conformed to the R8B building prototype. Findings also included the following:

FRIENDS

of the UPPER EAST SIDE
HISTORIC DISTRICTS

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The midblocks on the Upper East Side have a strong and identifiable sense of enclosure, scale and coherence. They form enclaves within the larger community and offer quiet refuge from the busier avenues. They also provide a viable and attractive housing resource to a wide range of income groups. The balancing of high-density zoning on the avenues by low-scale development in the midblocks has been a policy upheld consistently by the City Planning Commission. The current zoning regulations... encourage 150-190-foot high towers set back from the street that would be incompatible with the existing context of 55-60 foot high continuous streetwall townhouses and walkups. (see Upper East Side Midblock Study, Department of City Planning, February 1985, page 10. Also see Exhibit H)

But not every block was deemed suitable for R8B. In fact, the blocks east of First Avenue and south of 72nd Street were not included because of the large institutional uses found there. But the block that includes the Blood Center site and those north and south of it were included in the 1985 rezoning, and that's no surprise: the midblocks are overwhelmingly R8B in use and bulk, including the Blood Center. The lively urban respite of St. Catherine's Park, the six vital schools in the Julia Richman Educational Complex, and a New York Public Library branch underscore the residential nature of this portion of the neighborhood. Still today, the overwhelming majority of UES midblock buildings fit the R8B envelope. (see Exhibit C)

The Applicant attempts to justify the rezoning on the theory that the Blood Center is surrounded by non-conforming structures. See Applicant's July 29th hearing testimony. However the Applicant distorts the facts. Of the 36 buildings that the Applicant portrays as "non-conforming," all but 5 are less than 150 feet, less than half the Blood Center's proposed height. And the handful of taller midblock structures all predate the 1985 regulations and are, in fact, examples of what the R8B was trying to stop. For example, 215 East 68th Street, built in 1962, is located on 2nd Avenue and extends into the midblock. It was built under 1916 zoning regulations and includes a 25% lot coverage tower. 211 East 70th Street, built in 1975, built pursuant to C1-9/R8 split lot regulations, includes large open space at the base. DCP clearly was aware of these structures when it recommended a more balanced midblock zoning (see Exhibit D). That the very towers that catalyzed R8B should now be used to justify a huge upzoning is absurd and contrary to the purpose and effect of the R8B zoning.

To the extent that the applicant has represented that this is not a typical R8B block, we respectfully disagree. Compliance with the R8B envelope on the Blood Center block is high, including the existing Blood Center building itself. (see Exhibit E) The street-level perception on both 67th and 66th Streets between 1st and 2nd Avenue is one of remarkable consistency, with low-scale buildings sandwiched between the taller structures on the avenues, and the welcome green space of St. Catherine's Park providing a rare quality of openness on these dense blocks. While there are two non-compliant buildings at the eastern end of the Blood Center block, these were noted by DCP in 1985, and are less than 150 feet. And the Julia Richman Educational Campus building just across the street was



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identified by DCP as fitting the R8B scale in 1985, as the measurements to the main roof are just over 75 feet. (see Exhibit F)

There has been never been a rezoning of the R8B on the Upper East Side, nor has it proved an impediment to expansion of medical or other institutional uses. (see Exhibit G) The applicant attempts to downplay the dramatic departure from long-held land use policy by citing the only other rezoning of an R8B district: an affordable housing project on the Upper West Side that included a rezoning from R8B to R8A. (see [West 108th Street WSFSSH Rezoning – ZAP \(nyc.gov\)](#)) But it's an apples and oranges comparison; that project included only a modest increase in height and bulk, and notably included height setbacks as the building approached an adjacent park. It did not introduce a commercial use into the midblock, and it maintained the overarching principle of placing lower scale development on narrow side streets.

Here, the maximum height would quadruple from 75 to 334 feet, the allowable floor area would double, and it would, for the first time anywhere, map a C-2 district on a midblock without frontage on a wide street. The bulk is also massive, with the size of floorplates rivaling major office towers like One Vanderbilt and the Freedom Tower, rather than anything, anywhere on the Upper East Side, much less in a midblock. Everything about this proposal is unprecedented.

While the community will bear the burden of this egregiously large building, it will do nothing to benefit the community. Nor will it directly benefit the Blood Center, which could achieve 10% more brand-new community facility space in an as-of-right building than in the proposed building. The application will primarily benefit a private developer who could otherwise locate more appropriately in an M or C district elsewhere within the City.

There is no need to dismantle decades of consistent land use policy and practice by this Commission to subsidize a private development which has no substantiated need to be at this location. And doing so at time when the City faces a crisis in vacant commercial space would be irrational.

If approved, this application would diminish what makes our neighborhoods livable, and it will send a message that will be heard loud and clear that contextual residential midblocks are for sale not just on the Upper East Side, but across the five boroughs. FRIENDS strongly urges the Commission to reject this proposal.

Thank you.

Written Testimony of
FRIENDS of the Upper East Side Historic Districts

EXHIBITS

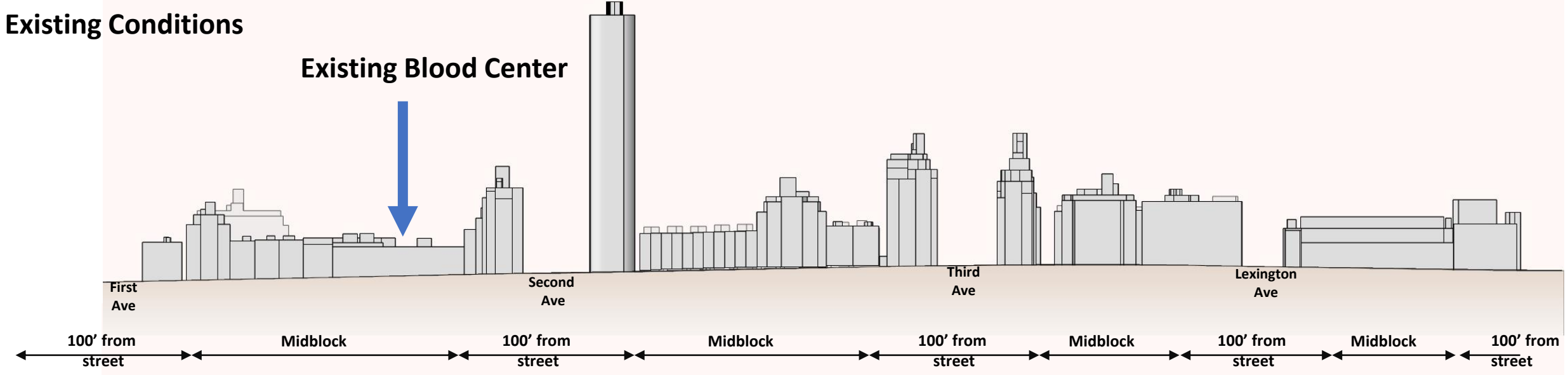
New York Blood Center – Center East, ULURP #
C210351ZMM, N210352ZRM, C210353ZSM

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Exhibit A: Distribution of tall buildings on wide streets with lower scale on narrow streets

Street elevations – 67th Street South Elevation

Existing Conditions



Proposed Conditions

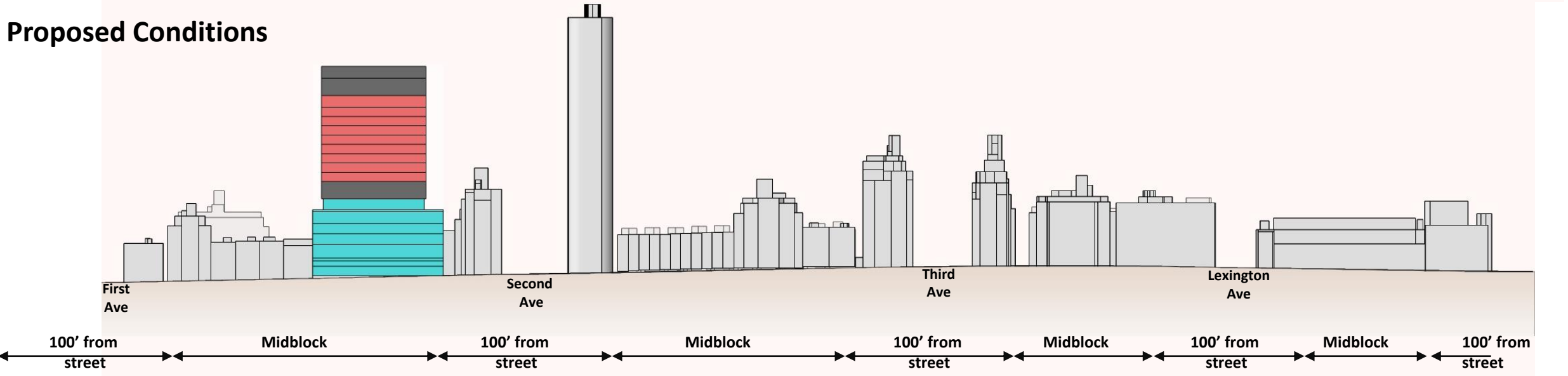
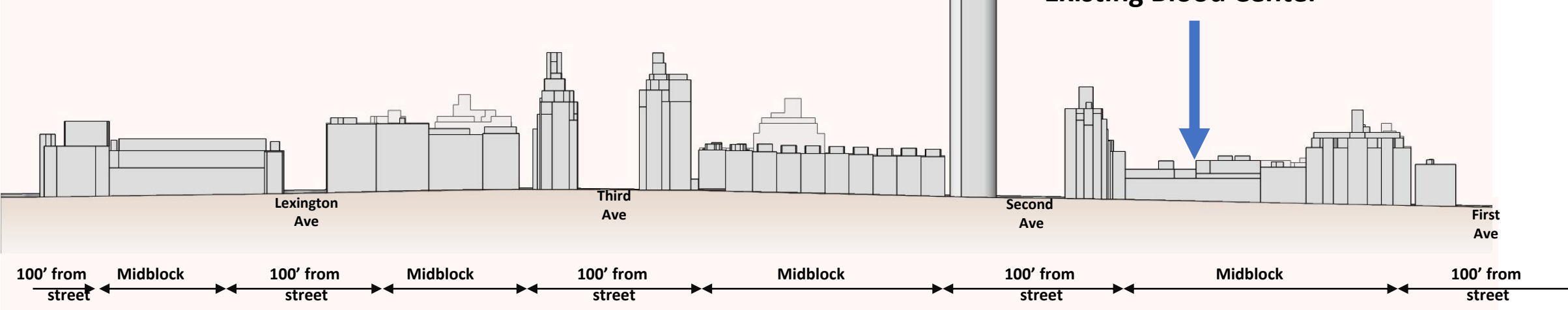


Exhibit B: Distribution of tall buildings on wide streets with lower scale on narrow streets

Street elevations – 66th Street North Elevation

Existing Conditions



Proposed Conditions

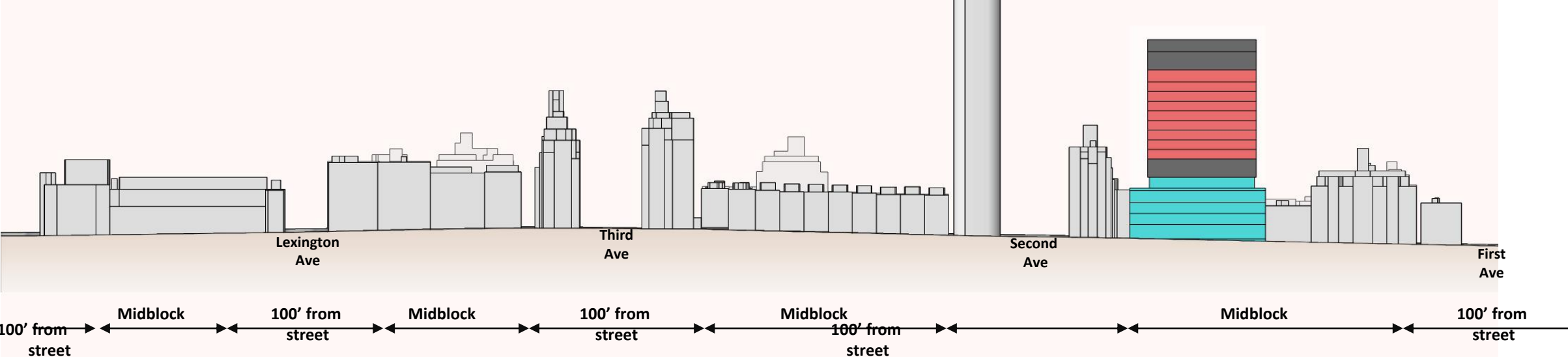


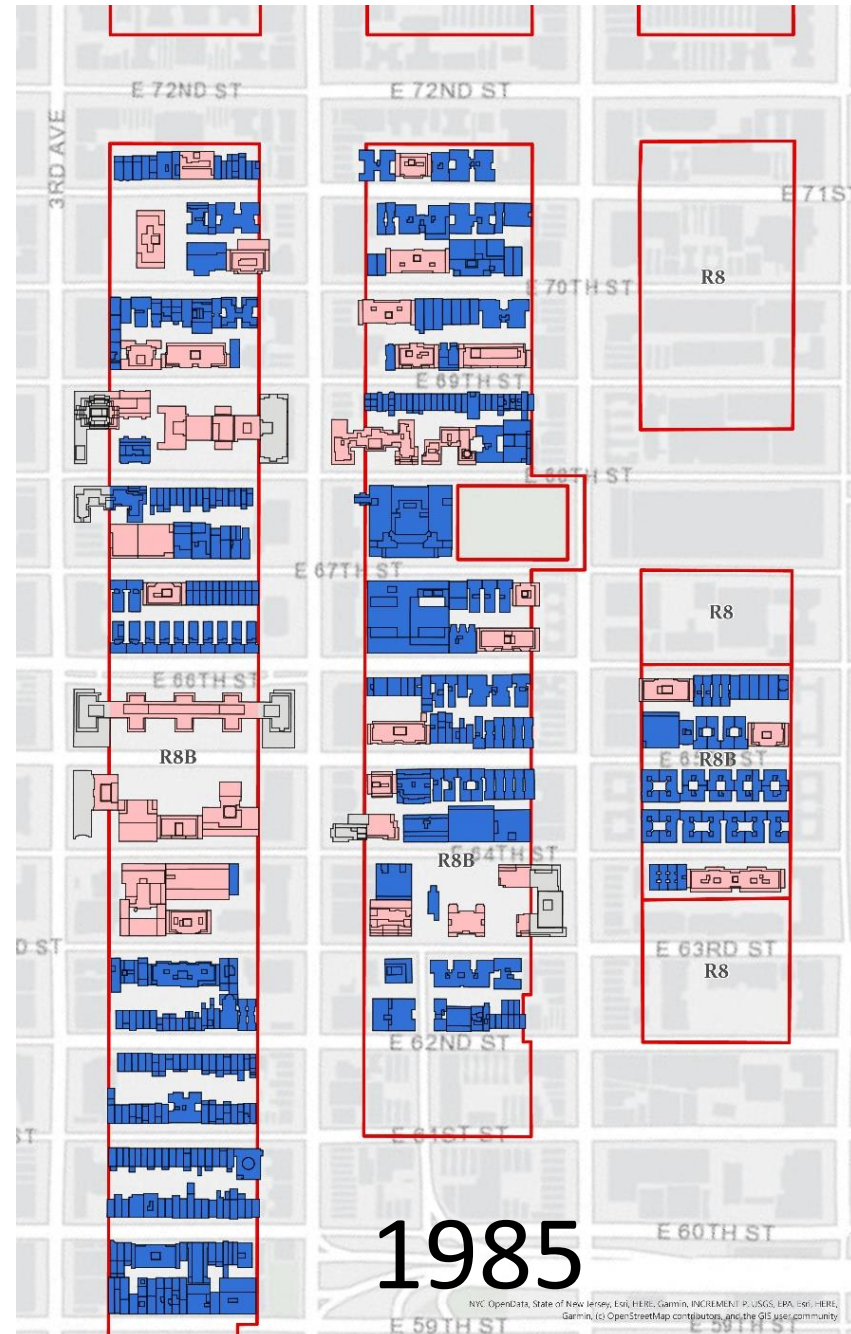
Exhibit C: R8B Compliance 1985 vs 2021

Even though all the major non-compliances pre-date the mapping of R8B, DCP still decided to recommend R8B

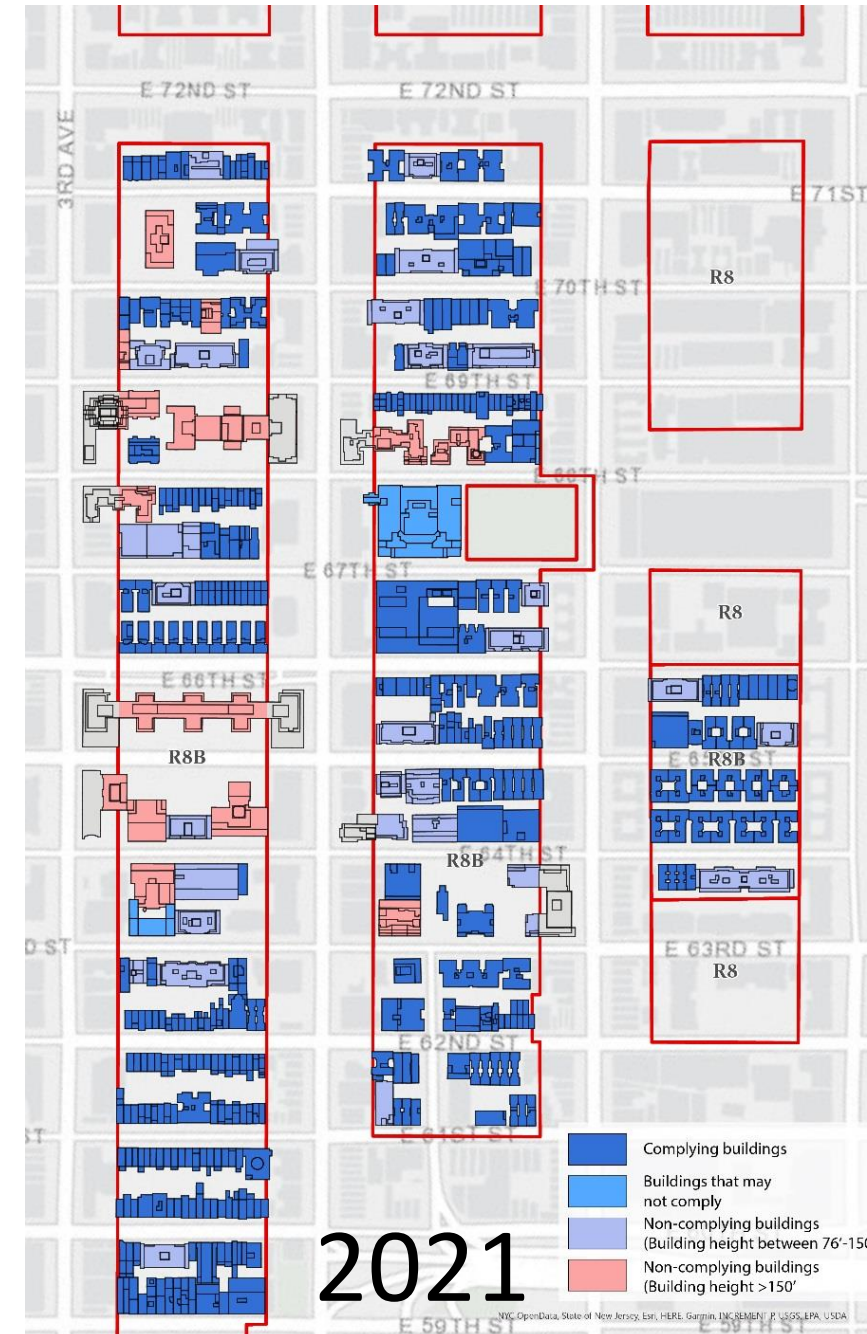
In 1985, DCP recommended not rezoning the midblocks east of First Avenue because of substantial non-compliance. Later, parts of three blocks east of First Avenue were rezoned R8B.

DCP could have decided that blocks west of First Avenue should also be omitted, but they didn't, and ***the compliance of this area with the R8B has not materially changed since that time.***

Most of the differences shown are buildings that existed in 1985 that DCP did not correctly characterize 1985, not actual changes.



1985



2021

- Complying buildings
- Buildings that may not comply
- Non-complying buildings (Building height between 76'-150')
- Non-complying buildings (Building height >150')

Exhibit D: Upper East Side Midblock Study, Buildings of R8B Scale, DCP 1985

- Backed by community advocates, the Department of City Planning studied the every midblock building in 1985
- “The balancing of high-density zoning on the avenues by low-scale development in the midblocks has been a policy upheld consistently by the City Planning Commission.”
- “The midblocks on the Upper East Side have a strong and identifiable sense of enclosure, scale and coherence. They form enclaves within the larger community and offer quiet refuge from the busier avenues.”
- “[The R8 district] ...encourages 150-190-foot high towers set back from the street that would be incompatible with the existing context of 55-60 foot high continuous streetwall townhouses and walkups.”
- “[R8B zoning] is applicable to the East Side midblocks in that **over 90% midblock structures in the study are compatible with the R8B building prototype.**”

Blood Center



Exhibit E: High R8B Compliance Around the Blood Center



Most buildings in this area, including the Blood Center are of R8B scale.

The very few existing non-compliances are all less than 150 feet.

One building requires a little more discussion. In 1985 DCP classified the Julia Richmond Educational Complex (JREC on the map to the left) R8B scale. The applicant calls this non-complying "under 200 feet."

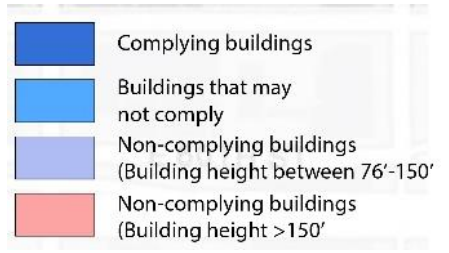


Exhibit F: Julia Richman Educational Complex R8B Compliance



The Julia Richman Educational Complex is very close to the R8B's 75 foot height limit

When measured from the lowest sidewalk elevation, JREC is barely over 75 feet to its main roof, with a modest bulkhead. It is of R8B scale, as DCP identified in 1985.

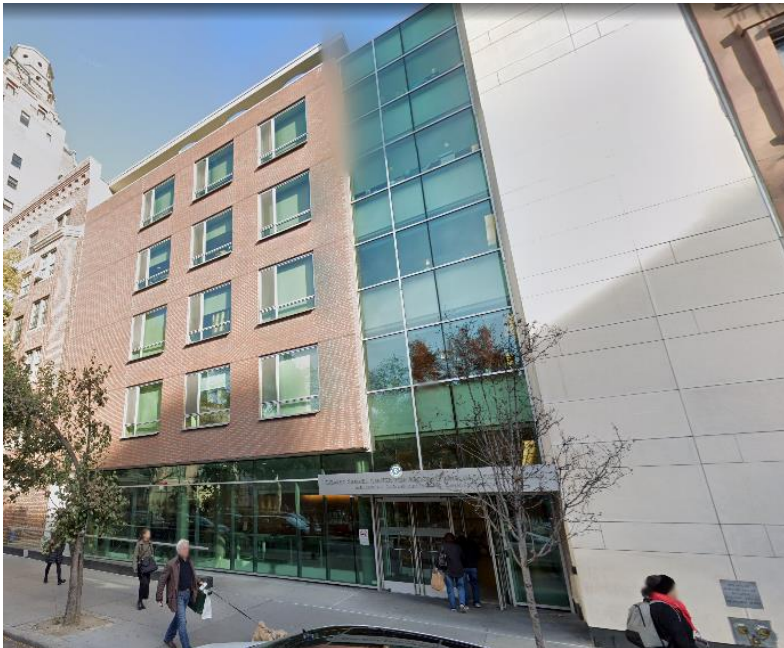
While not all non-complying buildings are this close, many are, and that fact is completely lost in the applicant's materials

Main roof is just over 75 feet

Exhibit G: Recent medical buildings in R8B



Memorial Sloan Kettering 327 East 64th Street, 2000



Memorial Sloan Kettering 353 East 68th Street, 2016



Memorial Sloan Kettering 333 East 61st Street, 2021

IN THE MATTER OF an amendment of the Zoning Map (Sections No. 5d, 6b, 8c, 8d and 9a), pursuant to Sections 197-c and 200 of the New York City Charter, changing from R7-2 and R8 Districts to R8-B Districts all property within R7-2 and R8 Districts within the area generally bounded by East 96th Street, Third Avenue, East 93rd Street, Second Avenue, East 94th Street, First Avenue, East 90th Street, the Pierhead Line of the East River, East 76th Street, York Avenue, East 72nd Street, First Avenue, East 62nd Street, Second Avenue, East 59th Street and Fifth Avenue, Borough of Manhattan, Community District 8, as shown on a diagram dated March 18, 1985.

The proposed rezoning of midblock areas on the Upper East Side of Manhattan between East 59th and East 96th Streets from R7-2 or R8 to R8B was requested by the Department of City Planning to insure that new construction be compatible with the existing narrow-street context.

BACKGROUND

On May 24, 1984, the Board of Estimate passed the Upper West Side zoning changes, which introduced into the Zoning Resolution alternatives to the low-coverage tower and plaza regulations formulated in 1961. A key element of that package is the R8B zoning district for residential midblocks which encourages new development to match the low and mid-rise scale of existing buildings. R8B has a floor area ratio of 4.0, and requires that new buildings and enlargements line up with, and be about the same height as, the existing brownstones, limestones, larger townhouses (mini-mansions), and tenement buildings. Above the mandatory 55-60 foot-tall streetwall, new construction is required to set back at least twenty feet from the front wall and rise no higher than one foot for each foot of setback. A revision to R8B instituting a similar setback requirement at the rear of the building was adopted by the Board of Estimate on April 18, 1985.

During public review of the Upper West Side rezoning proposals, Community Board 8 requested a similar study of its midblocks. In June of 1984, the Department of City Planning initiated the analysis of over 200 midblocks in Community Board 8 zoned R7-2 or R8, located on the narrow east-west streets, generally beyond 100 feet of Madison, Park and Lexington Avenues, and beyond 125 feet of Fifth, Third, Second, First, York and East End Avenues.

ENVIRONMENTAL QUALITY REVIEW

The application (850539 ZMM) was reviewed by the Department of Environmental Protection and the Department of City Planning pursuant to the New York State Environmental Quality Review (SEQR) regulations as set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et seq. (6 NYCRR 617.00) and the New York City Environmental Quality Review (CEQR) regulations set forth in Mayoral Executive Order No. 91 of 1977. It was determined that the action will not have a significant effect on the environment, and a negative declaration was issued on January 29, 1985 (85-180).

UNIFORM LAND USE REVIEW

The application (850539 ZMM) was certified as complete by the City Planning Commission on March 18, 1985, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) and referred to Community Board 8.

Community Board Public Hearing

Community Board 8 held a public hearing on the application on April 24, 1985. On May 8, 1985, Community Board 8 recommended approval of the proposed amendment to the Zoning Map, with particular support for remapping the tenement blocks, by a unanimous vote of 26 in favor, none in opposition, with three abstentions.

Two additional Community Board 8 recommendations reflected the other major issues raised at the public hearing. The first urged the rezoning to R8B of the R8 areas between 62nd and 71st Streets, First and York Avenues, and on 95th Street between Second and Third Avenues; and the second requested an expeditious follow-up study by the Department of City Planning of the issue of community facilities and their possible expansion in the midblocks.

City Planning Commission Public Hearing

On May 22, 1985 (Calendar No. 1) the City Planning Commission scheduled a public hearing on the proposed amendment to the Zoning Map. The hearing was duly held on June 19, 1985 (Calendar No. 48).

There were sixty appearances in favor of the proposal including seven by public officials (or their representatives), and several others by representatives citywide organizations, local groups, and block associations. In addition, petitions with over 2,000 names in favor of the rezoning were submitted to the Commission.

Favorable testimony emphasized the preservation of existing scale, provision of light and air, control of density, and protection of tenements as a vital housing resource. Many speakers requested also that the area between 62nd and 71st Streets and First and York Avenues be rezoned R8B, and that the issue of institutional expansion be studied.

Eleven representatives of eight institutions also spoke. Although most were generally supportive of the intentions of the proposed R8B rezoning, they requested that their plans for future expansion not be jeopardized. A representative of the Real Estate Board of New York, Inc. also opposed the proposal.

CONSIDERATION

The midblocks on the Upper East Side are characterized by a consistent scale and relationship to the street. The consistency is defined in large part by the recurrence of three similar building types:

- o The 3- to 5-story, 50- to 60-foot high brownstones or limestones that are set back 5 to 10 feet from the street line where they form continuous walls of varying length with uniform setback and cornice lines.

- o The 4- to 6-story, 55- to 70-foot high "mini-mansions" that are built to the street line. They are wider than brownstones and extend deep into the lot. "Mini-mansions" vary widely in architectural style, and several of them have been designated as landmarks. They are found most frequently between Fifth and Park Avenues, from 60th to 80th Streets.

- o The 5- to 6-story, 60-foot high walk-ups that are built to the street line, are generally 70-80 feet deep, with air shafts of varying sizes. The consistent pattern of these buildings contributes to the scale of the street, while also providing a significant housing resource for a range of income groups.

In addition to these three housing types, there are also non-residential buildings such as schools, churches, and a few garages that maintain low-scale midblock characteristics.

Of the approximately 2,900 buildings analyzed, over 90% are of the midblock types described above. About 50% of these structures are brownstones and another 35% are tenements.

The majority of midblocks are presently zoned R8. Three strips south of East 66th Street are zoned R7-2, and certain midblocks in the historic districts west of Lexington Avenue are zoned R8 LH-1A or R7-2 LH-1A (Limited Height Districts).

The R8 and R7-2 regulations were developed to encourage taller buildings with a maximum of open space on the lot. Thus, under R7-2 regulations, a developer must build a 17-story structure that covers only 25% of the lot in order to maximize the residential FAR to 3.44. Under R8 regulations, the maximum residential FAR (6.02) is achieved through construction of a 19- to 21-story building built on 35% of the lot in R8 and R7-2 zones. A maximum FAR of 6.5 is permitted for community facility use in R8 zones, and 4.8 FAR in R7-2 zones.

The "sliver building" legislation adopted in March of 1983 began to address the incompatibility of midblock projects built under R7-2 or R8 regulations by restricting new development of less than 45 feet frontage to 60 feet in height or to the lower of the adjacent buildings. The Limited Height (LH-1A) Districts found in the Carnegie Hill, Museum and Upper East Side Historic Districts also restrict new midblock construction, but the 60' height limit may be modified by special permit. Thus for most midblock sites, the Zoning Resolution continues to encourage a building type that is incompatible with the existing scale.

In order to correct this situation, and in recognition of the importance of the midblocks in maintaining balanced development and quality of life on the Upper East Side, about 190 of the over 200 midblocks in Community Board 8 are proposed for rezoning to R8B. Rezoning is not proposed for blocks where the existing construction does not fit the R8B character as in the case of the John Haynes Houses and Stanley Isaacs Housing projects. Nor is it proposed for the isolated midblocks on 95th Street between First and Second Avenues, and Second and Third Avenues, which are bounded by high rise development to the north, and semi-industrial uses to the south. The blocks between East 62nd and 71st Streets and York and First Avenues are also left as R8 because of the low percentage of buildings in this zoning strip that comply with R8B, and the lack of R8B character in the surrounding area. To the east is the Rockefeller University superblock dominated by high and medium-height institutional buildings, and to the south is a semi-industrial C8-4 zone.

During the public review process, the rezoning of the Upper East Side midblock received enthusiastic support from a wide range of individuals and organizations, including Community Board 8; over 40 Upper East Side Block associations; local groups such as Friends of the Upper East Side, Civitas, the East Side Tenants Association, Carnegie Hill Neighbors, Citizens for Sane Zoning and the Yorkville Civic Council, all six elected representatives from the area; and several citywide

organizations such as the Municipal Art Society, the Citizens Housing and Planning Council, the City Club, the Women's City Club, and the Fine Arts Federation. In all cases, the importance of preserving the consistent 4- to 6-story scale on the midblocks was viewed as a major element in maintaining a livable and human environment on the dense Upper East Side.

Two issues were raised for consideration by the Commission. The first was that faced by community facilities whose future expansion plans could be jeopardized by the reduced FAR of the R8B rezoning. Public hearing testimony at both the Community Board and the City Planning Commission and analysis by the City Planning Department staff evidenced the wide range of questions presented by this issue:

- o What approaches best address the institutions' concerns? A text change to §74-711 (Landmarks Preservation) Special Permit regulations has been suggested. This Special Permit would require a ULURP review which does not assure approval. Each case has to be examined in order to develop a satisfactory approach.
- o R8B is a generic zone already mapped in Community Boards 6 and 7. Should relief for community facilities be generic? Community Boards 6 and 7 may hold different views on this issue.
- o R8B is not the only restriction on school or other community facility expansion in CB 8 midblocks: for instance, 16 schools are limited to 60 feet in height, because they are in Limited Height districts or because of "sliver" legislation. If we can develop a satisfactory solution for R8B, should it not also be considered for these other regulations?
- o Should relief be offered to permit use of development rights by a private developer, or should it be restricted to buildings that contain only community facility uses? If so, how can that be accomplished?
- o Should relief apply to all Use Group 3 and 4 uses, or should some activities like doctor's offices, staff dwellings and private clubs, be excluded?

Given the complexity of the issue, Community Board 8 and the Municipal Art Society, among others, urged the City Planning Commission to study the problem in an expeditious follow-up to the rezoning. In late June, the Commission requested the staff to begin work immediately in order to present recommendations by December 1, 1985, with February 1, 1986 as the target date for initiation of the required official review procedure.

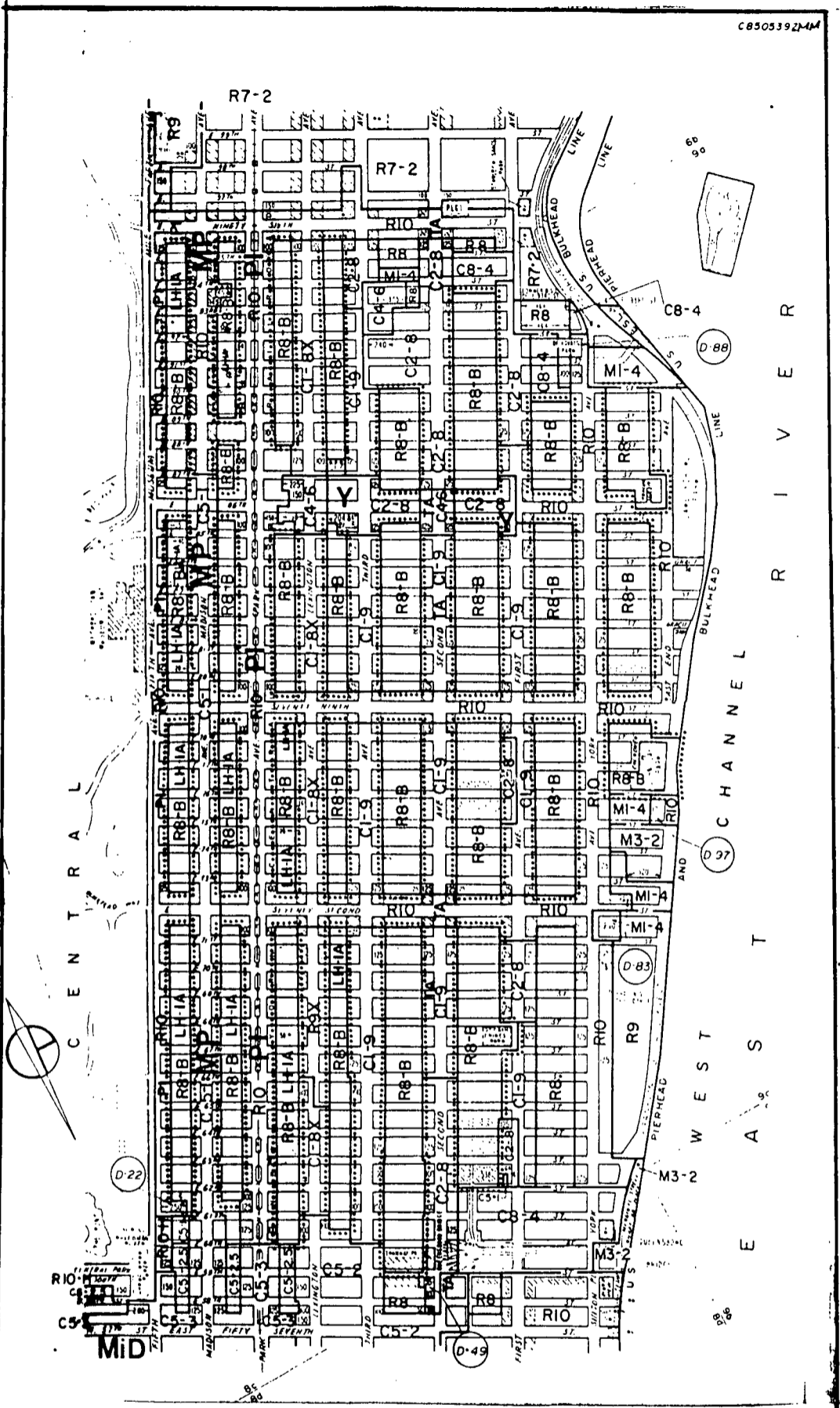
The second issue focussed on midblock areas that had been left out of the rezoning, specifically the R8 area between East 62nd and East 71st Streets, York to First Avenue, and East 95th Street between Second and Third Avenues. In the East 95th Street case, the Commission noted the limited extent of the prototypical midblock context (a new high-rise development will occupy the entire northern frontage) and the mixed character of the nearby midblocks, and thus concurred with the staff that an R8B mapping would be inappropriate. In the case of the strip between East 62nd and East 71st Streets, while the Commission agreed that the overall zoning district was not of typical midblock scale, it did recognize that a smaller area within the zone between East 64th and East 66th Streets contains many R8B buildings. The staff was directed to re-evaluate these particular blocks, and report back to the Commission by October 1, 1985, with initiation of the required review process expected by December 1, 1985.

The City Planning Commission therefore considers the proposed rezoning appropriate and adopted the following resolution on July 22, 1985 (Calendar No. 19) which is herewith filed with the Secretary of the Board of Estimate in accordance with the requirements of Sections 197-c and 200 of the New York City Charter.

RESOLUTION

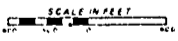
RESOLVED, by the City Planning Commission (C850539 ZMM) pursuant to Sections 197-c and 200 of the New York City Charter that the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended by changing the Zoning Map, Sections No. 5d, 6b, 8c, 8d and 9A from R7-2 and R8 Districts to R8B Districts all property within R7-2 and R8 Districts within the area generally bounded by East 96th Street, Third Avenue, East 93rd Street, Second Avenue, East 94th Street, First Avenue, East 90th Street, the Pierhead Line of the East River, East 76th Street, York Avenue, East 72nd Street, First Avenue, East 62nd Street, Second Avenue, East 59th Street and Fifth Avenue, Borough of Manhattan, Community District 8, as shown on a diagram dated March 18, 1985.

HERBERT STURZ, Chairman
MARTIN GALLEN, Vice-Chairman
MAX BOND, JOHN P. GULINO, R. SUSAN MOTLEY,
THEODORE E. TEAH, Commissioners



CITY PLANNING COMMISSION
 CITY OF NEW YORK
 DIAGRAM SHOWING PROPOSED
 ZONING CHANGE
 ON SECTIONAL MAPS
 5d, 6b, 8c, 8d & 9a
 BOROUGH OF
 MANHATTAN

Certification Date
 March 18, 1985



- NOTE**
- indicates Zoning District Boundary.
 - The area enclosed by the fine dotted line is proposed to be changed from an R7-2 and RB Districts to an RB-B District.
 - [Pattern] indicates a Cr-3 District.
 - [Pattern] indicates a C2-5 District.
 - [Pattern] indicates a Limited Height District.
 - [Pattern] indicates a Special Madison Avenue Preservation District.
 - [Pattern] indicates a Special Park Improvement District.
 - [Pattern] indicates a Special Parkville East 86th Street District.
 - [Pattern] indicates a Special Midtown Development District.
 - [Pattern] indicates a Special Transit Land Use District.
 - [Pattern] indicates a Restrictive Declaration Area.



Date: July 29, 2021

Topic: NY Blood Center East

Good evening and thank you for the opportunity to testify about the New York Blood Center East project. My name is David Melton, I am a member of the Laborers Local 79 and a representative for the Greater New York Laborers-Employers Cooperation and Education Trust. GNY LECET is a jointly managed trust fund of the Mason Tenders District Council of Greater New York; in New York City, LECET represents 17,000 hardworking men and women in construction and 1,200 signatory contractors.

I am here to express GNY LECET's support for the development of the NY Blood Center East- a life sciences facility which will improve the health and recovery of NYC's communities by building with union labor that provides family health benefits and family-sustaining wages. The New York Blood Center is the leading supplier of blood to hospitals all around the city and also works on research and treatments for diseases like Sickle Cell that disproportionately impact Black New Yorkers and other New Yorkers of color. The developers have committed to building with union labor, and creating jobs for New Yorkers of color and low-income households. Center East can uplift residents of East Harlem, South Bronx, Queensbridge, and other neighborhoods hit hard by COVID.

Opponents of this project are complaining about shadows and sunlight. Though I understand that any development comes with some opposition, I can't help but think about the sunlight this country took away from Native Americans or from enslaved Africans in order to create nice residential areas. We stand against any opposition that seeks to keep our members—largely immigrants and People of Color—and any working New Yorkers out of the Upper East Side. We should be welcoming more people to career pathways here, like those Longfellow has committed to in union construction and in the life-sciences sector. Thank you again for the opportunity to express our support.

David Melton



 266 West 37th Street, Suite 1100 | New York, NY 10018  212.452.9300  212.452.9318  gnylecet.org

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Asbestos, Lead & Hazardous Waste Laborers Local 78 | Construction & General Building Laborers Local 79
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July 29, 2021

TESTIMONY TO THE NEW YORK CITY PLANNING COMMISSION REGARDING THE NEW YORK BLOOD CENTER, CEQR #21DCP080M

To the Commissioners of the City Planning Commission, the New York Building Congress is pleased to testify in support of New York Blood Center's *Center East* proposal in Manhattan that will support the needs of the life sciences industry in New York City.

For 100 years, the New York Building Congress has advocated for infrastructure investment, pursued job creation and promoted preservation and growth in the New York region. Our association is made up of over 525 organizations comprised of more than 250,000 skilled professionals and tradespeople. Through our members, events and various committees, we seek to address the critical issues of the building industry and promote the economic and social advancement of our city and its residents.

With that in mind, the Building Congress proudly supports the Blood Center's *Center East* proposal. As we emerge from the COVID-19 pandemic, the building industry will provide an immediate and essential boost to the economies of our city and state while bringing thousands of people back to work, as evidenced by the fact that construction spending was \$61 billion in 2019 and is a key driver of employment throughout the metropolitan area. Our road to recovery must follow a path based on investments that will build New York back better and continue to make the city an attractive hub for all industries, including the life sciences sector.

While New York City boasts industry-leading life science institutions, we have yet to reach our full potential. New York continues to lag behind Greater Boston, Raleigh-Durham, San Diego and the Washington, D.C.-Baltimore area. Given the heightened need for expanded medical care following the COVID-19 pandemic, the Center East proposal will help advance the Blood Center's important mission by transforming its current space into a state-of-the-art facility and in turn enable the growth of the city's life sciences capabilities.

Additionally, this project has the potential to be a key part of the City's pandemic recovery plan, as it will support 2,400 construction jobs and long-term life science jobs. It would also have a \$1.1-billion impact on the State's tax revenue and a multiplier effect by activating countless businesses in its construction and operation.

The New York Building Congress is proud to support the Blood Center's plan, which will aid the economic recoveries of the city and state by creating thousands of jobs while also enhancing our city's life science industry. We urge you to support this application.

Thank you.

CARNEGIE HILL neighbors

STATEMENT TO THE CITY PLANNING COMMISSION REGARDING THE NEW YORK BLOOD CENTER PROPOSED REZONING (ULURP #N210352ZRM) BY LO VAN DER VALK, PRESIDENT, CARNEGIE HILL NEIGHBORS (August 8, 2021)

I wish to thank Chair Lago and the Commissioners for this opportunity to voice our concerns about the Blood Center project and the proposed zoning changes it would require.

I am addressing you representing Carnegie Hill Neighbors, a preservation and quality of life membership organization, now in its 51st year of existence. Our catchment area is in the northwest of the Upper East Side. It is more than a mile distant from the subject project site at 67th Street between Second and First Avenues, but because of the zoning issues involved the project is of grave concern.

From the day of our founding we have been focused on the twin issues of historic preservation and zoning. In the mid-1980s we participated in the effort, joined by many other civic organizations, to get approval for low-scale midblock zoning, known as R8B. We see this zoning as vital to maintaining the residential character of Carnegie Hill and all of the Upper East Side.

We wish to express our strong opposition to the zoning changes being proposed for this project by the New York Blood Center, located at 310 East 67th Street, and Longfellow Real Estate Partners, a private real estate developer headquarter in Boston, that would allow the construction of an avenue-scaled building at a height of 334 feet in the mid-block where zoning limits the height to 75 feet. That is a height more than four times what is allowed. The building will be 16 stories and have an FAR of 10 containing 451,860 zoning SF (square feet), consisting of 139,094 SF classified as community facility space to be used by the Blood Center and 312,766 SF classified as commercial space to be under the control of Longfellow Partners.

The changes in zoning requested amount to spot zoning, unfairly and without real justification, benefiting only the above two entities. As Manhattan Borough President Gale Brewer pointed out in her memorandum (July 28, 2021) these changes amount to a very generous subsidy to the Blood Center and Longfellow Partners and one for which there is no justification.

The purpose of R8B zoning is to allow for low-scale residential housing in the midblock, while the avenue accommodates high density development, a long recognized configuration that allows for residential friendly light and air in the midblocks. The zoning changes requested, however, will allow a mammoth building in the midblock, and it will adversely impact the Julia Richmond Education Complex and St. Catherine's playground by the shadows cast as well as the loss of ambient light.

This is the first major up-zoning for R8B in the Upper East Side (and elsewhere in Manhattan) since its initial passage more than 35 years ago. If these zoning changes are allowed it will set a terrible precedent whose impact will not be easily limited.

For all these reasons we join with Manhattan Borough President Gale Brewer, City Council Members Ben Kallos and Keith Powers, the Coalition to Stop the Blood Center Tower, Friends of the Upper East Side Historic Districts, other civic organizations and residents in opposing these zoning changes.

We ask the City Planning Commission to disapprove the proposed zoning changes.



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www.nyc.sierraclub.org

July 27, 2021 I am Irene Van Slyke testifying for the Sierra Club

During the current pandemic, public health policy and biomedical research have led our society out of peril. We now have hope, and fact-based decision making is to thank.

It is with that sentiment in mind that the Sierra Club NYC Group asks the City Planning Commission to disapprove of the proposed development at 310 East 67th Street (NY Blood Center). We join in strong community opposition to this proposal, including with the belief of Community Board 8 that such a development harms the character of the neighborhood and negatively impacts midblock zoning throughout the City. In addition to joining the community, we echo specific concerns relating to the environment, environmental justice, and equal access to open space and sunlight.

As can be noticed in much of Manhattan's Upper East Side, and around the City, the advent of tall buildings has brought long shadows. The District Manager of the NYC Department of Parks and Recreation, as well as the applicant for this proposal, acknowledge that a high percentage (between 70 and 100% depending on month and time of day) of St. Catherine's Park could be covered by shadow. This is a park frequented not just by children and families, but also by seniors – some of our City's most vulnerable. Should a senior with limited mobility have to look for a new location after losing their sunny spot? As the pandemic rages on, sunlight in the park serves as a respite from long hours in dimly lit corridors for our healthcare workers at neighboring hospitals. Do we really want to remove the bit of serenity offered by sunlight from those risking their lives for this City? The answers to these questions are clearly no. Although we live in the "concrete jungle," although building is a core aspect to innovation (including fighting climate change), we must respect the right to an equitable environment.

Development is important, and the construction of new laboratories for biomedical research are necessary, but in a region of the City with limited open space, is this really the best location? As projects like these encroach on resident's access to nature, we must question their worth with respect to their costs.



CONSTRUCTION AND GENERAL BUILDING LABORERS' LOCAL 79

Date: July 29, 2021

Topic: NY Blood Center East

JOHN NORBURY
President

CHAZ RYNKIEWICZ
Vice President

WENDY WEBB
Recording Secretary

ANTHONY VITA
Secretary-Treasurer

MICHAEL PROHASKA
Business Manager

BERNARD CALLEGARI
Sergeant-at-Arms

ANTHONY WILLIAMSON
Auditor

KENNETH ROBINSON, JR.
Auditor

STEVE ANDUJAR
Auditor

BARRIE SMITH
Executive Board Member

LUIS MONTALVO
Executive Board Member

Good morning and thank you for the opportunity to testify about the New York Blood Center East project. My name is Khalil Vasquez, I am a member and organizer with the Laborers Local 79, the largest union of construction laborers in North America. My union has over 10,000 members and the majority of us are people of color who live in all 5 boroughs of New York City. I myself am also a Harlem resident.

I am here to express Local 79's support for the development of the NY Blood Center East – our entire city will benefit from thousands of family-sustaining jobs, career opportunities for New Yorkers of color and low-income households, and a new medical facility that will support research and treatments for blood-related diseases that disproportionately impact Black New Yorkers and other New Yorkers of color. The developer has committed to working with Local 79 to create career pathways in union construction, which provides workers with family-health benefits and fair wages, as well as training pathways for medical technician and clinical lab positions which will be among the most in-demand jobs over the next decade.

Opposition to this project is narrow, but Center East can uplift and boost incomes for thousands of families from surrounding areas like Queensbridge, South Bronx, and residents of Harlem like myself. New Yorkers from areas hit hardest by COVID should be welcomed back into Manhattan. While opponents complain about new people coming to their neighborhood, we think that people like our members—New Yorkers of color, public housing residents, and immigrants—looking to work in the Upper East Side medical corridor, or simply to seek medical care, should be welcomed, not kept out and excluded.

Thank you again for the opportunity to express our support for this project.

Khalil Vasquez,
Laborers Local 79



Testimony to NYC Planning Commissioners hearing 7.29.2021

East86thStreetMerchants/Residents Association opposes the Blood Center/Longfellow Tower application

Re: ULURP Hearing on July 29, 2021 by NYC Planning Commissioners regarding the NY Blood Center Application for an up zoning on an R8B zoned block. This will require several actions by the CPC: a zoning map amendment to rezone the Development site from R8B to C2-7; designation of the development site for MIH and rezone a lot 100' east from C-1 to C2-8; request a zoning text amendment to Section 74-48 to modify various sections of the Zoning Resolution. Additionally they are requesting a revocable consent from DOT to allow a Marquee projection over the build entrance.

My name is Elaine M. Walsh, testifying and written comments on behalf of the East 86th Street Merchants/Residents Association, in my capacity as its President. I was born and raised in Yorkville and the UES and continue to live here; I am also on community board 8 and former co-chair of zoning and development (I am not testifying on behalf of the community board). The East 86th Street Association is writing to go on **the public record with our strong opposition to the New York Blood Center's application to request an up zoning to build a 334 foot tower, at 310 East 67 Street**, (includes the site rear thru East 66 street.

This site and all mid blocks except for carve outs for institutions have been zoned R8B since 1985. East 67 Street block houses a public library, residential buildings, a recreational park used by young and old alike and an educational complex JREC consisting of 4 High Schools, elementary school, school for autistic students and the Life program, Five of the schools have students hailing from all five boroughs.

We fully support the resolution of Community Board 8 that opposes the application by the Blood Center. The applicant's proposal is **Spot Zoning** that violates the zoning rules of the city. **Any change to the R8B zoning will set a precedent for the undermining of our zoning in R8B as well as in Brooklyn and the Bronx that have: R4B, R5B, R6B and R7B zoning that is similar to our R8B.** R4B part of Bayridge, Bklyn, Middle Village and Rego Park, Queens

R5B Brooklyn 3 story row houses - permits attached and semi attached houses found in Windsor Terrace, Bed Sty and in Ridgewood Queens has height and setback ,front yard and curb regulations

R6B row house districts designed to preserve the scale and harmonious streetscape of neighborhoods developed in the 19th century these are typical Brownstone neighborhoods(like we have) found in Park Slope, or Boerum Hill in Brooklyn these are only examples there are other areas

R7B mandatory Quality Housing regulations are similar to those in R6B but a higher floor area ratio(FAR)

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Height limit rested to 6-7 story apartment buildings rather than the row houses in R6B . There are R7B districts throughout Brooklyn and Queens including parts of Elmhurst and Rego Park

The Blood Center states that it needs a new, up-to-date facility that must be located on its present site because of the proximity to the nearby medical institutions.

This presents no problems. Under current zoning and as of right the Blood Center as the entity can easily be accommodated within the site's R8-B Zoning-providing even more space than current on the site.

It is their collaboration with the commercial entity Longfellow Real Estate Partners who proposes to build a commercial tower (334' +mechanicals and venting systems) above the Blood Center and rent out to tenants is the problem. The total project is out of scale in a residential community and belongs as the other Life Science projects have done in M1 zones.

This entity has no experience in building such a large complex. They saw a chance to have the city pay for most of the development by partnering with the NY Blood Center and meet the requirement from EDC to partner with a non profit and thus be eligible for over \$20Million in funds from the city.

The unmitigable damage to the community and to the integrity of the Zoning Resolution would be caused by the 334-foot commercial tower.

Their argument for the need for proximity to the nearby medical facilities is unsupportable. All of their research and other activities reflect minimal collaboration with nearby institutions and there is no research that supports near for proximity. Indeed most research is global.

Not one research or medical institution in the area has come out to support the Blood Center, nor has the Blood Center indicated any support from the science community. In fact the Blood Center/ Longfellow commercial tower has had no discussion with the community be it the schools or even City Council member Keith Powers.

In dealing with the community board and the community during ULURP review the applicant has **made no effort to respond** to questions neither raised nor showed willingness to discussion any alternatives or concessions. The law firm Kramer Levin's land use attorney Paul Selver, has made it clear there are no alternatives (testified to this at hearing 7/29/2021 before the commissioners) As former co chair of zoning and development for CB8 I have never experienced a total lack of community support for a project, nor had an applicant that functioned as if the deal was done and they did not have to make an effort to work with the community. When I was co chair we asked the Blood Center to come to a committee meeting prior to the

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DEIS. They refused to attend a meeting and in fact the face and mouth piece for the project was Paul Selver. We were never able to ascertain the legal relationship between the Blood Center and Longfellow. Initially Mr. Selver stated there was a partnership between the two and Longfellow would have partners who would occupy the site. The truth now is that Longfellow will be a condominium will have tenants who will purchase or rent space. These tenants can be occupied as medical labs or doctors' offices. Currently there are no known tenants.

In Life Sciences there is a relationship to a university – none exists here In fact Mr. Selver stated that Hunter College, CUNY was approached but they declined. Their only reference is to a CUNY college in Brooklyn that would be offered internships. This is not what has been the relationship with other Life Science initiatives; the collaboration includes an University with faculty engaged in the research. Most grants for this work are obtained by individual researchers/scientists or team of researchers

We believe that this application did not receive appropriate review by the City Planning Commission and is being pushed, for some unknown reason to receive approval by the end of this year. In addition, we believe that it did not receive the appropriate environmental scrutiny that should accompany any request to override a zoning regulation that has been in place for 35 years. This zoning was put in place in 1985 by NYC department of Planning – your own agency to support the neighborhood character of the area. In 1986 city planning reviewed requests by institutions to have a carve out the Blood Center was never part or a player in this endeavor.

R8-B Zoning

R8-B Zoning is the prevailing, mid-block zoning on the Upper East Side. It reflects the scale, character, and residential quality of the neighborhood.

R8-B Zoning is necessary to protect the livability of the neighborhood and the quality of life of the residents.

Longfellow Tower

The 334-foot tower proposed by Longfellow is in major violation of R8-B zoning – the height limit, the size, the building configuration, and the use.

A Longfellow commercial laboratory building, and all other similar buildings, must be located where, and only where, permitted by the Zoning Resolution. Currently that is in a M1 zoning District

Problems and Illegalities of Current Proposal

The site is correctly zoned R8-B, which is necessary to protect the livability of the neighborhood and the quality of life of the residents.

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The proposed zoning changes are “Spot Zoning.” The pointless inclusion of the avenue property (66-67 Second Avenue) is an obvious attempt to conceal this fact.

To rezone an R8-B midblock to a high-density commercial zone would set a dangerous, city-wide, precedent for future such inappropriate applications. Any change to the R8B zoning will set a precedent for the undermining of our zoning in R8B as well as in Brooklyn and the Bronx that have R4B, R5B, R6B and R7B zoning that is similar to our R8B

The severe adverse impacts – obvious to all and reported by local residents and representatives of the Julia Richman Education Complex – demonstrate the correctness and importance of R8-B zoning to the site and the importance to the community of its retention.

The severe adverse impacts – obvious to all and reported by local residents and representatives of the Julia Richman Education Complex – also demonstrate the importance of rejecting this destructive proposal.

Among the numerous adverse impacts are:

- Long and wide shadows cast over the community
- Casting the Julia Richman Education complex, and its students, in a perpetual shadow
- Increased pedestrian traffic, caused by the expected 2,400 employees
- Increased vehicular traffic on already congested streets, caused by the expected 2,400 employees
- ** Casting shadows over Saint Catherine’s Park – the only neighborhood park
- Risk of the accidental release of dangerous pathogens from the numerous commercial research laboratories

** The NYC Department of parks is the city agency that has authority over green space and open space. I have had a conversation with the Director of Environmental Planning. The department must comment on this proposal and have stated in an email that it agrees with the DEIS regarding the negative impact on St Catherine’s Park and can find no way that this proposal can be mitigated.

East 86streetMerchants/Residents Association is hopeful that you will turn down this application. Please vote no and defeat this calamitous proposal Thank you

225 East 79th Street #13B, New York NY 10075
tel: 917-327-5614



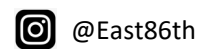
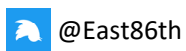
Elaine M. Walsh, Ph.D., LCSW

President East 86Street Merchants/Residents Association

225 East 79 St, Suite 13B NY, NY 10075

9173275614

225 East 79th Street #13B, New York NY 10075
tel: 917-327-5614





225 East 79th Street #13B, New York NY 10075
tel: 917-327-5614

GENERAL PUBLIC

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Tue 7/27/2021 12:09 AM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Donna Abbaticchio**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent": **none**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

I want to express my opinion about the possibility of this totally oversized, incompatible, unnecessary building being built in my neighborhood. One of my strongest concerns is tampering with the zoning regulations to make an exception for this oversized building. This is more or less a residential neighborhood in spite of the many hospital buildings around us. What keeps a neighborhood somewhat liveable in this increasingly overbuilt city is the fact that tall buildings are confined to corners. We do not want to look like midtown Manhattan - all streets are dark canyons. As it is, if I go out after about 2:00, it is very hard to find a place to sit that actually still has some sun. We are already very short on open spaces - which have been so crucial during the virus and quarantine - where a resident can enjoy a little light or sun. St. Catherine's Park is one of the only open green spaces for blocks. One of the best pieces of advertising against this that I wish would

be used is side by side pictures of the developers picture of 67th Street and the wide, empty sidewalk and street in front of this huge building and a real picture of 67th Street - narrow, crowded with cars, school buses and school right across a narrow street, city buses, hospital vehicles - The developers are so clearly delusional in what they think the neighborhood can support and how clearly inappropriate this monstrous building is. They want a 40 ft. lighted sign on the building. This is not Times Square. They don't have real commitments from any organizations to be part of this - other than the Blood Bank. Another of my concerns is what if it didn't turn out to be useful as a life science building and became just another luxury condo. We don't know, really, what the finished product will be. They got letters from a few individual doctors expressing some interest, but that was so minimal. Everyone is against this except the real estate developers who see money signs. **TOTALLY OPPOSED.**

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Fri 8/6/2021 5:32 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Ann Arthur**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

This project as presently outlined would be a detriment to this neighborhood and would be harmful to children and residents who live in the neighborhood and children attending school on E. 67-68th St. This size building does not belong in the residential area.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Thu 7/29/2021 10:34 AM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Barry Adler**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

Hello, I live at 315 E. 68th Street, one block from the proposed New York Blood Center project, and have been there for nearly 20 years. I've attended every public hearing about the project since last November. I am opposed to the project for all the reasons stated at the July 29 hearing before the City Planning Commission. The Blood Center can build what it says it needs to continue its mission simply by staying within the zoning parameters that it has by right. No one in the neighborhood is opposed to that path. It apparently has money in the bank to pay for that new structure. If it chooses not to take that path, then good luck and best wishes. The neighborhood should not have to contend with the myriad of problems that the proposed project would cause just so that the Blood Center can get a new facility built for free by a non-New York developer that wants to obtain "air rights" to which it is not entitled under longstanding mid-block zoning. Barry Adler 914 216-

7/29/2021

Mail - Rachel Antelmi (DCP) - Outlook

1927 barryb.adler@gmail.com

**LIZ KRUEGER
SENATOR, 28TH DISTRICT**

ALBANY OFFICE
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**NEW YORK
STATE
SENATE**

ALBANY, NEW YORK 12247



**CHAIR, MAJORITY MEMBER
FINANCE**

COMMITTEES:

**RULES
BUDGET & REVENUE**

**Testimony of State Senator Liz Krueger
Before the New York City Planning Commission on the
New York Blood Center's Application to Develop a Life Sciences Hub
ULURP Numbers: C210351ZMM, N210352ZRM, C210353ZSM
August 5, 2021**

My name is Liz Krueger and I represent the 28th State Senate District, which includes the Upper East Side and East Midtown neighborhoods of Manhattan, and the locations which are the subject of the proposed zoning changes. Thank you for the opportunity to comment on the private application by the New York Blood Center to rezone its site to construct a new Life Sciences Hub in collaboration with private developer Longfellow Real Estate Partners.

I join Manhattan Borough President Gale Brewer, Congresswoman Carolyn Maloney, Assemblymember Rebecca Seawright, Councilmember Ben Kallos, Community Board 8, Friends of the Upper East Side Historic Districts, and hundreds of neighborhood associations and local residents in strongly urging the City Planning Commission to reject the Blood Center's application. During my almost two decades as a State Senator, I do not remember another rezoning proposal generate as vociferous and unified community opposition as the one currently under consideration.

The application would permit the construction of a mid-block commercial tower that is entirely inappropriate for a mid-block site in a residential community and jeopardize the R8B zoning which has governed mid-blocks on the Upper East Side since 1985. The proposed 334 foot mid-block tower would create severe and unmitigable impacts on the surrounding neighborhood, severely impact an adjacent school serving over 2,000 students and a beloved park that serves as critical open space for the neighborhood, and overwhelm the area for blocks around with its size. I am confident that there are alternatives to this proposal that would meet the needs of both the Blood Center and the community we all share.

My opposition to the current zoning application is in no way a reflection of the critically important work done by the Blood Center or of my support for life sciences research. Since its establishment over 50 years ago, the Blood Center has expanded to become one of the largest non-profit suppliers of blood and stem cell products to medical institutions across the world and

is renowned for its medical research. No one who has lived in New York City during the COVID-19 pandemic can question the value of life sciences research. I also appreciate that the Blood Center's existing facility, which was originally constructed in 1930 as a trade school, is out of date, and places limitations on the ability of staff and researchers to expand their work. I want the Blood Center to be able to continue thriving, conducting pioneering research, and providing desperately needed living-wage jobs to New Yorkers.

Failure to Consider Alternatives

Unfortunately, during almost a year of discussions with local elected officials, Community Board 8, and other neighborhood stakeholders, the Blood Center has refused to recognize that it could fully modernize and expand without the massive rezoning that is being proposed to accommodate its for-profit development partner. As Community Board 8, Friends of the Upper East Side, and urban planner George Janes have repeatedly stated, the Blood Center could replace its existing three story building with a 75 foot building that would fully meet its space needs as of right within the current R8B zoning district. In fact, the Blood Center would occupy just the first five floors of the tower being proposed. The remaining two thirds of the building's square feet would be controlled by Longfellow and occupied by unknown future commercial laboratory tenants. It is abundantly clear that the tower being proposed in the current application is designed to benefit Longfellow, not to fulfill the Blood Center's space needs.

The Blood Center has also seemingly failed to seriously consider other locations for a life sciences hub of the size being proposed. This is in spite of the fact that New York City's Economic Development Corporation has been actively soliciting proposals since 2018 for the development of life science clusters exactly like what is being contemplated in this application on three city-owned sites. The three city-owned sites are well connected to public transportation, close to other medical and research institutions, and much more appropriately zoned for large scale commercial development.

Failure to Modify Proposal in Response to Community Concerns

Despite overwhelming opposition from the community and local elected officials, the Blood Center has not modified its proposal in any way since it was first presented to lessen the impacts on the neighborhood. Before the application was even certified, Community Board 8 held three virtual meetings that were attended by more than 600 members of the public; 94% of those in attendance indicated they opposed the proposal. The Blood Center apparently disregarded the December 2020 letter sent by the Community Board 8 to the City Planning Commission opposing all of the zoning changes being contemplated that outlined in great detail the serious unmitigable adverse impacts of the proposal and the dangerous zoning precedents it would set. After multiple subsequent meetings that generated interest that Zoom's 300 person capacity was repeatedly exceeded, Community Board 8 passed an extraordinarily thoughtful and detailed seven page unanimous resolution disapproving the application in the strongest possible terms.

Following the Borough President's recommendation calling for the rejection of the application, the Blood Center again failed to modify its proposal or consider reasonable alternatives. At the July 29th City Planning Commission hearing, representatives for the applicant reiterated in response to questions from commissioners that the Blood Center was neither exploring alternatives nor considering reducing the number of floors in the proposed building to reduce its impacts.

Unprecedented Violation of Mid-block R8B Zoning

A mid-block 334 foot commercial tower with minimal setbacks and a footprint similar in size to the Empire State building would tower over its low-rise neighbors. It would jeopardize the R8B contextual zoning that has protected the scale, residential character, existing low-rise tenement buildings, provision of light and air, and quality of life of side streets on the Upper East Side for decades. The proposed tower is contrary to the most basic planning principle governing the built environment of the Upper East Side—the concept that towers belong on avenues while side streets are dominated by low-rise residential and related uses. The Blood Center is actually seeking to construct exactly the type of mid-block tower that R8B zoning was designed to prevent. Following extensive dialogue with the community, historic preservation and block associations, elected officials, and neighborhood institutions, the City Planning Commission rezoned approximately 190 of 200 mid-blocks in Community Board 8 to R8B in 1985. In the intervening 37 years, not a single development lot in an R8B zone has been rezoned. R8B zoning has not prevented other neighborhood institutions, including Memorial Sloan Kettering, from developing new community facilities. If approved, the application would set a dangerous precedent and place at risk all Upper East Side mid-blocks, as well as similarly zoned residential areas throughout the city.

Significant Adverse and Unmitigable Impacts on the Julia Richman Education Complex and St. Catherine's Park

The proposed tower would cause significant and unmitigable impacts on the Julia Richman Education Complex (JREC), an award-winning complex directly opposite the Blood Center. Approximately 2,000 pre-K-12 students from all across New York City attend six small schools at JREC each day. The complex includes four unique high schools, a middle school for students with autism, the only unzoned elementary school on the East Side, and a childcare program for pre-school aged children of student parents. JREC principals have reached out to me and my staff, and spoken at numerous at Community Board 8 meetings, regarding the extremely disruptive noise and traffic impacts a multi-year construction process would have on their students. They also have repeatedly expressed concerns about the harmful effects of the proposed tower's shadows on JREC students. In fact, shadows studies reveal that the tower would eliminate more than half of the natural sunlight reaching the classrooms facing 67th Street, including all the classrooms used for the middle school for students with autism. There are no mitigation measures that could be implemented that would meaningfully mitigate these impacts, and JREC leaders have indicated that the Blood Center has been unresponsive to their concerns.

The proposed tower would also create severe and unmitigable negative impacts on St. Catherine's Park, which is adjacent to JREC and across from the Blood Center. A treasured open space used by thousands of community residents, students, and area workers each day, St. Catherine's Park is the second most visited park per square foot in the city and the only park within a half-mile of the Blood Center. While it has always been a vital resource, the park has become even more indispensable to the community during the pandemic, serving as the only location within walking distance where neighborhood residents and workers can safely spend time outdoors. The tower would cast new shadows over 70% of the park during peak afternoon hours throughout most of the year, and place 95% of the park in shadow exactly at the times the space is most frequently used by children. City Parks Department staff have expressed concerns to the Department of City Planning that the shadows cast by the tower would negatively impact plantings and activities in the Park. There are simply no mitigation measures that can be implemented would make up for the loss of light in the park. The only option to lessen the impacts on the park is the construction of a significantly smaller building, the one the applicant has refused to consider.

The application before you today unfortunately reflects the Blood Center's unwillingness to meaningfully engage with the community to develop a proposal to modernize its facilities without violating decades of zoning precedents and imposing substantial adverse impacts on its neighbors. I strongly urge the City Planning Commission to reject the pending application and encourage the Blood Center to work with the community on alternative options.

Thank you for your time and consideration of my comments.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Fri 7/23/2021 10:12 AM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Mindy Anderson**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**

If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

I am writing to urge you to strongly oppose the mid-block expansion of the Blood Center on East 66th and 67th Streets. As you know, there are zoning laws against mid-block high-rises for a reason. This proposed 334-foot building (equal to 33 stories) will be on a site currently zoned for a building with a maximum height of 75 feet. Allowing this enormous commercial building to rise above the legal zoned height of the blood center would be illegal and an affront to the quality of life on the upper east side and would set a precedent, not just for this residential area, but for all other Manhattan residential areas. And to top it off, the blood center isn't even gaining any additional space than they already have in their existing space. This is simply a real estate deal. The blood center is being used by a Boston real estate developer to build a

massive commercial tower for tenants that will be paying monthly rent to the developer, not to the blood center. The developer will own the tower, not the blood center. And just so you know, the blood center was offered other locations in Manhattan but they turned them down. This is "spot zoning", a practice the Court of Appeals has ruled illegal and could be challenged in court. The beneficiary of this is the developer, plain and simple. Aside from the illegal zoning, placing a commercial behemoth filled with labs in a residential area is a travesty, potentially unleashing dangerous pathogens while casting shadows over St. Catherine's Park and Julia Richmond Learning Center for the better part of each day. And as for the rest of the neighborhood, the concerns are many: -No light -No air -Noise -The addition of thousands of people to an already packed area -Additional traffic where traffic is already at a stand still -And it's not just the schools and park - the whole neighborhood will be affected by four + years of construction, noise, toxic materials, and of course, rodents. -And WE ALL KNOW THE POTENTIAL DANGER OF PATHOGENS ESCAPING A LAB FIRST HAND AFTER LIVING THROUGH A PANDEMIC. -And the list goes on and on Please force the blood center to stick to the current zoning laws to preserve the quality of life on the upper east side (and the entire city) by stopping this structure from happening. If not, this will set a terrible precedent that would ruin the quality of life on not just the upper east side, but the entire city. Large commercial buildings, ESPECIALLY LABS, should never be allowed to rise on mid-blocks in residential neighborhoods. Thank you.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Mon 7/26/2021 2:31 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Daniel Anderson**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

Please oppose the Blood Center's use of their name to allow a third-party builder to skirt the law. Not only will this be detrimental in this particular neighborhood, but it will lead to a flood of similar activity in other areas of the city where regulations have been in effect. These regulations are in place for a reason, let's maintain that reasoning.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Wed 7/28/2021 10:43 AM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Maria Andriano**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

As a long-time resident of the Upper East Side neighborhood I am strongly opposed to the New York Blood Center's proposed plans to build a 600,000 square foot commercial tower mid-block and proposed rezoning. The proposal seeks to allow a commercial tower in a residential mid-block street. The proposed 334-foot-tall building is expected to have floor areas the size of the Empire State Building and would be 4.5 times taller than the 75-foot height limit allowed by the current R8B zoning -- zoning that was designed to preserve access to light and air, especially considering that the location is directly across from St. Catherine's Park and six schools in the Julia Richman Educational Complex. This tower development, proposed by the Boston real estate developer Longfellow, would set precedent that is highly detrimental to mid-block R8B

7/28/2021

Mail - Rachel Antelmi (DCP) - Outlook

zoning, and I strongly oppose its application. This proposal is being touted as support of the Life Sciences, but the Blood Center is only occupying 35% of the proposed building space. Therefore, the expanded space, as proposed, is not essential to the Blood Center's core mission which certainly could be adequately served by a much smaller "as of right" development. Sincerely, Maria Andriano

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Fri 8/6/2021 10:57 AM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Lisa Angerame**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent": **My family**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

This would not be a good idea for our neighborhood. It is an unnecessary blight and will effect the enjoyment of St Catherine's Park.

The New York Blood Center's **Totally False and Misleading** “Close Physical Proximity” Argument

1. The Argument.

In a presentation by the Blood Center at the March 23, 2021 meeting of the Zoning Committee of Community Board 8, and in the report of their consultants, HR&A Advisors, Inc., the Blood Center identifies Weill-Cornell, Memorial Sloan Kettering and Rockefeller University as “sister institutions” and, with the Blood Center, comprising “a unique world-class complex of institutions”, and then goes on to state that the “New York **Blood Center needs** this project in **this location to continue to thrive.**” After citing certain research projects that the Blood Center has done with these three neighboring institutions, the Blood Center asserted, “New York Blood Center **must stay** at its pivotal location **in order to maintain these long running collaborations** with these adjacent institutions.

[1] “Scientific **collaborations are essential** to our research outcomes.

[2] “**Physical proximity** for day-to-day interactions **with collaborators is essential** to speed discoveries from the lab into new patient treatments and vaccines.

“Scientists from **NYBC and neighboring institutions depend on the synergies that only physical proximity can provide.**”

The lawyer for the Blood Center stated that the required close physical proximity needed to be very close, “The reality is that it is a significant benefit to the Blood Center and a significant benefit to the other institutions that they all be **within walking distance**, and **short walking distance**,” concluding that “it makes a **great deal of difference**” between being able to **walk** and taking a **subway**.

<https://www.youtube.com/watch?v=9BHhPqBt5hA>

2. False Premises.

(i) Blood Center Research Activities. While the core of the Blood Center’s argument for building the Tower at 310 E. 67th is based on their claim that the Blood Center does a lot of research with Weill-Cornell, MSK and Rockefeller for which “close physical proximity” is “essential”, before looking at the amount of research the Blood Center actually does with those three neighboring institutions, it should be noted that the Blood Center actually does a relatively small amount of research overall, and that any argument attempting to justify the proposed Tower based on the research conducted by the Blood Center really is the height of the tail wagging the dog. While the Blood Center’s financial statements list “research” as a third line of business, it is a distant, distant third (i.e., expenses for “blood services” and “medical services”

are \$229.6 million and \$159.7 million, respectively; the expenses for research are \$22.5 million). After deducting the apparent \$9.0 million inter-company expense for plasma and blood components (assuming the researchers buy their plasma and blood components from the Blood Bank), the actual amount spent on research by the Blood Bank is \$13.4 million of the \$530.8 million, meaning that **research accounts for approximately just 2.5%, of the Blood Center’s total operations.** See Exhibit A

(ii) World Class Complex of Sister Institutions. The Blood Center constantly places itself on the same tier as the three neighboring institutions. The consultant’s “Proximity Report” states that “NYBC, the Rockefeller University, Weill Cornell, and Memorial Sloan Kettering Cancer Center are together a unique, world-class complex of institutions.” The Blood Center describes itself as having three major business units: the blood services business that collects and distributes human blood, the medical services business that comprises its cord blood program and transfusion services, and its research business. While the first two business units may be leaders in their respective fields, the third unit, research, the one on which the Blood Center rests its proximity argument, is clearly not the same level as Rockefeller, Weill-Cornell and MSK. When Rockefeller University announced its new life science hub, their press release talked about how the companies that will occupy that hub will have an opportunity to work with MSK and Weill Cornell, as well as Rockefeller, but did not mention the Blood Center: <https://patch.com/new-york/upper-east-side-nyc/ues-university-build-new-biotech-hub-9m-city-grant> . Even more telling, those three real world-class institutions did not invite the Blood Center to join them when they formed the Tri-Institutional Discovery Institute: <https://www.tritdi.org>

(iii) Extensive Research Collaboration between the Blood Center, on the one hand, and Rockefeller University, Weill-Cornell and Memorial Sloan Kettering, on the other hand. In order to judge the percentage of the total research conducted by the Blood Center researchers that is done exclusively with researchers at Rockefeller University, Weill Cornell and Memorial Sloan Kettering, I took the list of researchers at the Blood Center which is available on the Blood Center’s website, and I looked at the last three research paper published by each of those Blood Center researchers to analyze the location of the other researchers with whom the Blood Center researchers collaborated. There were eighteen researchers identified on the Blood Center website, so, analyzing three research papers published by each researcher, there was a total of fifty-four research papers that were analyzed. The result of that analysis, attached hereto as Exhibit B, shows that: (a) Blood Bank researchers collaborated with researchers in nine locations as much or more than they collaborated with researchers at Memorial Sloan Kettering, and (b) Blood Bank researchers collaborated with researchers in seventeen different locations as much or more than they collaborated with researchers at Weill Cornell or Rockefeller University (including not just eleven states from Massachusetts to Texas to California, but also around the world from Germany and France to China!). This analysis is confirmed by a review of the Blood Center’s financial statements for the year ended March 30, 2020, which showed funding for pass-through programs with Columbia University, Fred Hutchinson Cancer Research Center in Seattle, Albert Einstein College of Medicine in the Bronx, Children’s Hospital in Philadelphia, Ohio University, University of California, Mount Sinai, and Fox Chase in Philadelphia, but none for Weill Cornell, none for Memorial Sloan Kettering and none for Rockefeller University. Perhaps most telling was that the analysis of the last fifty-four research papers by the Blood Center researchers revealed that only two of the fifty-four, or 3.7%, showed collaborations by

Blood Center researchers exclusively with researchers at those three nearby world-class institutions. And, remembering that research represents just 2.5% of the Blood Center's activities, and with only 3.7 of that research being with just those three neighboring institutions, that means that this **research with just the three neighboring institutions is just .000925 of the Blood Center's activities!** To use that as the justification for building the Tower at the Blood Center's current location is surely the ultimate example of the tail wagging the dog!

As an aside, it should be noted that the only video on the entire New York Blood Center website dealing with NYHospital/Weill-Cornell, related to the Blood Center's primary mission as a supplier of donated blood, with a doctor at the Hospital praising the Blood Center as a "supplier" and not a collaborating researcher: <https://www.youtube.com/watch?v=dg0LFLusSNw>

3. The Argument that Collaborating Researchers Require "Close Physical Proximity" – The Central Argument Advanced by The Blood Center to Support the Re-Zoning – is Totally False. The Blood Center, after alleging that it does a substantial amount of collaborating research with Weill Cornell, Memorial Sloan Kettering and Rockefeller University, uses that alleged but non-existent substantial collaboration to justify the proposed Tower by stating that "these partnerships are not fungible – they rely on close physical proximity." (HRA "Proximity Report") (it must be noted that the HRA Report disclaims direct support for the need of the Blood Center to be in "close physical proximity" of the three neighboring institutions, stating that their analysis "draws upon information provided by NYPC staff regarding the nature and extent of their work with neighboring institutions and how proximity to these institutions has contributed to meaningful advances in medical and scientific research.") As mentioned above, at the March 2021 meeting of the Zoning Committee of Community Board 8, the Executive Vice President of the Blood Center made a two-part argument:

[1] "Scientific **collaborations are essential** to our research outcomes.

[2] "**Physical proximity** for day-to-day interactions **with collaborators is essential** to speed discoveries from the lab into new patient treatments and vaccines.

The first statement is completely accurate.

The second statement is totally false.

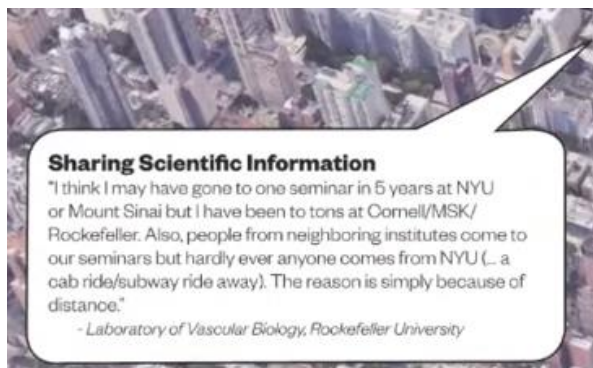
Modern research surely does involve and indeed requires collaboration among various researchers at different institutions.

But those collaborating researchers do not need to be "in close physical proximity" with one another. Very few of our modern medical advances would have ever happened if the collaborating researchers had to be, as the Blood Center's lawyer said, "within walking distance, indeed short walking distance" of one another.



In support of its “close physical proximity” argument, the Blood Center offered anonymous quotes from people at those three neighboring world class institutions. Under the title of “Research Can Flourish”, the person quoted says that certain research “would come to a standstill if the Blood Center moves”. That argument fails on its face

because the proposed Tower would require the Blood Center to move for the five plus year construction phase (best case) described in the Blood Center's Draft Environmental Impact Statement. Arguing that the Tower is required at the current Blood Center site by saying that research would come to a “standstill if the Blood Center moves”, while also arguing for the Tower that would require the Blood Center to move for at least five years is fatally inconsistent (presumably building a much smaller "as of right building", which the Blood Center admits would give them more space than they require, would take much shorter time to build and wouldn't require all that important research to come to a standstill for nearly as long).



There is a second anonymous quote from someone from Rockefeller University saying she or he has only been to one seminar at NYU and at Mount Sinai in five years, but has been to “tons at Cornell/MSK/Rockefeller”. It's like they don't even proofread their lies – the person quoted doesn't say anything about being to any seminar at the Blood Center, though the Blood Center lists dozens and dozens of seminars given there over the past few years. So the person they

quote would apparently go all the way to NYU or Mount Sinai for a lecture than walk to the nearby Blood Center. <https://nybloodcenter.org/lindsley-f-kimball-research-institute/about-lindsley-f-kimball-research-institute-lfkri/lfkri-seminar-series/>

While the anonymous quotes put forth by the Blood Center in an attempt to justify their claim that collaborating researchers require close physical proximity are easily disproven, that is not surprising because the simple fact is that collaborating researchers **do not** require “close physical proximity”.

- Dr. Mark Poznansky, MD, PhD, FIDSA, the Director of the Vaccine and Immunotherapy Center at the Massachusetts General Hospital submitted a letter, dated April 23, 2021, to the Community Board (copy attached hereto as Exhibit C), stating that “I have been involved in various aspects of medical research for more than 25 years and **never once has “close physical proximity” been the sole determinative factor** in the selection of fellow researchers with whom I have collaborated. . . . the **fundamental determinative factor** is the science and **how the research can be performed most effectively and efficiently**. This is likely to be even more evident as research collaborations have essentially moved to highly efficient virtual platforms like Zoom and Microsoft Teams.

- Dr. John C. Burnett, Jr., MD, Mayo Distinguished Investigator, former Director of Research for the Mayo Clinic, author of over 500 publications and holder of 28 patents, submitted a letter, dated March 31, 2021 to the Community Board (copy attached hereto as Exhibit D), stating that “Biomedical research today is a national and international network of collaborating investigators utilizing advanced technology spread around the world and connected by constant exchange of faculty and also employing the latest virtual technologies such as Zoom or Facetime. . . **Critical time sensitive samples of blood and plasma are routinely sent and processed from all these countries [around the world] using start of the art methods.** Let me make it clear that **adjacent location geographically is no longer a requirement or needed.**” Interestingly, and very relevant to Blood Center’s claim that they need close physical proximity to get blood samples from their facility to the neighboring institutions, Dr. Burnett references a current research project with a collaborator in Germany and their using “blood from a group of volunteers and patients in Denmark (which) samples are sent to us here at Mayo [in Rochester MN] to run the key assay.”

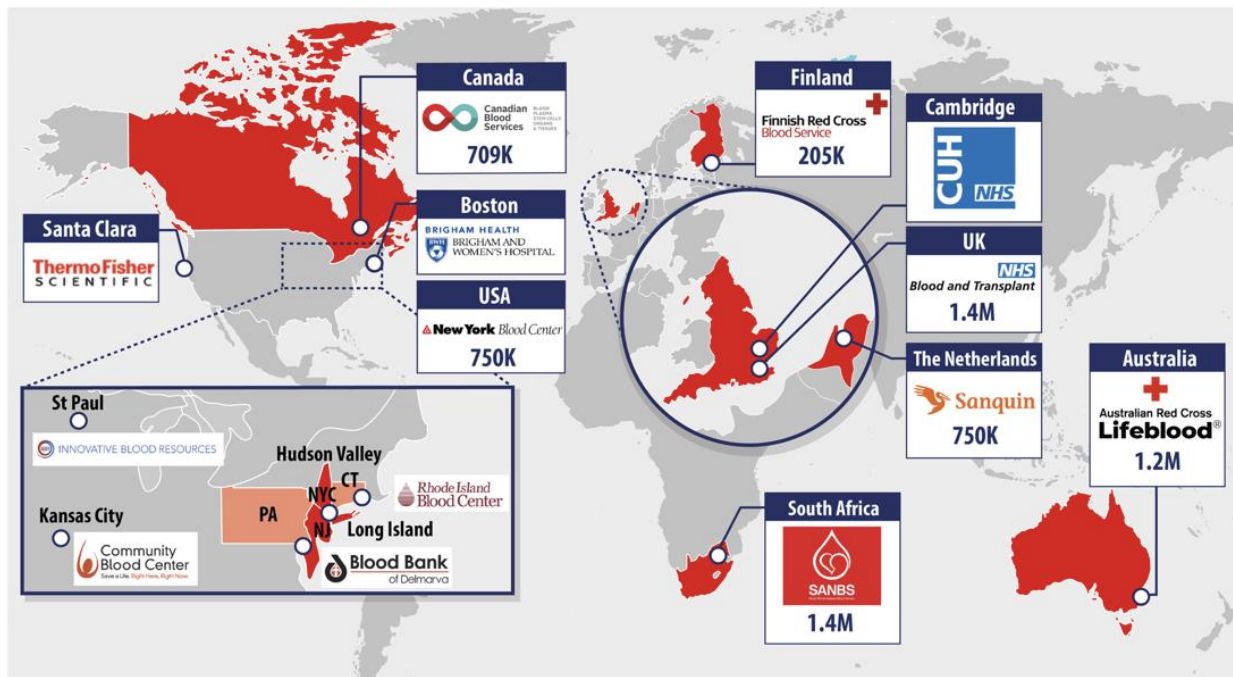
- Dr. Elias Zerhouni, MD, the former Vice Dean of Johns Hopkins School of Medicine, Senior Fellow of the Bill and Melinda Gates Foundation, President Obama’s appointee as this country’s first Presidential Envoy for Scientific Collaboration, the former President of Global Research for Sanofi, and the 15th Director of the National Institute of Health (NIH), in an email to Manhattan Borough President Gale Brewer, dated April 22, 2021 (copy attached hereto as Exhibit E), stated, “Many years ago when communications technologies and rapid systems of shipping and delivery [were slow] close proximity was essential. Today modern scientific organizations do not generally require such proximity. In fact these organizations are driven to access to skilled talents wherever they are located and work virtually (as demonstrated by the current pandemic). As president of R&D for a large company I managed sites that were located across all continents. **As former director of NIH the criterion of close proximity was not required for collaborating scientists.**”

It needs to be stated that these are not three random quotes taken from obscure academic treatises, but rather, each is specifically addressing the claims of the Blood Center, with both the letter from Dr. Poznansky and the letter from Dr. Burnett addressed to the local Community Board, and the letter from Dr. Zerhouni is addressed to the Manhattan Borough President with the Subject “My Feedback on the Close Physical Proximity Argument for Scientist related to the Blood Bank Project.”

The Blood Center’s own research activities conclusively confirm that “close physical proximity” is not required for collaborating researchers. While the previously described analysis of the locations of researchers at institutions with whom the Blood Center’s researchers collaborated showed that most of the research by the Blood Center did not exclusively involve Weill-Cornell, MSK or Rockefeller, it conversely showed that 236 of the total 244 collaborations, or 96.7% of the collaborations, were with researchers not in close physical proximity as defined by the Blood Center (see Exhibit B). Further, a review of the description of the Blood Center in Wikipedia identifies only one research project of major importance in the summary section of the description, and that research project was conducted with the University of California at Davis, 2,866 miles from the Blood Center on East 67th Street. Coincidentally, just six days after the

Blood Center made its argument before Community Board 8 that “close physical proximity” is required for collaborating researchers, the American Association for the Advancement of Science reported the identification of the cell potentially responsible for Covid-19’s high infection rate; several researchers at the Blood Center were involved in that research, collaborating with the main researchers who led the project who were located at Lehigh University, 88.7 miles away.

Finally, one need only look at the Blood Center’s website for “Research News” to confirm that the Blood Center isn’t primarily working with the three neighboring world-class institutions, but rather, is collaborating with researchers across the country and, indeed, around the world. <https://bit.ly/3CsoJV6>. The news release on May 05, 2021, titled, “Project ACHIEVE Antibody Mediated Prevention Study” touts the Blood Center’s enrollment of 74 participants in the study, but further research reveals that there were a total of 4,673 people enrolled in the study, meaning that the Blood Center’s contribution to the study was approximately 1.5%, and that they participated with dozens and dozens of other medical researchers around the country, but, interestingly, none of the three neighboring institutions were involved in this study. But the June 16, 2021 news release is even more remarkable, as it reports the Blood Center’s work with other institutions “To Develop More Streamlined Blood Typing Technology”. Were these other institutions Weill-Cornell, Memorial Sloan Kettering or Rockefeller University? No. In addition to the Blood Center, the members of the Blood Transfusion Geonomics Consortium include two other research sites in the U.S., Boston and Santa Clara CA, and then another half dozen around the world, from Canada to Finland, South Africa and Australia!



The Blood Center's main argument for the Tower, that the Blood Center's researchers collaborate extensively with the researchers in the neighborhood, and that it is essential that collaborating researchers be in "close physical proximity" of one another, is a lie. Accordingly, the Blood Center's core argument justifying the Tower does not stand and thus the proposed rezoning application must be rejected.

4. The Blood Center Has Implicitly Admitted It Lied. After the letters from Drs. Poznansky, Burnett and Zerhouni were submitted to the Community Board, the Blood Center back-tracked on what they initially claimed as the core reason supporting their rezoning application. After first appearing at the Community Board and asserting that "**physical proximity** with collaborators is **essential**", and, relying on that lie, claiming that "New York Blood Center needs this project in **this location to continue to thrive**" because scientists from NYBC and **neighboring institutions depend** on the synergies that **only physical proximity** can provide," the Blood Center has changed its tune. Two months after saying that proximity is essential, the representative for the Blood Center returned and admitted that proximity is "not a pre-requisite". Indeed, while not yet ready to concede that proximity is not relevant, the best the lawyer for the Blood Center could do was to say that proximity is "not irrelevant". And one month later, the same lawyer who had earlier dismissed cabs and subways, claiming that collaborating researchers had to be in not just walking distance, but "short walking distance", attended the hearing by Manhattan Borough President Gale Brewer, and, in the very same breath as mentioning the three neighboring institutions, touted the Blood Center's site as being "about a five-minute walk to three subway lines that connect it to midtown and lower Manhattan, Queens, the Bronx and Brooklyn." Now the discussion has switched from the close walk to the three neighboring institutions to the walk to the subway station, something never mentioned in the HR&A report.

<https://www.youtube.com/watch?v=LH0YzMgdpu0>

CONCLUSION: The New York Blood Center made its case for the rezoning application by stating, in March, at the meeting of the CB8 Zoning Committee, that it needed the Tower at the current location because the Blood Center and the three neighboring world-class institutions "**depend on**" close physical proximity. That was false and misleading. As the Blood Center has lost its core argument for this project, the City Planning Commission must reject the Blood Center's rezoning application.

Exhibit A

Putting NYBC “Research Activities” in Perspective!

Before looking at the amount of research the Blood Center actually does with those three neighboring institutions, it should be noted that the Blood Center actually does a relatively small amount of research overall, and that any argument attempting to justify the proposed Tower based on the research conducted by the Blood Center really is the height of the tail wagging the dog. While the Blood Center’s financial statements list “research” as a third line of business, it is a distant, distant third (after deducting the apparent \$9.0 million inter-company expense for plasma and blood components (assuming the researchers buy their plasma and blood components from the Blood Bank), the actual amount spent on research by the Blood Bank is \$13.4 million of the \$530.8 million, or 2.5%, of the Blood Center’s total expenses.

NEW YORK BLOOD CENTER, INC.
Statement of Activities and Changes in Net Assets
Year ended March 31, 2020
(In thousands)

	2020				Total
	Blood services	Medical services	Research program	General and administrative	
Without donor restrictions:					
Operating revenue:					
Whole blood and components, plasma derivatives, and other services	\$ 316,852	168,907	—	—	485,759
National Institutes of Health and other government research grants and contracts	—	—	12,253	—	12,253
Other research grants and contracts	—	—	1,923	—	1,923
Contributions	428	—	23	—	451
Other	1,345	170	1,054	—	2,569
Net assets released from donor restrictions	277	—	161	—	438
Total operating revenue	318,902	169,077	15,414	—	503,393
Operating expenses:					
Salaries and benefits	155,833	17,874	7,301	24,976	205,984
Services purchased (including contract testing costs)	25,716	12,286	4,260	7,445	49,707
Purchased plasma, blood components, derivatives, and supplies	86,204	126,309	9,001	1,097	222,611
Depreciation and amortization	9,214	1,468	13	3,495	14,190
Repairs and maintenance	9,028	731	317	1,969	12,045
Utilities	3,093	104	15	3,937	7,149
Professional services	654	18	445	4,427	5,544
Insurance	2,115	139	—	690	2,944
Fundraising	—	—	313	—	313
Other	7,721	696	788	1,071	10,276
Total operating expenses	299,578	159,625	22,453	49,107	530,763
Excess (deficiency) of operating revenue over					

Exhibit B

NYBC Collaborators

MSK 8
Rockefeller University 5
Weil Cornell 5

U.S.

Columbia University 9
The Bronx 9
Mount Sinai 4

Massachusetts 25
California 20
Pennsylvania 19
Maryland 15
North Carolina 6
Connecticut 5
Illinois 5
Missouri 5
Minnesota 5
New Jersey 5
Texas 5
Arizona 4
Ohio 4
Florida 3
Iowa 2
Wisconsin 2
Colorado 1
Michigan 1
Rhode Island 1

Foreign

China 23
Germany 14
France 8
Italy 7
Canada 4
United Kingdom 4
Brazil 3
Russia 3
Australia 1
Cameroon 1
Lebanon 1
Portugal 1
Switzerland 1

Exhibit C

April 23, 2021

Community Board 8,

My name is Dr. Mark Poznansky, and I am an Associate Professor of Medicine at the Harvard School of Medicine, the director of the Vaccine & Immunotherapy Center at Massachusetts General Hospital, Attending Physician for Infectious Diseases at Brigham And Women's Hospital, the author or co-author of more than 100 publications, the holder of over 30 patents covering potential cures and treatment for cancer, diabetes and other diseases, and, recently, I have been actively involved in research of a vaccine for SARS-CoV-2 (the coronavirus), and, based on my knowledge and expertise in this area, have been interviewed and quoted in different media with respect to the coronavirus pandemic and vaccine development.

I have been involved in various aspects of medical research for more than 25 years, and never once has "close physical proximity" been the sole determinative factor, in the selection of fellow researchers with whom I have collaborated. While working with neighboring laboratories can make sense the fundamental determinative factor is the science and how research can be performed most effectively and efficiently. This is likely to be even more evident as research collaborations have essentially moved to highly efficient virtual platforms like Zoom and Microsoft Teams. In assembling a team of researchers to investigate a particular medical issue, I look at the skills, knowledge and experience of potential collaborators first and foremost. One need look no further than the daily news for confirmation that "close physical proximity" does not represent a go – no go for collaborating researchers: while we often hear of the "Pfizer vaccine", it is actually the "Pfizer/BioNTech vaccine" developed at warp speed by Pfizer in Kalamazoo Michigan and BioNTech in Idar-Oberstein German. In addition, and for example I am currently directing highly successful research collaborations between VIC and laboratories in Australia, Netherlands and in labs throughout the USA.

Please let me know if you have any questions.

Yours sincerely,



Mark Poznansky, MD, PhD, FIDSA
Associate Professor of Medicine
Harvard Medical School
Director – Vaccine and Immunotherapy Center
Massachusetts General Hospital
Boston MA 02114

Exhibit D



200 First Street SW
Rochester, Minnesota 55905
507-284-4343

John C. Burnett, Jr., M.D.
Director, Cardiorenal Research
Laboratory

March 31, 2021

To the Community Board, Manhattan,

I have been asked to comment on a statement by the LFKRI that states that physical proximity is an essential or even a factor in medical research. Thus, this letter provides my thoughts on on cutting-edge biomedical research and how it operates today.

I write this letter based on my experience at the Mayo Clinic as the Marriott Family Professor of Cardiovascular Research, Professor of Medicine, Physiology and Bioengineering, Director of the Cardiorenal Research Laboratory, Mayo Distinguished Investigator and a previous Director of Research for the Mayo Clinic. I have been funded continuously by the NIH for over 30 years and have over 500 publications and 28 patents.

Biomedical research today is a national and international network of collaborating investigators utilizing advanced technology spread around the world and connected by constant exchange of faculty and also employing the latest virtual technologies such as Zoom and other methodologies. Here in our research laboratory and team in Rochester MN our principal collaborators are in Japan, Australia, Denmark, Italy, China and soon India. Critical time sensitive samples of blood and plasma are routinely sent and processed from all these other countries using state of the art methods. We hold regular meetings face to face by Zoom or Facetime. Let me make it clear that adjacent location geographically is no longer a requirement or needed. Let me also state that one of the most important in person meetings (halted because of COVID) is at small and large biomedical research annual meetings at which the key opinions worldwide gather which facilitates further research and breakthroughs.

Let me state the following. I think biomedical research is today follows an exciting new path of how it is performed leading to successes and progress. If I were to draw a picture of our group in the Guggenheim Building in Rochester MN and draw lines to our collaborators none would connect in Rochester but throughout the US and the world. An example (one of many) is our efforts in drug discovery which has resulted in 3 biotech companies. Currently, a collaborator in Germany is developing a test to measure a newly discovered enzyme in the heart critical in heart failure. The blood from a group of volunteers and patients with specific heart problems will be then obtained in Denmark. All samples will be sent to us here at Mayo

to run the key assay. Indeed, research could be considered a paradigm of remote connections much as the world is and has become in this the 21st Century.

Sincerely,

A handwritten signature in black ink, appearing to read "John C. Burnett, Jr.", written in a cursive style.

John C. Burnett, Jr. MD
Marriott Family Professor of Cardiovascular Research
Professor of Medicine, Physiology and Bioengineering
Mayo Distinguished Investigator

Exhibit E

From: Elias Zerhouni <[REDACTED]>
Date: April 22, 2021 at 11:14:50 AM MDT
To: GBrewer@manhattanbp.nyc.gov
Cc: [REDACTED]
Subject: My feedback on the close physical proximity argument for scientists related to blood bank project

Dear Ms. Brewer

I have been asked to provide my opinion on the necessity of close physical proximity of scientists for a project under your consideration.

Many years ago when communications technologies and rapid systems of shipping and delivery close proximity was essential. Today modern scientific organizations do not generally require such proximity. In fact these organizations are driven to access to skilled talents wherever they are located and work virtually (as demonstrated by the current pandemic).

As president of R&D for a large company I managed sites that were located across all continents. As former director of NIH the criterion of close proximity was not required for collaborating scientists.

I hope this helps you in your deliberations.

Best regards

Elias Zerhouni, MD

15 th director NIH (2002-2008)

Former president R&D ,Sanofi 2010-2018

Sent from my iPhone

New York Blood Center

Bio Safety Level 3 (“BSL-3) Laboratory

Though hidden from the public, and though not disclosed anywhere in the Draft Scoop of Work that the Blood Center submitted to the Department of City Planning, it has been discovered that the Blood Center intends to include a Bio Safety Level 3 (“BSL3”) laboratory in its proposed Tower.

A BSL-3 laboratory typically includes work on microbes that are either indigenous or exotic, and can cause serious or potentially lethal disease through inhalation. Examples of microbes worked with in a BSL-3 lab includes; yellow fever, West Nile virus, and the bacteria that causes tuberculosis. The microbes are so serious that the work is often strictly controlled and registered with the appropriate government agencies. <https://consteril.com/biosafety-levels-difference/> Indeed, when a representative of Friends of the Upper East Side filed a FOIL request with New York City seeking identification of the location of all BSL-3 labs in the City, the request was rejected because, the City asserted, that information would risk national security, so having such a lab in a relatively open facility just 60 feet across the street from a large Educational Complex seems to be unnecessarily putting our school children at grave risk.

The Blood Center justifies its failure to disclose the inclusion of a BSL3 Lab in the proposed Tower by stating that it has a BSL3 Lab in its current facility. Obviously, the BSL3 lab in the proposed Tower is a new laboratory in a new building, and, as such, should have been disclosed in the Blood Bank’s filings with the City. Further, the BSL3 lab currently at the Blood Center is only accessible by, and used by, employees of the Blood Bank. At a public hearing on the proposed Tower, the attorney for the Blood Center refused to commit that the new BSL3 Lab to be included in the proposed Tower would not be available for use by any of the commercial tenant renting space in the Tower. It is important to note that before the BSL3 lab became a focus of public concern, the Blood Center showed the commercial tenants as having “shared access” to the BSL3 lab:

Specialized Research Cores

A unique opportunity to provide shared access to specialized Core Lab facilities

- Specialized Microscopes
- Shared Instrumentation
- MO Flow Labs
- Freezer and Refrigerator Rooms
- Glass Wash
- Irradiator Labs
- Cell Therapy Labs
- ABSL3 Lab
- cGMP Facilities

Further, the Blood Center attempts to justify the inclusion of a BSL3 lab in the proposed Tower by saying that there is a BSL3 Lab in their current facility and they've never had a problem with any pathogens escaping the Lab. That response does not withstand close scrutiny. Importantly, the current Blood Center facility is closed to the public other than admission granted to people donating blood, who are restricted to the first floor by a security guard. Very much differently, the proposed Tower would have open access to the public, including a ground floor access with a public cafe, as well as unlimited access to the bulk of the Tower by the commercial tenants renting space in the Tower and their visitors and guests. Dr. Jeffrey A. Gelfand, the Chairman of the Bio-Safety Committee at Harvard has stated in a conversation with me that a BSL3 lab cannot be in a location with broad public access, but rather, requires security similar to a courthouse, and, with respect to the Blood Center's proposed BSL3 lab at the E. 67th St. site, stated it should be a "non-starter" and you "can't have that type of public access" to a building with a BSL3 lab.

Additionally, since the Blood Center opened its BSL3 Lab, the CDC has issued (in 2013) the "Biosafety in Microbiological and Biological Laboratories" handbook which provides that a BSL3 Lab's "exhaust air [should be] dispersed away from occupied areas." https://www.cdc.gov/labs/pdf/SF_19_308133-A_BMBL6_00-BOOK-WEB-final-3.pdf Certainly, a school with more than 2,000 students, plus hundreds of faculty and staff, should qualify as an "occupied area", which should make the inclusion of a BSL3 lab just 60 feet from Julia Richman unacceptable under any circumstance.

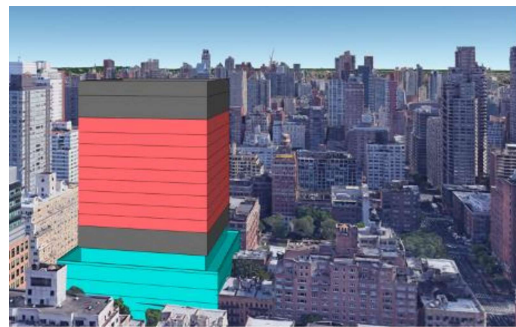
Finally, the Blood Center's statement that the BSL3 lab is safe because there hasn't been an accident in 35 years doesn't mean we shouldn't be concerned about a future accident. Just two months ago, the Indian Point nuclear plant was shut down, and they never had an accident, but people were concerned about the possibility of a future accident at the plant which is just 75 miles from NYC, and, similarly, despite there never having been an accident at the Blood Center's current BSL3 lab doesn't mean that we shouldn't be concerned about the possibility of there being an accident sometime in the future and an incredibly dangerous pathogen being released into the air directly across East 67th Street from the 2000 students at Julia Richman.

New York Blood Center: Impact on Julia Richman Educational Complex and St. Catherine's Park

1. **Shadows.** The 800-pound gorilla in the room is the shadows that the Blood Center Tower would cast on the Julie Richman Educational Complex for the entirety of the school day and on St. Catherine's Park for the afternoon when the Park is most used by neighborhood seniors and families with school aged children.

While City Council Member Ben Kallos has submitted research as to the importance of natural sunlight to students learning in schools, it is really something so obvious and so indisputable that even the **Blood Center had to admit**, at the Community Board 8 meeting on May 25, 2021, that sunlight is very important to students learning and achieving their best: **“We acknowledge the desire for natural light in schoolrooms and its benefits to the learning environment.”**

The Julia Richman Educational Complex (“JREC”) – six schools with students from throughout the City, 50 of the 51 City Council Districts, with students from pre-K to high school, including an alternative school for kids having difficulty in traditional school environments, a school for students of newly arrived immigrants, and a “district 75” school for children with autism – which presently enjoys sunlight all day long – would be cast into permanent darkness the entire school day as the Blood Center Tower, directly south of JREC, would dwarf JREC like a giant hovering over the school. The parents, students and faculty of JREC have been the loudest and strongest opponents of the proposed Blood Center Tower, leading the coalition to #StopTheTower. **You simply cannot say you support public school students and quality education and also support the Blood Center proposal.** Must watch: <https://www.youtube.com/watch?v=fqhtkVvGtYg>



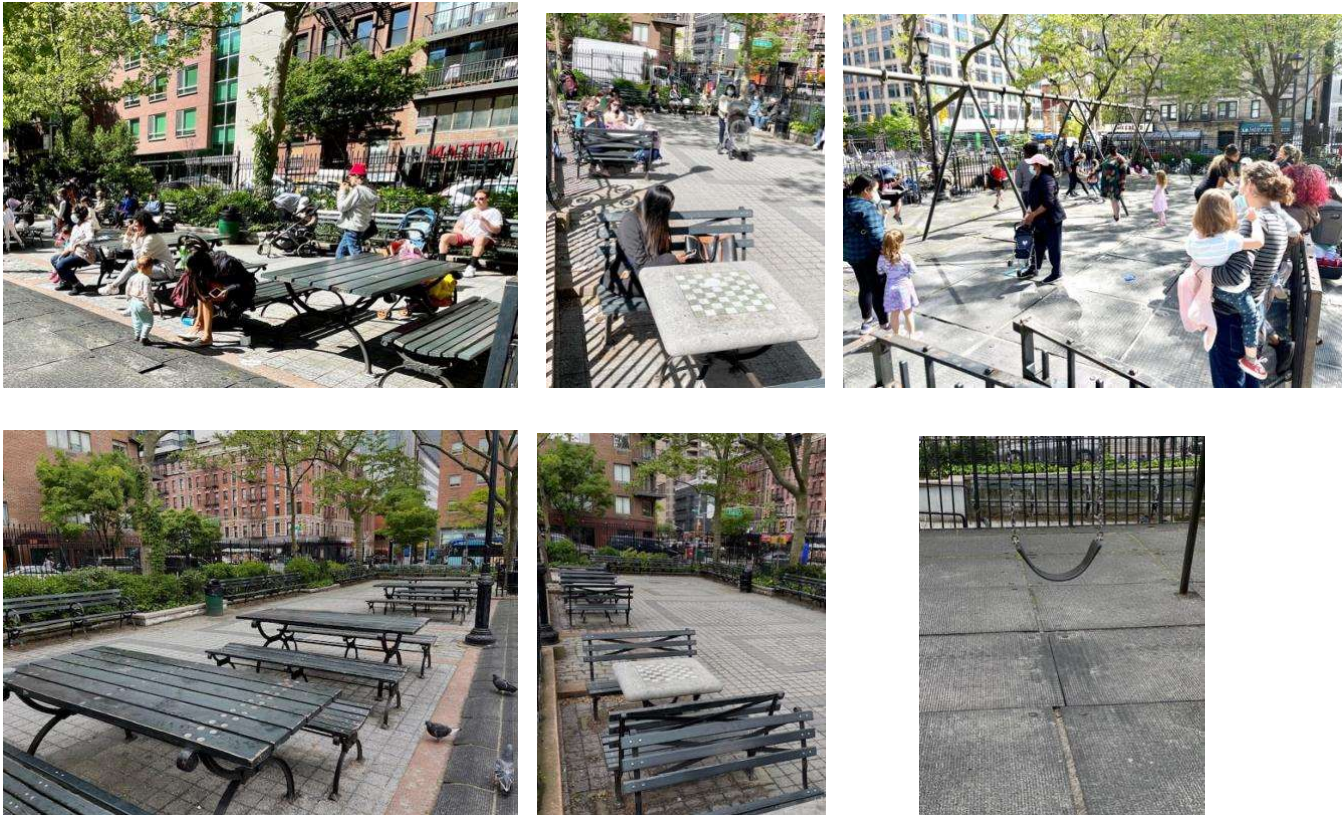
St. Catherine's Park is the only park on the Upper East Side north of the 59th Street Bridge and south of John Jay Park, between the River and Fifth, which, according to the Department of Parks, is the second most visited park per square foot in the City.

The proposed Blood Center Tower would cast most of St. Catherine's Park in shadows by all afternoon when the park is most used by local seniors and families with children.

<https://www.youtube.com/watch?v=51RkxsiX87Q>



Actual photos taken two days apart at the same time, the first row on a sunny Thursday, the second row when it was very overcast two days later on Saturday:



The Draft Environmental Impact Statement including exhibits is 1,368 pages, more than 100,000 words, yet there are only 91 words, in three sentences, dealing with the loss of sunlight on St. Catherine's Park. It says that "potential mitigation measures being explored include replacing vegetation and additional maintenance workers." That's like saying you're going to add more crew hands and put flowers in the staterooms of the Titanic. The Blood Center is missing (or, more likely, purposefully ignoring) the big picture. Putting St. Catherine's Park in shadow all afternoon, as well as putting Julia Richman in darkness the entire school day, is the iceberg that should sink this project. **There is no mitigation for the loss of sunlight.**

I do not know if it was merely coincidental or incredibly ironic that immediately prior to hearing the application of the New York Blood Zone, the City Planning Commission reviewed the application of 960 Franklin Avenue, where the sole objection to the project was the shadows the proposed 35 story apartment building would have on the Brooklyn Botanical Garden. Whatever the merits of the case against 960 Franklin Avenue, they must surely pale in comparison to the arguments for opposing the 33 story Blood Center Tower where the shadows would affect students at Julia Richman and families and seniors enjoying St. Catherine's Park. While I love gardening, and while we can all acknowledge that the Brooklyn Botanical Garden is an oasis in the hectic City, we must recognize that people are a gazillion times more important than plants, families more important than flowers, and students more important than shrubs!!! If the issue of shadows on a garden is even up for debate, then the issue of shadows on a school and a park shouldn't be open for discussion!

2. **2,400+ Additional People Per Day: Traffic Congestion and Overcrowding.** The Blood Center currently has 230 employees working at its mid-block site running between E. 67th St. and E. 66th St. These two side streets are already among the most crowded side streets in the City. East 67th Street not only has school buses bringing students to JREC from throughout the City, but it is also the M66 cross-town bus route with a bus every few minutes (the M66 Bus has been awarded the "Pokey" award by the Straphangers Campaign as the slowest bus in the City, attesting to the already extremely congested traffic on E. 67th Street!). East 66th Street has the drop-off for the MSK breast imaging center, but it is also the street all cars coming off the 59th St. Bridge and going up First Avenue that want to get to the UWS take to access the E. 66th St. Transverse through Central Park.

The proposed Tower will bring 2,400 additional daily employees, together with their visitors and deliveries, to this mid-block site, which can only cause these already congested streets to become unpassable. The impact of this tremendous congestion on E. 67th St. and East 66th St. will cascade into enormous additional backed-up traffic on First Avenue, which feeds into both of these streets, and Second Avenue, which is already heavily congested throughout the day. The enactment of congestion pricing, intending to keep cars north of East 60th Street, will only compound the tremendous congestion that

will result if the proposed Blood Center Tower is built, bringing thousands of additional people each day to this mid-block location in a quintessential residential neighborhood.

Compare the Blood Center's idealized view of traffic on E. 67th St. to the existing reality, and then only imagine how much worse it would get with a 334' mid-block commercial tower with 2,400 additional people coming and going each day:



With a pre-school, and a school for children with autism, many of the 2,000 students at Julia Richman must be brought to the door of the school and can't be let off a block or two away, so the tremendous increase in traffic on E. 67th will make it impossible for students to get to school on time, destroying the consistency they need for a quality education.

According to the website for St. Catherine's Park, it is, as mentioned above, the second most visited park per square foot in the entire City. On a nice day, it is already often difficult for people in the neighborhood and staff from the nearby hospitals to find a bench or table to enjoy their lunch and breaks from work. The addition of more than 2,400 people working directly across the street each day will surely create daily overcrowding in the park, depriving the local residents and community who currently visit the Park daily of the ability to continue to enjoy the Park as they have in the past.

3. **Illegal Avoidance of Statutory Protection of the Park.** Council Member Ben Kallos has addressed perhaps the key element of the proposed up-zoning and one which the Blood Center has totally ignored, but which the **City Planning Commission is obligated to address.** The proposed up-zoning allows the Blood Center to get around Zoning Regulation 23-65(c), which, without the up-zoning, would make the Blood Center Tower illegal! <https://zr.planning.nyc.gov/article-ii/chapter-3/23-65>. The CEQR review requires an analysis of the effect of shadows on light sensitive subjects, which is why the Blood Center hired a plant consultant to talk about the affect the Tower would have on the plants in St. Catherine's Park. CEQR does not require a review of the impact the Tower would have on people using a park. That's because the section of the Zoning Regulations that Council Member Kallos identified provides an **absolute prohibition** of towers opposite parks in residential neighborhoods. By up-zoning, and taking the Blood Center site out of a "residential" zone (the "R" in "R8B"), the Blood Center is attempting to do an end-around and totally avoid Reg. 23-65(c)'s **absolute prohibition** of a tower opposite a park in a residential neighborhood, but this has never been mentioned by the Blood Center! This is still a residential neighborhood. The proposed Tower is still opposite St.

Catherine's Park. Even with the up-zoning, the spirit of Zoning Regulation 23-65(c) demands that the Blood Center Tower be rejected. This should have been addressed under Chapter 4 of CEQR ("Land Use, Zoning and Public Policy"), and the failure to do so **renders the DEIS fatally flawed.**

4. **Conclusion.** It is worth noting that the vote by the Community Board opposing the Blood Center Tower was unanimous, the first time in anyone's memory that the Community Board, which includes various pro-business, pro-development members, has ever voted unanimously against a development project. Community Board Member Adam Wald said, "People who know me know I'm generally one of the more pro-development people on the Board, if not the most pro-development person on this Board, and this project makes no sense." And Community Board Member Craig Lader, "I tend to view things from a different lens than many of my Board colleagues, and am certainly more reluctant to reject proposals before all sides have the opportunity to present their arguments and to attempt to find common ground, and am less concerned about building heights than most of them. But between the Blood Center's refusal to reconsider even a small piece of their proposal, the impacts on St. Catherine's Park, and the precedence it would have on mid-block zoning if it were to increase to 334', **it was an easy decision.**"

In addition to Community Board 8 unanimously voting to oppose "all of the zoning changes" requested by the Blood Center, Manhattan Borough President Gale Brewer recommended disapproval of the Blood Center's ULURP application. Copies of the Community Board resolution and the recommendation of Borough President Gale Brewer are attached, and all of the reasons set forth in both of those opinions for opposing the Blood Center Tower are incorporated herein as if set forth herein in full.

In addition to Community Board 8 and Manhattan Borough President Gale Brewer, all of the local elected officials have stated their strong opposition to the Blood Center Tower, including Congresswoman Carolyn Maloney, State Senator Liz Krueger, State Assembly Member Rebecca Seawright, and City Council Member Ben Kallos.

Additionally, every important local civic group throughout the entire Upper East Side and beyond, has submitted written testimony in opposition to the Blood Center Tower, including but not limited to:

Friends of the Upper East Side
Civitas
East 72nd Street Neighborhood Association
Defenders of the Historic Upper East Side East 86th Street Association
Carnegie Hill Neighbors
PTA's of Ella Baker School, Urban Academy, Manhattan International
School, P226M, Talent Unlimited and Vanguard Academy
Save Central Park

As Congresswoman Maloney testified before the City Planning Commission: “I am on my knees begging you, our Department of City Planning, to listen to the thousands of people who live here, to the thousands of students who come in and out to learn here, to the thousands of tourists who want to come here and see a livable City... the entire City of New York cannot be wrong, we should listen to them.”

Or, as Community Board Member Lader observed, it really should be “**an easy decision**”:

REJECT THE BLOOD CENTER’S ZONING APPLICATION!

Russell Squire
Chair

Will Brightbill
District Manager



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**The City of New York
Community Board 8 Manhattan**

June 28, 2021

Marisa Lago, Chair
City Planning Commission
120 Broadway, 31st Floor
New York, NY 10271

Re: New York Blood Center and Longfellow Partners. Private application by the New York Blood Center to create a Life Sciences Hub on their existing site in Community District 8. Actions consist of (1) map amendment to rezone midblock from R8B to C2-7 ULURP Number: C210351ZMM (2) text amendment to Section 74-48 to allow an increase in commercial FAR and mods to use, bulk, signage ULURP Number: N210352ZRM (3) special permit pursuant to Section 74-48 ULURP Number: C210353ZSM (4) map MIH. Deadline June 28, 2021

At the Special Meeting of the Board held by Community Board 8 Manhattan on May 25, 2021, the board **APPROVED** the following resolution by a vote of 38 in favor, 0 opposed, 0 abstentions, and 1 not voting for cause.

WHEREAS the New York Blood Center (“NYBC”) has partnered with Longfellow Real Estate Partners and is proposing to construct a 334’-tall building on the site of the existing NYBC (Block 1441, Lot 40) which will provide, above the 5th floor, space for commercial tenants to use as research laboratories and medical offices; and

WHEREAS the proposed project would implement a spot zoning change to the R8B zoning of the site, which would deleteriously impact the surrounding area and jeopardize hard-won R8B zoning elsewhere in New York City; create severe and unmitigable shadow impacts on a nearby park and school, in addition to other significant adverse effects; is unnecessary; and is inappropriate for a midblock site in a residential area, all as set forth further below; and

Project Background

WHEREAS the NYBC and Longfellow Real Estate Partners (together, the “Applicant”) are requesting ten (10) zoning changes in three broad categories:

1. Zoning Map Amendment
 - a. Rezone site from R8B district to a C2-7 district which allows a commercial laboratory use (USE GROUP 9) and to develop the site to 10 FAR (453,000 zoning square feet) with no height limit.
 - b. Rezone Second Avenue block frontages between 66-67 St. to a depth of 100’ from C1-9 to a C2-8 to “legalize” an existing movie theater and to allow several other large-scale functions under USE GROUP 9 (Catering Hall, Wedding chapel, TV Studio, Gymnasium);
2. Zoning Text Amendment to Section 74-48 to allow, by special permit
 - a. An increase in commercial FAR in C 2-7 districts for medical laboratories and associated offices
 - b. Modifications to the applicable supplementary use, bulk, and signage regulations.

3. Special permit pursuant to Section 74-48, as amended, to permit:
 - a. Commercial laboratory and associated office space to be included in the project at more than the 2 FAR permitted in C2-7 districts pursuant to Section 33-122;
 - b. Commercial space to be located above the second floor of the building, which is not permitted by Zoning Resolution Section 32-421;
 - c. Commercial space to be located above the lesser of 30 feet or two stories, which is not permitted by Zoning Resolution Section 33-432;
 - d. Special permit pursuant to Section 74-48, as amended, to permit:
 - i. Modifications of the height and setback regulations of Section 33-432, which will allow the building to encroach on the initial setback distance and the sky exposure plane;
 - ii. Modifications of the rear yard equivalent regulations of Section 33-383, which will allow the Proposed Development to occupy the same footprint as the existing building on its lower floors;
 - iii. A sign to be located at the top of the building's base, in excess of the surface area permitted for illuminated signs pursuant to Section 32-642, the total surface area permitted for all signs pursuant to Section 32-641 and 32-643, and the maximum height of signs allowed by Section 32-655; and

Review of the Proposal by Community Board 8 Manhattan and the Public

WHEREAS prior to the certification of the NYBC/Longfellow application by the Department of City Planning (“DCP”) on April 19, 2021, the Community Board 8 Manhattan (“CB8M”) Zoning and Development Committee held three meetings—on November 17, 2020, December 8, 2020, and January 26, 2021—at which the principal topic was the Applicant’s zoning application, attended by more than 600 members of the public, and with two presentations by the Applicant; and

WHEREAS informal polls of attendees disapproved of the application by 94% to 6%; and

WHEREAS at its December 8, 2020 meeting, the CB8M Zoning and Development Committee passed a resolution disapproving the proposed application (enclosed as Appendix A), which was affirmed by the Full Board on December 16, 2020, by a vote of 38 in favor, 5 opposed, 2 abstaining, and 1 not voting for cause; and

WHEREAS after the certification of the NYBC/Longfellow application by DCP, the CB8M Zoning and Development Committee had another meeting focused principally on the NYBC/Longfellow application on April 27, 2021, which was attended by more than 200 members of the public; and

WHEREAS on May 13, 2021, the CB8M Parks and Waterfront Committee passed a resolution opposing the proposed Blood Center Development (enclosed as Appendix B), and this resolution was approved by the full Board on May 19, 2021 by a vote of 41 in favor, 3 opposed, 1 abstaining, and 1 not voting for cause; and

WHEREAS at the CB8M Land Use Committee of the Whole meeting on May 12, 2021, CB8M held a public hearing on the NYBC/Longfellow application; and

WHEREAS at that hearing, the Applicant made an extensive presentation on the application; and

WHEREAS a professional urban planner, George Janes (who is on retainer for CB8M), made a presentation on the application at that hearing and provided board members with a memo on the application prior to the hearing; and

WHEREAS the hearing, conducted over Zoom, was at capacity for most of its duration, with nearly 300 people in attendance and others watching a live stream of the hearing; and

WHEREAS members of the public had the opportunity to make comments and ask questions about the application; and

WHEREAS the Applicant had the opportunity to answer questions and respond to comments during the hearing; and

WHEREAS the comments from the public at the hearing were overwhelmingly in opposition to the application; and

WHEREAS CB8M held a Special Meeting of the Board on May 25, 2021, for further consideration of the application, which had similar high attendance from the public as the May 2021 Land Use meeting; and

WHEREAS at the Special Meeting, the Applicant had the opportunity to answer and respond to questions and comments raised during the meeting as well as outstanding from the Land Use Committee meeting; and

WHEREAS prior to the May 2021 Land Use Committee and Special Meetings, CB8M solicited written comments from the public and received more than 400 such comments (enclosed as Appendix C and available at <https://docs.google.com/spreadsheets/d/1DtGMwO0vdDF6DqF7nZvG0zvwBBM3xia9yHomf9G8m8/edit#gid=908491452>), the vast majority of which express strong opposition to the application; and

WHEREAS from the first time that the NYBC/Longfellow proposal was presented to CB8M in November 2020 through when the application was made to and certified by DCP and continuing to this Special Meeting of the Board, the Applicant has made no changes in response to community and CB8M concerns; and

The Application Is a Thinly-Veiled Attempt at Spot Zoning

WHEREAS the proposal amounts to “spot zoning,” which is defined as “singling out one parcel of land for a use classification totally different from that of the surrounding area for the benefit of the owner of such property and to the detriment of other owners” (15 Warren's Weed New York Real Property § 157.13 (2021)); and

WHEREAS the application gratuitously includes changes to zoning on Second Avenue that are unrelated to the project and appear to have been included to mask the spot zoning; and

The Application Would Undermine Longstanding Policies with Respect to Balanced Development and Quality of Life Through Midblock Zoning

WHEREAS in July 1985, the City, through its City Planning Commission, recognized the incompatibility of midblock projects built under R7-2 or R8 regulations and the long term importance to the City of maintaining balanced development and quality of life on the Upper East Side and approved the rezoning of approximately 190 of 200 mid-blocks in Community District 8 Manhattan to “R8B” zoning; and

WHEREAS in July 1985, the City, through its City Planning Commission proposed and implemented the rezoning of approximately 190 of 200 mid-blocks in Community District 8 Manhattan to “R8B” zoning; and

WHEREAS in so doing, the City Planning Commission

1. Gave thoughtful and thorough consideration to testimony of the community, neighborhood associations, eight elected officials, and neighboring hospitals and research institutions
2. Recognized the incompatibility of new midblock developments built under R7-2 or R8 regulations,
3. Weighed the interests of future institutional expansion against maintenance of residential midblock low-rise housing and buildings,
4. Promoted and maintained the existing scale, provision of light and air, control of density and protection of existing tenements as a vital housing resource on the mid-blocks of the Upper East Side,
5. Expressed an overriding public policy interest in preserving mid-blocks because they “form enclaves within the larger community and offer quiet refuge from the busier avenues and provide a viable and attractive housing resource to a wide range of income groups.”
6. Stated that “The balancing of high-density zoning on the avenues by low-scale development in the midblocks has been a policy upheld consistently by the City Planning Commission”; and

WHEREAS the City also implemented R8B zoning on mid-blocks in a number of other neighborhoods, for similar reasons that such zoning was implemented in Community District 8 Manhattan; and

WHEREAS in the intervening thirty-five years, no development lot in an R8B zone in Community District 8 Manhattan has been rezoned to allow for more intensive development; and

WHEREAS the proposed zoning changes, if approved, would set a dangerous precedent, putting all the Upper East Side mid-blocks and all R8B zoning throughout the City at risk; and

WHEREAS the proposed rezoning of the R8B midblock would set a dangerous precedent for R5B, R6B, and R7B zoning in Brooklyn and Queens; and

The Project Does Not Merit Overriding the City’s Longstanding Commitment to R8B Zoning and the Community Interests Served Thereby

WHEREAS CB8M recognizes and agrees that in addition to promoting the health and long term viability of residential communities through its R8B zoning scheme, the City of New York additionally has a paramount interest in vigorously pursuing, encouraging and maintaining the long term economic health and growth of our economy, most recently by focusing on the development of the life science industry in New York; as evidenced by

1. The City’s 2016 announcement of a \$500 million life science initiative, led by the City’s Economic Development Corporation,
2. Including proposing 3 sites upon which it was encouraging the development of life science clusters; and

WHEREAS neither 310 East 67th Street, nor any other R8B street was among the sites on which such development was encouraged; and

WHEREAS the omission of 310 East 67th Street from those sites indicates that it is not an indispensable location for life science development; and

WHEREAS there are multiple existing sites elsewhere that could house the 334 foot tall commercial tower, three of which were offered to the applicant by the City; and

WHEREAS in a recent survey conducted by CBRE (enclosed as Appendix D), CBRE reported 2,964,695 RSF of “life science space” would be coming online in New York through 2024, which is two years before the Applicant’s commercial tower would open; and

WHEREAS the New York Times recently reported that there is more than 100,000,000 RSF of empty commercial office space as a result of the pandemic; and

WHEREAS Crain’s recently reported that as investors clamor to break ground on life science buildings, there is a risk of an oversupply of space, and lab buildings are trading for capitalization rates of less than 4% which is lower than apartment buildings or industrial properties; and

WHEREAS the Applicant acknowledges that it rejected alternative sites the City has offered for this project due to various “unsuitabilities”; and

WHEREAS the rezoning requested by the Applicant is egregious in its scope and sheer magnitude; and

WHEREAS a commercial tower of the sort proposed in the application does not in any way belong on a block with a library, an educational complex that houses five schools and a park; and

WHEREAS the Applicant acknowledged during one of the public meetings that proximity to other institutions was not the most important factor in selection of the site for the project; and

WHEREAS the Applicant has not demonstrated any overriding or unique reason to up-end the City’s interest in protecting the midblock that would cause the Community Board to support its application; and

WHEREAS it is not necessary, reasonable, or in the public interest to override the longstanding zoning policy of maintaining low rise midblocks in order to facilitate and accomplish the City’s economic goal of establishing itself as the premier life sciences hub in the United States (which it can achieve in any event in the absence of the proposed project); and

The Application’s Impact on St. Catherine’s Park Is Severe and Unmitigable

WHEREAS St. Catherine’s Park is the second most visited park per square foot in New York City and is the only park within a half-mile radius of the proposed building site, and Community District 8 Manhattan contains a lower than average amount of open space by area and population in the city; and

WHEREAS St. Catherine’s Park serves as an essential open space for all members of the community: children, families, seniors, patients and staff from the surrounding medical institutions; and

WHEREAS St. Catherine’s Park features several amenities such as tables, benches, multipurpose courts, chess tables, and water features that serve these populations of visitors; and

WHEREAS the proposed project would cast new shadows over up to 70% of St. Catherine’s Park during peak afternoon hours during the spring, summer, and fall months, placing 95 – 100% of the park in shadow when it is most used by neighborhood children; and

WHEREAS the Applicant’s Draft Environmental Impact Statement (DEIS) admits that the proposed project would have significant adverse shadow impacts on St. Catherine’s Park; and

WHEREAS the District Manager of the NYC Department of Parks and Recreation has expressed concerns to DCP regarding the shadows cast by the project, stating that they would negatively affect plantings and activities in the park, and concluded (in agreement with the Applicant) that the proposed project would lead to adverse shadow impact on St. Catherine’s Park; and

WHEREAS current zoning prohibits towers in residential areas that are within 100 feet of a public park or on the street wall opposite a public park in order to prevent the very type of shadows that this proposed project would cast on St. Catherine’s Park; and

WHEREAS there are no mitigation measures that can replace the loss of light on St. Catherine’s Park for its visitor population; and

The Application’s Impact on the Julia Richman Education Complex Is Severe and Unmitigable

WHEREAS the Julia Richman Education Complex (“JREC”) is an award-winning educational complex serving over 2,000 students ages six-weeks to 21 years; and

WHEREAS the building is home to the following schools and programs: The Ella Baker School, a school serving students in grades PK-8, and providing the only “choice” elementary school on the Upper East Side; Vanguard High School, providing a college preparatory curriculum; Talent Unlimited High School, specializing in performing arts; Urban Academy, a transfer high school serving students who are not on track to graduate from traditional high schools; Manhattan International High School, which serves English Language Learner students who have lived in the United States for four years or fewer; P226, a middle school program for students with autism; and a LYFE program, providing childcare for pre-school aged children of student parents; and

WHEREAS the students at JREC represent the full diversity of New York City, including students from nearly every City Council district; and

WHEREAS JREC is directly opposite the New York Blood Center on East 67th Street; and

WHEREAS in addition to the shadow impacts on St. Catherine’s Park (which also serves as the schoolyard), the proposed project would cast significant shadows on the school building itself; and

WHEREAS the proposed project would also eliminate over 50% of the solar radiation (natural sunlight) to the classrooms facing 67th street; and

WHEREAS these classrooms are used by the P226 program, so the proposed project would literally place students with autism in darkness; and

WHEREAS multiple studies have shown that natural light improves the health, well-being and education outcomes of students; and

WHEREAS the Applicant has performed additional studies on the impact of the proposed project on the natural light and shadows that would reach JREC and refused to share the results of this analysis directly with CB8M; and

WHEREAS the applicant has never proposed any form of compensation to the Department of Education that would benefit JREC and its students prior to the applicant proposing to construct a building that will have such negative impacts on the students at JREC; and

The Height and Bulk of the Proposed Tower are Excessive and Extraordinary

WHEREAS the proposed tower will, at the 85 foot tall base, occupy the entire lot, an area in excess of one acre, and will, after minimal setbacks, rise to a height of 334 feet with a “footprint” of approximately 180’ X 180’, which rivals large commercial towers like the Empire State Building; and

WHEREAS the proposed tower will have a larger height/bulk ratio than any midblock building West of First Avenue within Community District 8 Manhattan; and

WHEREAS the proposed floor-to-floor height of sixteen (16) feet is out of scale with surrounding construction, and the large amount of tall floor space (not counted as Zoning floor area) dedicated to mechanical equipment also contributes to the out-of-scale quality of a large commercial building in a residential neighborhood; and

WHEREAS the NYBC has acknowledged that it can satisfy its own mission and space needs as-of-right within the R8B zoning (five floors and 75’ high); and

The Application Raises Significant Additional Concerns

WHEREAS the commercial laboratory component is inappropriate for the residential area; and

WHEREAS the owners of 301 East 66th Street, a cooperative, were not informed of the rezoning of their building and have requested that it not be rezoned; and

WHEREAS in contrast to a residential tower, which “goes largely dark” during the late evening and early morning hours, the commercial laboratories can and will be used for work throughout the night, seven days a week and 365 days per year; and

WHEREAS the perpetually illuminated commercial tower will be a source of light pollution at night; and

WHEREAS the occupants of neighboring buildings will be deprived of light during the day on account of shadows, and deprived of darkness at night on account of the active commercial space; and

WHEREAS the application allows for a large, brightly lit sign on the proposed tower to be lit at all times, which is unnecessary and will create light pollution for area residents at night; and

WHEREAS CB8M has approved and is working with DCP towards limiting building height on First, Second, Third, and York Avenues to 210’, and this proposal significantly exceeds that on a mid-block lot; and

WHEREAS there is widespread fear regarding and opposition to the application in the community, as evidenced by the hundreds of residents attending the committee meetings to voice their concerns; and

WHEREAS the numerous severe and unmitigable adverse impacts of the proposal demonstrate the appropriateness and importance of R8B zoning to the site and the importance to the community of its retention;

THEREFORE, BE IT RESOLVED that CB8M opposes the request for all of the zoning changes outlined in our resolution and requested by the Applicant.

THEREFORE, BE IT FURTHER RESOLVED that CB8M opposes the proposed NYBC/Longfellow development at 310 East 67th Street due to the significant adverse and unmitigable impacts on St. Catherine's Park.

THEREFORE, BE IT FURTHER RESOLVED that CB8M opposes the proposed NYB C/Longfellow development at 310 East 67th Street due to the significant adverse and unmitigable impacts on the Julia Richman Education Complex.

THEREFORE, BE IT FURTHER RESOLVED that CB8M disapproves the application and urges that it be rejected.

Please advise our office of any action taken on this matter.

Sincerely,

Russell Squire

Russell Squire
Chair

cc: Honorable Bill de Blasio, Mayor of the City of New York
Honorable Carolyn Maloney, 12th Congressional District Representative
Honorable Gale Brewer, Manhattan Borough President
Honorable Liz Krueger, NYS Senator, 28th Senatorial District
Honorable José M. Serrano, NYS Senator, 29th Senatorial District
Honorable Dan Quart, NYS Assembly Member, 73rd Assembly District
Honorable Rebecca Seawright, NYS Assembly Member 76th Assembly District
Honorable Robert J. Rodriguez, NYS Assembly Member 68th Assembly District
Honorable Ben Kallos, NYC Council Member, 5th Council District
Honorable Keith Powers, NYC Council Member, 4th Council District



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Gale A. Brewer, Borough President

July 28, 2021

Recommendation on the ULURP Applications No. C210351ZMM, N210352ZRM, and C210353ZSM

**New York Blood Center
by New York Blood Center, Inc**

PROPOSED ACTIONS

The New York Blood Center, Inc (the “Blood Center” or the “Applicant”) is seeking a zoning map amendment, a zoning text amendment, and a zoning special permit to allow for a new Life Sciences Hub building (the “Proposed Development”) on the existing site of the Blood Center at 310 East 67th Street.

The Applicant proposes the following actions:

- a) A zoning map amendment to rezone 310 East 67th Street (Block 1441, Lot 40) (the “Development Site”) and Lots 1001-1004 of Block 1441 and part of Lot 21 of Block 1421 on 2nd Avenue (all together comprising the “Project Area”). Within the Project Area, the current R8B district will be rezoned to a C2-7 district, and the current C1-9 district on 2nd Avenue will be rezoned to a C2-8 district between East 66th Street and East 67th Street;
- b) A zoning text amendment to Section 74-48 of the Zoning Resolution in order to allow for scientific research and development facilities in C2-7 districts by special permit as well as allow for modifications of the floor area, height and setback, yard, and sign regulations, and to Appendix F of the zoning resolution to designate the Development Site as a Mandatory Inclusionary Housing (“MIH”) area;
- c) A zoning special permit pursuant to Section 74-48 to allow for scientific research and development facility in a C2-7 district, permission to exceed the 2 FAR permitted in a C2-7 district pursuant to Zoning Resolution Section 33-122 but not more than 10 FAR permitted for community facility uses, modifications to height and setback regulations of Section 33-432 and the rear yard equivalent regulations of Section 33-283, and modification to sign regulations allowing signs to exceed surface area limitation of Section 32-641, 32-642, and 32-643 and the height limitations of Section 32-655 and modifications of Section 32-67 which requires C1 district sign regulation for park or residential adjacent structures.

BACKGROUND

New York Blood Center

The New York Blood Center is a non-profit organization dedicated to the mission of both supplying blood for transfusions in New York and the surrounding metropolitan region and performing medical research. Built in 1930, the building that currently houses the Blood Center was originally a trade school, but the New York Blood Center has occupied the Development Site since 1973. Since then, the 310 East 67th Street location has served as the organization's headquarters and primary blood donation location. Now a mainstay of the Upper East Side, the institution has become a leading supplier of blood to hospitals and research facilities across the New York metro region.

Zoning

The Development Site is located within an R8B zoning district and was rezoned from a R8 district in 1985. A contextual district subject to the New York City Quality Housing Program, R8B zoning has a height limit of 75 feet and an Floor Area Ratio ("FAR") of 4.0 or 5.1 for community facility uses. This zoning is consistent with the zoning of midblocks on the Upper East Side, and is intended to preserve the existing scale of development in residential neighborhoods.

However, there were some changes made in response to the needs of community facility uses in the area. In 1986, a zoning text amendment was passed allowing a total FAR for community facilities of 5.1 in R8B districts.

The parcels facing Second Avenue on both sides between East 66th Street and East 67th Street have been zoned as C1-9 since the implementation of the 1961 Zoning Resolution. There are a few differences in permitted uses between the C1-9 district and the C2-8 district established to the south of 66th Street. C2-8 districts, unlike C1-9 districts, permit large retail, and medical and dental laboratories.

Life Sciences

During the current mayoral administration, there has been a concerted effort made to promote the development of life sciences in New York City. In 2016 Mayor Bill de Blasio unveiled the LifeSci NYC initiative, a \$500 million program intended to create a new Applied Life Sciences Campus, expand research and development facilities, provide for life science startup incubator space, modernize land use regulations, and other subsidies to promote the sector.

In 2018, a Request For Expressions of Interest ("RFEI") was released for Applied Life Sciences Hub planned in the LifeSci NYC initiative. \$100 million was offered in capital funding for a new "transformative project" in the life sciences field. The sites that were offered as potential development sites were: 2469 Second Ave in East Harlem, 455 First Avenue in Kips Bay, and 44-36 44 Drive in Long Island City.

PROPOSED DEVELOPMENT

Area Context

The Project Area is completely located within Community District 8 on the Upper East Side of Manhattan. The rezoning would affect both sides of 2nd Avenue between East 66th Street and East 67th Street. This would include the easternmost 100 feet of Block 1421 with a portion of Lot 21, and the westernmost 325 feet of Block 1441, with Lots 1001-1004 and 40. Both of the parcels located along 2nd Avenue are zoned C1-9 and the remainder is zoned R8B.

1261 2nd Avenue (Lot 21 of Block 1421) is a 45-story mixed use commercial and residential building. 301 East 66th Street (Lots 1001-1004 of Block 1441) on the east side of 2nd Avenue is a 16-story mixed residential and commercial building.

The rest of the midblock of Block 1441 is occupied by the Blood Center on Lot 40 and primarily residential use ranging from 5 stories to 13 stories. 328 East 67th Street (Lot 38 of Block 1441), located directly east of the Blood Center, is a 3-story public library.

Within the surrounding area, there are two individual landmarks. Manhattan House is a landmarked apartment building at 200 East 66th Street and the City and Suburban Homes Company's First Avenue Estates is located at 530 E 77th St. Both occupy their entire block. The Upper East Side Historic District is located west of 3rd Avenue.

Surrounding the Blood Center location, both 1st and 2nd Avenue serve as major thoroughfares, with north- and southbound traffic. The M66 bus runs west on East 66th Street and east on East 67th Street. The M15 and M15 Select Bus Service run on both First and Second Avenues. The 72nd Street Q line is the nearest subway station. The F and Q line 63rd Street/Lexington Avenue stop, and the 6 line 68th Street/Hunter College stop are also nearby.

The Upper East Side is also notable for having a significant number of hospital and medical research facilities. Institutions located in the neighborhood include the Hospital for Special Surgery, Memorial Sloan Kettering Cancer Center, New York Presbyterian Hospital, Weill Cornell Medical Center, and Rockefeller University.

Site Description

The Proposed Development, also known as the Applied Life Sciences Hub or "Center East," is planned to be located on one zoning lot (Block 1441, Lot 40) (the "Development Site"). This through lot is approximately 45,186 square feet and has 225 feet of frontage on East 66th Street and East 67th Street. The two street addresses are 303-319 East 66th Street and 304-326 East 67th Street.

Currently, the Development Site is occupied by a three-story building in which the Blood Center is located. It is comprised of approximately 130,678 zoning square feet of floor area and has an FAR of 2.89. The existing building currently covers the entire lot.

The Blood Center uses this building as its primary donation center as well as space for laboratories and administrative offices. The Blood Center also has housed space for startup companies in this location, who perform life sciences research.

Project Description

The primary stated intention of this Proposed Development is to modernize the facilities used by the Blood Center at their 67th location at the Development Site. The current building has been used by the Blood Center for the past 50 years and has structural and space limitations for needed modernization upgrades. The existing building has narrow floorplates, low floor-to-floor heights, and outdated mechanical and structural systems. Additionally, the existing R8B zoning would not permit a new building that rises above 75 feet.

The proposed Center East project was developed by the Blood Center in partnership with developer Longfellow Real Estate Partners would be a 16-story, approximately 334 foot building. It would have an FAR of 10 and contain 451,860 zoning square feet. Within the building there would be approximately 139,094 square feet (206,375 gross square feet) classified as community facility space and approximately 312,766 square feet (389,760 gross square feet) classified as commercial space.

In addition to housing the Blood Center's updated laboratory, office, and donation facilities on the lower floors, the first floor would include a multi-purpose community room available to local community groups as well as a café that would be accessible to the public. There would also be a new biosafety level 3 ("BSL-3") laboratory replacing the existing BSL-3 laboratory.

The upper floors would house space for science research and development facilities, including space that could be rented out to private companies pursuing life sciences research and development.

COMMUNITY BOARD RECOMMENDATIONS

The Project Area is located within the jurisdiction of Manhattan Community Board 8. The Blood Center, along with their development partner Longfellow, presented to Manhattan Community Board 8 on several occasions. A public hearing was held on May 12, 2021.

During their May 25, 2021 meeting, Manhattan Community Board 8 voted to disapprove ULURP applications No. C210351ZMM, N210352ZRM, and C210353ZSM by a unanimous vote of 38 in favor, 0 opposed, and 0 abstentions. The following were among the reasons given:

The Application is a "Spot Zoning"

The Community Board took issue with the inclusion of zoning changes along 2nd Avenue, which are not essential to the Proposed Development of the Blood Center. “Spot zoning” is defined as “singling out one parcel of land for a use classification totally different from that of the surrounding area for the benefit of the owner of such property and to the detriment of other owners” (15 Warren’s Weed New York Real Property § 157.13 (2021)).

Inappropriateness for Midblock Zoning

The R8B midblock zoning was intended to maintain balanced development and quality of life on the Upper East Side and other neighborhoods. In the 35 years since its implementation, there has been no development lot in an R8B that has been rezoned to allow for more intense development.

No Justified Reason to Overturn Existing R8B Zoning

When the City initiated life sciences projects, neither 310 East 67th Street or another R8B-zoned lot was selected as a potential development site. There is not a clear sense that there is a need for additional commercial lab space amid a surplus of commercial space.

The Impact on St. Catherine’s Park

The Community Board noted that St. Catherine’s Park is the second most visited park per square foot in New York City, and is the only park within a half mile radius of the Proposed Development. Despite its importance, the shadow impacts of the new building on the park would be significant, and not mitigable.

The Impact on the Julia Richman Education Complex

The Julia Richman Education Complex is located on East 67th Street, directly north of the Proposed Development. This building would also be impacted by shadows from the Blood Center, affecting the capacity of students to learn. Construction noise would be a significant issue.

Excessive Height and Bulk of Proposed Development

The Proposed Development would occupy the whole lot at the 85-foot-tall base and rise to a height of 334 feet. This 16-story building is out of scale with the surrounding area. The Community Board noted that it will have a larger height/bulk ratio than any midblock building west of First Avenue within Community District 8.

BOROUGH PRESIDENT’S COMMENTS

Since the first announcement of the Blood Center’s Center East Development, there has been widespread opposition from the community. Additionally, Community Board 8 expressed unequivocal opposition to the project after hundreds of people testified at their public hearing. At

my office's public hearing attended in person by over 100 people with an additional 100 people watching online, I heard from more than 40 advocates and members of the community who voiced their opposition or support for the project. Members from Community Board 8, Friends of the Upper East Side, the Coalition to Stop the Blood Center Tower, and other residents expressed their concerns about the height of the building, the shadow impact, and the precedent it would set for midblock zoning. Members from the Construction and General Building Laborers' Local 79 and Carpenters Local Union 157 spoke of the need to ensure good construction jobs for union workers at this site. Along with other groups in opposition to the rezoning, I participated in a "Stop the Blood Center" rally intended to raise awareness about the potential impacts of the proposed tower last May.

I support the mission of the Blood Center. This recommendation on the proposed rezoning is not a comment on the operation of the organization or their long history of service to New York. I understand that the Blood Center needs to modernize their facilities, but it shouldn't come at the cost of the residential character of the surrounding neighborhood, to which they have been a great neighbor for almost 50 years.

What the Blood Center and Longfellow Real Estate Partners are asking for is a subsidy. The improvements to the Blood Center's own operations can be accomplished under the existing zoning, an R8B district. Without needing a rezoning, the Blood Center would be able to build 229,092 gross square feet of community facility use, which is an increase from the current 159,347 gross square feet occupied by the Blood Center, and more than the 206,400 gross square feet estimated for use by the Blood Center in the Proposed Development.

The reason for this proposed rezoning is to allow for private lab space that can provide revenue for the redevelopment. The life sciences have been identified as a priority by the City of New York and the NYC Economic Development Corporation. However, there seems to have been no money or financing available to the Blood Center that doesn't take the form of expanded development rights.

The human cost of this additional commercial space will be borne by the surrounding community. The size of the proposed building is far too large. These plans increase the height of the building on the Development Site from three stories to 16 stories (approximately 334 feet). The maximum height (now 75 feet under the R8B zoning) would be four times greater than the current zoning allows.

I worry about the precedent this would set for midblock zoning. The intention of R8B zoning was to maintain a residential character for the Upper East Side. The lower-scale buildings allowed under this zoning provide for light and air and contrast with the more densely developed avenues. There has never been a rezoning at this scale on an R8B-zoned midblock, and if passed, this could serve as a proof of concept for further midblock rezonings for commercial use.

I am deeply concerned about the projected shadow impacts of the proposed building on St. Catherine's Park. This park is one of the few green spaces in the neighborhood, and a loss of sunlight would limit its useability, especially in the winter. During peak hours in the spring,

summer, and fall, the proposed project would cast shadows on over 70% of the park. There is no way to mitigate these impacts.

The Julia Richmond Education Complex across the street from the Blood Center would also face negative impacts, including shadows on classrooms and construction noise from the new building. Both of these would affect the capacity of students to learn.

For these reasons, I urge you to reject the proposed New York Blood Center – Center East proposal.

BOROUGH PRESIDENT'S RECOMMENDATION

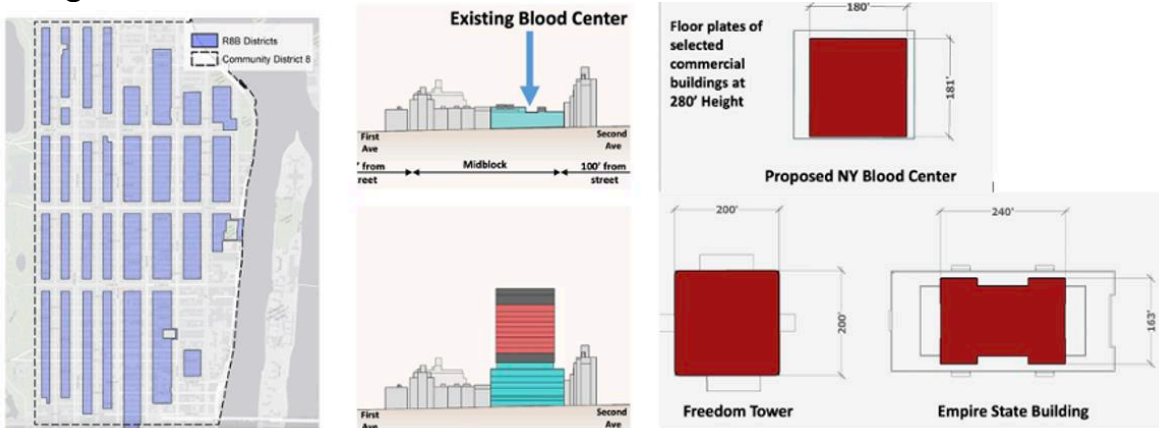
Therefore, the Manhattan Borough President recommends **disapproval** of ULURP applications No. C210351ZMM, N210352ZRM, and C210353ZSM.

A handwritten signature in black ink that reads "Gale A. Brewer". The signature is written in a cursive, flowing style with a large initial "G" and "A".

Gale A. Brewer
Manhattan Borough President

New York Blood Center: Zoning Blasphemy (and related half-truths and lies!)

1. **R8B Zoning.** The Blood Center's mid-block site on East 67th Street is currently zoned R8B, contextual zoning with a 75' height limit designed to preserve the residential character of mid-blocks throughout the Upper East Side – in this setting the Blood Center wants to build a commercial tower that's more than 450% taller (334' vs 75') than current zoning would allow, with a floor plate the size of the Empire State Building!



R8B zoning was enacted more than three decades ago to protect residential neighborhoods like this and has never once, never, been violated anywhere on the Upper East Side. There's a reason it's never been violated before, and that's because it's so logically necessary to maintain the character of residential neighborhoods. And, equally logical, why the Blood Center's proposal should be rejected.

The attorney for the Blood Center claims that the Blood Center building, with its blood donor collection and other activities, makes this block not typically residential. He couldn't be more wrong! With a school and park across the street, a library next door, and the neighborhood police station down the block (and with the Blood Center's operations all conducted within its 75' facility), it would actually be hard to imagine a more residential neighborhood! It's the neighborhood and the mid-block that makes it residential, not the presence or absence of any single building, any more than a single red tulip would keep you from describing this as a field of white tulips:



The attorney for the Blood Center has countered by saying that there was once, a single incident of an R8B zoned property being up-zoned, but that was on the UWS, which also has R8B to preserve mid-block character of residential neighborhoods, and it was up-zoned from R8B to R8A, still residential (for affordable housing), not commercial like the Blood Center's R8B to C2-7, and it increased the height by approx. 50% from 75' to 115', not 75' to 334', 450% of what is permitted, which is what the Blood Center is proposing, and part of the lot on the West Side was not being developed at all, whereas the Blood Center is proposing to build on the entire lot. If that's the Blood Center's best argument for violating R8B zoning, they frankly haven't got an argument! The Blood Center's lawyer's gratuitous (and insulting) comment that the inapplicable R8B to R8A re-zoning "did not cause the sky to fall", just reinforces the Blood Center's attempt to belittle the very valid interest of the community to preserve the residential character of their mid-block neighborhoods.

2. **Zoning for Dollars.** In seeking up-zoning of the site the Blood Center is effectively taking air rights to build higher, much, much higher, than the current zoning permits (4.5X higher!). Those "air rights" belong to the community, but rather than paying the community for those air rights, they are making the community pay – pay now, and pay forever!, in the form of multiple adverse impacts on the neighborhood that the community, the schools and the park-users will suffer if the Blood Center's proposed project is permitted to go forward.

3. **Precedent for Future Violations of Mid-Block Zoning.** As mentioned above, the proposed Blood Center Tower would be the first up-zoning of an R8B parcel on the Upper East Side in the more than three and a half decades since R8B zoning was enacted specifically to **protect the residential character of mid-blocks** on the Upper East Side and elsewhere throughout the City. There is real concern that approval of the Blood Center proposal could serve as a break in the wall of the damn that's held back over-development of mid-blocks throughout the City, and that approval of an up-zoning on East 67th Street – and not just an "up-zoning", but one of colossal proportions, allowing a building more that 450% larger than what the site is currently zoned for – could open the gate for a tidal wave of additional violations of mid-block zoning throughout the neighborhood and beyond. Indeed, the HR&A report on proximity which the Blood Center commissioned, presages just that sort of thing, talking about the Blood Center as a harbinger for "new commercial space in the far East 60s". This report further talks about the area serving as a "strong foundation on which to build an industry . . . [with] private firms to develop and commercialize their discoveries." With most of the space along the avenues already spoken for, as the Blood Center's lawyer continually reminds us, talk of "new commercial space", "build an industry" and "private firms", it's certainly implicit that the target is additional mid-block sites in the Upper East Side. The Blood Center's proposed Tower must be

stopped lest we see on onslaught of other developers seeking to build large commercial buildings on other mid-block locations, arguing, with merit, that if the Blood Center was permitted to build a 34-story commercial tower on East 67th Street, then why can't they build a 350' commercial office building on East 75th Street? or a 310' luxury condo on East 92nd Street? etc., etc. etc.

Every time the argument is made that the up-zoning of the Blood Center site would be precedent for future up-zonings of R8B sites, the attorney for the Blood Center dismisses that concern saying that there's no another site like the Blood Center, alluding to the Sotheby site as potentially being the only other site that would approximate the Blood Center site on E. 67th St. That response is very misleading, and, indeed, specious. The Blood Center attorney is making a false equivalency, assuming we're concerned that the Blood Center would be a precedent for a similar building of the same mass and same height as the Blood Center. That's wrong. We are just concerned about it being a precedent for future up-zonings of buildings that would be taller than the 75' limit of R8B. It is necessary not to conflate the height of the Blood Center Tower with its mass when talking about R8B zoning. There are, for example, two adjacent townhouses on East 75th St. (38 E. 75 and 40 E. 75), zoned R8B, for sale for a combined approx. \$20 mil. We all know from the experience with 430 E. 58th Street where they're building a 62 story, 847-foot-tall residential skyscraper on a very narrow mid-block site, and that's the precedent we're worried about. The Blood Center attorney is a real estate and land use specialist and surely knows about "assembling" adjacent sites, and there are plenty besides the two on E. 75th that could be used for super-tall mid-block towers citing the Blood Center Tower as precedent if it's approved. It's the height, not the mass, that's the issue, and the Blood Center should be not be allowed to avoid the damaging precedential value that the up-zoning of its site would set merely because there isn't another site with the same massive footprint as the Blood Center! <https://www.bhsusa.com/manhattan/upper-east-side/38-east-75th-street/townhouse/20070647#> <https://www.corcoran.com/nyc-real-estate/for-sale/upper-east-side/40-east-75th-street-manhattan-ny-10021/5971335> .

4. **Impermissible Spot Zoning.** The Blood Center's application is a thinly disguised, almost laughable attempt to effect "spot zoning" exclusively for the 310 E. 67th Street site. It is no longer open to argument that spot zoning is impermissible. Spot zoning was defined by the New York Court of Appeals, in *Rogers v. Tarrytown*, as "the process of singling out a small parcel of land for a use classification totally different from that of the surrounding area for the benefit of the owner of that property and to the detriment of other property owners." See, e.g., *Matter of Daniels v. Van Voris*, 241 A.D. 2d 796 (3d Dep't 1997). Next to that definition you could put a copy of the Blood Center's Environmental Assessment Form as an illustration of what spot zoning looks like. If attempting to shoehorn a 334' commercial tower into a site zoned for 75' residential buildings isn't "singling out", I don't know what is.

Commentators have observed that “in evaluating a claim of ‘spot zoning’, the reviewer should consider a number of factors, including whether the rezoning is consistent with a comprehensive land use plan, whether it’s compatible with adjacent uses, the likelihood of harm to surrounding properties, and the availability and sustainability of other parcels.” **The proposed Blood Center loses on each of those tests**, and there’s an easy explanation for that – it’s because the zoning variances being requested by the Blood Center are clearly and certainly spot zoning, and, on that basis alone, this application must be rejected. The sheer number of variances being requested by the Blood Center further confirms that this is a case of impermissible spot zoning.

I believe the attorney for the Blood Center deliberately misstated the law when testifying before the Manhattan Borough President (which I wonder if CPC should refer to the City attorney to see if it was a violation of Rule 4.1 of the Code of Professional Responsibility). The attorney said the Court of Appeals had ruled that rezoning of a single parcel is not spot zoning if it’s in accordance with a well-considered plan for the general welfare of the City, then going on to reference the City’s plan to promote life sciences to help the post-pandemic economy of the City. While trying to justify the spot zoning of 310 E. 67th Street by tying it to an economic recovery plan, the actual Court of Appeals case in *Olish* stated that the re-zoning of the single parcel had to fit with a “comprehensive land use plan”, not an economic plan (“the fact that a zoning change will have an incidental effect of benefiting a particular owner does not invalidate the change, as long as its true purpose is to promote the general welfare through sound land planning”). Indeed, the City’s comprehensive land use plan does not save the Blood Center site from a claim of spot zoning, but rather, to the contrary, shows that the Blood Center’s application is indeed a blatant case of spot zoning! The Administration’s 2016 “Ten -Point Life SciNYC Plan” clarified regulations to make explicit that lab space for life sciences R&D would be permitted in the majority of commercial zones, more than doubling the potential areas of life science jobs. (See Memo from DOB, DCP & EDC to N.Y. City Deputy Mayor for Housing and Economic Development, “Life Sciences in Commercial Zoning Districts,” December 13, 2016, and N.Y. City Zoning Resolution § 32-18, Use Group 9A). The omission of residential zoned property from the expansion of permitted life science commercial properties clearly shows that the up-zoning of the Blood Center property is not part of a “comprehensive land use plan”, and is thus blatant spot zoning.

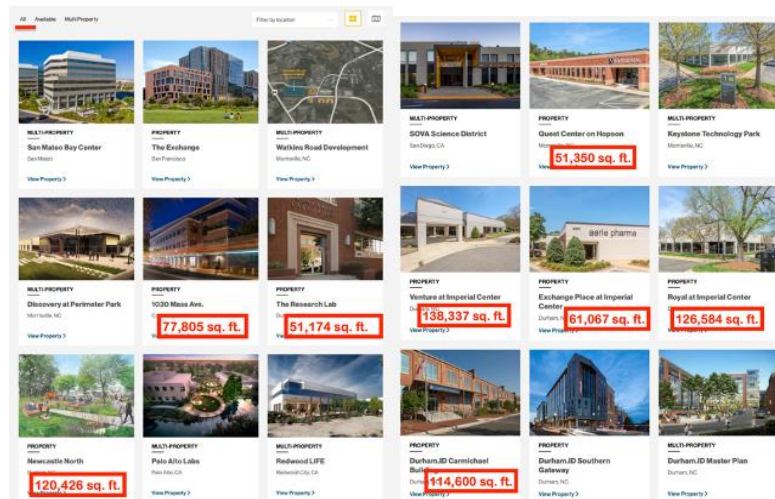
In its initial iteration, the applicant had included the entire R8B midblock as within the project area. By the time the RWCDs was released, the project area had completely shifted to Second Avenue. The developers have changed the project area from their initial proposal in order to tailor their narrative. By including the Second Avenue buildings and removing the remainder of the R8B midblock in their revised proposal – and pretending to be doing this for the common good in order to bring a non-

conforming (and non-functioning!) movie theater, that has never been an issue, into compliance – the developers are creating the illusion of context (one building 45 stories, another 17). This is clearly being done in order to justify their grossly oversized mid-block building which will be more than 4 times the height of the current allowable limit. The Court of Appeals has held that a zoning amendment which is the result of an unreasoned and uncaredful consideration and lacks being part of a comprehensive land use plan constitutes illegal spot zoning.

The Blood Center’s Environmental Assessment Form contains a disclosure that is tantamount to an admission that the proposed up-zoning is blatant spot zoning. Page 10a of the EAS, referencing the other two buildings included in the rezoning, states, “Given the existing size and use of these two buildings, neither site is considered a potential or projected development site.” That leaves just the Blood Center site. Voila, spot zoning!!!

For all of the reasons set forth above, it is clear beyond peradventure that the proposal of the New York Blood Center is the very definition of spot zoning and would certainly be overturned in court if adopted. Accordingly, it must be rejected now.

5. Life Science Hubs Apparently Don’t Require the Giant Space and Huge Floor Plates that the Blood Center and Longfellow Claim are Needed. Throughout the ULURP review process, the Blood Center and Longfellow have continually represented that a life science hub needs to be massive in size to promote synergy among a large number of tenants. Longfellow, the alleged “expert” in this field, need look no further than its own portfolio to know that’s not true. In addition to most of the Longfellow life science spaces being one, two or three story buildings in suburban settings, their website shows 17 buildings as “all” of the properties they’ve developed, eight of which are less than 150,000 sq. ft., meaning they're less than 25% of the space of the Blood Center Tower, and four are less than 75,000 sq. ft, meaning they're just 1/8 of the size of the proposed Blood Center Tower.



The Blood Center and Longfellow also vastly overstate the size of the floor plate that is needed for a life science hub. As we know, the Blood Center will have a floor plate the size of the Empire State Building (43,000 sq. ft. on the lower floors, and when the building tapers slightly, 32,580 sq. ft on the tower floors). The Blood Center and Longfellow state that a floor plate that size is required, experts on life science hub development at a webinar in February said you only need 15,000 to 20,000 (at 17:50) <https://www.youtube.com/watch?v=gzupOFItN3I> . Reducing the floor plate of the Tower from 43,000 and 32,580 square feet down to 20,000 square feet, would reduce the bulk of the proposed Tower by more than 40%!

6. **The “Minimum” Sixteen Foot Height For Life Science Space is Another Blood Center/Longfellow Lie.** Longfellow has consistently said that they need 16 feet ceilings for life science labs. At the first presentation by the Blood Center and Longfellow to the CB8 Zoning Committee in November, Peter Schubert, the lead architect from Ennead which has designed the Blood Center Tower, said (at 37:30), "one of the things we worked hard to do is keep the building as low as possible": <https://www.youtube.com/watch?v=c5WCtTQTc7k> . Perhaps he didn't think anyone from the opposition would be listening, but last month, the very same guy appeared on a Commercial Observer webinar about building life science labs in NYC, and said that people are wrong focusing on floor-to-floor, and said the labs could actually be 10 feet floor to floor: “Floor-to-floor is the thing that everybody talks about as if that’s the only way forward, but I think through creativity and the ability of a building to deliver some shaft space, floor-to-floor can be about 12 feet.” (at 2:00:50): <https://www.youtube.com/watch?v=YbpEapj3s9g> Reducing the height of the floors at the Blood Center’s proposed Tower from 16 feet to 12 feet would, just by that one change, reduce the height of the building by 25%

7. **“As of Right” Building.** No one disagrees that the New York Blood Center needs a new facility; their current headquarters building is very old and run-down. But the Blood Center admits that they could build a new “as of right” facility at their current location that would give them all the space they require (in fact, **more space** than they would occupy in the proposed Tower!). The problem is that would require them to raise the money and pay for it (just like MSK, Weill-Cornell and Rockefeller University have done when they needed more space and built new buildings that complied with local zoning: <https://www.youtube.com/watch?v=x93VdUijZL8>). The Blood Center has almost a \$500 mil endowment, they pay their CEO over \$1.8 mil (more than double the salary of the President of the American Red Cross which has almost a twice as large blood collection business), they’ve got another dozen execs making huge six figure salaries, and they’ve spent more than \$100 mil over past few years acquiring and funding lots of blood banks around the country (New Jersey, Connecticut, Pennsylvania, Delaware, Maryland, Virginia, Missouri, Kansas,

Minnesota, Nebraska, Rhode Island and Southern New England) so they could operate as a big business under the umbrella of being a not-for-profit.

But, rather than using their endowment, and fundraising any additional funds that might be needed, to build a conforming “as of right” building that could satisfy all of their needs, just MSK, Weill-Cornell and Rockefeller University have all done, the Blood Center has entered into a scheme with a Boston developer to build a huge Tower on the site, with the Blood Center getting a free new facility at the base, and the developer building a commercial tower on top of the Blood Center’s new facility that the developer would rent out to unrelated companies for the profit of the developer and its investors. To put some lipstick on this pig, the Blood Center and the developer are saying that the commercial space in the Tower will be rented to life science companies when the Tower is eventually completed in five or six years, thus trying to gain favor for this scheme by couching their development as part of the current focus on “life sciences” as a source of future economic development and growth to support the City’s economy. It should be noted that two decades ago, when luxury condos were going up all over the place, the Blood Center attempted to partner with a developer to build a luxury condo tower on its site in exchange for a free new facility at the base of the tower. That was rejected. Now, with “life science” being touted as the hope for the City’s future, the Blood Center is partnering with a Boston developer and proposing a life science Tower to get a free new facility. The Blood Center has shown its willingness to ride whatever fad is popular if it will just get the Blood Center a new facility for fee.

At the last meeting of the Community Board 8 Land Use Committee, Robert Purvis, the Blood Center Vice President of Public Relations stated that the Blood Center “does not have the ability, quite frankly, to raise the amount of money required to build a new building. We’ve never enjoyed the large-scale donor support those other institutions have relied on to build new buildings” and that “we don’t have a philanthropy history”, claiming that the almost \$500 million of the Blood Center’s endowment is largely the result of royalties from past inventions.”

https://www.youtube.com/watch?v=y_HJVxiRZ9c

To quote my seven-year-old granddaughter, “liar, liar, pants on fire!” A quick google search reveals:

New York Blood Center was founded by the Rockefeller Family over 50 years ago, including Governor Nelson Rockefeller, David Rockefeller, who organized the corporate community, and Rodman Rockefeller, who served on the Board of Trustees of NYBC. It was Rodman Rockefeller who encouraged NYBC to create an endowment and, as Chairman of the Board, Howard guided the investments and built the New York Blood Center’s \$300 million endowment.

Rockefeller and Milstein, providing 60% of the endowment, clearly contradicts the Blood Center's claim that they "never enjoyed a large-scale donor base." See Exhibit A attached hereto.

And reviewing the Blood Center's publicly available tax filings contradicts the other part of that lie, claiming that the endowment all came from royalties. The Blood Center's most recent Financial Statements, for the fiscal year ended March 31, 2020, does not mention any royalty income. Then, looking at the 990's for the four prior years, the following royalty income is shown (Part VIII, line 5):

2020	\$4,326.00
2019	\$3,074.00
2018	0.00
2017	0.00

Exhibit B. That's quite a difference -- from the half billion endowment that Purvis credited to royalties, to approx. seven thousand dollars in royalties over the past four years (specifically, a difference of \$492,600.00). Or, an average of less than \$2,000 per year, which, at that rate, would take 250,000 years to build a half billion-dollar endowment, meaning that when homo sapiens first stood up on two legs 250,000 years ago, it was probably to deliver a royalty check to the Blood Center!

Clearly the Blood Center can use its endowment to fund a new facility and, to the extent that is not sufficient, they should engage in a capital campaign just like all of the neighboring institutions have done. But the Blood Center apparently believes that, rather than using the endowment to build a new "as of right" building that wouldn't destroy the neighborhood, and fundraising to the extent needed to supplement the endowment, it's better to save the endowment to protect their astronomically high salaries and simply partner with an inexperienced Boston developer and hire a high-powered, high-priced lobbyist (who recently settled investigation into alleged Lobbying Act violations by the New York State Commission on Public Ethics) to pitch their "life science tower" story to City Planning and the City Council! Hopefully, the City Planning Commission can see through this scam, reject the Blood Center application, and send NYBC back to the drawing board. Attached as Exhibit C is Part IX of the Blood Center's federal tax form 990, showing that for the physical year ended March 30, 2020, the Blood Center spent \$0.00 (nothing, nada) for fundraising, and more than half a million dollars for lobbying "to influence a legislative body" (and, since this report was prior to the public disclosure of the planned Tower, one can only assume that the cost for lobbying is now well north of a million dollars!).

8. Blood Center Mischaracterizes Longfellow as Expert When Longfellow Apparently Totally Unprepared and Unqualified to Develop Proposed Project.

At the November 2020 presentation to the Community Board, the CEO of the Blood Center cited the “proven expertise” of the developer with which it is working, Longfellow Real Estate Partners, LLC of Boston, and stated that Longfellow “developed and built places like Kendall Square in Boston and places with Duke in the South.” While Longfellow may have developed some properties in the South, it most certainly did not develop Kendall Square in Boston. Not only did Longfellow not “develop” Kendall Square, it did not have anything to do with developing any of the dozens of buildings comprising Kendall Square. To the contrary, Longfellow’s website shows that Longfellow primarily develops one, two and three story life science buildings in campus-like locations, which could not be more removed from building a 334' massive Tower, with a floor plate comparable to the Empire State Building and Freedom Tower, mid-block on a narrow side street in the middle of a residential neighborhood!

At a Community Board Meeting, the Blood Center described Longfellow as the largest national life science real estate investor with a portfolio of **investment and development properties** totaling over 10 mil sq. ft. – neither the Blood Center nor Longfellow has disclosed how much of that represents properties for which Longfellow has been the lead developer, and how much represents properties where Longfellow has merely been an add-on investor in properties developed by others.

Perhaps most significantly, Longfellow has never developed anything in New York, with limited or no experience developing property with union labor, while people in the construction industry constantly stress how developing real estate in New York City is totally unlike developing real estate anywhere else in the country. Interestingly, Adam Sichol, co-founder and CEO of Longfellow, was quoted in Crain’s on March 5, 2021, saying “Long Island City provides more room for bigger, affordable [life science] developments.”

A recent newspaper article describes Longfellow as having “a history of pursuing office-to-biotech conversions”, citing two such projects initiated by Longfellow within just the past six months. <https://www.commercialssearch.com/news/longfellow-real-estate-buys-bay-area-campus-for-156m/> Given the tremendous amount of office space in New York that is now vacant as a result of the pandemic (approximately 100 million square feet according to the New York Times, if Longfellow indeed wants to dip its toe in the New York City real estate market, it would be best advised to stick to its knitting and find an empty office building to convert to life science space rather than trying to shoehorn a massive 334' Tower into a residential neighborhood.

9. Blood Center Never Addresses the Very Real Possibility that the Tower will Never Be Used for Life Sciences. The proposed Tower will not be completed until 2026 (best case). There is no assurance that life science companies will want to locate

to New York City at that time, or that other life science buildings completed before that time (including those that would have a substantial head start if converting empty office space to life science rather than starting from scratch) will not have created sufficient capacity such that the space available at the Blood Center's proposed Tower might not generate sufficient interest for life science companies to want to locate at the Tower. There are already several dozen projects started or in the works. Additionally, the Mayor's recently proposed budget includes "\$300 million for life science real estate development . . . on Manhattan's West Side and in Brooklyn and the Bronx." Crain's, April 30, 2021.

As mentioned above, a recent NYTimes article discussing the rush to build Life Science Hubs, quotes a Managing Director of Cushman & Wakefield as saying "the life science boom is a 'boomlet' at best, and the Executive V.P. at the Alexandria Life Science Hub in midtown said, "The reality is, demand is limited."

<https://www.nytimes.com/2020/10/27/business/life-science-new-york-coronavirus.html>

During a webinar conducted by Commercial Observer on Life Sciences on February 11, 2021 (one participant on the panel was Jamison Peschel, a Senior Partner of Longfellow, who represented Longfellow at the Community Board), the sponsor of the webinar, stated, "The early finishers will do well; I think there are too many people trying to cave in and follow the heard and there will be a number of projects that are not successful. . . . The projects that are in place right now and building out where tenants can go in, the early finishers are going to win. . . . These broad brushes of Life Science is false."

If the Blood Center is granted the various zoning changes it is seeking, and there is not market for Life Sciences Hubs in 2026 when the Tower will be completed (best case), then the Blood Center and Longfellow could, with such new zoning, easily flip the building for use as commercial office or for luxury condos. Interestingly, Mr. Peschel of Longfellow, stated during the Commercial Observer webinar, that the same space that is good for Life Sciences is "also most attractive for luxury loft or condominium development". So the Blood Center could get the new zoning it is requesting, and then Longfellow can use that zoning to build a luxury condo, a totally different use. But unfortunately, while the use of the Tower will be different, the shadows on Julia Richman and St. Catherine's Park will be the same, and will continue forever and will continue to have a horrible adverse effect on the students at JREC and the thousands of people who use St. Catherine's Park. Once that sunlight is taken away by the Blood Center Tower, there is no replacing it. There is no mitigation for the loss of sunlight.

In their written response to questions raises by CB8 as to what would happen if Longfellow did, indeed, find that they couldn't fill the Tower with life science companies, the Blood Center said:

The use of the new Center East will be restricted by the special permit, which is required to authorize (i) commercial use in excess of two FAR, (ii) commercial use above the second floor and (iii) the scientific research and development facility use. The special permit is also required for the proposed building envelope.

Actions involving a rezoning and a special permit are sometimes accompanied by a deed restriction (Restrictive Declaration) providing that, unless otherwise permitted by the City Planning Commission (CPC) and the City Council, the use of the rezoned property is limited to the development authorized by the special permit or a development permitted by the zoning controls applicable prior to the rezoning.

The offer to put a Restrictive Declaration on the Tower, saying they would need a ULURP review to use it for something other than life science labs is meaningless, it's snow in winter, in Alaska! If they can get ULURP approval to build a massive 334' commercial tower in a mid-block location zoned for 75', which will put JREC in darkness and most of St. Catherine's in shadows all afternoon, then how hard would it be to get ULURP approval to convert that already existing 334' life science tower to a 334' luxury condo! It's like asking someone who runs 50 mile ultra-marathons to walk to the corner of the block, like asking someone who's sinking baskets from mid-court to make a lay-up! If they're serious that it's only going to be used for life science labs, they should put up or shut up, and put the deed in escrow saying it will go to JREC if the Tower ever stops being used for life science. Giving them a "ULURP out" to convert it to luxury condos is an opening they could drive a Mack truck through after getting approval for the proposed Tower!

10. **Conclusion**. New York City Zoning Handbook states:

Zoning establishes an orderly pattern of development across neighborhoods, and the city as a whole. . . . Zoning has had a relatively short history, yet it plays a prominent role in the shaping of the city. It sets limitations on the size and use of buildings, where they may be located and the density of the city's diverse neighborhoods. . . . The **groundbreaking Zoning Resolution of 1916** consisted of a 14-page text and three sets of maps designating use, height and area for all portions of the city. Though a relatively simple document mainly looking to limit the most egregious land use outcomes, it made the first step to control the size and shape of all buildings in the city and to **designate residential and commercial areas that excluded what were seen as incompatible uses.**

For all of the reasons discussed above, the Blood Center's zoning application **should be rejected.**

But it's really easier than that, more than one hundred years of zoning history clearly establish that the Blood Center's zoning application **must be rejected.**

LEADING THE NY BLOOD CENTER

Howard P. Milstein has served on the Board of New York Blood Center for nearly 25 years and has been the Chairman of the Board for the past 14. Tens of thousands of lives have been saved during this period and Howard's stewardship has brought this prestigious, essential community service into the 21st century.

New York Blood Center was founded by the Rockefeller Family over 50 years ago, including Governor Nelson Rockefeller, David Rockefeller, who organized the corporate community, and Rodman Rockefeller, who served on the Board of Trustees of NYBC. It was Rodman Rockefeller who encouraged NYBC to create an endowment and, as Chairman of the Board, Howard guided the investments and built the New York Blood Center's \$300 million endowment.

Under Howard's leadership, NYBC adopted a strategic plan to diversify sources of blood for economic and health reasons, as well as serve the increasingly regional demands of hospital systems and the national blood supply. The organization expanded its reach in 2014 and 2016 to the mid and northwest regions of the country.

The National Cord Blood Program at Howard P. Milstein Cord Blood Center was founded in 1992 by Dr. Pablo Rubinstein to use cord blood as an alternative transplant source for patients who have no matched bone marrow donors.

- NCBP is the first and largest public cord blood bank in the world
- Serves a regional, national and international cord blood and stem cell collection, with processing and storage operations
- Has banked more than 60,000 cord blood units and provided 4,900 recipients with cord blood units for transplantation
- Provides cord blood units for research to scientists all over the world
- More than 80 different specific diseases have been treated to date with NCBP cord blood
- The Howard P. Milstein Cord Blood Center was instrumental in leading and advocating for the "Stem Cell Therapeutic and Research Act of 2005," which was signed into law by President Bush. This legislation authorized new federal funding to establish a public cord blood banking network and a national inventory of 150 thousand high quality, ethnically diverse core blood units.

Major Milestones

2008	First Milstein Symposium on Cord Blood Advancements in Science. Over 200 scientists gather from around the world to discuss transplantation research and share patient management protocols
2012	Second Milstein Cord Blood Symposium to mark FDA approval of Hemacord, the first FDA-licensed stem cell therapy product. Over 300 scientists participate in the Symposium entitled, "Perspectives in Cord Blood Biology and Clinical Applications" Howard P. Milstein sworn in as an honorary FDNY Battalion Chief, in recognition of his significant support for the Fire Department and the people of New York
2013	Howard Milstein and NYBC are recognized by the Be The Match Foundation for their contributions to the National Marrow Donor Program
2014	Hemacord receives the first FDA approval for a stem cell therapy and wins the PRIX GALIEN USA "Best Biotechnology Product" Award NYBC merges with Community Blood Center of Kansas City, an organization proudly serving the Greater Kansas City area for over 50 years.
2015	NYBC and the Howard Milstein Cord Blood Center announces a new collaboration to foster



Howard Milstein shakes hands with Kyle Richardson, as his donor William Curley stands behind, as well as Kyle's mother, Dawn Traynor

[\[-\] click image to view video](#)

Part VIII Statement of Revenue

Check if Schedule O contains a response or note to any line in this Part VIII

		(A) Total revenue	(B) Related or exempt function revenue	(C) Unrelated business revenue	(D) Revenue excluded from tax under sections 512 - 514
Contributions, Gifts, Grants and Other Similar Amounts	1a Federated campaigns	1a			
	b Membership dues	1b			
	c Fundraising events	1c			
	d Related organizations	1d			
	e Government grants (contributions)	1e	12,252,937		
	f All other contributions, gifts, grants, and similar amounts not included above	1f	1,557,040		
g Noncash contributions included in lines 1a - 1f:\$	1g	9,120			
h Total. Add lines 1a-1f		13,809,977			

Program Service Revenue			Business Code			
	2a BLOOD SERVICES		621500	268,665,735	268,665,735	
b MEDICAL PROGRAMS		621500	168,491,586	168,491,586		
c RESEARCH PROGRAM		621500	219,299	219,299		
d						
e						
f All other program service revenue.						
g Total. Add lines 2a-2f.			437,376,620			

Other Revenue	3 Investment income (including dividends, interest, and other similar amounts)			7,389,858		1,808,926	5,580,932	
	4 Income from investment of tax-exempt bond proceeds			0				
	5 Royalties			4,326			4,326	
	6a Gross rents	(i) Real	(ii) Personal					
		6a		897,831				
		b Less: rental expenses	6b					
		c Rental income or (loss)	6c	897,831	0			
	d Net rental income or (loss)				897,831		897,831	
	7a Gross amount from sales of assets other than inventory	(i) Securities	(ii) Other					
		7a		132,675,000	788,652			
		b Less: cost or other basis and sales expenses	7b	108,584,927	833,524			
		c Gain or (loss)	7c	24,090,073	-44,872			
	d Net gain or (loss)				24,045,201		24,045,201	
	8a Gross income from fundraising events (not including \$ _____ of contributions reported on line 1c). See Part IV, line 18							
		8a			0			
b Less: direct expenses		8b		0				
c Net income or (loss) from fundraising events				0				
9a Gross income from gaming activities. See Part IV, line 19								
	9a			0				
	b Less: direct expenses	9b		0				
c Net income or (loss) from gaming activities				0				

Part VIII Statement of Revenue

Check if Schedule O contains a response or note to any line in this Part VIII

		(A) Total revenue	(B) Related or exempt function revenue	(C) Unrelated business revenue	(D) Revenue excluded from tax under sections 512 - 514
Contributions, Gifts, Grants and Other Similar Amounts	1a Federated campaigns	1a			
	b Membership dues	1b			
	c Fundraising events	1c			
	d Related organizations	1d			
	e Government grants (contributions)	1e	12,313,557		
	f All other contributions, gifts, grants, and similar amounts not included above	1f	1,277,049		
	g Noncash contributions included in lines 1a - 1f \$ <u>5,844</u>				
h Total. Add lines 1a-1f		13,590,606			
Program Service Revenue	2a BLOOD SERVICES	Business Code			
		621500	197,162,103	197,162,103	
	b MEDICAL PROGRAMS	621500	148,858,406	148,858,406	
	c RESEARCH PROGRAM	621500	576,023	576,023	
	d _____				
	e _____				
	f All other program service revenue				
g Total. Add lines 2a-2f		346,596,532			
Other Revenue	3 Investment income (including dividends, interest, and other similar amounts)		11,279,981		10,967,675
	4 Income from investment of tax-exempt bond proceeds		0		
	5 Royalties		3,074		3,074
	6a Gross rents	(i) Real	(ii) Personal		
		624,004			
	b Less rental expenses				
	c Rental income or (loss)	624,004	0		
	d Net rental income or (loss)		624,004		624,004
	7a Gross amount from sales of assets other than inventory	(i) Securities	(ii) Other		
		132,675,000	240,544		
	b Less cost or other basis and sales expenses	113,568,701	243,894		
	c Gain or (loss)	19,106,299	-3,350		
	d Net gain or (loss)		19,102,949		19,102,949
	8a Gross income from fundraising events (not including \$ _____ of contributions reported on line 1c) See Part IV, line 18	a	0		
	b Less direct expenses	b	0		
c Net income or (loss) from fundraising events		0			
9a Gross income from gaming activities See Part IV, line 19	a	0			
b Less direct expenses	b	0			
c Net income or (loss) from gaming activities		0			
10a Gross sales of inventory, less returns and allowances	a	0			
b Less cost of goods sold	b	0			
c Net income or (loss) from sales of inventory		0			
Miscellaneous Revenue	Business Code				
11a _____					
b _____					
c _____					
d All other revenue					
e Total. Add lines 11a-11d		0			
12 Total revenue. See Instructions		391,197,146	346,596,532	312,306	30,697,702

Part VIII Statement of Revenue

Check if Schedule O contains a response or note to any line in this Part VIII

		(A) Total revenue	(B) Related or exempt function revenue	(C) Unrelated business revenue	(D) Revenue excluded from tax under sections 512-514	
Contributions, Gifts, Grants and Other Similar Amounts	1a Federated campaigns	1a				
	b Membership dues	1b				
	c Fundraising events	1c				
	d Related organizations	1d				
	e Government grants (contributions)	1e	11,162,911			
	f All other contributions, gifts, grants, and similar amounts not included above	1f	1,720,494			
	g Noncash contributions included in lines 1a-1f \$ <u>17,822</u>					
	h Total. Add lines 1a-1f		12,883,405			
Program Service Revenue		Business Code				
	2a BLOOD SERVICES	621500	164,639,011	164,639,011		
	b MEDICAL PROGRAMS	621500	156,599,016	156,599,016		
	c _____					
	d _____					
	e _____					
	f All other program service revenue					
g Total. Add lines 2a-2f		321,238,027				
Other Revenue	3 Investment income (including dividends, interest, and other similar amounts)		7,953,196	117,318	7,835,878	
	4 Income from investment of tax-exempt bond proceeds		0		0	
	5 Royalties		0			
	6a Gross rents	(i) Real				
		(ii) Personal				
		669,197				
		b Less rental expenses				
	c Rental income or (loss)	669,197	0			
	d Net rental income or (loss)		669,197		669,197	
	7a Gross amount from sales of assets other than inventory	(i) Securities				
		(ii) Other				
		123,201,046	1,223,769			
		b Less cost or other basis and sales expenses	113,335,110	1,220,183		
	c Gain or (loss)	9,865,936	3,586			
	d Net gain or (loss)		9,869,522		9,869,522	
8a Gross income from fundraising events (not including \$ _____ of contributions reported on line 1c) See Part IV, line 18	a					
	0					
	b Less direct expenses	b	0			
c Net income or (loss) from fundraising events		0				
9a Gross income from gaming activities See Part IV, line 19	a					
	0					
	b Less direct expenses	b	0			
c Net income or (loss) from gaming activities		0				
10a Gross sales of inventory, less returns and allowances	a					
	0					
	b Less cost of goods sold	b	0			
c Net income or (loss) from sales of inventory		0				
Miscellaneous Revenue	Business Code					
11a						
b						
c						
d All other revenue						
e Total. Add lines 11a-11d		0				
12 Total revenue. See Instructions		352,613,347	321,238,027	117,318	18,374,597	

Part VIII Statement of Revenue

Check if Schedule O contains a response or note to any line in this Part VIII

			(A) Total revenue	(B) Related or exempt function revenue	(C) Unrelated business revenue	(D) Revenue excluded from tax under sections 512-514	
Contributions, Gifts, Grants and Other Similar Amounts	1a Federated campaigns	1a					
	b Membership dues	1b					
	c Fundraising events	1c					
	d Related organizations	1d					
	e Government grants (contributions)	1e	9,496,449				
	f All other contributions, gifts, grants, and similar amounts not included above	1f	3,333,520				
	g Noncash contributions included in lines 1a-1f: \$ _____		131,627				
	h Total. Add lines 1a-1f		12,829,969				
Program Service Revenue	2a BLOOD SERVICES	Business Code	621500	169,158,061	169,158,061		
	b MEDICAL PROGRAMS	Business Code	621500	150,822,667	150,822,667		
	c _____						
	d _____						
	e _____						
	f All other program service revenue						
	g Total. Add lines 2a-2f		319,980,728				
Other Revenue	3 Investment income (including dividends, interest, and other similar amounts)		8,119,718		108,897	8,010,821	
	4 Income from investment of tax-exempt bond proceeds		0				
	5 Royalties		0				
	6a Gross rents	(i) Real	(ii) Personal				
		446,531					
		b Less: rental expenses					
		c Rental income or (loss)	446,531	0			
	d Net rental income or (loss)			446,531		446,531	
	7a Gross amount from sales of assets other than inventory	(i) Securities	(ii) Other				
		80,041,112	901,049				
		b Less: cost or other basis and sales expenses	74,549,742	831,264			
		c Gain or (loss)	5,491,370	69,785			
	d Net gain or (loss)			5,561,155		5,561,155	
	8a Gross income from fundraising events (not including \$ _____ of contributions reported on line 1c). See Part IV, line 18	a		0			
		b Less: direct expenses	b	0			
c Net income or (loss) from fundraising events			0				
9a Gross income from gaming activities. See Part IV, line 19	a		0				
	b Less: direct expenses	b	0				
	c Net income or (loss) from gaming activities		0				
10a Gross sales of inventory, less returns and allowances	a		0				
	b Less: cost of goods sold	b	0				
	c Net income or (loss) from sales of inventory		0				
Miscellaneous Revenue			Business Code				
11a							
b							
c							
d All other revenue							
e Total. Add lines 11a-11d			0				
12 Total revenue. See Instructions.			346,938,101	319,980,728	108,897	14,018,507	

Part IX Statement of Functional Expenses

Section 501(c)(3) and 501(c)(4) organizations must complete all columns. All other organizations must complete column (A).
 Check if Schedule O contains a response or note to any line in this Part IX

Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.	(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraising expenses
1 Grants and other assistance to domestic organizations and domestic governments. See Part IV, line 21	25,000	25,000		
2 Grants and other assistance to domestic individuals. See Part IV, line 22	69,681	69,681		
3 Grants and other assistance to foreign organizations, foreign governments, and foreign individuals. See Part IV, lines 15 and 16.	0			
4 Benefits paid to or for members	0			
5 Compensation of current officers, directors, trustees, and key employees	7,135,115	863,481	6,271,634	
6 Compensation not included above, to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B)	0			
7 Other salaries and wages	127,129,257	115,978,109	11,074,360	76,788
8 Pension plan accruals and contributions (include section 401(k) and 403(b) employer contributions)	4,523,904	3,652,325	866,171	5,408
9 Other employee benefits	23,653,347	20,717,434	2,920,773	15,140
10 Payroll taxes	15,833,808	14,411,558	1,415,510	6,740
11 Fees for services (non-employees):				
a Management	1,400,808		1,400,808	
b Legal	1,797,239	233,772	1,563,467	
c Accounting	427,462		427,462	
d Lobbying	511,873	511,873		
e Professional fundraising services. See Part IV, line 17	0			
f Investment management fees	1,494,687		1,494,687	
g Other (If line 11g amount exceeds 10% of line 25, column (A) amount, list line 11g expenses on Schedule O)	1,604,215	655,499	845,727	102,989
12 Advertising and promotion	545,885	445,435	100,450	
13 Office expenses	2,501,713	2,280,610	221,103	
14 Information technology	3,075,736		3,075,736	
15 Royalties	0			
16 Occupancy	5,164,308	5,066,719	97,589	
17 Travel	207,190	146,483	60,707	
18 Payments of travel or entertainment expenses for any federal, state, or local public officials	0			
19 Conferences, conventions, and meetings	129,985	129,985		
20 Interest	1,054,582	1,054,582		
21 Payments to affiliates	0			
22 Depreciation, depletion, and amortization	12,113,947	9,000,249	3,113,607	91
23 Insurance	2,563,850	2,025,672	538,178	
24 Other expenses. Itemize expenses not covered above (List miscellaneous expenses in line 24e. If line 24e amount exceeds 10% of line 25, column (A) amount, list line 24e expenses on Schedule O.)				
a SUPPLIES	206,676,890	205,887,095	788,496	1,299
b TESTING FEES	27,817,678	27,817,678		
c MGMT FEE-HEMOPHILIA CONSORTIUM	11,089,144	11,089,144		
d REPAIRS AND MAINTENANCE	9,892,397	8,227,181	1,665,216	
e All other expenses	14,395,260	7,048,815	7,338,385	8,060
25 Total functional expenses. Add lines 1 through 24e	482,834,961	437,338,380	45,280,066	216,515

Part II-A Complete if the organization is exempt under section 501(c)(3) and filed Form 5768 (election under section 501(h)).

- A** Check if the filing organization belongs to an affiliated group (and list in Part IV each affiliated group member's name, address, EIN, expenses, and share of excess lobbying expenditures).
- B** Check if the filing organization checked box A and "limited control" provisions apply.

Limits on Lobbying Expenditures (The term "expenditures" means amounts paid or incurred.)	(a) Filing organization's totals	(b) Affiliated group totals												
1a Total lobbying expenditures to influence public opinion (grass roots lobbying)														
b Total lobbying expenditures to influence a legislative body (direct lobbying)	511,873													
c Total lobbying expenditures (add lines 1a and 1b)	511,873													
d Other exempt purpose expenditures	482,323,087													
e Total exempt purpose expenditures (add lines 1c and 1d)	482,834,960													
f Lobbying nontaxable amount. Enter the amount from the following table in both columns.	1,000,000													
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:35%; text-align: left;">If the amount on line 1e, column (a) or (b) is:</th> <th style="width:65%; text-align: left;">The lobbying nontaxable amount is:</th> </tr> </thead> <tbody> <tr> <td>Not over \$500,000</td> <td>20% of the amount on line 1e.</td> </tr> <tr> <td>Over \$500,000 but not over \$1,000,000</td> <td>\$100,000 plus 15% of the excess over \$500,000.</td> </tr> <tr> <td>Over \$1,000,000 but not over \$1,500,000</td> <td>\$175,000 plus 10% of the excess over \$1,000,000.</td> </tr> <tr> <td>Over \$1,500,000 but not over \$17,000,000</td> <td>\$225,000 plus 5% of the excess over \$1,500,000.</td> </tr> <tr> <td>Over \$17,000,000</td> <td>\$1,000,000.</td> </tr> </tbody> </table>	If the amount on line 1e, column (a) or (b) is:	The lobbying nontaxable amount is:	Not over \$500,000	20% of the amount on line 1e.	Over \$500,000 but not over \$1,000,000	\$100,000 plus 15% of the excess over \$500,000.	Over \$1,000,000 but not over \$1,500,000	\$175,000 plus 10% of the excess over \$1,000,000.	Over \$1,500,000 but not over \$17,000,000	\$225,000 plus 5% of the excess over \$1,500,000.	Over \$17,000,000	\$1,000,000.		
If the amount on line 1e, column (a) or (b) is:	The lobbying nontaxable amount is:													
Not over \$500,000	20% of the amount on line 1e.													
Over \$500,000 but not over \$1,000,000	\$100,000 plus 15% of the excess over \$500,000.													
Over \$1,000,000 but not over \$1,500,000	\$175,000 plus 10% of the excess over \$1,000,000.													
Over \$1,500,000 but not over \$17,000,000	\$225,000 plus 5% of the excess over \$1,500,000.													
Over \$17,000,000	\$1,000,000.													
g Grassroots nontaxable amount (enter 25% of line 1f)	250,000													
h Subtract line 1g from line 1a. If zero or less, enter -0-														
i Subtract line 1f from line 1c. If zero or less, enter -0-														
j If there is an amount other than zero on either line 1h or line 1i, did the organization file Form 4720 reporting section 4911 tax for this year?		<input type="checkbox"/> Yes <input type="checkbox"/> No												

4-Year Averaging Period Under Section 501(h)
(Some organizations that made a section 501(h) election do not have to complete all of the five columns below. See the separate instructions for lines 2a through 2f.)

Lobbying Expenditures During 4-Year Averaging Period					
Calendar year (or fiscal year beginning in)	(a) 2016	(b) 2017	(c) 2018	(d) 2019	(e) Total
2a Lobbying nontaxable amount	1,000,000	1,000,000	1,000,000	1,000,000	4,000,000
b Lobbying ceiling amount (150% of line 2a, column(e))					6,000,000
c Total lobbying expenditures	192,212	178,101	197,900	511,873	1,080,086
d Grassroots nontaxable amount	250,000	250,000	250,000	250,000	1,000,000
e Grassroots ceiling amount (150% of line 2d, column (e))					1,500,000
f Grassroots lobbying expenditures					



New York State Joint Commission on Public Ethics

540 Broadway, Albany, NY 12207

518-408-3976 - main

518-486-7842 – Public Information Office

press@jcope.ny.gov

JCOPE Settles Alleged Lobbying Act Violations Related to Campaign for One New York Donations

Donations Made After Recommendation by New York City Mayor Bill de Blasio

(ALBANY, NY) March 9, 2021 – The New York State Joint Commission on Public Ethics (“Commission”) today announced that it has reached a settlement agreement with Kasirer, LLC as part of its long-running probe into donations made to the Campaign for One New York (“CONY”) by entities lobbying the City of New York. The Commission’s ongoing investigation related to certain donations to CONY has resulted in \$130,000 in settlement payments to date.

The Lobbying Act prohibits lobbyists and their clients from giving gifts to a public official, which includes gifts to third parties on behalf of or at the designation or recommendation of such public official. CONY was a not-for-profit corporation formed in late 2013 by Bill Hyers, Stephanie Yazgi and Ross Offinger, three former campaign officials of Mayor Bill de Blasio (“the Mayor”) for which the Mayor sought and obtained support for his legislative and policy objectives. Offinger, who had served as a fundraiser for the Mayor’s campaign, became CONY’s treasurer and chief fundraiser.

Kasirer, LLC, the top lobbyist in New York state as ranked by compensation for its services, has agreed to pay \$5,000 to settle the alleged Lobbying Act violations that were part of the Commission’s investigation. In the settlement, the company stipulates that the Mayor spoke to its president, Suri Kasirer, in March 2015 and asked for assistance in raising money for CONY. Ms. Kasirer then spoke with other company employees about the Mayor’s request, and within a few weeks, employees of the company contacted two of its clients, which resulted in donations of \$5,000 and \$10,000. A few weeks later, those donations were collected and delivery to CONY was arranged by Kasirer LLC.

Kasirer, LLC acknowledges that the Lobbying Act prohibits a lobbyist with business before the State or the City from offering or giving gifts to a public official, unless the circumstances are such that it is not reasonable to infer that the gift was meant to influence that public official. The company was fully cooperative with the Commission.

As mentioned above, this settlement agreement is the latest to arise out of an investigation that began in 2015 in which the Commission learned of lobbyists and clients of lobbyists who, while actively

lobbying the Mayor and other New York City officials, donated to CONY at the request of either the Mayor or Ross Offinger in violation of the gift restrictions in the Lobbying Act and related regulations.

In 2019, the Commission reached four separate settlements of allegations of Lobbying Act Violations with developers Douglaston Development LLC, Brookfield Financial Properties, LP, Toll Brothers, Inc., Greenpoint Landing Developers, and Douglaston Development LLC for donations made to CONY by executives of those companies. Those companies settled the allegations against them with payments of \$10,000, \$30,000, \$15,000, and \$20,000, respectively. In those cases, the executives had either received a personal request from the Mayor or from Ross Offinger. In 2018, the Commission settled allegations of Lobbying Act violations with James Capalino, individually and on behalf of his business, James F. Capalino and Associates, Inc., as well as with New Yorkers for Clean, Livable, and Safe Streets (“NYCLASS”), its co-founder and president Steven Nislick, and board member Wendy Neu. Capalino paid a \$40,000 fine, while NYCLASS, Nislick, and Neu agreed to pay \$10,000 to settle the allegations. In both of those cases, donations were made following direct solicitations by the Mayor.

To read more about this settlement agreement as well as the prior CONY-related settlements, go to www.jcope.ny.gov, click on the ‘Investigations’ tab, and then go to ‘Enforcement Actions.’

New York Blood Center: Lower than Despicable

“Even a cornered rat is dangerous.”

-- Winston Churchill

At the hearing held by Manhattan Borough President Gale Brewer, two new elements entered the discussion about the Blood Center’s proposed massive (floor plate larger than the Empire State Building), 334' (16 floors, but equivalent to 33 floors), mid-block, commercial Tower: representatives of certain trade unions expressed concern that people are opposed to the Blood Center Tower because they are anti-union and because they are against people of color working and seeking medical care on the Upper East Side.

I have spoken with several of the union representatives who expressed those concerns, and I am convinced that their concerns are real and genuine.

But I also strongly feel that these seeds of distrust and hate were planted by the Blood Center and by their high-priced lobbyist, and that I find beyond despicable.

While these concerns are not directly related to the zoning process or any of the items that CEQR says need to be addressed, that is “the tell”. By inserting these issues into a ULURP review, the Blood Center is showing that they realize they do not have a winning argument, and are attempting to distract the CPC, and, ultimately, the members of the City Council, from focusing on all of the reasons that the re-zoning application should, and must be rejected.

Practically everyone opposing the Blood Center Tower has stated that they would support the building of the Tower – with union labor – in a more appropriately zoned location, including one on the Upper East Side, so the “anti-union” argument is pure rubbish. The opposition to the Tower is based on the inappropriateness of a 334' Tower on a mid-block site in a residential neighborhood, and on the truly horrific consequences the proposed Tower would have on both the Julia Richman Educational Complex and on St. Catherine’s Park. It’s very hard to understand this anti-union charge when all of the local elected officials, who are among the biggest supporters of unions anywhere, are unanimously opposed to the Blood Center Tower! Indeed, Congresswoman Maloney, who is outspoken in her opposition to the Tower, has brought to the Upper East Side the

single two largest construction projects in the country (yes, not the City, not the State, but the entire U.S.), and both were all union labor!

On a personal note, many (probably a majority) of the people opposing the Tower are actually union members or come from families with long and proud union involvement. My grandmother was not only an ILGWU member, but ultimately became the head of her local; my mother was a high school teacher and, following in the steps of her mother, was the union rep in her school, and I've got at least a half dozen aunts and sisters who are all union members, so hearing charges that we are anti-union makes me shake my head because nothing could be further from the truth!

But it's the concern expressed that those of us who are opposing the Blood Center Tower are against people of color and immigrants. Speaking for myself, the thing that got me excited, and why I am so dedicated to #StopTheTower, is because of the incredible and permanent damage the Tower would do to JREC. We are fighting to #SaveJREC, and JREC is comprised of the very community that those union members think we want to keep out. To the contrary, we are fighting to maintain quality education for the people the union organizers think we do not want on the Upper East Side. JREC is not a local school; rather its student body comes from throughout the five boroughs, 50 of the 51 City Council District. See [Exhibit A](#). A majority of its students identify as BIPOC, and JREC includes one school, the International School, with students from families of recent immigrants where English is not spoken at home.

Here's a photo from the Rally to #StopTheTower – notice all of the #SaveJREC signs by Congresswoman Maloney and Council Member Kallos.



Ironically, 10 years ago, they tried to tear down JREC, and Reverend Sharpton led a rally to save it, saying the developers trying to move it didn't want people of color in the neighborhood. Now we're trying to save JREC and we've being accused of the same thing as those developers who wanted to destroy JREC. As one principal said, if they moved us, we would have gotten a new building, this is worse, "The Blood Center Tower will deprive Julia Richman of all of its light for its entire day, the gloom of darkness."

The Union newspaper wrote, "Reverend Sharpton led a march to stop them from demolishing Julia Richman. He said, "Julia Richman should be raised up as a beacon of hope, but because of real estate interests, they're trying to move it out. There's going to be no end to us defending Julia Richman."

Before attacking the opponents of the Tower, the union members should learn something about the people they're supporting.

Look at the senior management of the Blood Center and Longfellow, and you'll find that there's not a single person of color. The Longfellow website included, until one week ago, their entire team, and it showed less than 10% people of color in the entire company, and only one African American manager of the dozens and dozens and dozens of employees shown.

And neither the Blood Center nor Longfellow are friends of unions. The Blood Center, has just 20% union members (see Exhibit B), Longfellow rarely if ever uses union construction workers, and a story online from last October states, "Longfellow real estate going after union benefits that janitors fought hard to win!" See Exhibit C. That's October, in the middle of the pandemic, and Longfellow is trying to cut union benefits!

As I said, it's ironic that the Blood Center and Longfellow (and their high-priced lobbyist) want to raise issues about lack of support for unions and people of color, when they would never do well when examined under that light. While they say people in glass houses shouldn't throw stones, I guess it's like Churchill warned, they realize that they lose on the merits and are dangerously desperate.

I urge the City Planning Commission to stick to the facts, and I am confident that if they do that, they should, and must reject the Blood Center's re-zoning application.

Julia Richman Educational Complex

Student Population by City Council District

(additional approx. 400 students not identified for various reasons)

Manhattan: 735
Bronx 538
Queens 389
Brooklyn 171
Staten Is. 12

District	Students
1	17
2	64
3	47
4	42
5	122
6	58
7	63
8	160
9	99
10	69
11	61
12	47
13	46
14	58
15	28
16	48
17	41
18	49
19	6
20	7
21	22
22	31
23	2
24	26
25	57
26	90
27	21
28	12
29	16
30	47
31	17

32	11
33	11
34	13
35	18
36	17
37	15
38	9
39	19
40	14
41	17
42	13
43	4
44	4
45	8
46	8
47	12
48	0
49	6
50	1
51	5

NEW YORK BLOOD CENTER, INC.

Notes to Financial Statements

March 31, 2020 and 2019

Minimum rentals under terms of such leases approximate the following:

2021	\$	4,801
2022		4,577
2023		4,134
2024		3,214
2025		2,746
Thereafter		1,730

Certain of these leases also require payment of expenses under escalation clauses. Rental expense under all leases for fiscal years 2020 and 2019 amounted to approximately \$6,274 and \$5,444, respectively, and is included in the caption services purchased (including contract testing costs) in the accompanying statements of activities.

(c) On April 27, 2012, the Organization entered into an agreement with an unrelated third party to manage the Organization's information technology system. The agreement is set to expire during February 2021. Total charges under this agreement for the years ended March 31, 2020 and 2019 amounted to approximately \$2,369 and \$2,300, respectively. The minimum payments due under the agreement for fiscal year 2021 approximately \$1,543.

(d) The Organization has entered into a number of agreements to purchase supplies, through a number of vendors. Future minimum purchase commitments are as follows:

2021	\$	7,749
2022		4,547
2023		<u>214</u>
	\$	<u><u>12,510</u></u>

(e) Approximately 22% of the Organization's employees are union employees covered under the terms of various collective bargaining agreements, of which 3% of the Organization's employees are union employees with collective bargaining agreements expiring within the next year.

(13) Fund-Raising Expenses

Fund-raising expenses are expensed as incurred, even though they may result in contributions received in future years. Fund-raising expenses amounted to approximately \$313 and \$185 in fiscal year 2020 and 2019, respectively.



SEIU USWW
@seiusww

At a time when people are struggling, building owners like Longfellow Real Estate .@LongfellowREP are going after union benefits that janitors have fought to win. Union janitors in SD have something to say about that >>
fb.watch/1hRtl_Flv9/
#YaBasta #JusticeForJanitors



San Diego Essential Workers

At a time when people are struggling, building owners like Longfellow Real Estate are going after union benefits that janitors have fought for years to...
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Marty



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San Diego Essential Workers



SEIU United Service Workers West

October 20, 2020 · 🌐

Follow

At a time when people are struggling, building owners like Longfellow Real Estate are going after union benefits that janitors have fought for years to win. Union Janitors in San Diego have something to say about that. #YaBasta #JusticeForJanitors
See Less

Be the first to leave a comment.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Wed 7/28/2021 9:55 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Sandra Arida**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent": **Health care professional and resident of the neighborhood**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

Longfellow is jeopardizing the health, safety, and quality of life for those who live, go to school, teach, play in St. Catherine's Park, commute to work in the medical centers on the M66 bus, or seek peace and quiet while reading or studying in the NY Public Library on 67 St. Longfellow should be ashamed to even think of building such a horrendous tower on this residential and school block. Toddlers attend nursery school on the corner. Students of all ages need to study and attend class in peace and quiet in the 5 schools in the JREC complex. And they need to safely board and exit school buses which are always parked there. Construction will endanger their safety, pollute their air with noise and dust, and destroy the sunshine in their yard and park. Remember also that people live on East 67 St. How dare Longfellow destroy their quality of life! Crosstown bus travel will surely be adversely affected. Longfellow should seek out space on non-residential streets

between York Ave. and the East River. There is absolutely no defense for the tower to be at this location. Sloan Kettering found wonderful spaces on 74 St. and 61 St. for their new buildings and jitneys allow for easy connection to their main campus. I am a health care professional and resident of this neighborhood and I consider this proposed scheme to be outrageous and inhumane. It must be stopped!

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Fri 8/6/2021 6:49 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **CESAR ARMENTEROS**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent": **Resident**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

Opposed resident

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Fri 8/6/2021 5:15 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Robin Adam**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

My husband and I have been residents of this area and neighbors of the Blood Center for over forty years. I have had strong connections to St. Catherine's Park, worked for the program serving students on the autistic spectrum at Julia Richmond High School and donated blood at the Blood Center. However, over the years I have seen this area become more congested with hospital expansion, an increase in the number of college / high school students, the addition of the Q train, over crowding on the # 6 Lexington Ave. train and on the busses that serve this area. The work of the Blood Center can be conducted at a variety of other locations where there is plenty of available space. We don't want or need another high rise building which will house more residents, deprive us of our breathing space and our sunlight and increase the congestion that we

already experience on a daily basis.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Fri 8/6/2021 1:37 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Penelope Auchincloss**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**

If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

Good afternoon, I oppose the expansion of the Blood Center and think we all need to stand against this development. I support the Blood Center's work and the growth of the Life Sciences, but this should not happen in a residential area and not with a company that is unwilling to hear the people out and make compromises to their plan. This development will affect everyone in our community: our safety, our health, our happiness. The loss of sunlight for St. Catherine's Park and the Julia Richman Education Complex will be devastating. The community uses the spaces and that sunlight makes a difference in happiness and productivity. I believe St. Catherine's is the second most used playground in the area. My husband and I have a two-year-old son who goes to that park daily and that lack of sunlight and warmth is vital for all.

While I am not sure exactly what is true re: the BSL3 lab space, the idea of having one with such loose restrictions in our neighborhood is scary to think about. I am a mother. I want to grow my family in this community, and the thought of a developer building something that could harm any children in the area is unacceptable. I am also a teacher in this neighborhood (within 10 blocks) and the thought of my students being affected is also unacceptable. This does not need to happen in a residential area. It should not happen in a residential area. There are plenty of available spaces in other parts of our city where it would not affect a community of people like this. This decision should be made by people who are honestly listening to our community. My husband and I were both raised in this neighborhood, I grew up right on this block, so we love and are fiercely proud of this community. We believe the current building could be renovated, rebuilt, or replaced to give the blood center what they actually need without any increase to its height or footprint. Thank you for taking the time to read this. Sincerely, Penelope Auchincloss Resident of 315 East 68th Street

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Mon 8/9/2021 2:05 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **barbara austin**

Zip: **10021**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project?

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

Contextual zoning has played an important role in maintaining the character and livability of this neighborhood. The rezoning of an R8B to a commercial district will set an irreversible precedent for the city, and goes against every sensible zoning principle. The proposed 334 foot tall tower doesn't belong in the middle of a residential neighborhood, let alone across the street from a school complex and a park in a park starved neighborhood. And it's not only the height of the proposed building that is incongruent with the neighborhood, the proposed floor plate is also massive, and the building's bulk belongs in Midtown, not in a residential neighborhood. The building will also cast most of St. Catherine's Park in shadows at the time it's most used. I support the Blood Center's mission, but this proposal is nothing more than zoning for

dollars. The applicant has demonstrated a complete disregard for the community and for decades of successful zoning, it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge the Commission to reject this proposal.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Thu 7/29/2021 7:29 AM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

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Submitted by:

Name: **Sheila Baer**

Zip: **10021**

I represent:

- **Myself**

Details for "I Represent": **It is dangerous to have these labs in a residential area.**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

The labs will have highly dangerous materials which we all know from China's covid virus can escape .

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Thu 7/29/2021 10:18 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Christopher Balchin**

Zip: **11230**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

This Blood Center/Longfellow proposal for a 334-foot commercial office tower would, if accepted, set an ugly precedent that would harm life in the vicinity and citywide by extension through disregard of zoning. Many people have spoken against this proposal and I want to add my voice to theirs.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Wed 8/4/2021 4:34 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Emily Baller**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent": **I have lived at 315 East 68th St. for the last 20 years**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

Dear Community Planning Commission: I am writing to ask you to oppose the Blood Center's ill conceived proposal to build a 334 foot tower, with a floor plate the size of the Freedom Tower, and a height that is 4 1/2 times taller than what is permitted by current mid-block zoning. I listened remotely to the full hearing and was impressed with what many of the speakers expressed. This is a project that every elected official EXCEPT the Mayor has opposed. Interestingly the Mayor owes the Kramer Levin law firm, which is representing the Blood Center, \$300,000 in legal fees, and he is the only one promoting this project. The Blood Center could build an as of right building that would be bigger than what it has now, and it would more than fully accommodate its needs. In fact, over 60% of the proposed building would not be used by

the Blood Center. This is, as some speakers noted, "zoning for dollars". The Blood Center wants to get a free building. In addition, 20% of commercial space in the City is currently vacant, and the City has offered the Blood Center other sites where they could build to the size and scale they desire. The Blood Center denies that this is an instance of spot zoning. However, it is clear that this is spot zoning and the Blood Center has included two properties, 265 E. 66th St. and 301 E. 66th St., in its zoning application, to cover up the fact that this is a spot zoning. These properties had no knowledge they were being included in the application, and have repeatedly stated they have no interest in being rezoned. The Blood Center has attempted to leverage themselves into a situation where they can say it's not spot zoning when in fact, that is exactly what it is. The Blood Center has repeatedly insisted that it needs to be at this particular site because of all the partner work it does with neighboring institutions. However, in looking at the projects the Blood Center does, only 2 of the 54 projects were with neighboring hospitals. If this work were so important, why haven't any of the other hospitals in the area been supportive of this project? In fact, not one of the neighboring hospitals has ever made a statement in support of this project. If a Life Sciences center were really so important to have in this area, why are none of the other hospitals creating their own life science centers, or at the very least, supporting the Blood Center project. The Blood Center does not need this Life Science Center. It has created the concept of the Life Sciences Center to justify its grab for a free building, a windfall to both the Blood Center and Longfellow. The Blood Center claims it can't afford to finance a building and that it hasn't done fundraising and thus has no funds to finance a building on its own, yet it has been on a buying spree of blood banks all over the country, mostly paid for in cash. The Blood Center talks about all it will do to mitigate the negative effects of this building. But the truth is, that NOTHING can mitigate the loss of sunlight on a park. The bottom line is that you can't mitigate a 334" building where it didn't exist before. The only mitigation is for the Blood Center to build an as of right building. I feel a need to address some of the comments made by representatives of the various unions at the CPC Hearing. Many of these speakers attempted to make the opposition of the UES to this development into a racial reckoning. They stated how research for blood related diseases for POC affected by Covid should be welcomed and not kept out and excluded from the UES medical corridor. One speaker actually stood up and argued that the shadow created by the tower on St. Catherine's Park was a non issue in light of how for years "sunlight was taken away from Native Americans and slaves." Organizations claimed that the building was necessary so student interns could find jobs there. These were weak arguments and were being used as a diversion from the real issues. First, the UES has welcomed projects that are properly placed and comply with zoning laws and fully supports all of the work the Blood Center does. The UES has also been supportive of unions and their members who are largely POC. Our opposition has nothing to do with unions and internships. Union jobs will follow wherever this building is built as will any internships. Nobody here wants to interfere with the important work the blood center does to support POC. I implore the CPC to stand up to this outrageous proposal and deny the Blood Center's zoning application. Best Regards, Emily Baller

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Mon 7/26/2021 4:41 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Francine Banyon**

Zip: **10021**

I represent:

- **A local community group or organization**

Details for "I Represent": **69 Street Block Association As well as myself**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**

If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

The opposition to this zoning land use change is based on personal observation as the grandparent of a seven year old that I babysit once a week using the local park as a year long Activity site. The lack of sunllite as well as the physical concern for what the possible negative radiation coming from the site are real Issues I object to. Also, as a member of 69 Street block association I hear from residents about changing quality of life condemns. The last presentations I attended requests for the real estate developer to compromise with the community we're ignored again ! Francine Banyon

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Fri 8/6/2021 8:48 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

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Submitted by:

Name: **Agnes Barley**
Zip: **10065**

I represent:

- **Myself**

Details for "I Represent": **I am a local resident and live within one block of the proposed project.**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

This proposal does not support and serve our community. It serves only financial interests rather than human interests. In our a residential neighborhood the New York Blood Center seeks to change the characteristics of our community from residential to commercial. No Upper East Side R8B district has ever been re-zoned. For 35 years, R8B zoning has successfully preserved the scale of the side streets by capping height at 75 feet to resemble existing buildings, many of which are row houses and tenements not more than 5-6 stories. If the City allows this commercial tower, it sets a precedent to essentially blow up this sound land use plan that protects our lower-rise mid-blocks. Though described as a 16-story building because it's floors have high ceilings, the Blood Center's new building would be equivalent to a 33-story

residential tower. The new building will also have a floor plate larger than the Empire State Building and large LED lights with the New York Blood Center's logo right in front of it, completely changing the character of the block to something you would see in Times Square. The shadows would also block the sun hitting St. Catherine's Park across the street during the times it is used most - after school. The Upper East Side already has the least amount of green space in the entire city, making this park very popular, and the atmosphere it provides for people would be diminished by the shadows.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Sun 8/8/2021 9:49 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Simone Barrett**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

As a long term resident of this neighborhood, I am absolutely opposed to this development. I am so concerned with the impact this has to the park.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Sun 8/8/2021 9:51 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Jared Barrett**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

I am opposed the proposal for the new building of the blood center. I respect the surrounding area and community too much to see this pass without making a statement. I grew up playing a lot of basketball in St. Catherine's park and this new building will block a significant portion of sunlight to the park and surrounding area.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Sun 8/8/2021 10:33 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Sabrina Barrett**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

I am a long time resident of the Upper East Side. I feel that the proposed blood center project is unnecessary and unwanted in this neighborhood. By changing zoning laws and allowing a high rise to be built with commercial space is against the law.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Mon 7/26/2021 6:32 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
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- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Mark Beavers**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

This is a straightforward land-use case, and overturning the zoning law is both bad precedence and a complete disregard for the zoning's intent. Please kindly issue a strong "No" to changing the current zoning law for the Longfellow project (often referred to incorrectly as the Blood Center Tower). If this zoning law is so egregiously overrun by Longfellow, why bother having zoning regulations and laws at all?

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Fri 8/6/2021 1:42 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
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- Borough: **Manhattan**
- Community District: **8**

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Submitted by:

Name: **Alison Bell**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **Yes**

Additional Comments:

Dear CPC: I had the opportunity to speak before the panel at the public hearing - once again thank you for your time. Aside from the fact that this rezoning is illegal and egregious in a residential community, I spoke about the untruths that the NY Blood Center / Longfellow Tower have told in trying to support the argument that this tower needs to be built here on 67th / 66th Streets. The percentage of the research work they do does not support their claim of being primarily a research facility nor does their claim that they need to be close to the surrounding hospitals in order to conduct what research they do have any credence when reading and learning about the ways that medical research is currently performed. I, like so many others, do respect the Blood Center's work and would not be opposed to them building a new "as of right

8/9/2021

Mail - Rachel Antelmi (DCP) - Outlook

facility" but their attempt to get a "free" building at the expense of the surrounding community and their total disregard for that community makes me strongly opposed to the building of this tower. Thank you.
Alison Bell

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Mon 8/9/2021 4:30 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
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- Borough: **Manhattan**
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Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Alison Bell**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project?

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project:

Additional Comments:

Contextual zoning has played an important role in maintaining the character and livability of this neighborhood. The rezoning of an R8B to a commercial district will set an irreversible precedent for the city, and goes against every sensible zoning principle. The proposed 334 foot tall tower doesn't belong in the middle of a residential neighborhood, let alone across the street from a school complex and a park in a park starved neighborhood. And it's not only the height of the proposed building that is incongruent with the neighborhood, the proposed floor plate is also massive, and the building's bulk belongs in Midtown, not in a residential neighborhood. The building will also cast most of St. Catherine's Park in shadows at the time it's most used. I support the Blood Center's mission, but this proposal is nothing more than zoning for dollars. The applicant has demonstrated a complete disregard for the community and for decades of successful zoning, it requires the

community to bear the impact of an egregious building in order to benefit a private developer. I urge the Commission to reject this proposal.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Sun 8/8/2021 10:53 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

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- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Rick Bellusci**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

A prevailing criticism of The City Planning Commission is that it is there to rubber stamp this Mayor's initiatives. Please prove your critics wrong by rejecting such an astoundingly destructive, neighborhood busting, gargantuan (anachronistic) tower by a developer with no resume in New York City. We welcome a modernized blood center and accept the sacrifices of the community to its construction at its present height. However, it is hard to fathom that, by any measure the commission uses to judge the capacity of a neighborhood, the UES has capacity based on its present density, gridlock, bad air quality, lack of open space, etc., to absorb a structure 4X its present size with 2,500 workers.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Fri 8/6/2021 5:58 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
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- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Gail Benjamin**

Zip: **10021-0361**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**

If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

Aside from trying to circumvent zoning laws that have been in place for 30 years, the proposed Blood Center Tower will: pose a safety hazard to children who attend the Julia Richmond education complex during the five years of anticipated construction; add to the street congestion which is occupied by school buses and the E66 crosstown bus; place St. Catherine's Park, one of the few green spaces on the UES, in shadows for most of the afternoon. This park is used by children from the school and neighborhood as well as Seniors who cannot walk to Central Park. The Blood Center does not need a tower this high to carry on it's business and it would be a travesty if the City Planning Commission were to approve it.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Mon 8/9/2021 1:03 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

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- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **taffy benjamin**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project?

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

Contextual zoning has played an important role in maintaining the character and livability of this neighborhood. The rezoning of an R8B to a commercial district will set an irreversible precedent for the city, and goes against every sensible zoning principle. The proposed 334 foot tall tower doesn't belong in the middle of a residential neighborhood, let alone across the street from a school complex and a park in a park starved neighborhood. And it's not only the height of the proposed building that is incongruent with the neighborhood, the proposed floor plate is also massive, and the building's bulk belongs in Midtown, not in a residential neighborhood. The building will also cast most of St. Catherine's Park in shadows at the time it's most used. I support the Blood Center's mission, but this proposal is nothing more than zoning for

dollars. The applicant has demonstrated a complete disregard for the community and for decades of successful zoning, it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge the Commission to reject this proposal.

OPPOSITION TO THE BLOOD CENTER/LONGFELLOW TOWER

August 2, 2021

Sirs:

I am the president of 333 East 66th St, a large co-op on the Upper East Side and have lived here for 36 years. I am also a member of The Coalition to Stop the Blood Center Tower. This letter serves as my strong opposition to this land-grab by the Blood Center.

To date, a group of every significant political voice has raised objection to the Tower; however this neighborhood-destroying project is being championed by the ethically-challenged mayor. Since we learned of the proposed project only months ago (even though it was obviously being developed for years), we have gathered our community—difficult in the time of Covid—and developed reasoned, FACTUAL arguments against the Blood Center's refusal to seriously discuss the ramifications of their land-grab, which would destroy decades of proper mid-block zoning laws.

While everyone seems to piously praise the Blood Center before voicing opposition to the Tower, I have a very different view. Their mission may be laudable but they are not and have never been good neighbors to those in proximity. They have been careless in operation, disdainful of neighbors even in this campaign by lying about consulting us. As the president of one of the 2 large co-ops on the block (more than 370 residents), I can state that at no time were we ever approached by them for a dialogue. They even tried abortively to change zoning, at first going east on 66th Street thus covering our building (we never were told) and now are trying it going west on 66th Street involving another large building that had not been consulted but is fighting it now.

Repeatedly during countless official hearings and meetings over Zoom, we have presented serious objections developed through careful research and logic. However, the Blood Center has hidden behind its legal mouthpiece, Kramer Levin, disdainfully and grudgingly mouthing the same presentation repeatedly with no compromise or adaptability.

We have met their statements (and they are simply that, not reasoned arguments) with facts that have shown theirs to be simplistic and skirting the truth, if not outright lies. Case in point: their constant professed need to be a "5 minute walk" from other institutions in order to properly consult. Research showed that the Blood Center has negligible connections within "5 minutes walk" and indeed, a large proportion of their work is done with institutions abroad including China. This we have suddenly heard less about proximity in the last weeks although we have been treated to droning on repetitions of exactly the same arguments and presentation without an iota of modification by their lawyer.

I have a theory the Blood Center is desperate for a genuine association with the major institutions in the area, led by Rockefeller University. Obviously they are not a player of size or medical expertise with these other august institutions who have worked together among themselves for years without meaningful Blood Center participation?. Why over the past years is it the case that the Blood Center has not been asked to do join with these institutions? Why

are there not strong letters of support for the Blood Center expansion from these world class organizations? Could it be because the Blood Center does not operate on the level of these organizations?

The many issues caused by the intrusion of this monstrous Tower in the midst of a densely populated area have been dismissed callously by the Blood Center; the evidence is clear by their refusal to enter into a serious dialogue about any of it. Permanent shadows on schools and parks, dangerous BSL-3 labs, destructive waste spewing into the air for blocks around, clogged streets (sited on 2 narrow crosstown streets), already impossible traffic at a standstill, truck deliveries arriving at the loading docks every 9 minutes, a 24/7 operations schedule disturbing a quiet residential neighborhood with noise from massive ventilation systems, a 5 year construction schedule: the list goes on and also includes serious questions about what companies will be solicited to rent space in the Tower and whether they will be allowed use of the BSL-3 lab.

The Blood Center has tried this land grab before to no avail. They want a free building even though they have large financial resources and have never attempted major fundraising for their institution which is suspicious in itself in a serious non-profit organization. Why have they selected a board seemingly incapable or unwilling to fundraise? Why do they present as a non-profit yet conduct the organization in a manner as far away from that status as possible? Why are they not building up to the 75 ft current zoning allows which would give them more space than they will be allocated in the Longfellow Tower? Why have they turned down at least 3 other appropriate city-owned sites to destroy the a dense residential neighborhood?

I have attended several Life Science webinars, each including a Longfellow executive. At no point, did any of these individuals mention the Blood Center project but each spoke in favor of repurposing space in buildings in other areas of New York City, notably mid-town. Incidentally, during one if the recent webinars, the following statement was made:

Every three years life science companies go through a reset. Labs and facilities need to keep pace with the growth of the companies. While most sign 5-10 year leases, needs for space are likely to change every three years.

Given the lengthy proposed construction, what exactly are they building for?

While all of this is concerning, recent hearings have produced possibly the most cynical behaviors. Probably because there is such negligible support for this project beyond the unions and individual minority voices?. Each of these were obviously given speeches to read but in most cases they have deviated from the speeches to accuse UES residents of racism in a combative manner. These disgraceful performances are orchestrated simply to disturb and frighten, a tired tactic when there are no legitimate arguments to be made.. Had there been any interest in a valid dialogue, union leaders would have been invited to present in an informative manner but clearly this was never the goal. It became simply theater. Their voices have become more shrill and their arguments more threadbare.

This all is balanced against the opposition's reasoned arguments expressed ever more passionately by citizens and virtually every politician representing them. This is not in the interest of science and discovery This is truly a cynical charade by those who are intent on

grabbing land and money while destroying the lives and well-being of the residents and many students of the area. .How shameful.

For all these reasons, I, as well as hundreds of our co-op's residents, strongly oppose this deplorable project.

Dr. Ellyn Berk

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Mon 7/26/2021 2:19 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

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- Project: **New York Blood Center**
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- Borough: **Manhattan**
- Community District: **8**

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Submitted by:

Name: **Erica Bersin**

Zip: **10021**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

I fully support the work that the NYBC does. I do not support them claiming to need the monstrosity they are proposing. I've worked in the life sciences for 25 years, and their rationale just doesn't hold water. If they want this type of facility, they need to move to where a commercial building can go. In the global environment we all exist in, world-renowned research collaborations happen EVERY day over video & email. This nonsense about being in walking distance to WCM, NYP, MSK, Rockefeller etc. isn't needed. And moreover, all of those institutions have open space, including wet labs, and high security research facilities, yet none of them have offered the NYBC space? Further, why does our neighborhood need to pay the price for them not doing capital fundraising over the years, which I don't believe for a minute given their board

7/26/2021

Mail - Rachel Antelmi (DCP) - Outlook

members. I am very concerned that the mayor is being promised something by the NYBC or Longfellow for his time after being in office. Real estate in NYC is shady business, and my neighbors and I should not have to pay the price. This must be NO / opposed. Thank you

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Sun 8/8/2021 5:42 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Ann Black**

Zip: **10021**

I represent:

- **Myself**

Details for "I Represent": **A resident of the area which the proposed Blood Center will destroy.**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

I write this letter of opposition to the New York Blood Center's proposed rezoning and expansion. As you are aware, the proposal seeks to allow a 600,000 square foot commercial building in a residential midblock street. The proposed 334-foot-tall building is expected to have floor areas the size of the Empire State Building and would be 4.5 times taller than the 75-foot height limit allowed by the current R8B zoning -- zoning that was designed to preserve access to light and air, especially considering that the location is directly across from St. Catherine's Park and six schools in the Julia Richman Educational Complex. Inasmuch as this application would set precedent that is highly detrimental to mid-block R8B zoning, we must strongly oppose its application. Finally, I note that the Blood Center would occupy just 35% of the proposed building

space. Accordingly, the expanded space, as proposed, is not essential to the Blood Center's core mission which certainly could be adequately served by a much smaller "as of right" development.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Fri 7/30/2021 3:37 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Lola Bodansky**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

I am a resident at 333 east 66 street. Having lived here for the last 9 years and have enjoyed our quiet tree lined street . I believe if the proposed tower is built it will overshadow the school, playground and schoolyard on 67 street. I also feel that the back entrance proposed will be an area where delivery's , disposal of garbage(possible dangerous chemicals would be coming in and out of. Sixty six street is a thorough street for central parks transverse. The street often is congested and adding a new commercial high rise will cause even more congestion. I also fear for my health , we have several hospitals surrounding our neighborhood and do not need any new potential dangerous bi products or diseases to our block. I believe this commercial building should be located in a commercial zoned area. Sincerely, Lola Bodansky

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Mon 7/26/2021 5:43 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Ruth Brodsky**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent": **This is my community and neighborhood !! Who the hell is Longfellow to drop in here for a land grab ?? !!!!**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **Yes**

Additional Comments:

1) Improved Building No one disagrees the Blood Center needs a new or improved facility. But the Blood Center admits that they could build a new "as of right" facility at their current location that would give them all the space they require (in fact, more space than they would occupy in the proposed Tower!). 2) The Union's arguments are disingenuous Yes, the workers want the work BUT they can have that work no matter where in Manhattan the construction occurs – it DOE NOT have to be on East 67 St. They say that we should not be concerned about light as they did not have it in their communities – SO ?? Wouldn't they fight for light in their community now ?? 3) Collaborating researchers require "close physical proximity" This argument is false!! Research collaborations have essentially moved to highly efficient virtual platforms like Zoom and Microsoft Teams An

analysis (done by Marty Bell @ 315 E 68) indicates that of the last fifty-four research papers by the Blood Center, only two of the fifty-four, or 3.7%, showed collaborations by Blood Center researchers exclusively with researchers at the three nearby world-class institutions. Further, Marty has letters from Mass General (Boston), Mayo Clinic and Johns Hopkins School of Medicine – which say close proximity is no longer needed !!!

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Mon 8/9/2021 8:44 AM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **ANDREW BROOKS**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

I am writing to express my extreme concern with the New York Blood Center's attempt to get zoning-variances allowing an out-of-state developer to build an out-of-scale commercial tower resulting in: - A commercial swing to what is fundamentally a residential neighborhood - Environmental impacts including daytime shade and nighttime illumination - Casting St. Catherine's Park (a key neighborhood resource) in shade during vital hours and overcrowding it with the 2,000+ new employees the towers will house - Casting Julia Richman school in chronic shade; and subjecting the children to years of construction noise - Additional congestion on 2 side streets 67 & 68, which already have crosstown bus service and lots of loading/unloading due to a Julia Richman school complex. These are also key ambulance routes. - And the

8/9/2021

Mail - Rachel Antelmi (DCP) - Outlook

list goes on and on..... The city is flush with vacant commercial space that could be retrofitted for a health center research hub AND the New York Blood Center has the opportunity to redevelop it's current space without a zoning variance. Of particular concern are reports of a conflict of interest, with the Mayor owing \$300,000+ to the same law firm (Kramer Levin) that is representing the developer. This feels like a way for the out-going Mayor to line his pockets and/or secure post-office employment. Inappropriate, unethical and one that must be fought. Thank you for voting against the Blood Center Tower, Andrew Brooks
917.297.0145

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Mon 8/9/2021 1:00 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Sarah Brooks**

Zip: **10024**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

We must stop the aggressive expansion of commercial development in residential neighborhoods. This will overtake NYC and force more people out of Manhattan, into the other boroughs and suburbs, further changing the dynamics of those areas. Though described as a 16-story building because it's floors have high ceilings, the Blood Center's new building would be equivalent to a 33-story residential tower. The new building will also have a floor plate larger than the Empire State Building. When complete, the new building would also be so high that it would block sunlight from entering the adjacent school and the shadows would also block the sun hitting St. Catherine's Park across the street during the times it is used most - after school. The Upper East Side already has the least amount of green space in the entire city, making this park

8/9/2021

Mail - Rachel Antelmi (DCP) - Outlook

very popular, and the atmosphere it provides for people would be diminished by the shadows. Please don't sell out to real estate money and influence peddlers. It's time to do the right thing! Sarah Brooks

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Sun 7/25/2021 2:15 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Alisa Brussel**

Zip: **10075**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

I understand that there is a hearing regarding the proposed development/Tower on East 67th Street and wanted to share my opposition to its development and the required zoning law(s) change for it to be approved. This development is unnecessary and changing the zoning law(s) would negatively impact the entire neighborhood putting it at greater risk for even more development (of unaffordable housing). Changing the zoning law(s) for this development would put the neighborhood at even greater risk for loss of character, affordability and overall quality of life. I ask that you vote against/do not support this development and any zoning law(s) that would allow for these types of developments.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Sat 8/7/2021 6:50 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Frank Caccio**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

You have a school and play ground. Also have large number of senior citizens That enjoy park. There is also MTA bus stop on that block. Please find another place to build this.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Sat 8/7/2021 6:51 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Frank Caccio**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

You have a school and play ground. Also have large number of senior citizens That enjoy park. There is also MTA bus stop on that block. Please find another place to build this.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Sun 8/8/2021 9:10 AM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Lydia Canizares**

Zip: **10021**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

I strongly oppose the proposed rezoning of the New York Blood Center to allow the construction of this 334' building that will be vastly out of scale and completely out of character for this residential community. It will cast enormous shadows on the surrounding area, including a school of 2500 students from all over the city, including a program for middle-school autistic students, and an active park where community children and elderly currently enjoy bright green space. Additionally, the increased commercial tenancy will escalate local foot and automotive traffic, a problem further compounded by the fact that this affects one of the few vital crosstown bus routes and critical ambulance access to the surrounding hospitals. The NY Blood Center has admitted that they could build their new facility, as of right, adhering to the mid-block 75' height

restrictions, and it would actually provide more space than they need – 10% more - so it is clear that the Blood Center does not need this massive tower. But they are partnering with a developer who plans to build a 260' commercial life sciences tower on top of the Blood Center space. If this dramatic up-zoning is permitted, it will be the first time that our protective R8B zoning would be breached since its inception 36 years ago – and it would be an extremely dangerous precedent for R8B midblock zoning throughout the city. If the New York Blood Center proposal is approved, I am deeply concerned that it will hugely harm the neighborhood, by altering residential mid-block zoning to allow towering commercial space, with a size and height normally reserved for avenue locations. This is clearly spot-zoning - 'zoning for dollars.' Additionally, I am shocked at the way the NYBC/Longfellow is approaching this proposal review process. I attended all the hearings throughout the ULURP process, including the recent City Planning Commission hearing, and it is clear that throughout the process the applicant is ignoring the community outrage and is trying to force through this abhorrent and dangerous precedent. Additionally, the applicant lied in their testimony. Firstly, they said they reached out to Julia Richman Education Complex and received no response – this is false. No attempt to engage in productive conversation took place. Secondly, it was stated that no NYC funding was available for this project, and as such NYBC is forced to build this 334' building to make the project financially feasible. Longfellow Partners indeed benefits from its partnership with NYBC as a non-profit, because it makes them eligible to NYC funding. It would be an abomination should the City reward this partnership with NYC funds to so dramatically alter our protective zoning and ignore the strong community opposition to this project. I strongly urge the Commission to oppose this proposal, to protect the integrity of our current R8B midblock zoning, and to support the voice of the community and elected officials who have consistently and strongly voiced opposition.

Attempting to fast track the approval process and bypass essential midblock zoning rules in place during a pandemic is highly suspect and distasteful. While NYBC's partner Longfellow Real Estate has stated they intend to work with the neighborhood, they clearly have no intention to do so, because, constructing an unnecessary monolith in the middle of a residential neighborhood will essentially destroy the quality of life of those, who have supported the NYBC with their blood and millions of dollars in donations, for over 50 years.

The New York Blood Center has approximately 13 locations in NY State – (minus East 67th St) and 4 locations in NJ thereby providing many options for Longfellow Real Estate to construct the space they want and maintain their physical connection to NYBC. Furthermore, New York City has many office buildings with entire banks of floors available now which could meet the needs of Longfellow Real Estate as well, with many owners anxious to fill vacancies quickly by offering incentives and lower rents, which is a win- win situation.

Over the years The New York Blood Center surely has known of midblock zoning changes but choose to stay on East 67th Street. If they wish to expand beyond current midblock zoning laws now, they can easily sell their plot and relocate elsewhere, perhaps on one of many Avenues on the UES or UWS with vacant lots allowing them to build to the desired height.

No argument has been made by the party's involved that THIS IS THE ONLY POSSIBLE LOCATION in the 5 boroughs of Manhattan that could accommodate their needs, because, they can't make that argument. Many major medical facilities: NY Presbyterian, Memorial Sloan Kettering, The Hospital For Special Surgery, etc. all have found ways to continue expanding services to the neighborhood without destroying it, through satellite locations.

Why is the City Planning Commission even considering approving the NYBC tower when doing so will set a precedent for other businesses to do the same? And, by doing so, will also send a clear message to the general public

that rules that preserve the integrity of a residential block simply don't matter anymore.

Obliterating many wonderful aspects of living on a quiet neighborhood street with a library and children's park is reprehensible, and using science and research as an excuse is false, misleading and disgusting,

Clearly, expecting the strain of several thousand additional people on a narrow side street NOT to affect pedestrian traffic, bikes traffic, parking, vehicular traffic, public transportation and truck deliveries, is arrogant and out of touch. Furthermore, the only public space for children to play in - St. Catherine's Park will be overwhelmed and over run by addition workers on their lunch hour or when they have private events, again taking away recreation areas from a family oriented neighborhood.

Does anyone working for the NY Blood Center, Longfellow Real Estate, Ennead Architects LLP, City Planning Commission, Mayor or various politicians live on East 67th Street? No, they do not. So I invite all to visit and experience the neighborhood, because, an environmental impact study only provides some information but clearly, not the full story of a neighborhood.

While I understand that NYC certainly need additional jobs, taxes etc. and The NY Blood Center has the right to expand, allowing the proposed mega tower to go forward may have unintended consequences in terms of whether the neighborhood will continue supporting NYBC with blood and monetary donations, after being slapped in the face and summarily dismissed.

Please think of East 67th Street as the street you live on and vote NO on this expansion project.

Thank you.

CB Capell

East 68 St.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Tue 7/27/2021 7:04 AM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Jada Carlson**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

Please do not let them destroy our very precious neighborhood!!

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Sat 8/7/2021 9:38 AM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Jada Carlson**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

As the owner of an apartment in the community, I am opposed to the Blood Center project because I believe it is doing a disservice to our community, adding much traffic, increasing the scarcity of parking, and creating a negative environment for all of the children that use the park and attend school in our neighborhood. The only reason to change the zoning seems to be for the economic benefit of the Blood Center and developers, at the expense of our community. The Blood Center will not achieve more space, has plenty of options to build within existing zoning regulations, and has been offered alternative sites for development of something more large scale. Our community has lived through years of second avenue subway construction and is entitled to finally have a pleasant environment, free of massive construction

projects that will only devalue our property values both initially during construction, and in the long term once the project is complete. It makes me ponder why anyone in government would approve this change unless they themselves were benefiting economically personally.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Wed 7/28/2021 5:28 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Lynne R. Cashman**

Zip: **10021**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**

If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

This project will hurt the entire neighborhood with extra traffic, noise and blockage of sunlight and clean air of our only park in the neighborhood. This is to be achieved with a caveat as a 5 year project to be built. during this time the neighborhood suffers and so do the children both in the park and in the nearby schools. It must be rejected.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Mon 7/26/2021 10:24 AM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Jamie Chan**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent": **An UES resident for 13 years**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

Borough President Brewer, Please do not support the Tower that is being proposed on E67th St. There are myriad reasons why this building should not be put up, but above all else, is it illegal. The midblock zoning codes were put into effect decades ago to protect residential neighborhoods from exactly the kind of greed that Longfellow and DiBlasio are trying to strong-arm through the city's checks and balances system. I voted for you as a City Councilor as an UWS resident, and then for Borough President when I moved to the East Side. Please continue to fight for the people of this city as you always have, and NOT the out of town, wealthy developers who have been allowed to build with abandon these past few years. Sincerely, Jamie Chan, East 66th St NY, NY

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Thu 7/29/2021 9:14 AM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Curt Chaplin**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**

If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

I, my wife and my entire family are vehemently opposed to the development of the Blood Center Tower project. I have lived at 315 E. 68th St. for 30 years, and am one of the largest shareholders. I find this to be the most despicable notion we have ever had to deal with. Past attempts to develop projects on the current site of the Talent Unlimited High School have been shouted down, and appropriately so. We only recently emerged from a drastic construction project for the Second Ave. subway. It was neighborhood abuse for over 7 years. We are still suffering from PTSD from that long traumatic experience and the current pandemic and this neighborhood does not deserve to be plunged back into another lengthy chapter of dirt, traffic noise, disruption and frankly, abuse. This project is unnecessary, inappropriate and inconsiderate here on an already busy neighborhood block. Let it happen elsewhere where it doesn't disrupt a neighborhood. The last thing this

neighborhood needs now is a luxury tower, especially with all of the current empty real estate due to Covid-19. Who in their right mind, would want to live in a building filled with labs?

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Mon 8/9/2021 12:56 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Rita Chu**
Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project?
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

Contextual zoning has played an important role in maintaining the character and livability of this neighborhood. The rezoning of an R8B to a commercial district will set an irreversible precedent for the city, and goes against every sensible zoning principle. The proposed 334 foot tall tower doesn't belong in the middle of a residential neighborhood, let alone across the street from a school complex and a park in a park starved neighborhood. And it's not only the height of the proposed building that is incongruent with the neighborhood, the proposed floor plate is also massive, and the building's bulk belongs in Midtown, not in a residential neighborhood. The building will also cast most of St. Catherine's Park in shadows at the time it's most used. I support the Blood Center's mission, but this proposal is nothing more than zoning for

dollars. The applicant has demonstrated a complete disregard for the community and for decades of successful zoning, it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge the Commission to reject this proposal.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Mon 8/9/2021 12:45 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Rande Coleman**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project?

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

Contextual zoning has played an important role in maintaining the character and livability of this neighborhood. The rezoning of an R8B to a commercial district will set an irreversible precedent for the city, and goes against every sensible zoning principle. The proposed 334 foot tall tower doesn't belong in the middle of a residential neighborhood, let alone across the street from a school complex and a park in a park starved neighborhood. And it's not only the height of the proposed building that is incongruent with the neighborhood, the proposed floor plate is also massive, and the building's bulk belongs in Midtown, not in a residential neighborhood. The building will also cast most of St. Catherine's Park in shadows at the time it's most used. I support the Blood Center's mission, but this proposal is nothing more than zoning for

dollars. The applicant has demonstrated a complete disregard for the community and for decades of successful zoning, it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge the Commission to reject this proposal.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Mon 7/26/2021 11:43 AM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Christopher Collins**

Zip: **10022-4331**

I represent:

- **Myself**
- **A local community group or organization**

Details for "I Represent": **For myself and as a member of the Board of Advisors of Friends of the Upper East Side Historic Districts**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project:

Additional Comments:

I am Chris Collins, a retired zoning & land use lawyer for the City of New York. For 13 years I was Counsel to the Land Use Committee at the City Council and for 8+ years was a BSA Commissioner. Much earlier I also served as Chair of Manhattan Community Board 8. I attended the 1985 CPC and Bd. of Estimate hearings where the R8B mid-block zoning was adopted. That very successful zoning is under attack by this application. When adopted, several blocks were "carved out" in recognition of the future development needs of certain community facilities. I do not recall the Blood Center seeking a carve out when they could

have. However, this application is not really about the fine work the Blood Center does. It is about whether or not the City of New York is willing to violate good planning principles and abandon smart zoning to support a real estate deal that is as egregious as it is unnecessary. The sheer size and massing of this building far surpasses anything that could be deemed reasonable. Its placement on a residential mid-block facing both a park and a school cannot be justified even in a crowded city like NYC where competing forces bump up against each other all the time. I urge the Commission to disapprove this application or, at a minimum, require the applicant to negotiate with Friends and local community leaders to seek a compromise that can meet the needs of the Blood Center without wreaking havoc with the very successful R8B mid-block zoning scheme. Thank you.

Proposed variance & rezoning of The Blood Center's East 66th Street location

Susan Cooper <sjhcoop@gmail.com>

Fri 5/21/2021 2:56 PM

To: 21DCP080M_DL <21DCP080M_DLplanning.nyc.gov@planning.nyc.gov>

May 21, 2021

To: Chair Marisa Lago and Honorable Members,

From: Susan Cooper, 333 E. 66th St. NY, NY 10065 914-316-2553

Re: The New York Blood Center Proposal to build a mid-block 330' tower and the impact on the physical and mental health of children.

I am vehemently opposed to the Blood Centers construction project, particularly on the impact construction noise has on children: the constant trucks, yelling and banging - the drills and jackhammers, steel hitting steel, and the very loud whistles announcing the coming loud noise pollution. These examples and more are all culprits.

The question is what will be the lasting impact on the over 2300 children attending schools on the same block?

Children in proximity to noise pollution for over 4 years will have irreparable physical damage according to an information piece published by The Environmental Protection Agency entitled: **"Noise and Its Effects on Children"**

<https://nepis.epa.gov/Exe/ZyPDF.cgi/P100736S.PDF?Dockey=P100736S.PDF>

This flyer identifies the adverse health effects of noise on children, they say that noise "poses a serious threat to a child's physical and psychological health including learning and behavior." They go on to say that repeated exposure to noise during critical periods of development may affect a child's acquisition of speech language and language related skills such as reasoning and listening. The inability to concentrate in a noisy environment can affect a child's capacity to learn. The physical result of noise pollution can be Tinnitus, often described as a ringing or buzzing sound in the ear, elevated blood pressure and other cardiovascular ailments for children and adults (like teachers and staff and parents).

The Sam School is on the corner of 67th and 2nd Ave, and directly across the street from the proposed demolition and construction site are the Urban Academy, the Talent Unlimited high school, Manhattan International high school, Vanguard high school, the Ella Baker school for K to 8th grade, P226 a middle school for autistic students, and the Lyfe Center nursery school – these schools are all located in the Julia Richmond Education building that houses more than 2000 students. In addition, that building includes a library, a cafeteria, an auditorium, a culinary arts room, a dance studio and program, a theater and program, an Art Gallery, a swimming pool and gymnasiums. These ancillary facilities are used at many hours during the school day and at many other times by students, teachers, parents, and administrative staff.

"NIHL is a permanent hearing impairment resulting from prolonged exposure to high levels of noise or by sudden high level (impulse) noise."

How do we prevent this from happening? We stop The Blood Center from doing this kind of damage to our children who, unlike the Blood Center, have no options about where they spend their school days!

There is yet another issue involving noise pollution. The City requires that concrete pours and crane adjustments be done when there is a minimum of foot traffic and vehicle traffic – and/or near schools or public spaces. To meet these requirements, contractors request **"after hours variances."** We all know about the unbelievable disruptions to people living in proximity especially to high rise building projects – they have described unreal noise at all hours causing an inability to concentrate, sleep disruption and deprivation resulting in many stress and physical related issues.

Our neighborhood meets the city requirements which will force night work. The neighborhood, in addition to schools and public space, over-loaded foot and vehicle traffic will most certainly require that

these “after hour variances” be issued. In addition, working at night, as well as new construction requires light and lots of it.

Our residential neighborhood is filled to the brim with working people who need to sleep at night – and there are many elderly folks who have lived in this neighborhood for years who will not tolerate the noise, the light, the dirt and the disruption on streets and sidewalks that this mid-block tower will cause. It is obvious that 66th St will be the chosen place for most of the construction equipment and supplies – being mid-block, this will heavily disrupt the ability of taxis and car services, food deliveries, ambulances, etc. to service the residents on both sides of the street.

For many reasons, the street is simply too narrow and too busy for this kind of building.

There is a keen interest in focusing on making cities more humane – NYC is closing streets with the intent of increasing the quality of life – not disrupting life. There are new innovations in urban design focusing on creating healthier environments – not reducing the air quality, increasing the shade and reducing the light, not creating more noise and overcrowding.

There is a simple solution for all these issues:

Re: The New York Blood Center Proposal to build a mid-block 330' tower

I am vehemently opposed to the Blood Centers construction project, particularly on the impact construction noise has on children: the constant trucks, yelling and banging - the drills and jackhammers, steel hitting steel, and the very loud whistles announcing the coming loud noise pollution. These examples and more are all culprits.

The question is what will be the lasting impact on the over 2300 children attending schools on the same block?

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<https://nepis.epa.gov/Exe/ZyPDF.cgi/P100736S.PDF?Dockey=P100736S.PDF>

This flyer identifies the adverse health effects of noise on children, they say that noise "poses a serious threat to a child's physical and psychological health including learning and behavior." They go on to say that repeated exposure to noise during critical periods of development may affect a child's acquisition of speech language and language related skills such as reasoning and listening. The inability to concentrate in a noisy environment can affect a child's capacity to learn. The physical result of noise pollution can be Tinnitus, often described as a ringing or buzzing sound in the ear, elevated blood pressure and other cardiovascular ailments for children and adults (like teachers and staff and parents).

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“NIHL is a permanent hearing impairment resulting from prolonged exposure to high levels of noise or by sudden high level (impulse) noise.”

How do we prevent this from happening?

We stop The Blood Center from doing this kind of damage to our children!

There is yet another issue involving noise pollution. The City requires that concrete pours and crane adjustments be done when there is a minimum of foot traffic and vehicle traffic – and/or near schools or public spaces. To meet these requirements, contractors request **“after hours variances.”** We all know about the unbelievable disruptions to people living in proximity especially to high rise building projects –

they have described unreal noise at all hours causing sleep disruption and deprivation resulting in many stress and physical related issues.

Our neighborhood meets the city requirements which will force night work. The neighborhood, in addition to schools and public space, over-loaded foot and vehicle traffic will most certainly require that these "after hour variances" be issued. In addition, working at night, as well as new construction requires light and lots of it.

Our residential neighborhood is filled to the brim with working people who need to sleep at night – and there are many elderly folks who have lived in this neighborhood for years who will not tolerate the noise, the light, the dirt and the disruption on streets and sidewalks that this mid-block tower will cause. It is obvious that 66th St will be the chosen place for most of the construction equipment and supplies – this will heavily disrupt the ability of taxis and car services, food deliveries, etc. to service the residents on both sides of the street.

For many reasons, the street is simply too narrow and too busy for this kind of building.

There is a keen interest in focusing on making cities more humane – NYC is closing streets with the intent of increasing the quality of life – not disrupting life. There are new innovations in urban design focusing on creating healthier environments – not reducing the air quality, increasing the shade and reducing the light, not creating more noise and overcrowding.

There is a simple solution for all these issues:

DO NOT ALLOW THE BLOOD CENTER TO GO FORWARD WITH THEIR UNREASONABLE ZONING AND BUILDING PLANS.

Thank you, Susan Cooper

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Mon 8/9/2021 9:47 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Susan Cooper**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**

If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **Yes**

Additional Comments:

Children in proximity to noise pollution for over 4 years will have irreparable damage according to an information piece published by The Environmental Protection Agency entitled: "Noise and Its Effects on Children" <https://nepis.epa.gov/Exe/ZyPDF.cgi/P100736S.PDF?Dockey=P100736S.PDF> There are over 2300 children attending schools on 67th St between 1st and 2nd Avenues. The Sam School is on the corner of 67th and 2nd Ave, the Urban Academy, the Talent Unlimited high school, Manhattan International high school, Vanguard high school, the Ella Baker school for K to 8th grade, P226 a middle school for autistic students, and the Lyfe Center nursery school are all located in the Julia Richmond building that houses more than 2200 students and is directly across the street from the proposed construction. In addition that building includes a library,, a cafeteria, an auditorium, a culinary arts room, a dance studio and a theater and their programs, an Art

Gallery, a swimming pool and gymnasiums. These ancillary facilities are used at many hours during the school day and at many other times by children, teachers, parents, etc. This EPA flyer identifies the adverse health effects of noise on children, they say that noise "poses a serious threat to a child's physical and psychological health including learning and behavior." They go on to say that repeated exposure to noise during critical periods of development may affect a child's acquisition of speech language and language related skills such as reasoning and listening. The inability to concentrate in a noisy environment can affect a child's capacity to learn. Tinnitus often described as a ringing or buzzing sound in the ear, is a symptom associated with many forms of hearing loss. The physical result of noise pollution can be elevated blood pressure and other cardiovascular ailments for children and adults (like teachers and staff and parents). "NIHL is a permanent hearing impairment resulting from prolonged exposure to high levels of noise or by sudden high level (impulse) noise." How do we prevent this from happening? We stop The Blood Center from doing this kind of unnecessary and unbelievable damage to our children and other residents by stopping this mid-block high rise building. Thank you for listening, Susan Cooper 333 East 66th St. New York, NY 10065 914-316-2553

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Mon 8/9/2021 9:56 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Susan Cooper**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**

If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **Yes**

Additional Comments:

Along with the EPA there are many studies on the impact of noise pollution not just on children, but on people of all ages. The City requires that concrete pours and crane adjustments be done when there is a minimum of foot traffic and vehicle traffic – at/or near schools or public spaces. To meet these requirements, contractors request "after hours variances." We all know about the unbelievable disruptions to people living in proximity especially to high rise building projects – they have described unreal noise at all hours causing sleep disruption and deprivation. Our neighborhood meets the city requirements which will force night work. The neighborhood, in addition to schools and public space, is over-loaded with foot and vehicle traffic which will most certainly require that these "after hour variances" be issued. And, working at night, as well as new construction requires light and lots of it, disturbing circadian rhythms for hundreds, if not

thousands of people. There are many hospitals within a block or two of this proposed project. Our residential neighborhood is also filled to the brim with working people who need to sleep at night, and who need quiet because they are working from home more and more often– and there are many elderly folks who have lived in this neighborhood for years who will not tolerate the noise, the light, the dirt and the disruption on streets and sidewalks that this mid-block tower will cause. It is obvious that 66th St will be the chosen place for most of the construction equipment and supplies – this will heavily disrupt the ability of taxis and car services, food deliveries, ambulances, moving companies, etc. to service the residents. The street is too narrow for this kind of building construction AND, when finished, flat-bed trucks, garbage trucks and trucks delivering and removing toxic and explosive gasses and laboratory wastes many times each day on this residential street. There is a keen interest in focusing on making cities more humane – NYC is closing streets with the intent of increasing the quality of life – not disrupting life. There are new innovations in urban design focusing on creating healthier environments – not reducing the air quality, increasing the shade and reducing the light, not creating more noise and overcrowding. There is a simple solution for these issues and so many more: DO NOT ALLOW THE BLOOD CENTER TO GO FORWARD WITH THEIR unwanted and UNREASONABLE ZONING AND BUILDING PLANS which will set a precedent for further mid-block commercial construction in many neighborhoods throughout the city

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Thu 7/22/2021 3:33 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **kathleen Cordsen**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

Please do not allow the Blood Center to proceed!

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Fri 7/23/2021 7:52 AM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Grace Cordsen**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

Please stop the Blood Center project!

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Mon 8/9/2021 1:01 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
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- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Kathleen Cordsen**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project?

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

Contextual zoning has played an important role in maintaining the character and livability of this neighborhood. The rezoning of an R8B to a commercial district will set an irreversible precedent for the city, and goes against every sensible zoning principle. The proposed 334 foot tall tower doesn't belong in the middle of a residential neighborhood, let alone across the street from a school complex and a park in a park starved neighborhood. And it's not only the height of the proposed building that is incongruent with the neighborhood, the proposed floor plate is also massive, and the building's bulk belongs in Midtown, not in a residential neighborhood. The building will also cast most of St. Catherine's Park in shadows at the time it's most used. I support the Blood Center's mission, but this proposal is nothing more than zoning for

dollars. The applicant has demonstrated a complete disregard for the community and for decades of successful zoning, it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge the Commission to reject this proposal.

PHILIP CORRADINI
333 East 66th Street
New York, NY 10065

**Tedros Adhanom Ghebreyesus [the WHO chief] noted on
Thursday: "Lab accidents happen. It's common."
- Business Insider International, July 15, 2021**

July 29th, 2021

City Planning Commission
120 Broadway
New York, NY 10271

Dear Gale,

I am writing to express my complete opposition to the proposal for a mid-block tower for the New York Blood Center, to be located on 68th Street between First and Second Avenues. The reasons for my opposition are listed as follows:

1. The proposed Blood Center tower would be 334 feet tall and would represent a catastrophic threat to our land use zoning and quality of life. The tower would require a complete break with R8B zoning specifically intended to reduce the height and bulk of buildings located in the mid-block, with high rise buildings restricted to avenue locations.
2. The rezoning required for the tower would represent an unacceptable precedent and would encourage real estate applications and development with very tall buildings in mid-block land parcels. Once the precedent is set, the threat would extend to all of New York City and would potentially create a quality of life crisis in multiple boroughs and neighborhoods.
3. The twenty four hour nature of the proposed tower would bring with it the problem of additional commercial population density, traffic congestion and noise, loading dock activity and truck idling, increased diesel and other types of particulate pollution, highly intensified traffic patterns on Second Avenue and side streets, increased vehicular dangers to all pedestrians including the many children and seniors that use the three public institutions adjacent to the proposed tower.
4. Not to be outdone, it should be noted that the proposed tower would directly impinge on three very important municipal institutions. In fact, the Blood Bank is sited in front of the Julia Richman Educational Complex, adjacent to the 67th Street Public Library and across from St Catherine's Park. I would point out to you that these institutions are used by the most diverse group of people, including children, adults and seniors. Many of these residents include people who are particularly vulnerable to air pollution and traffic accidents. In addition the tower's size and height would create a shadow effect so severe that it would block direct sunlight from St Catherine's Park and the Julia Richman

Educational Complex for most of the day.

5. Finally, and perhaps most importantly the non-beneficial usage of the tower as a high risk laboratory facility must be addressed. The facility would have the potential to house biosafety level 3 (BSL-3) laboratories, intended to handle dangerous pathogens. Given the risks this type of work represents and the potential for tactile or airborne discharge through ventilation equipment, this type of usage should be categorically denied in a high density residential neighborhood that is in close proximity to public institutions of a sensitive nature. As Tedros Adhanom Ghebreyesus, the head of the WHO, has stated for the record in reference to the Wuhan Labs and covid-19, "lab accidents happen. It's common." To request a rezoning and other special variances for this project only adds insult to injury!

Recently, the community has vociferously demonstrated its opposition to the proposed tower and it is incumbent that our political representatives understand and act to preserve the safety of the community and the zoning rules that protect them and their fellow residents in New York City. Thank you for your consideration.

Sincerely yours,

Philip Corradini

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Tue 7/27/2021 11:55 AM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **susan crowley**

Zip: **10021**

I represent:

- **Myself**

Details for "I Represent": **My family and my elderly friends.**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

There are few habitable neighborhoods left in the city, especially near the huge hospitals on the Upper East side. Now we have added traffic from the 2nd Avenue Subway, making the sidewalk traffic like Times Square on the weekends. I see no plans for an adequate Post Office, no plan for open space for children and animals, and now you intend to block the sunshine as well. This will make my neighborhood virtually un-usable. Please give us a break and let us keep our streets and sidewalks livable.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Sat 7/24/2021 10:20 AM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Leslie Curtis**

Zip: **10021**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**

If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project:

Additional Comments:

I am writing as a resident of the neighborhood that will be negatively impacted by the planned Blood Center Tower. I am a senior and I cherish my walks, especially down First Avenue toward a bagel shop my husband and I especially enjoy. We often linger in St. Catherine's Park after buying our bagels, there are a nice number of benches and lovely flowers and the laughter of the children playing. Most importantly, in the winter, when we have few places to go in the cold, the park enables us to get out because we can still sit there, in the sun, during the afternoon. And it is where we come with our young grandson, so he can play on the swings and in the sprinklers. I have dozens of photos I could attach of all of this - I know you would recognize the park, the neighborhood, and the joy of NYC residents who have the privilege of having access

to some sun and benches and trees that they can walk to. Why anyone would want to take this away from the community is beyond us. When they speak of life deteriorating in cities it is because no one seems to care about residents' feelings, how we feel about the things that are of such value to us! And we are aging, so these things do seem more precious as time goes by. Please consider why this huge, sun-blocking building can be allowed for no real reason, to impinge on our small pleasures and those of our neighbors? We just emerged from a year and a half hiding away from a virus, what a shame it would be if we have one less thing to come outside for, the sun on our faces, and some warmth and consolation.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Sun 7/25/2021 11:32 AM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Richard Curtis**

Zip: **10021**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

I love the sound of children laughing. I hate the noise of traffic. I go to St. Catherine's Park to get away from the noise of traffic and to listen to the sound of children laughing,. I am at peace there. The Blood Center Tower will generate traffic noise that will drown out the sound of children laughing. It will shatter peace for me and for the many others who come to the Park to hear the children. Please don't take away our peace. Please don't drown out the sounds of children.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Mon 8/9/2021 12:35 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Andrea Dacquino**

Zip: **10021**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project?

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

Contextual zoning has played an important role in maintaining the character and livability of this neighborhood. The rezoning of an R8B to a commercial district will set an irreversible precedent for the city, and goes against every sensible zoning principle. The proposed 334 foot tall tower doesn't belong in the middle of a residential neighborhood, let alone across the street from a school complex and a park in a park starved neighborhood. And it's not only the height of the proposed building that is incongruent with the neighborhood, the proposed floor plate is also massive, and the building's bulk belongs in Midtown, not in a residential neighborhood. The building will also cast most of St. Catherine's Park in shadows at the time it's most used. I support the Blood Center's mission, but this proposal is nothing more than zoning for

dollars. The applicant has demonstrated a complete disregard for the community and for decades of successful zoning, it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge the Commission to reject this proposal.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Sun 8/8/2021 10:13 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Jack D'Agostino**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project:

Additional Comments:

As a resident of the neighborhood, I would like to officially state my opposition to the construction of the New York Blood Center. This is a beautiful place to live with a park that deserves to continue to receive direct sunlight. That sunlight could potentially be obstructed by a larger building in its vicinity. The proposed building would also be larger than what is typically allowed by the city for a location like that. This does not seem fair, and I do not understand why an exception would be made in this case; especially without the support of the local community. Approval of this project would highlight why people lack confidence in their local government to act in their best interests.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Wed 7/28/2021 11:55 AM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Julio D'Arcy**

Zip: **10021**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

To: City Planning Commission NYC Re: Testimony against Blood Center Tower proposal Honorable Members:
This letter is to respectfully express my strong opposition to the construction of a high rise building at 310 E 67th Street, Upper East Side, in the middle of a residential area in desperate need of open spaces, clean air and sun. I do not oppose the existing Blood Center itself. After all, the current building has housed a blood collection center for decades. I am, however, surprised by the decision to build a high rise tower instead of refurbishing the current building. Even replacing the current building with another of same height would make more sense to me. As a consequence of this proposal, our community has coalesced around defending the reduced public welfare that remains. Our area in particular is in great stress caused by the

pressure from developers and businesses, including the hospital community, to build taller and taller buildings. We are all concerned about the nasty effects of this trend on our way of life, the value of our homes, and on the undue burden that will be placed on public services. If you approve this project as it is currently planned, it will damage the limited open space our community has left and erode the perception of residents - fully compliant tax payers and contributors to social causes, including blood donation - of "partnership" between community and the City. Truly yours, Julio C. D'Arcy Tax Payer and Resident at 315 East 72nd Street Apt 10A Nwe York N. Y. 10021 Tel: 917 734 2174

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Fri 7/23/2021 1:52 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Muriel Davis**

Zip: **10021**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

The proposed building is NOT SUITABLE for a residential neighborhood. If you want a corridor of UGLY buildings keep them on 57thStreet. You have already allowed that part of Manhattan to be desecrated. If you do not care about this city you have no business being on the planning commission. You do know what the right thing to do is. Thank you Muriel Davis

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Sun 8/8/2021 9:01 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Jean DellaCorte**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

I have relied on the laws governing my community to keep us safe and allow us to live within the zoning laws that we have voted for. To put aside such laws for a project that is not only going against the grain of the neighborhood but might also cause congestion, safety hazards and an unsightly behemoth of a structure that will literally "overshadow" our own "flowers" - casting shadows on our St. Catherine's Park as well as the school across the street from the Center is unconscionable. The blood center is appreciated and necessary, YES. But Please reconsider ways to keep the structure to a reasonable size and height so as to keep within the zoning laws as they now exist and keep our neighborhood a community. Thank you.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Thu 7/29/2021 8:21 AM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Alix Devine**

Zip: **10021**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

I object to the apartments being built that make the building so high. I have no problem with a 6-8 story building for the blood bank.

Comments re: C 210351 ZMM - New York Blood Center**Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>**

Tue 7/27/2021 10:50 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>**Re. Project: C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:Name: **MARTIN EDELMAN**Zip: **10065**

I represent:

- **Myself**

Details for "I Represent": **I was born in Brooklyn in 1940, went to NYC schools including Lincoln HS and Polytechnic Institute of Brooklyn. I served as a US Army combat engineer lieutenant in Germany and Virginia. I have been a NYC resident and voter since returning from military service in 1966. In my career, I have worked for Western Electric, Coopers & Lybrand, NYU Medical Center, and the NYC Department of Correction on Rikers Island.**

My Comments:Vote: I am **opposed**Have you previously submitted comments on this project? **Yes**If yes, are you now submitting new information? **Yes**I have attended or will attend the City Planning Commission's Public hearing on this project: **No****Additional Comments:**

My wife and I have lived down the block from the New York Blood Bank since 1975. I have donated over 11 gallons of blood, much of it at the Blood Center. I support the expansion of the Blood Center to the mid-block zoning limit of 75 feet and believe that that will allow them to accomplish all their blood center work. I do not support any collaboration with Life Sciences research in my residential neighborhood as I believe

7/28/2021

Mail - Rachel Antelmi (DCP) - Outlook

that that will make my crowded neighborhood even more crowded and not as safe. This project, if approved, would send a signal to allow builders to destroy my wonderful neighborhood and many other residential neighborhoods.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Wed 8/4/2021 11:30 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Jayne Edelman**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

I am strongly opposed to the Blood Bank constructing outside of the current zoning laws. I have lived at 333 E 66 St for 47 yrs and believe the 75 ft current zoning will allow adequate space for expansion without destroying this residential block. Why have they turned down at other appropriate city-owned sites? Why do they feel they should flaunt zoning laws without regard for the neighborhood destruction they will create with increased traffic, shadows on St Catherine playground and park not to mention life sciences that could create dangerous conditions for home owners and renters. This is not appropriate. All the arguments have been made. The Blood Bank must listen to the facts the community has put forth.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Tue 7/27/2021 12:25 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Susan Elman**

Zip: **10025**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**

If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

I write in opposition to the proposed rezoning of the NYC Blood Center site to commercial use in order to allow for the development of a for profit life science center. This is an inappropriate use for a mid-block site situated between a public school, public library and a city park. The shadow that will engulf the area, the noise from the oversized mechanicals, construction logistics on a small side street and on-going traffic caused by this use will adversely affect the children and families who come from all over the City to use these facilities. None of these impacts have been fully studied and the developer has not provided any adequate mitigation because, seemingly, there is no mitigation that could cure these issues. There is a well conceived plan by the City which limits life science centers to commercial and manufacturing districts and specifically does not include residential sites. There is no overriding reason to locate a life science building in the middle of a

residential neighborhood when there are many identified and appropriate sites available. Allowing a mid-block zoning change for this purpose will set a terrible precedent to a long time zoning rule that was put in place to protect residential areas from inappropriate uses that create a noxious and unsafe condition. For all these reasons, I urge you to vote against the proposed rezoning.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Sat 8/7/2021 2:18 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Elizabeth Emmons**

Zip: **10029**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

I OPPOSE for the following reasons: In our a residential neighborhood the New York Blood Center seeks to change the characteristics of our community from residential to commercial. No Upper East Side R8B district has ever been re-zoned. For 35 years, R8B zoning has successfully preserved the scale of the side streets by capping height at 75 feet to resemble existing buildings, many of which are row houses and tenements not more than 5-6 stories. If the City allows this commercial tower, it sets a precedent to essentially blow up this sound land use plan that protects our lower-rise mid-blocks. Though described as a 16-story building because its floors have high ceilings, the Blood Center's new building would be equivalent to a 33-story residential tower. The new building will also have a floor plate larger than the Empire State Building and

large LED lights with the New York Blood Center's logo right in front of it, completely changing the character of the block to something you would see in Times Square. The construction will make it more dangerous for students who attend one of the schools at the Julia Richman Education Complex across the street from the Blood Center. Located on a narrow one-way block, school administrators already have to block cars and buses while students are getting on and off yellow buses to make sure no accidents occur. And over the estimated four years this construction project is supposed to take place, there will be more trucks and heavy equipment on the block creating more congestion. One of the schools in the Complex is for students diagnosed with autism, where loud sounds can severely hurt their ability to learn, which would be coming from the construction taking place. When complete, the new building would also be so high that it would block sunlight from entering the building, also a critical factor to helping autistic students learn because it goes down slowly, not rapidly like it would be if you had to turn a light on and off. The shadows would also block the sun hitting St. Catherine's Park across the street during the times it is used most - after school. The Upper East Side already has the least amount of green space in the entire city, making this park very popular, and the atmosphere it provides for people would be diminished by the shadows.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Wed 7/28/2021 12:51 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Jens Eriksen**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent": **Shareholder of the co-op at 333 East 66th St.**

My Comments:

Vote: I am **in favor**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

I have been resident in the co-op at 333 East 66th St. for many years and I am writing in support of the improvement to my neighborhood planned by Longfellow, the Blood Center Tower proposal. The Tower will certainly improve scientific research against future pandemics and will increase the value of my co-op shares, as the price per sqft. in the block will increase. The cost will be minimal added shadow evenings and having one more Bio-Safety level 3 research laboratory, already present without problem at Rockefeller University, one block from here, and at Weill Cornell in the neighborhood. The President of the co-op Ellyn Berk, former President of the co-op Larry Gerard and the managing agent Rudd Realty do not represent my interest, but those of the First Hungarian Reformed Church in the area, which would lose importance with

the completion of the project. When a New Yorker buys in my co-op, is totally unaware of the influence of the Hungarian Church and if is not affiliated, is denied basic rights as shareholder. They send unsolicited emails to shareholders conclusive of their point of view, without debate among shareholders. Elyn Berk was even unaware in a past email that sun rises East and then turns South, thus leaving St. Catherine park untouched from shadows of the planned Tower most of the day. They certainly do not represent many shareholders at 333 East 66th St. Given the positive social and economic impact, I hereby ask that the Blood Center Tower proposal be treated with favor. Sincerely, 333 East 66th St. shareholder

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Mon 8/9/2021 1:05 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Susan Evans**

Zip: **10021**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project?

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

Contextual zoning has played an important role in maintaining the character and livability of this neighborhood. The rezoning of an R8B to a commercial district will set an irreversible precedent for the city, and goes against every sensible zoning principle. The proposed 334 foot tall tower doesn't belong in the middle of a residential neighborhood, let alone across the street from a school complex and a park in a park starved neighborhood. And it's not only the height of the proposed building that is incongruent with the neighborhood, the proposed floor plate is also massive, and the building's bulk belongs in Midtown, not in a residential neighborhood. The building will also cast most of St. Catherine's Park in shadows at the time it's most used. I support the Blood Center's mission, but this proposal is nothing more than zoning for

8/9/2021

Mail - Rachel Antelmi (DCP) - Outlook

dollars. The applicant has demonstrated a complete disregard for the community and for decades of successful zoning, it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge the Commission to reject this proposal.

To the NYC Planning Commission,

We are residents and shareholders at 333 East 66th Street who are opposed to the building of the 334-foot commercial Blood Center Tower in the middle of a residential side street. The negative impacts far outweigh the positive ones for a residential neighborhood.

Our deepest concerns are:

Toxicity: This proposed tower, with nine additional floors of life-science labs on top of the Blood Center's five floors, will add an enormous amount of toxic chemicals, waste, and pollution to what the Blood Center now generates. Trucks and vans will be traveling and loading and unloading materials on streets with schools and the only city park on the Upper East Side from 59th Street to 77th Street. The sheer number of labs cannot help but adversely impact air pollution from the labs and tons of waste disposal in our residential neighborhood, affecting both students and adults.

Congestion: The planned expansion of the Blood Center will create pedestrian and vehicular gridlock on narrow streets, which have three schools, a library, a crosstown bus, and a throughway to the west side used by ambulances, fire engines, and motorcades transporting dignitaries to their destinations.

Second Avenue is usually bumper-to-bumper in the mid-60's, and with the increase of commercial lab traffic on East 66th Street and East 67 Street (with so many trucks backing in or out of the Blood Center that can't turn quickly on a narrow street), traffic on First and York Avenues will also be backed up, likely to the 59th Street bridge. This will affect a wider swath of Upper East Side traffic. Moreover, construction is scheduled to take four to five years, during which large construction vehicles will restrict movement for other vehicles, students, and residents. We will also have to endure years of construction noise. Even at four years, this will encompass students' entire time in high school.

Longfellow Realty estimates that the new Blood Center Tower will employ an additional 2,400 people beyond the current 260, creating unimaginable pedestrian density on narrow streets and potential safety issues for both students and residents.

Light: The proposed building is square-sided and is planned to be lit 24/7, which means light will emanate north, south, east, and west. It will shine relentlessly, along with the oversized building name, into the Julia Richmond Education Complex, the preschool on the corner of Second Avenue and 67th Street, and the residents of nearby apartment buildings and, due to its extraordinary height, beyond the immediate neighborhood. This is not appropriate for a residential area. Would you want bright light shining into your windows 24/7?

The height of the building will cast a shadow on St. Catherine's Park at First Avenue and 67 Street and neighboring buildings. The Longfellow proposal uses a light study based on morning light, but that is misleading. Children and their parents use the park in the afternoon, after school, when the tower will block the sunlight. Children need sunlight and New York City children have precious little of it. Now they may have even less.

The Blood Center does not need a 334-foot-high building: The Blood Center filed two applications for its new building. One was for the 334-foot commercial tower and another application was to renovate and expand under the current zoning regulations (to a maximum height of 75 feet), and which will meet

its current and future needs. At a community meeting, it was pointed out that the Blood Center would have more space for itself in this version of the building than in the tall tower.

In addition to the above, we are disturbed that Longfellow and the Blood Bank have not been transparent about vitally important aspects of their plan, such as the inclusion of at least one Biosafety Level 3 Lab, until pressured to do so.

We are also disturbed that New York City would allow Longfellow Realty to build this skyscraper when they have never built a building this large before and one that will house biologic and scientific materials and equipment.

Mayor DiBlasio has previously set aside three New York City areas specifically for bio-tech development, and Longfellow has rejected all of them. We'd also like to point out that other nearby medical institutions have renovated buildings in the neighborhood, in concert with local citizen groups, and have stayed within current zoning regulations.

Precedent: Granting Longfellow and the Blood Center waivers of existing zoning regulations would set a chilling example for mid-block buildings throughout Manhattan. Currently, mid-block buildings are relatively low with tall buildings located on the avenues. Moving forward with a 334-foot tall tower mid-block is a scenario that could repeat itself throughout the borough.

Respectfully,

Sharon Fass and Samuel Yates

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Mon 8/9/2021 12:50 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Mary Flannery**

Zip: **10075**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project?

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

Contextual zoning has played an important role in maintaining the character and livability of this neighborhood. The rezoning of an R8B to a commercial district will set an irreversible precedent for the city, and goes against every sensible zoning principle. The proposed 334 foot tall tower doesn't belong in the middle of a residential neighborhood, let alone across the street from a school complex and a park in a park starved neighborhood. And it's not only the height of the proposed building that is incongruent with the neighborhood, the proposed floor plate is also massive, and the building's bulk belongs in Midtown, not in a residential neighborhood. The building will also cast most of St. Catherine's Park in shadows at the time it's most used. I support the Blood Center's mission, but this proposal is nothing more than zoning for

8/9/2021

Mail - Rachel Antelmi (DCP) - Outlook

dollars. The applicant has demonstrated a complete disregard for the community and for decades of successful zoning, it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge the Commission to reject this proposal.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Fri 8/6/2021 12:51 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Steve Flax**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

As a long time resident living around the corner from the Blood Center I am against this expansion which would negatively impact the neighborhood and especially harm the Julia Richmond school and its attendees. I have no problem with updating the bu doing to current standards but not expanding it. Thank you.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Fri 8/6/2021 1:12 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Howard Forman**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**

If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

I vehemently object to this project. I am a resident at 301 East 66th Street for 33 years and I am 70 years old. This project will adversely affect my neighborhood and cause a loss of light on St. Catherine Park and playground and will adversely affect the Julia Richman Education Complex literally across the street. 66th Street is a cross-town street that goes westerly through Central Park and has too much traffic now. This project will add substantial additional traffic on this narrow side street, the construction will cause hazardous waste issues, and add endless extraordinary noise. The project is of inappropriate size for an Upper East Side residential sidestreet because of its bulk, height and violates reasonable setback requirements. This project should be summarily denied.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Thu 7/29/2021 10:46 AM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Faith Fraser**

Zip: **10021**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

As a nearby resident of the UES (72nd and 2nd), I STRONGLY OPPOSE this proposal and its request for zoning amendments: 1. There is no need for the New York Blood Center to do this!. We appreciate the NYBC and all that they do. But they themselves admit they can expand within their current footprint and do not need the additional space Longfellow is proposing. It is a real estate endeavor not a science-needed endeavor. 2. This plan is outrageous in its proposed height. Mid-block zoning is specifically to keep our neighborhoods livable without buildings encroaching on quality of life by monstrous construction endeavors. 3. Changing the zoning for no good reason except for an out-of-town developer to make a profit off of our neighborhood's loss. This is atrocious disregard for the residents of New York City 4. It is dangerous to allow unspecified lab rentals of developer's space. (Haven't we learned anything yet from COVID 19 and the viral labs in

China?) 5. The argument that proximity is required by unknown new labels/medical entities to MSKCC and NYP has been proven to not be the case - our society has moved to digital transfer of information and reports, including during this recent pandemic. 6. Blockage of light into JREC site. Classrooms NEED natural light. We humans need natural light and this proposed development would drastically reduce that. (Let's think of NYC's children's future!) 7. Blockage of natural light into St Catherine's Park. We are woefully short on open air park space in this corridor and St. Catherine's is currently a welcomed and necessary space for children and families. 8. Traffic, Congestion, Pollution - 2nd Avenue in our area is already one big traffic jam throughout parts of the day. Construction Trucks and later employee transports will cause more jams both on 2nd Avenue and on the cross street as school buses, cars, taxis and buses try to maneuver the streets. 9. Safety - such massive construction equals an increase in all kinds of accidents.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Tue 7/27/2021 1:49 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Esther Frederiksen**

Zip: **10065-9308**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

"I'm not opposed to NYBC upgrading and expanding its facility, including additional floor space, but I strongly object to their project proposal, made along with developer Longfellow, for a Life Science ""hub"" above the NYBC site. The granting of midblock rezoning in a residential area to allow for the 334 foot commercial tower sets an unfortunate precedent not only for our community but for all residential neighborhoods in the Upper East Side. The commercial labs will likely bring increased traffic and the height of the building will reduce natural light in the area. Less than 1% of the UES land area is park and open space which is so precious to residents here and needs to be preserved. I have great concern that the very tall NYBC ""hub"" will cast a shadow on St. Catherine's Park for a good part of the afternoon when people, especially children, use the park. I'm also concerned about the adverse effect such a shadow will have on the trees and other vegetation in the park. I

am surprised and disappointed that the up-until-now nonprofit NYBC has decided to go for profit with commercial partners in the ""hub"".

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Tue 7/27/2021 1:49 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Esther Frederiksen**

Zip: **10065-9308**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

"I'm not opposed to NYBC upgrading and expanding its facility, including additional floor space, but I strongly object to their project proposal, made along with developer Longfellow, for a Life Science ""hub"" above the NYBC site. The granting of midblock rezoning in a residential area to allow for the 334 foot commercial tower sets an unfortunate precedent not only for our community but for all residential neighborhoods in the Upper East Side. The commercial labs will likely bring increased traffic and the height of the building will reduce natural light in the area. Less than 1% of the UES land area is park and open space which is so precious to residents here and needs to be preserved. I have great concern that the very tall NYBC ""hub"" will cast a shadow on St. Catherine's Park for a good part of the afternoon when people,

7/28/2021

Mail - Rachel Antelmi (DCP) - Outlook

especially children, use the park. I'm also concerned about the adverse effect such a shadow will have on the trees and other vegetation in the park. I am surprised and disappointed that the up-until-now nonprofit NYBC has decided to go for profit with commercial partners in the ""hub""."

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Sat 8/7/2021 11:32 AM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Esther Frederiksen**

Zip: **10065-9308**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**

If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

PLEASE, PLEASE, PLEASE. My neighbors and I beg of you. Don't ruin our residential neighborhood with this massive commercial building proposed by the NYBC. My previous comments appealed to you intellectually. Now I am appealing emotionally because the change in zoning allowing this construction will be devastating to where I live.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Mon 8/9/2021 10:06 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Billy Freeland**
Zip: **10028**

I represent:

- **Myself**

Details for "I Represent": **I am a Secretary of Community Board 8, but speaking in my individual capacity as a community activist who ran for City Council and has been very engaged in the community's political and civic life for years.**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

My name is Billy Freeland. While I am a member of Community Board 8, I am writing in my individual capacity. Many others will testify to the many issues with this proposal: the precedent it would set, and the impacts on Julia Richman Educational Complex and St. Catherine's Park (in a neighborhood with some of the least open space in the entire borough and city). I want to instead focus on something else: that this is "zoning for dollars," essentially a form of corporate welfare by which the Blood Center seeks to generate money out of thin air. We should reject this policy and force the Blood Center to plan under existing zoning regulations. We know that, under existing zoning, the Blood Center can expand and have the space it needs for its own operations. However, a

cornerstone of their proposal is to lease out several floors to commercial labs. This is what will underwrite their expansion. Yet, across the country, from Delaware to Minnesota, Rhode Island to Nebraska, NYBC has been acquiring blood banks. They have acknowledged that none of those transactions required zoning changes. The applicant has presented a false choice. They argue that, if their requests are not granted, we will forgo jobs, union labor guarantees, and vital life sciences development. Yet, we can have all of those things, either under existing zoning or with modifications that are more consistent with what the community—and Community Board—has asked for. I hope the CPC will consider the work George Janes, a who runs a planning firm and has expertise in zoning, has done to helpfully outline those alternatives. If the Commission does not have access to his memo, I will gladly provide it. In particular, Mr. Janes identified that the coverage and yard requirements could be waived while keeping R8B's height and setback requirements. In his memo, Mr. Janes wrote, "This alternative would maintain the large floor plate that the Blood Center desires. At the same time, it would keep building circulation efficient with one building core and provide more area for rooftop mechanicals. The above grade portion of this building is 54% larger than the as-of-right building the application describes, which would provide an additional 81,000 SF to support their operations. While this scenario is not as-of-right, it might permit the Blood Center to modernize their facility while keeping the R8B height and setback limitations." I can speak from my deep community experience to tell you that our community has tried, in a good-faith manner, to work with the Blood Center. We support its mission and want to see it succeed. But that mission, and that success, need not come without compromise and need not come without a thoughtful, balanced approach.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Sun 8/8/2021 10:08 AM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Richard Friedland**
Zip: **190065**

I represent:

- **Myself**

Details for "I Represent": **And 315 e 68 apt building**

My Comments:

Vote: I am **other**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

The congestion on 2nd ave 67 th and 68 stare the worst in ithe Ciity .schools bus fire dept dept hospital s grounds

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Mon 7/26/2021 4:19 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **April Gallo**

Zip: **10021**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**

If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

As a resident and cooperative shareholder at 333 East 69th Street, New York, I write this letter of opposition to the New York Blood Center's proposed rezoning and expansion. As you are aware, the proposal seeks to allow a 600,000 square foot commercial building in a residential midblock street. The proposed 334-foot-tall building is expected to have floor area the size of the Empire State Building and would be 4.5 times taller than the 75-foot height limit allowed by the current R8B zoning -- zoning that was designed to preserve access to light and air for our residents. This especially egregious considering that the location is directly across from the heavily used St. Catherine's Park and six schools in the Julia Richman Educational Complex. In as much as this application would set precedent that is highly detrimental to mid-block R8B zoning, we must strongly oppose this application. Finally, I note that the Blood Center would occupy just 35% of the

proposed building space. Accordingly, the expanded space, as proposed, is not essential to the Blood Center's core mission which certainly could be adequately served by a much smaller "as of right" development. There's too much at stake here for the future of mid-block zoning in residential areas -- and unnecessarily. Please stand with us in opposition.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Mon 8/9/2021 2:11 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Daiva Gasperetti**

Zip: **10021**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project?

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

Contextual zoning has played an important role in maintaining the character and livability of this neighborhood. The rezoning of an R8B to a commercial district will set an irreversible precedent for the city, and goes against every sensible zoning principle. The proposed 334 foot tall tower doesn't belong in the middle of a residential neighborhood, let alone across the street from a school complex and a park in a park starved neighborhood. And it's not only the height of the proposed building that is incongruent with the neighborhood, the proposed floor plate is also massive, and the building's bulk belongs in Midtown, not in a residential neighborhood. The building will also cast most of St. Catherine's Park in shadows at the time it's most used. I support the Blood Center's mission, but this proposal is nothing more than zoning for

dollars. The applicant has demonstrated a complete disregard for the community and for decades of successful zoning, it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge the Commission to reject this proposal.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Wed 7/28/2021 3:30 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Gary Gerst**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

As a founder of the company now known as JLL, I am familiar with major real estate transactions and the effect they can have on their neighborhoods. Allowing the Blood Bank to proceed with its plans to erect an oversized building mid-block would snarl traffic on an already busy street, seriously diminish the nearby park and create a disastrous precedent for NYC development. All to line the pockets of a Canadian real estate developer. This plan must not proceed.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Mon 8/9/2021 2:04 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Kate Gill**

Zip: **10017**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project?

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

Contextual zoning has played an important role in maintaining the character and livability of this neighborhood. The rezoning of an R8B to a commercial district will set an irreversible precedent for the city, and goes against every sensible zoning principle. The proposed 334 foot tall tower doesn't belong in the middle of a residential neighborhood, let alone across the street from a school complex and a park in a park starved neighborhood. And it's not only the height of the proposed building that is incongruent with the neighborhood, the proposed floor plate is also massive, and the building's bulk belongs in Midtown, not in a residential neighborhood. The building will also cast most of St. Catherine's Park in shadows at the time it's most used. I support the Blood Center's mission, but this proposal is nothing more than zoning for

dollars. The applicant has demonstrated a complete disregard for the community and for decades of successful zoning, it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge the Commission to reject this proposal.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Wed 7/21/2021 3:49 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **J G Giller**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**

If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

As a resident of 315 East 68th Street and a longtime NYC citizen, I'm writing to add my opposition to the planned expansion of the Blood Center. The reasons will be a restatement of my friends and neighbors but they are: 1. It violates the rules established for development in this neighborhood. 2. Its extraordinary height and footprint will cast the school and St. Catherine Park in darkness. 3. The added traffic created by the additional 2500 employees will negatively affect the quality of life our UES neighborhood has enjoyed for years. 4. Commercial space for life sciences is widely available in the city with over 60 million square feet of space unoccupied due to the recent pandemic. The Blood Center already has expanded space in Long Island City. 5. Finally at 77 years old, I do not want to spend the next 5 years with the construction, noise and

7/26/2021

Mail - Rachel Antelmi (DCP) - Outlook

transportation disturbance that will occur one block away for no reason. Sincerely, James Giller Jim Giller
(917) 751-5054

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Mon 7/26/2021 4:30 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **James Giller**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**

If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

As a resident of 315 East 68th Street and a longtime NYC citizen, I'm writing to add my opposition to the planned expansion of the Blood Center. The reasons will be a restatement of my friends and neighbors but they are: 1. It violates the rules established for development in this neighborhood. 2. Its extraordinary height and footprint will cast the school and St. Catherine Park in darkness. 3. The added traffic created by the additional 2500 employees will negatively affect the quality of life our UES neighborhood has enjoyed for years. 4. Commercial space for life sciences is widely available in the city with over 60 million square feet of space unoccupied due to the recent pandemic. The Blood Center already has expanded space in Long Island City. 5. Finally at 77 years old, I do not want to spend the next 5 years with the construction, noise and transportation disturbance that will occur one block away for no reason.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Mon 8/9/2021 12:46 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **James Giller**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project?

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

Contextual zoning has played an important role in maintaining the character and livability of this neighborhood. The rezoning of an R8B to a commercial district will set an irreversible precedent for the city, and goes against every sensible zoning principle. The proposed 334 foot tall tower doesn't belong in the middle of a residential neighborhood, let alone across the street from a school complex and a park in a park starved neighborhood. And it's not only the height of the proposed building that is incongruent with the neighborhood, the proposed floor plate is also massive, and the building's bulk belongs in Midtown, not in a residential neighborhood. The building will also cast most of St. Catherine's Park in shadows at the time it's most used. I support the Blood Center's mission, but this proposal is nothing more than zoning for

dollars. The applicant has demonstrated a complete disregard for the community and for decades of successful zoning, it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge the Commission to reject this proposal.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Wed 8/4/2021 8:36 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Alyson Gindi**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

The blood center project should not be approved. It will be a disgrace to the neighborhood. You can renovate it in the current space. It should not be a tower in the mid block. It will affect everyone including the children that use the park and go to Julia Richman school. Do not change the zoning laws. Thank you.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Mon 8/9/2021 12:37 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Andrea Gingold**

Zip: **10128**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project?

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

Contextual zoning has played an important role in maintaining the character and livability of this neighborhood. The rezoning of an R8B to a commercial district will set an irreversible precedent for the city, and goes against every sensible zoning principle. The proposed 334 foot tall tower doesn't belong in the middle of a residential neighborhood, let alone across the street from a school complex and a park in a park starved neighborhood. And it's not only the height of the proposed building that is incongruent with the neighborhood, the proposed floor plate is also massive, and the building's bulk belongs in Midtown, not in a residential neighborhood. The building will also cast most of St. Catherine's Park in shadows at the time it's most used. I support the Blood Center's mission, but this proposal is nothing more than zoning for

dollars. The applicant has demonstrated a complete disregard for the community and for decades of successful zoning, it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge the Commission to reject this proposal.

I am a shareholder at 333 East 66th Street and I am writing to strongly oppose the mid-block expansion of the Blood Center building on this residential street. There is absolutely no good reason why this commercial high rise needs to be placed at this location when there are several other more appropriate and available locations for this massive tower. There are, however, a multitude of reasons as to why this is not the appropriate place for this construction.

This mid-block rezoning would create a major precedent for the UES and all other Manhattan residential areas. If the Blood Center is allowed to use its status as a health care provider to justify the building of a tower that's more than 4 times the current zoning limit, then all of the other medical-related mid-block buildings could assert the same right to build huge mid-block towers throughout the neighborhood. Furthermore, there is no guarantee that this building will not be repurposed once the zoning is changed.

This area is already dense with traffic. Aside from East 66th Street being a transverse through Central Park, East 67th Street is the ONLY single lane street in the City with a major cross town bus route. Additionally, East 66th Street between 1st and 2nd houses the entrance to the Evelyn Lauder Breast and Imaging Center, one of the largest breast imaging centers in the country, with a constant flow of traffic including patients who need to be transported and cannot wait long periods of time or walk long distances to meet their rides.

Also to consider, our schools, our bike lanes, our sunlight, our park. Again, this is NOT the place for an unnecessary "life sciences" building that has so many other options, especially now after this pandemic when NYC has a surplus of already erected commercial building space going unused. One has to wonder why the Blood Center would want to interrupt their work to build this tower, which will take years, when they could move into an already existing space.

This for-profit project is at the expense of our neighborhood, our children and our community. It is not justified, it is not necessary and it is not acceptable. This was justly opposed 35 years and again 15 years ago. It does not make any more sense today than it did then. Please hear this community now, as we were heard then.

Thank you so much,
Lauren Glenn

July 25, 2021

I am a native New Yorker and have lived on the Upper East Side for the last 28 years. I recently renovated my apartment to create the home of my dreams. But now, for the first time ever, I want to leave New York. In recent years, it has become glaringly apparent that the concerns of the residents of New York are no longer relevant to the decisions made about their communities and living circumstances. It's the developers and their investors and the politicians corrupted by money and power that decide. For them, the residents are a nuisance to be tolerated until they can be swept aside with construction equipment.

This could not have been more evident in the meeting with the New York Blood Center's representatives at the Community Board 8 Meeting on May 12, 2021. The suggestion that St. Catherine's Park would have sun for most of the day because the shade caused by the proposed tower would not hit until the "late" hour of 2:15 pm was offensive. The lack of interest in the testimony of community members on the part of Paul Selver was palpable. His failure to prepare for the meeting was apparent. His assertion that the financing of the project is not germane is an insult. After hearing witness after witness in opposition, Mr. Selver's condescending response was that there are others who would disagree. If that's right, where were they? They didn't show up to testify. Why? Because, as someone at the meeting said, the fix is in.

Those in favor of the project are non-residents who will profit to our detriment. They have always profited (and will always see fit to profit) at the expense and to the detriment of ordinary working people. They don't need to fight for this proposal at a community board meeting because they know that this project will go forward. So, they aren't going to waste their valuable time listening to our concerns. Instead, they are going to pay Paul Selver to do that. In fact, here's an article that says as much.

<https://commercialobserver.com/2014/07/the-negotiator-land-use-tactician-paul-selver-helps-real-estate-bigs-build-big/>

Our concerns obviously have no bearing. All the benefit will go to non-residents at the expense of our communities – those surrounding the New York Blood Center and all the other communities who will suffer monstrous midblock construction in the future as a result of this precedent. As resident after resident testified, the damage done to St. Catherine's Park and the Julia Richman Educational Complex will be catastrophic to the families that depend on them daily. The massive 5-year construction and exponentially increased traffic congestion will needlessly and irreversibly accelerate the decline of the neighborhood toward a soulless commercial district. The idea that this development is necessary because it will provide union jobs is a red herring and unfair. There is nothing that ties the union jobs that will be generated by the development of a new NYBC to this location. Moreover, the construction jobs, by definition, will be temporary while the damage to the immediate community and to the Upper East Side will be permanent and can never be undone. The benefits the New York Blood Center promises to provide in the way of internships and other educational opportunities are also not tied to this location and do not necessitate a 334 foot commercial tower in any event. Again, a disingenuous argument.

The Upper East Side is no longer livable and it's because the developers and their investors have been allowed, and, as far as I can tell, will continue to be allowed, under increasingly disingenuous pretenses to destroy it. The construction is endless and all we ever get is ugly, excessively tall commercial towers, with hundreds of tiny, overpriced, cookie cutter apartments (or, in the case of the NYBC, cookie cutter labs) and a few empty penthouses, that steal the sun and open air and offer nothing to the communities in return but huge, empty storefronts or national chains – another Verizon, another Sprint, another Walgreens, another CVS, another Target, another Chase, another TD Bank, another Taco Bell, another Dunkin' Donuts, another Starbucks – nothing worth having in the neighborhood.

The NYBC's proposal is an abomination and should not be allowed to go forward, but I suspect that it will. I don't know where I'm going yet, but I am NOT staying in New York.

Nazmiye Gokcebay
201 E 83rd Street
New York, NY 10028

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Wed 8/4/2021 12:01 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Arlene Goldberg**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent": **I have lived two blocks away from the blood center for over 30 years and regularly use the neighboring St. Catherine's Park and 67th street library. Years before I graduated from Julia Richman High School which is now the Julia Richman Educational Complex (JREC).**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

PLEASE DO NOT APPROVE THE PROJECT. I attended the public hearing held by the Commission and completely agree with those who spoke in opposition. The project is simply ill advised and will forever change the small neighborhood character of the area, compromise and reduce the available sunlight in the park and JREC and create, what by all accounts will be, unnecessary risks to the health and welfare of this residential community. The shadows that this monmouth tower will cast on JREC, the park and the surrounding area, also casts a dark shadow on the viability and importance of zoning laws that have been in

effect for decades. To yield in this instance I fear will have a domino effect. But even if it doesn't, a tower of the suggested size for the blood bank is simply untenable mid block on a side street which is traversed by the old, the young and all ages in between. The havoc, unrelenting noise, environmental hazards and safety concerns during an estimated multiple years long construction of the tower will severely negatively impact those who attend or work at JREC, the library, and/or reside in nearby apartment buildings. Many of those concerns will be ongoing long after construction ends. I am not unmindful of the desire to make New York a premiere location for bio science facilities but other locations in Manhattan exist besides the Blood Center. I am also not unmindful of the many jobs that will be created by allowing the proposal to go forward but job creation will occur in equal measure at alternative suggested sites. I am fully aware of the important work the Blood Center does but renovations in the form of a tower that exceed zoning law restrictions on east 67th street are simply not necessary when other sites are available. In sum, the negative impact the blood bank tower proposal (what I have mentioned above only details some of them) will have far exceed any benefits to science or the community. Thank you Arlene Goldberg Sent from my iPhone

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Fri 8/6/2021 9:39 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Joan Goldfield**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

I am against the Blood Center Tower construction on East 67 Street. There are zoning laws in New York City that were created for important reasons. Towers are not allowed mid-block. This tower construction would be built directly across from a multi-school building of all grades including children with underlying issues. The noise and the mess will make it impossible for students and teachers to concentrate. On this street school buses drop off and pick up children. This area will be blocked and congested. The tower will block out the sun which shines onto the school and park nearby- the only park/playground in the neighborhood. For all of these reasons I am against this building at this location. Hopefully another location can be found- not 67 Street between Second Avenue (highly congested now) and First Avenue. Please find another

location and save this excellent public school and our public park and playground.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Mon 8/9/2021 11:02 AM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

 2 attachments (2 MB)

2016, 6-7-NYC Board of Health Amendment to Health Code[1].pdf; GAO Study on Lab Safety.pdf;

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Daniel Goldhagen**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**

If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **Yes**

Additional Comments:

NYC is a vibrant city and zoning should serve to encourage rather than constrain the natural development and renewal of the city. The proposal by the NY Blood Center ("NYBC") is in contradiction to this as it will have a dramatic impact on the "quality of life" of the community due to overdevelopment which will increase noise/light pollution and traffic and will lower the safety to the community for those who reside,

work and study here. Also note that these laboratories operate not on a work day schedule but 7 days a week and 24 hours a day. At Community Board 8's May 25th meeting on the proposal, Robert Purvis (EVP and Chief of Staff of NYBC) answered questions regarding the proposal and indicated that the NYBC does not ask for donations and does not participate in fundraising including for capital campaigns which most non-profits do engage in when substantial building projects are contemplated. In addition, Mr. Purvis stated that it does NOT ask its board for financial assistance unlike most non-profits although at least 6 board members work in finance, real estate and the legal fields. All other medical institutions in the area have not done this. So NYBC is asking the community to pay for this project by selling off the air rights through zoning to a "for-profit" real estate developer (Longfellow) to pay for the project. So the community's cost will be at the expense of lower "quality of life". In essence, NYBC is using its non-profit status for "for-profit" means given its lack of capital planning to replace its current building. I mentioned in my verbal commentary to City Planning on July 29th the risks inherent in this proposal especially given the use of the building for BSL-3 Labs which NYBC failed to disclose in its original EIS to City Planning. The perceived risks to the community are significant given the catastrophic impact that an accident may have on the community. I am attaching the United State GAO study done in September 2020 which indicated that the FDA which has oversight for federal laboratory safety has failed to implement GAO's 2016 recommended steps to improve safety of hazardous biological agents to the community. Of the 5 recommendations, only one has been implemented since the 2016 report. I am also attaching the NYC Department of Health resolution from June 6, 2016 which indicates that lack of oversight the federal, state and local governments have to insure safety of these laboratories. On page 4, the resolution states that "While some federal agencies do have a mission to track a subset of BSL-3 or 4 laboratories that work with select agents and know the number of those laboratories, no single regulatory agency has specific responsibility for biosafety in all- high-containment laboratories in the United States." A laboratory is not operating under government funding or contract that is it not bound by the federal regulatory scheme and a laboratory may be totally unregulated. The resolution further states that "The Department is concerned that an accident in a NYC-based high-containment research laboratory could have catastrophic consequences, given the population density of nearly 70,000 per square mile in Manhattan. What efforts will the NY Blood Center make to protect the community when it has not provided an unequivocal statement of the use of the BSL-3 Labs by Longfellow and the prospective tenants when asked at the Community Board 8 meetings ? There is a lack of transparency regarding how the NY Blood Center will ensure the safety of the community especially given that it is located directly across from a public school and park and adjacent to a public library. Is this the most appropriate setting that would expose the community to untold consequences. Risks DO happen as most recently seen by the pandemic, 9/11 terrorist attack and acts of nature. I hope the NYC City Planning will take these risks into account as they make their decision to place laboratories with unknown consequences in the midst of a residential community that has unanimously opposed NY Blood Center's "for-profit" proposal under a perceived "non-profit" umbrella. Thank you in advance for your consideration.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Mon 8/9/2021 2:03 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Katharine Grant**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project?

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

Contextual zoning has played an important role in maintaining the character and livability of this neighborhood. The rezoning of an R8B to a commercial district will set an irreversible precedent for the city, and goes against every sensible zoning principle. The proposed 334 foot tall tower doesn't belong in the middle of a residential neighborhood, let alone across the street from a school complex and a park in a park starved neighborhood. And it's not only the height of the proposed building that is incongruent with the neighborhood, the proposed floor plate is also massive, and the building's bulk belongs in Midtown, not in a residential neighborhood. The building will also cast most of St. Catherine's Park in shadows at the time it's most used. I support the Blood Center's mission, but this proposal is nothing more than zoning for

dollars. The applicant has demonstrated a complete disregard for the community and for decades of successful zoning, it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge the Commission to reject this proposal. IS THIS THE DESTRUCTIVE LEGACY OF PERSONAL GREED WE WANT TO LEAVE FOR OUR CHILDREN? HAVEN'T WE DONE ENOUGH DAMAGE TO THE PLANET AS IT IS? ARE WE JUST BRAINLESS LEMMINGS RUSHING TO OUR OWN DEMISE?

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Mon 8/9/2021 8:57 AM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Yvonne Greenbaun**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent": **resident**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**

If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

As a resident of 301 East 66th Street, I am writing to express opposition to the proposed rezoning that would allow "expansion" of the New York Blood Center. The Blood Center facilities can be updated under existing zoning without having to resort to spot zoning, which can be detrimental to the immediate neighborhood and threatens neighborhoods across the city. The proposed project will create safety and traffic problems for residents and nearby schools. Traffic and the safety of pedestrians are major areas of concerns, both during the long construction period and once the project is completed. Traffic jams already occur regularly on Second Avenue, and the possible closure of crosstown streets will only make existing jams worse. School buses, ambulances, and police and fire vehicles will find it next to impossible to navigate

the streets. Just think of how many times we have seen ambulances struggle to get through traffic without the additional obstacles this project will create. Before the project is even completed, the construction period presents its own concerns for the neighborhood. Consideration should be given to the levels of air pollutants and toxins that may be released during the four-year construction period. Noise pollution that comes from blasting and the tools of construction will create harmful levels of noise that will not be conducive to students trying to learn in the surrounding schools, workers trying to work from home, small businesses trying to serve their customers, and residents trying to go about their daily errands in this residential neighborhood. If this project were to succeed, it should strike the proper balance of meeting the Blood Center's needs and protecting the neighborhood's residents and character. I am sure that my opinions are shared by others who may not have been able to attend meetings or write to you, and by still others who have written and mentioned other concerns not addressed here. I appreciate your attention and consideration of my comments. Sincerely, Yvonne A. Greenbaun

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Thu 7/29/2021 9:25 AM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Jennifer Greenblatt**

Zip: **10021**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

Please turn down this project on east 67th Street as it is unnecessary to destroy a community for the sake of a real estate developer. The Blood Center can build the same height building they have now and provide the wonderful services they do now. Disrupting the students learning across the street and casting a shadow on the park are not ok. There are mid-block zoning rules for a reason. Please do not support this atrocious project. Thank you.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Mon 8/9/2021 1:06 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Gary Griggs**

Zip: **10605**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project?

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

Contextual zoning has played an important role in maintaining the character and livability of this neighborhood. The rezoning of an R8B to a commercial district will set an irreversible precedent for the city, and goes against every sensible zoning principle. The proposed 334 foot tall tower doesn't belong in the middle of a residential neighborhood, let alone across the street from a school complex and a park in a park starved neighborhood. And it's not only the height of the proposed building that is incongruent with the neighborhood, the proposed floor plate is also massive, and the building's bulk belongs in Midtown, not in a residential neighborhood. The building will also cast most of St. Catherine's Park in shadows at the time it's most used. I support the Blood Center's mission, but this proposal is nothing more than zoning for

dollars. The applicant has demonstrated a complete disregard for the community and for decades of successful zoning, it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge the Commission to reject this proposal.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Tue 7/27/2021 5:22 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Keith Gudhus**

Zip: **10021**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

The New York Blood Center and Longfellow's proposal is an egregious request for corporate welfare at the expense of the community. Their proposal, which attempts to gain valuable air rights where none currently exist, aims to create, in the words of the 1985 Dire Straits hit, "money for nothing." Clearly, this 334 foot, 30-story equivalent building will negatively impact the neighborhood—disrupting sunlight, increasing traffic flow, building a dangerous biolab, and endangering R8B contextual zoning going forward. But to make matters worse, Longfellow and the Blood Center want to get PAID to do so. They are asking for free air rights from which they will profit (clearly, the Blood Center is either getting free office space or a percentage of the building's future rents), yet are not attempting to compensate those whose lives they will negatively

impact. And there's a reason for this: if you add up the tens, if not hundreds, of millions of dollars of what economists call negative externalities, the project would no longer be economically viable. The only reason that the project currently works on Longfellow's spreadsheets is that, like a 1950s factory spewing poison into the air and water, they do not have to factor in the proposal's deleterious effects. If they did, this project never would have gotten off the drawing board.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Mon 8/9/2021 1:03 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Alix-Marie Hall**

Zip: **10021**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project?

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

Contextual zoning has played an important role in maintaining the character and livability of this neighborhood. The rezoning of an R8B to a commercial district will set an irreversible precedent for the city, and goes against every sensible zoning principle. The proposed 334 foot tall tower doesn't belong in the middle of a residential neighborhood, let alone across the street from a school complex and a park in a park starved neighborhood. And it's not only the height of the proposed building that is incongruent with the neighborhood, the proposed floor plate is also massive, and the building's bulk belongs in Midtown, not in a residential neighborhood. The building will also cast most of St. Catherine's Park in shadows at the time it's most used. I support the Blood Center's mission, but this proposal is nothing more than zoning for

dollars. The applicant has demonstrated a complete disregard for the community and for decades of successful zoning, it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge the Commission to reject this proposal. Our neighborhood of largely older people and young parents with children needs light, quiet, and greenery, not more tall buildings and street congestion with the attendant ills of poor air quality, dangerous intersections, and more vehicles riding around exhausting fumes because they cannot find a place to park when delivering items or returning home. We pay a lot of taxes, and we deserve the neighborhood we chose to call home. Thank you.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Thu 7/29/2021 6:53 AM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Amy Heon**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**

If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

I am so upset by the proposed building. It will negatively impact my life and neighborhood. The construction of the building will impact the entire block and make the library a noisy place to be (somewhere I enjoy being). I spend time in St Catherine's park as well and the construction and the entire building will impact that park. The building is too large for the block. It will cast shadows and increase congestion to a beautiful neighborhood block. I am absolutely opposed to the building.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Fri 8/6/2021 4:36 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Raymond j. Heslin**
Zip: **10065**

I represent:

- **Myself**

Details for "I Represent": **I am a shareholder at 333 East 66th Street, a co-op.**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

Raymond J. Heslin, Esq. This email is written in opposition to the "real estate development deal" proposed by the New York Blood Center. I write this letter as a long time resident of 66th street (45 yrs.) and former president of the 333 East 66th Street Corp. ("333"). This is nothing more than another blatant attempt by the Blood Center to build a monstrous tower mid-block in defiance of the zoning laws, which were supposedly created to curtail the Blood Center's first attempt to build a mid-block atrocity. I was president of 333 when the Blood Center tried this the first time. However, with the support of our Upper Eastside Community (as now) but without the protection of the current zoning laws, we were able to stop this project. Now this new project that the Blood Center is promoting is directly in contravention to the zoning laws that were passed

8/9/2021

Mail - Rachel Antelmi (DCP) - Outlook

the first time the Blood Center attempted to build a mid-block tower. Nevertheless, the Blood Center like the "Ever-Ready" bunny keeps on coming back with similar projects. Indeed, if the current zoning laws have any viability, they should be enforced and not amended to permit this mid block "tower". For all of the numerous reasons opposing this project, delineated in the August 2, 2021 letter of Dr. Ellyn Berk, the current president of 333, I hereby strongly disapprove of this project and the problems that will be created for not only those on UES but any residential mid-block area of NYC. Sincerely, Raymond J. Heslin, Esq.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Mon 8/9/2021 12:05 AM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Denise Hoguet**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

The requested zoning change from R8B to C27 for the NYC Blood Center/Longfellow project should not be granted. The building would be grossly out of context and would cast a long shadow over the neighboring park and school. The current zoning is intended to prevent such things. As proposed the new building would only benefit the developers at the expense of the neighborhood and would set a bad precedent. It is not the necessity presented by Blood Center, which could expand as of right with current zoning. The Blood Center's only need is the financing that Longfellow would provide. Moreover, the current mayor should not be endorsing the project supposedly in the name of bringing Life Sciences to NYC, while he is indebted to Longfellow. The Blood Center's own history of collaborations proves that it is also disingenuous in claiming

8/9/2021

Mail - Rachel Antelmi (DCP) - Outlook

firms require proximity in order to come to NYC. Vaccines do not require chance meetings on elevators in order to be developed. It was rather disappointing that the only item that seemed to concern the board earlier was signage. (And why would the building require any?) Please vote no. Thank you.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Mon 8/9/2021 12:08 AM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Denise Hoguet**
Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**

If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

I'm sorry, in my previous note I wrote that the mayor should be recusing himself from making a recommendation on the Blood Center zoning given that he is indebted to Longfellow, but I meant to write indebted to Longfellow's law firm. Thank you.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Wed 7/28/2021 2:34 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Katharine Houghton**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent": **I am private citizen living in the Blood Center neighborhood**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**

If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

In addition to all the objections to the NYBC/Longfellow Tower application raised by the CB8M in their 7-page document, I would like to ADD my OBJECTION to the severe threat of NOISE POLLUTION that will negatively impact the health of the students, faculty, and staff at the Julia Richman Education Complex, as well as the health and quality of life in the surrounding neighborhood. Noise from construction sites tops the list of loud noise health hazards in an article by Helen Millar published in the journal Medical News Today, December 21, 2020. Other studies on line, including one in the journal Environmental Research, outline the serious health issues especially for children, caused by exposure to loud noise. They say that an incessantly loud environment stimulates the part of the brain called the amygdala, which regulates stress

response. The brain reacts by increasing blood pressure and levels of the stress-related hormone called cortisol; both are known to cause a host of health issues in children, including erratic behavior, sleep disorders, ability to form relationships, and personal confidence.. Continuous loud noise also causes hearing loss, learning disorders, cognitive impairment, immune system suppression, diabetes, arterial plaque buildup, and mental disorders. Should the NYBC proposal be approved, all the students at JREC are in danger of being bombarded with excessive noise from the demolition and the construction of the NYBC's huge tower complex for at least FIVE YEARS. Damage to 2000 students per year for FIVE YEARS is a lot of damage for a few privileged rich people to make a lot of money. A commercial tower of the sort proposed in NYBC application does not in any way belong in the middle of a block of a residential neighborhood that has a public library, a public park, and an educational complex that houses six schools, including one school for children with autism.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Mon 8/9/2021 1:00 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Katharine Houghton**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project?

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

Contextual zoning has played an important role in maintaining the character and livability of this neighborhood. The rezoning of an R8B to a commercial district will set an irreversible precedent for the city, and goes against every sensible zoning principle. The proposed 334 foot tall tower doesn't belong in the middle of a residential neighborhood, let alone across the street from a school complex and a park in a park starved neighborhood. And it's not only the height of the proposed building that is incongruent with the neighborhood, the proposed floor plate is also massive, and the building's bulk belongs in Midtown, not in a residential neighborhood. The building will also cast most of St. Catherine's Park in shadows at the time it's most used. I support the Blood Center's mission, but this proposal is nothing more than zoning for

dollars. The applicant has demonstrated a complete disregard for the community and for decades of successful zoning, it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge the Commission to reject this proposal.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Thu 7/22/2021 3:01 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **KIM HURT**

Zip: **10065**

I represent:

- **Myself**
- **Other**

Details for "I Represent": **An owner living in the neighborhood**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**

If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

We live in a world where transmissions of viruses are facilitated by global travels and communications. The BLOOD CENTER should, like other groups in this area, limit itself to its primary purpose which is science and research. It is not hampered by space and does not need expansion, then why this commercial undertaking that can be dangerous and serve no dire needs?! New buildings are coming up on First Avenue and nearby, empty spaces are for rent on Second Avenue and 3rd Avenue. Allow a few rare parts of New York City to remain as is, keeping a little of its original character when towers are already everywhere!!

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Mon 8/9/2021 1:05 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **KIM HURT**

Zip: **10065**

I represent:

- **Myself**
- **Other**

Details for "I Represent": **Another Resident of East 66th St**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project?

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

Contextual zoning has played an important role in maintaining the character and livability of this neighborhood. The rezoning of an R8B to a commercial district will set an irreversible precedent for the city, and goes against every sensible zoning principle. The proposed 334 foot tall tower doesn't belong in the middle of a residential neighborhood, let alone across the street from a school complex and a park in a park starved neighborhood. And it's not only the height of the proposed building that is incongruent with the neighborhood, the proposed floor plate is also massive, and the building's bulk belongs in Midtown, not in a residential neighborhood. The building will also cast most of St. Catherine's Park in shadows at the time

8/9/2021

Mail - Rachel Antelmi (DCP) - Outlook

it's most used. I support the Blood Center's mission, but this proposal is nothing more than zoning for dollars. The applicant has demonstrated a complete disregard for the community and for decades of successful zoning, it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge the Commission to reject this proposal.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Wed 7/28/2021 2:32 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Ken Jenkins**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent": **Private Citizen living in the neighborhood**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**

If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

I am in favor of Labor Unions. As a member of Actors' Equity and of the Screen Actors Guild I have worked on stage and in Film and Television for over fifty years. I am also in favor of equal opportunity. Everyone should have a fair chance at getting a job. And, whether you are a steel worker or an opera singer, everyone needs, and deserves, an equal opportunity at getting a good education. The Julia Richmond Educational Complex consists of a pre-school, an elementary school, a middle school, Vanguard High School, Talent Unlimited High School, Urban Academy High School, Manhattan International High School, a Special School for children with Autism, and a toddler center. These are public schools. Students from all over the city, and from all kinds of neighborhoods make up the various student bodies. The Education Director of the Gates

Foundation called JREC "the best example in the United States of a multiplex of schools...showing outstanding results." I was shocked when a Union Member, speaking at the Gale Brewer hearing at Hunter College, on July 12th, seemed to dismiss JREC as a plaything of an elitist, NIMBY neighborhood. He was obviously ill-informed. JREC is exactly what a good union man should hope for—in any neighborhood in the city! JREC stands for, and provides, equal and quality education. He was no doubt coached by the "Tower's" lawyers. who know nothing, and care less, about the school. I was appalled, but not surprised, that the lawyers would stoop so low as to throw mud at a school with such an established reputation. The simple truth is that the Blood Center/Longfellow Tower Group would like to destroy JREC. It stands in their way. They want the real estate. They want the Zoning Change. They want the Profit. And they do not give a Tinker's Damn about the Students at Julia Richmond Education Complex. Nor do they do not care about the surrounding Community. They are determined to build this Monster Tower—that nobody—not even the Medical Professionals they claim as colleagues—wants. They just feel that whatever backroom deal they have made will prevail, so they don't need to discuss any alterations whatsoever in their plans. Just the NOISE of the five years of construction they propose will destroy the high school education of the entire student body of 2000 students. I don't think they care. What I would like is for the Union Construction crews to have the opportunity to build more affordable housing. I think our neighborhood would be in favor of that.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Mon 7/26/2021 2:14 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Floy Kaminski**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project:

Additional Comments:

I have resided at 315 E 68 St, Aot. 12K for 40 years, raising 2 grown children who relied on St. Catherine's Park for outdoor exercise, fresh air, and sunshine. The proposed Blood Center Tower is COMPLETELY INAPPROPRIATE AND OUT OF SCALE for our dense residential neighborhood, which includes 4 high schools, a middle school for autistic children, and an elementary school located in the Julia Richman Education Complex on 67th St, directly across the street from the proposed tower. Not only will the proposed tower obscure sunlight from the park, it will impose construction noise for years on the many students trying to learn at JREC. The block also includes a NY Public Library branch, which is heavily used by residents of the neighborhood. In today's world of virtual access, there is NO REASON to demand close physical proximity to

the huge medical complex (NY-Presbyterian/Weill-Cornell, Memorial Sloan Kettering, Hospital for Special Surgery, etc) that now dominates the area to the east of 1st Ave. Also, Rockefeller on York Ave. is building a new life-sciences center. The proposed Blood Center Tower is a speculative development without committed tenant occupants, with an option to convert to luxury condos if the science scheme doesn't succeed. It will benefit the private developer, while decimating a quiet residential block on the UES. Land Use Zoning is meant to protect the side streets from such intrusions, allowing taller structures on the Avenues. "Spot zoning" approval of this project jeopardizes all of the UES, setting a precedent for a mid-block project that would bring thousands of additional people, add traffic congestion and jeopardize the health and safety of residents, school children, and the elderly people who often sit in the park. Finally, the Blood Bank has sufficient funds in it's endowment to replace the current building--there is NO COMPELLING REASON to impose such a monstrosity on our neighborhood.

August 6, 2021

To: New York City Planning Commission

Re: Objections to Proposed new Blood Center Project on East 66th Street

To the Commission:

As a shareholder of a co-op located at 333 East 66th Street, I am strongly opposed to this project as proposed by The Blood Center and its construction partner, Longfellow.

My family has lived on 66th Street for more than 25 years. We have always valued the quality of life in this neighborhood; its character has made it a sort of urban oasis in the midst of what can be a very stressful city habitat. This quality has loomed even more importantly as we raise our son.

However, this proposal clearly will destroy any vestige of calm or relief on a permanent basis for the neighborhood. The reasons are many:

- This massive 334 ft Tower is out of proportion for any mid-block, especially one zoned for buildings no more than 75 feet high. (I have no objection to the Blood Center building out to its zoned allowance. The Blood Center, as it has stated elsewhere, actually does not need all this additional space; and it has also been offered alternative sites in the city that are more than adequate to its special needs and more appropriate to its mission.)
- Four plus years of construction will disrupt the community for an unacceptable period time. PLUS, it must be pointed out that The Blood Center will have to move its operations during that timeframe, which obviates many of the Blood Centers arguments for remaining where it is.
- The rezoning will set an unacceptable precedent for all development in both residential UES and residential neighborhoods throughout Manhattan.
- The rationale for the project is more than questionable in an era when vacant office space is rocketing, current vacant space is urgently being repurposed by management companies and landlords all over the city, and the trend to remote work is growing and certainly irreversible.
- The rezoning is further questionable given that the business district (which can accommodate the tower within its zoning) is a mere seven blocks south of the proposed location.
- There is no certainty that the buildings spaces won't be utilized for commercial purposes, thereby negatively impacting even further all of the following points -
 1. The impact on the transportation infrastructure and public transportation (which are already over-used) would be massive.
 2. Traffic conditions will clearly worse on both the narrow East 66th and 67th Streets but add to clogging 1st and 2nd Avenues all the way to the 59t St. Emergency vehicles will find it impossible to move in our area when servicing our population and the concentration of hospitals located here.
 3. East 67th Street is a critical cross-town bus route for the city as well as the transportation lane for Julia Richmond High School; it's not hard to predict how the addition of more and larger Blood Center service bays, driveways and service vehicles will impact both E. 66th and 67 streets, as well as 2nd Avenue.

4. There will be an over-concentrations of foot traffic on our narrow sidewalks, particularly given the current Blood Center plans for wide access driveways.
- The increase of both toxic waste and the use of dangerous chemicals on blocks where there are schools, Pre-K and special education populations is very worrisome.
 - The vulnerability of the neighborhood to a potential breach of the proposed BSL-3 laboratory within the facility is UNACCEPTABLE.
 - The shadow literally cast by such a massive structure will utterly denigrate the quality of St. Catherine's Park on E.67th Street, which is the primary park for a large section of the UES, used day and night by children and residents.

There are yet many more reasons to doubt the wisdom of such project. I urge that all appropriate New York City governing bodies reject this project's application.

Sincerely,

Dan Kaplan
333 E.66th Street, #9K
New York, NY 10065
dan@lcpremiums.com

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Mon 7/26/2021 4:22 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
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- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Andrea Kavanagh**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project:

Additional Comments:

The families of the East 60s rely on St. Catherine's Park and the adjoining school yard for recreation for their children of all ages. The proposed build will cast shade onto the space making it a very cold bleak spot in the winter. It needs the winter sun. Please think of the kids in the neighborhood.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Mon 7/26/2021 2:19 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
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- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Hayley Kaye**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**

If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

I live with my family, including two young children in a neighboring building of the blood center. Now more than ever, we have realized the crucial importance of outdoor spaces in the city, particularly ones where children can play. During this pandemic, and really, at all times, parks are one of the only places where children in the city can gather for unstructured play and physical activity. As we know, New York is cold for many months during the year, and it is only warm enough to be comfortable utilizing a park during sunlight hours. The construction of this new blood center building will cast a shadow over St Catherine's park for a large part of the afternoon, during the after school hours when the park is most heavily used. In addition, the noise, dust, and necessary street closures associated with the construction may make it unpleasant to be

outdoors anywhere in the proximity of that building. I have no doubt that the construction will affect the adjacent NY Public library and the public school further harming the neighborhood children. There are no other parks in this neighborhood, and this park is already overcrowded. We need more parks in the neighborhood, so compromising the only existing one makes no sense. The positive effects of sunlight in the winter as well as the detriments of lack of sunlight are well documented. And this park is many of the neighborhood children's only opportunity to spend time in the sun... unless the blood center literally steals their sunshine. Such an enormous building will also change the residential quality of this neighborhood, creating a huge amount of traffic on both 66 and 67 street, which are already congested, and negatively affect the function of the M66 crosstown bus which stops on that block. In addition, I am very concerned about the impact of such a huge demolition and construction project on the air quality in the area, particularly children's inhalation of particulate matter. Of course we believe in the mission of the blood center and have no problem with a renovation or even slight increase in the size of the blood center, but the height they have proposed will have a profound negative impact on the neighborhood.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Fri 8/6/2021 1:30 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
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- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Adam Kaye**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

I am strongly opposed to this project. The biggest issue is the loss of light on St. Catherine Park and playground, a critical component of life for children in the neighborhood. This would have a horrific effect on the park at the exact hours during the day that children would be using it. In addition the reduction of light and noise for the children at the Julia Richman Education Complex is unacceptable. The area cannot handle the additional traffic on narrow side streets making it dangerous to live and walk around a congested area. I am also worried about hazardous waste, 24/7 noise and the grossly inappropriate size, bulk, height and setback requirements of the proposed project.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Sun 8/8/2021 9:02 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
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- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Edward Kelman**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent": **I reside at 333 East 66 St**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

I am vehemently opposed to this project which not only will destroy the residential quality of the neighborhood but is clearly not transparent in its purpose and intentions. This is dangerous, not just for the neighborhood but for all of New York. We must preserve the human quality of life and not just make everything about making money, especially in a self serving and non-transparent manner. Haven't we had enough of the effects of corrupt politics for personal gain? Please vote this down and protect the integrity of our neighborhood....not to mention protecting St Catherine's Park which has been a source of pleasure and relief for children and families for so many years.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Thu 7/22/2021 1:11 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
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- Community District: **8**

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Submitted by:

Name: **Ruth Kilstein**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**

If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

The proposed 334-foot-tall building would be 4.5 times taller than the 75-foot height limit allowed by existing zoning law. This law was designed to preserve access to light and air, and is especially important given the location directly across from St. Catherine's Park and the Julia Richman Education complex. . It would create a dangerous precedent.. There is no need for this proposed tall building, as the Blood Center could utilize available lab space elsewhere in the city. Sixty percent of it is commercial, not for Blood Center use, and the last thing that this neighborhood needs is more vacant commercial space. There's quite enough of that already. Yes there is a need to modernize the blood center's current facilities, but not in the way that is being proposed. There are many other sites in the city where the center could be relocated,

which would not violate existing zoning laws. The reason for this proposal is the greed of the developers, not the good of New Yorkers.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Tue 7/27/2021 12:52 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

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- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Ruth Kilstein**

Zip: **10065**

I represent:

- **Other**

Details for "I Represent": **Myself and my husband**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project?

If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

We are vehemently against building the proposed Blood Center Tower!! The proposed 334-foot-tall building would be 4.5 times taller than the 75-foot height limit allowed by existing zoning law. This law was designed to preserve access to light and air, and is especially important given the location directly across from St. Catherine's Park and the Julia Richman Education complex. . It would create a dangerous precedent.. There is no need for this proposed tall building, as the Blood Center could utilize available lab space elsewhere in the city. Sixty percent of it is commercial, not for Blood Center use, and the last thing that this neighborhood needs is more vacant commercial space. There's quite enough of that already. Yes there is a need to modernize the blood center's current facilities, but not in the way that is being proposed. There are many other sites in the city where the center could be relocated, which would not violate existing zoning laws. The reason for

this proposal is the greed of the developers, not the good of New Yorkers.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Thu 7/29/2021 11:13 AM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

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- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Eugene Kim**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

The biotech industry is highly competitive. This project permanently scars the neighborhood, heavily impacting JREC and St. Catherine's, for a gamble. We would not mortgage 25% of central park to create a potential competitor to Silicon Valley. The Philadelphia Life Sciences effort has grown rapidly over the past several years, there is over a million square feet of lab space under construction in Philadelphia, on top of 3 million square feet of lab and office facilities at University City Science Center and University City Square. Boston Cambridge has an established biotech and VC community. There are other sites that are designated for biotech development. If this tower is built, will more commercial buildings be built on residential land in the area? This is well outside of hard fought zoning rules, and makes no sense for the residents that call this small slice of Manhattan home.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Tue 7/27/2021 7:59 AM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Kevin Kolack**

Zip: **11377**

I represent:

- **Myself**
- **A local community group or organization**

Details for "I Represent": **Parent of a student at the Ella Baker School - Julia Richman Educational Complex.**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

This planned project is across the street from a park and a school, which would effectively be cast into perpetual shadow. Construction and environmental safety cannot be guaranteed. The project is ABSOLUTELY an example of spot zoning. The Blood Center's assertion that this is the only location which can provide immediate access to research partners is demonstrably false, in addition to being ludicrous to anyone who has actually performed laboratory research. While I love the work that the Blood Center traditionally does, I am not in favor of this project, especially when there is so much vacant commercial space at present. The Blood Center's attempt at getting a "free building upgrade" on Longfellow's dime in fact unfairly shifts the cost to the surrounding

community and sets an incredibly poor precedent for zoning policy in New York City. I have personally borne witness to a similar act of hubris in the past, as a faculty member at the Cooper Union. The Board of Trustees there, like the Board of the Blood Center, vainly sought to leave their mark with an overly ambitious construction project- their legacy effectively bankrupted the school in a manner that was eventually deemed improper, though not illegal. Spot zoning is not legal. This project must be moved to a more appropriate location. Thank you, Kevin -----
----- Kevin Kolack, Ph.D. 4841 43rd St Apt 4K Woodside, NY 11377-6828 212-604-4659 Parent of Ella Baker School student

Comments re: C 210351 ZMM - New York Blood Center**Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>**

Tue 7/27/2021 8:07 AM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>; **ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>**Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:Name: **Theodore Kolack**Zip: **11377**

I represent:

- **Myself**

Details for "I Represent": **I am a rising third grade student at the Ella Baker School.****My Comments:**Vote: I am **opposed**Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **Yes****Additional Comments:**

My name is Mr. Theo Kolack. I am a student at the Ella Baker School, located at the Julia Richman Educational Complex. I am going into third grade and I use the school yard on 67th Street every day. Every day when I am going upstairs from morning recess, I look out the window and I see the sun and it's my favorite part of school. And without that view, school is not the same. Reject this plan!

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Fri 8/6/2021 4:57 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

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- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Barry Korn**
Zip: **10021**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**

If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

Please note the following: 1. In our a residential neighborhood the New York Blood Center seeks to change the characteristics of our community from residential to commercial. No Upper East Side R8B district has ever been re-zoned. 2. For 35 years, R8B zoning has successfully preserved the scale of the side streets by capping height at 75 feet to resemble existing buildings, many of which are row houses and tenements not more than 5-6 stories. If the City allows this commercial tower, it sets a precedent to essentially blow up this sound land use plan that protects our lower-rise mid-blocks. 3. Though described as a 16-story building because it's floors have high ceilings, the Blood Center's new building would be equivalent to a 33-story residential tower, totally unnecessary for the Blood Center's needs. 4. The new building will also have a floor

plate larger than the Empire State Building and large LED lights with the New York Blood Center's logo right in front of it, completely changing the character of the block to something you would see in Times Square.

5. The construction will make it more dangerous for students who attend one of the schools at the Julia Richman Education Complex across the street from the Blood Center. Located on a narrow one-way block, school administrators already have to block cars and buses while students are getting on and off yellow buses to make sure no accidents occur. And over the estimated four years this construction project is supposed to take place, there will be more trucks and heavy equipment on the block creating more congestion.

5. One of the schools in the Complex is for students diagnosed with autism, where loud sounds can severely hurt their ability to learn, which would be coming from the construction taking place.

6. When complete, the new building would also be so high that it would block sunlight from entering the building, also a critical factor to helping autistic students learn because it goes down slowly, not rapidly like it would be if you had to turn a light on and off.

7. The shadows would also block the sun hitting St. Catherine's Park across the street during the times it is used most - after school. The Upper East Side already has the least amount of green space in the entire city, making this park very popular, and the atmosphere it provides for people would be diminished by the shadows. Accordingly, it is essential to oppose this proposed project.

Thank you.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Wed 8/4/2021 7:11 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
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- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Jennifer Kratish**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent": **co-op shareholder at 333 East 66th Street**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project?

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project:

Additional Comments:

The mid-block is zoned for a height of 75 feet. The proposed project is 334 feet tall. The zoning laws were put into place to protect the look and feel of our neighborhoods as they are known and enjoyed today. Rezoning to permit this project would set a harmful precedent that would impact the entire island of Manhattan. The Blood Center currently stands four floors tall, and would only occupy the first four floors of the new sixteen-floor structure. How puzzling that the Blood Center will not receive the advantage of the extra square footage. Instead, the current plan is to rent the remaining floors to "Life Science Partners"; however, the space could ultimately be rented out to anyone. It is understandable that the Blood Center would want to update and expand its space; but, it can do so within the current zoning guidelines. The benefits of the proposed project do not outweigh the costs. The only beneficiary would be the developer, whereas a rezoning would signal

to developers that the entire island of Manhattan may be rezoned, which will change the face of Manhattan and sacrifice our neighborhoods.

Comments re: C 210351 ZMM - New York Blood Center**Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>**

Mon 7/26/2021 12:47 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>**Re. Project: C 210351 ZMM - New York Blood Center**

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- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:Name: **Pauline and Frank Lagemann**Zip: **10065**

I represent:

- **Myself**

Details for "I Represent": **My husband and myself.****My Comments:**Vote: I am **opposed**Have you previously submitted comments on this project? **No**If yes, are you now submitting new information? **Yes**I have attended or will attend the City Planning Commission's Public hearing on this project: **No****Additional Comments:**

This project is so over-the-top in midblock scale, how did it even manage to get this far in the reviewing process? Holding these hearings in July and Aug, shame on you. Our local streets in this area are presently over burdened. This is an ambulance (for 4 hospitals) and bus route. This is a street filled with school children and a well used public park. A real estate play over dense public use is a lousy outcome. Our neighborhoods votes! Our neighborhood overwhelmingly does not want this project.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Sun 7/25/2021 3:05 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Micheline Lakah**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

I live directly across the street from the Blood Center and have been a resident there for over 40 years. If the Blood Center is allowed to build a tower in that location this would greatly diminish my quality of life as it would take away all my natural light, also the construction would create so much unhealthy dust and debris for many years. I urge you to oppose this project as it would be undesirable for the entire community which includes schools, a park and thousands of residents living in that neighborhood. Also, if mid-block zoning laws which are designed to protect our the mid-blocks are allowed to be changed this will create a negative precedent that will have a detrimental impact on the whole city. We must not allow this. Thank you for your attention to this matter, Micheline Lakah 324 East 66 Street, Apt 34 New York, N.Y. 10065 917-597-7384

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Sun 7/25/2021 4:45 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Mimi Lamia**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**

If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

We should not break existing law & building codes which prohibit erecting mid-block towers. The Blood Bank is entitled & should have a state of the art facility, but certainly does not need to build way beyond its square footage requirements. All signs point to an avaricious real estate deal by Longfellow who has made promises to minority & women owned businesses-an underhanded trick which is taking advantage of these business owners. Shame on Longfellow! There are several sites in NYC that could accommodate a tower; namely the Sotheby's building which is in the market & adjacent to the major hospitals, a site in East Harlem which would bring much needed jobs to the area and a location near NYU Langone. This mid block proposal would cast a year round shadow on the only playground in the neighbor as well as the classrooms of special

needs students of Julia Richman School not to mention the distraction of 4-5 year construction. 67 Street is already a busy street with a city bus route, school buses & Sloan Kettering shuttles which transport cancer patients to satellite locations. Finally, a tower of this size would have an extremely crippling effect on an already unbearable and unsupportable traffic situation in this neighborhood which lest we forget is a RESIDENTIAL area. Who in City Hall would dream of approving this criminal project???

The Lancaster Group

342 East 67th St. Suite 9D
New York, New York 10065
LANCASTER@nyc.rr.com
917-446-1671

Date: July 29,2021

To: Chair, Department of City Planning

Re: **Opposition to the Blood Center Tower on East 67th Street**

Dear Chair:

Thank you for the opportunity to voice my opposition to the proposed Blood Center Tower on East 67th Street. I do so in part as a resident of the block. As such, I believe that the Project will ruin the neighborhood! I have been a Licensed Architect for 30 years and am a Fellow of the American Institute of Architects.

But much more than this, I am the former Commissioner of the New York City Department of Buildings in the Bloomberg Administration. As such, I was responsible for enforcing the Zoning Resolution and the Building Code, setting policy and arbitrating disputes based on legal and planning principles for all one million of the City's buildings.

As you know, the proposed Project has been objected to based on a myriad of issues, with which I wholly concur.

As the former Buildings Commissioner, I want to take a stand on the larger overarching principles and policies which this Project defies. The Zoning Resolution is based on some particularly important ideas that protect New York City residents and enhance their quality of life. This Project violates these basic principles on many levels and is therefore completely irresponsible.

All deem the life sciences important to the City, but this project would be much more appropriately housed on one of the other three sites offered by the City. The uses of the Project are completely inappropriate here. While the proposed building is only in the schematic stage, it evidences no grace or beauty whatsoever. These should be the goals of every project.

Finally, there is the issue of Use Groups in the Zoning Resolution and Occupancy Classifications in the Building Code. These determinations will ultimately be made by numerous agencies and entities. There are overlapping and often ambiguous definitions that will make judgement difficult. Yet repeated calls for more information from the project team about the potential tenants have been largely ignored. This will have huge ramifications on cost, mechanical space, and the number of occupants in the building.

For all of the above reasons, and after much consideration, I urge you to vehemently and furiously object to the Blood Center Tower.

Thank you for your time and attention to this most pressing matter.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Wed 7/28/2021 3:25 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Jenniene Leclercq**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

Mayor DeBlasio has had a grudge with the Upper Eastside since he took office and let it wait days for a huge snowstorm removal. He does not care about the people who live here, especially since he will be leaving in a few months. Since he already told the developers that this was a done deal, there is probably a financial reward for him as he is exiting office with ? job prospects. This tower will create enormous traffic issues for three hospitals in the area, and all the residents. Second Avenue is already a parking lot for most of the day. The tower will affect the light on the Julia Richmond School which serves mostly minority children, and on St. Catherine's Park which is the only such green space for blocks and blocks and blocks. The Blood Bank should get a new building within the constraints of existing laws. It is too dangerous to put this kind of research building in the midst of a residential neighborhood.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Fri 8/6/2021 1:23 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Jane Lehman**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

I have lived in New York City on the Upper East Side for 25 years and have never seen such an irresponsible proposal as the one made by the Blood Center and Longfellow. My two children who play in St. Catherine's Park every day will personally be impacted by the project, the traffic and congestion caused by it and the shadows cast on this park, the only one in our neighborhood. With all the available commercial real estate, choosing a mid-block building in a residential neighborhood packed with families seems egregious. And the zoning precedent it will set is sure to ruin the upper east side if not the entire city.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Fri 7/23/2021 2:34 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Jason Letchko**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**

If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

I am writing to oppose the Blood Center Tower. This is a proposal that has been opposed at every step of the process. Why even have zoning districts and protections in place if wealth can just change the process? This will negatively affect neighboring businesses recovering from the pandemic, school children trying to learn, the environment, traffic, our health, and everyone in the neighborhood. Not to mention, this would set a dangerous precedent for the rest of New York City development.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Wed 7/28/2021 1:24 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Matthew Levey**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent": **I am a two-decade neighborhood resident, as well as the founder and director of a non-profit elementary school in Brooklyn.**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project:

Additional Comments:

The New York Blood Center's application for a 334 ft building in a 75-foot zone should be rejected. The concerns about density and the shadows that would be cast on the nearby St Catherine's park have been raised to your attention. The additional employees who would presumably work in the building will add to the daytime traffic, both pedestrian and auto in an area that is overwhelmingly residential. NYBC references its non-profit status and research work, adumbrating some benevolent purpose for which the community should be willing to suffer both the years of construction and subsequent increased demands on the community infrastructure. NYBC is in fact a fee-for-service organization that generates more than \$300

million annually from the sale of blood, plasma and platelets and another \$17 million from interest and dividends on its nearly \$500 million in net assets. NYBC often references its role as a research organization and its collaboration with nearby hospitals but a review on Google Scholar shows few patents issued to NYBC in recent years. The papers attributed to Dr. Shaz, the CMO, and others at NYBC tend more towards surveys than innovative work. Regardless, as the pandemic has taught us all, collaboration does not require proximity given advances in the internet. That Dr Hillyar runs an efficient service organization is no aspersion. He is paid nearly \$1.5 million annually and his Trustees should expect effective leadership in exchange for such compensation. But NYBC plans to lease much of the space in their new building to non-related entities; this proposal is less about finding new space for additional labs and more about earning a return on it's primary asset; its land on East 67th st. With his acumen and the influence and expertise of wealthy Trustees, Hillyar can find a better solution to his space needs than to impose a large building on a residential neighborhood. If more nearby lab space is needed NYBC can lease from the many developers who have converted Roosevelt Island into a medical campus in recent years or the recent West side complex Taconic and Nuveen are building on West 66th St. If Dr. Hillyar and his team want to contribute meaningfully to their neighborhood they could submit a plan for a mixed use building that provides affordable housing for nurses and other less well paid medical workers who serve patients in our community directly. Our neighborhood does not need another office development that benefits sovereign wealth funds and well-connected MBAs from Ivy League universities whose leisure activities include golf and fly fishing in Montana.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Wed 7/28/2021 12:04 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

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- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **JoAnn Levine**

Zip: **10021**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**

If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

I am writing in opposition to this mid block 334 commercial office tower on a residential street. It will add thousands of employees to already congested street traffic. The construction will disrupt students at the Julia Richmond school, some of whom are Autistic. To those children it will be more than a disruption, it will be traumatic to their nervous systems. At Gale brewer's hearing I was appalled to witness the BloodBank/Longfellow bring in black construction workers to testify that this is a racial issue. It is not! There are other Upper East Side sites where this building could be built and those same union members would have the job. I OPPOSE this building and I oppose the Bloodbank/Longfellow trying to make this a "not in my neighborhood" racial issue. JoAnn Levine

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Thu 7/22/2021 8:24 AM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
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- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Dianne Littwin**

Zip: **10128**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**

If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

This is not a proposal for new and expanded space for the Blood Center. That can be done within the limits of the current zoning. This is the rape of the upper east side, an attempt to side step zoning regulations in the guise of supporting an essential need. The Blood Center can stay where it is and build within zoning regulations, it could move, and still be central to the many hospitals and clinics in NYC. This project is only beneficial to the builder. There is nothing in it that prevents the over sized construction to be used in future for anything from overpriced apartments to offices, to anything they like. Even as it stands, it will overrun the neighborhood with traffic and parking issues, making life so much more difficult for the school children in the area and those who use the playground. Where will the exceptions for zoning regulations stop. This is

the time to stop them. NOW and HERE.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Mon 8/9/2021 11:39 AM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
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- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Marcia Lowe**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent": **Marcia Lowe**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **Yes**

Additional Comments:

I live at 301 E.66th St. for over 50 years and am opposed to this destructive scheme sometimes referred to as a project. NOTE: For many years the NYBC was not a good neighbor ignoring numerous noise complaints resulting from their rooftop and well machinery. After years of being told by them the noise was from the planes flying over--- Eventually working with the DEP I was able to have violations issued. Therefore, they were finally forced to repair or replace machinery. I continue to have to inform them when a machine breaks down emitting very disturbing noises. This same indifference is now reflected in their new scheme with no regard to the Human Cost. It is imperative that City Planning not only address the poisonous human impact inflicted on the Julia Richman students and the shadows on the park BUT ALSO the impact on hundreds of

residents, perhaps thousands. All will have a significantly impaired Quality of Life for numerous years and forever. This Human impact will result in psychological damage as well as physical damage. Many will no longer have direct sunlight as they have now, nor will they have much indirect light. This will cause irreparable damage. Further who will pay for necessary additional lighting fixtures and electricity due to loss of light? Rent Controlled & Rent Stabilized tenants will likely have no place to move since many live on fixed incomes and will be subjected to the few years they have left to live in dire conditions. Perhaps Longfellow would like to pay for the cost to relocate them to a similar location and apartment for their current rent. Having said that Uprooting SENIORS and completely changing their lives may not be for the better. Condo & Coop owners will be stuck where they are because they can't sell or will incur significant losses. I/we implore this City Planning Commission to stop the project by voting to disapprove it.

Finding sun (vitamin D) in Manhattan

Paul <nycpaul@gmail.com>

Sun 5/2/2021 4:18 PM

To: BKallos@benkallos.com <BKallos@benkallos.com>

Cc: 21DCP080M_DL <21DCP080M_DLplanning.nyc.gov@planning.nyc.gov>

■ 1 attachments (6 MB)

Report_Covid19VitaminD-1.pdf;

Council Member Kallos:

Re: Blood Center's desire for too much air space

In the midst of financial debates about the construction of sun-blocking buildings I would like you to supplement the shadow studies often offered to oppose projects with the increase of medical studies about the importance of vitamin D to the health of individuals not able to get access the main source of the vitamin; i.e. sunlight.

I refer you to a well respected and recent Irish study (see attached) on the need for vitamin D as associated with the immune system and Covid-19 as well as general health. Whereas many would smile at using a shadow to fight financial powers, I maintain that the senior citizens of Manhattan should fight for the preservation of sun-bathed public places in close proximity to their apartments. Perhaps the well-tanned lawyers of proponents of high-rises should be condemned for their efforts to block the health benefits of sunlight to their neighbors.

Paul W Lowry

Age 81



2020

**Vitamin D deficiency in Ireland
– implications for COVID-19.
Results from the Irish
Longitudinal Study on Ageing
(TILDA)**

tilda

Staidéar Fadaimseartha na
hÉireann um Dhul in Aois

The Irish Longitudinal
Study on Ageing



An Roinn Sláinte
Department of Health

HR^B Health
Research
Board

Science
Foundation
Ireland **sfi**
For what's next

The
ATLANTIC
Philanthropies



Vitamin D deficiency in Ireland – implications for COVID-19. Results from the Irish Longitudinal Study on Ageing (TILDA)

Eamon Laird & Rose Anne Kenny

The Irish Longitudinal Study on Ageing

On behalf of the TILDA team

April 2020

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The Irish Longitudinal Study on Ageing
Trinity College Dublin
Dublin 2

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Email: tilda@tcd.ie

Website: www.tilda.ie

ISBN: 978-1-907894-30-5

<https://www.doi.org/10.38018/TildaRe.2020-05>

Acknowledgements

We would like to acknowledge the vision and commitment of our study funders, the Department of Health, the Health Research Board, Science Foundation Ireland, The Atlantic Philanthropies, and Irish Life plc. We would like to state that any views expressed in this report are not necessarily those of the Department of Health or of the Minister for Health. We would also like to thank the TILDA participants without whom this research would not be possible.

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VITAMIN D DEFICIENCY IN IRELAND - IMPLICATIONS FOR IMMUNE PROTECTION FOR COVID-19

WHY IS VITAMIN D IMPORTANT?

ESSENTIAL FOR BONE AND MUSCLE HEALTH

MAY HELP TO PREVENT RESPIRATORY INFECTIONS

BENEFITS IMMUNE FUNCTION AND COUNTERS INFLAMMATION

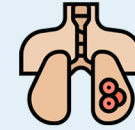


WHO IS AT RISK OF DEFICIENCY?

THOSE WHO DON'T GET ENOUGH...



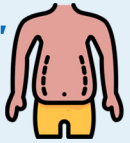
PEOPLE WITH CHRONIC DISEASE AND LUNG CONDITIONS



HOUSEBOUND



SMOKERS, OBESE, INACTIVE PEOPLE



WHAT ARE THE RATES OF DEFICIENCY?

1 in 8 **13%**

older adults in Ireland are deficient = 149,000 adults

1 in 5 **20%**

older adults in Ireland are deficient in winter = 244,200 adults

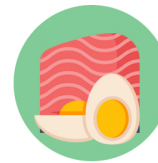
Almost 1 in 2 **47%**

of those over 85 are deficient in winter = 31,500 adults

1 in 4 **27%**

of the over 70s 'cocooning' are likely to be deficient = 115,500 adults

WHERE IS IT FOUND?



IN RICH FOOD SOURCES LIKE OILY FISH, EGGS, LIVER, AND FORTIFIED FOODS



VITAMIN D CAN BE PRODUCED FROM 10-15 MINUTES OF SUN EXPOSURE FROM LATE MARCH TO LATE SEPTEMBER

HOW MUCH VITAMIN D SHOULD BE TAKEN TO PREVENT DEFICIENCY?

- 10 UG (400 IU) IS THE MINIMUM RECOMMENDED DAILY INTAKE DURING THE WINTER TIME

- BETWEEN 15 - 20UG (600-800 IU/DAY). IU/DAY) IS RECOMMENDED FOR MOST AT-RISK GROUPS

For more information please visit www.tilda.ie

Key Messages

1. Why is Vitamin D important?

- Vitamin D is essential for bone and muscle health
- Vitamin D may help prevent respiratory infections in those who have low vitamin D levels
- Vitamin D is seasonal and cannot be made during the winter-time while the amount in summer time is subject to sunshine, weather and other factors

2. What are the rates of deficiency in older adults in Ireland*¹?

- 47% of all adults aged >85 are deficient in winter (31,480)
- 27% of the over 70s who are 'cocooning' are likely to be deficient (115,536)
- 1 in 8 (13%) adults over 55 are deficient (149,049) all year

3. Who is at risk of Vitamin D deficiency in Ireland?

- People who are housebound/confined, little sun exposure and/or eat inadequate amounts of fortified foods
- People who don't take vitamin D supplements - currently over 91% of older adults 55+ do not take a supplement during the winter (1,038,752). Only 4% of men and 15% of women take a supplement
- People who are obese, physically inactive, have asthma or chronic lung disease

4. Where is vitamin D found

- Vitamin D is made in the skin from 10-15 minutes per day of sun exposure - in Ireland only made from late March to late September
- Vitamin D is available in oily fish (salmon, mackerel etc.), eggs, liver, fortified foods such as cereals and dairy products

5. How much vitamin D should be taken to prevent deficiency?

- 10 ug (400 IU) is the minimum recommended daily during the winter time
- Between 15 -20 ug (800-1,000 IU/day) recommended for most at risk groups

1 For further information see: Laird E, O'Halloran AM, Carey D, Healy M, O'Connor D, Moore P, Shannon T, Molloy AM, Kenny RA. The prevalence of vitamin D deficiency and the determinants of 25 (OH)D concentration in older Irish adults: Data from The Irish Longitudinal Study on Ageing (TILDA). The Journals of Gerontology: Series A. 2018 73(4):519-525. <https://academic.oup.com/biomedgerontology/article/73/4/519/4103040>

1. Introduction

In this report, we aim to describe the importance of vitamin D for immune function, the prevalence of vitamin D deficiency and vitamin D supplement use in Ireland by age group, gender, geographic location and by obesity and lung disease (particularly vulnerable to COVID-19), describe those most at risk of deficiency and the best sources of vitamin D and recommendations to improve status. By compiling this report, we hope the information given can help in the mitigation of the negative health consequences of COVID-19.

1.1 Vitamin D and immune function

Vitamin D is essential for older adults to help maintain bone and muscle health, plays a key role in the prevention and the treatment of falls and fractures and helps the absorption of calcium from the gut (2). Recent research has also highlighted that it may have an important function within the immune system (3). With increased age, there is a shift in the immune response to a more pro-inflammatory state which may lead to chronic low level inflammation and a slow accumulation of damage, with subsequent progression to chronic disease. This age related pro-inflammatory state is referred to as 'inflamm-aging' (4). This can be particularly important in periods of metabolic stress such as infection - the body is already pre-set to a higher level of inflammation and the necessary immune response to the infection may be impaired. Experiments and research has shown that vitamin D can alter the immune system response through its influence on the production and manufacturing of immune molecules known as cytokines (5). Vitamin D has been shown to help signal the increased production of anti-inflammatory molecules and decrease the production of pro-inflammatory molecules (6,7). This switch in immune response in theory may have some potential benefit in cases of 'cytokine storm' – a massive release of pro-inflammation (which has been observed in those infected with COVID (8)) which can cause acute respiratory distress syndrome (9). Importantly, in a large cross-sectional clinical trial (n=18,883) the risk of respiratory infection increased with lower blood vitamin D levels and the effect was even stronger in those with underlying lung conditions (10). Many case-control studies have also reported associations between low vitamin D and increased risk of infection (11) while in a trial supplementing patients at risk of respiratory infection with 1,000 International units (IU) of vitamin D a day for a year, supplement use reduced both symptoms and antibiotic use (12).

Recently, a large meta-analysis (data analysis of a large collection of previous studies) of 10,933 people from 25 trials conducted in 15 countries investigated whether taking a vitamin D supplement helped to prevent colds, flu and chest infections (acute respiratory infections - ARIs) (13). Vitamin D had a significant protective effect when it was given daily or weekly to people with lowest vitamin D levels: the risk of having at least one ARI was reduced from 60% to 32% in these people. Overall, vitamin D supplements reduced the risk of having at least one ARI. The study authors concluded that taking a vitamin D supplement was safe and can help protect against ARIs, particularly if baseline levels are low. In 2019, a newer analysis using 21,000 participants from across eight studies showed that those with a low blood vitamin D level had a 64% increased risk of community-acquired pneumonia (14).

Therefore, maintaining a sufficient vitamin D status in the adults is beneficial in prevention of ARI and may therefore be of benefit in the COVID-19 pandemic.

2. The TILDA Sample

This report uses data collected in Wave 1 of The Irish Longitudinal Study on Ageing (TILDA), a prospective study of 8,172 community-dwelling adults aged 50 years and older in Ireland. Since 2009, TILDA has collected information about the health and social circumstances of older adults using a comprehensive Computer Assisted Personal Interview (CAPI) conducted by interviewers who visited the participants in their own homes. This included detailed questions on socio-demographics, physical, mental and behavioural health. Information recorded included gender, age, habitation (living alone yes/no), currently smoking (yes/no), lung condition (yes/no), province of residence: (Leinster - East, Munster - South and the combined provinces of Ulster/Connacht - West/North) and household housing wealth (measure of economic resource “asset wealth” defined as above or below the average of 278,359 Euros). Medications taken on a daily basis including prescription, non-prescription and vitamin D supplements were also recorded. Self-reported physical activity levels were classified using the International Physical Activity Questionnaire (IPAQ) categories: physically active (minimally or health enhancing physically active) versus physically inactive (inactive or insufficiently active). Obesity was measured as a body mass index (BMI) > 30 kg/m².

Approximately 72.1% (n = 5,895) of the study population consented to, and participated in, a health assessment. Of those, 91.3% (n = 5,382) provided a blood sample for vitamin D (25-hydroxyvitamin D (25(OH)D) measurement. In this report we use the internationally accepted definitions of vitamin D status: deficient (< 30 nmol/L); insufficient (30 -50 nmol/L) and sufficient (>50 nmol/L). Given that vitamin D is a seasonal vitamin, this had to be accounted for in any analysis of population prevalence. Thus, seasons were defined as winter (December-February), spring (March-May), summer (June-August), and autumn (September-November). Low and high vitamin D periods were defined as winter (with spring) and summer (with autumn), respectively.

2.1 Statistical Methods and Weighting

In this report, all TILDA prevalence estimates are weighted to account for age, sex, educational attainment and urban/rural residence in the 2011 Census (Wave 1 of TILDA collection). Prevalence estimates were also adjusted using modified base weights that accounted for survey non-response, non-attendance at the health assessment component of the study and whether or not respondents provided a blood sample. These weights

and adjustments ensure that these estimates are representative of the whole population aged 50 years and over in Ireland. All of the calculated population estimates are then based on figures collected from the most recent 2016 Census data (which reported a total of 1,446,460 people over 50 living in Ireland). It should be noted that the TILDA sampling frame does not include people with dementia at baseline or people living in nursing homes and as such this data may slightly underestimate prevalence for the total population in Ireland.

In light of the new HSE 'Guidance on cocooning to protect people over 70 years and those extremely medically vulnerable from COVID-19' (1) which came into effect from midnight on March 28th 2020, this report will also provide information in relation to vitamin D status in adults aged 70 years and over.

In light of the new HSE 'Guidance on cocooning to protect people over 70 years and those extremely medically vulnerable from COVID-19' which came into effect from midnight on March 28th 2020, this report will also provide information in relation to frailty on adults aged 70 and over.

3. Vitamin D Status of Older Adults in Ireland in Winter

During the winter period, 21.3% (244,209) of adults aged >55 years were vitamin D deficient (Figure 1; Table 2). The highest rates of deficiency were observed for those aged 80-84 years (29.6%; 23,987) and those aged >85 years (46.6%; 31,480). For those aged >70 years, the deficiency rates were 27.1% (115,536). Across all ages, deficiency rates were similar for both men and women though with men tending to have slightly higher deficiency rates overall.

Similar high rates of deficiency were observed when examined by province of residence (Figure 2; Table 3). Again, those aged >85 years had the highest rates of deficiency regardless of province. However, those aged 85+ in the Connacht & Ulster area had the highest deficiency rate (59.5%; 8,738). For those aged >70 years, the Munster region had the highest deficiency rate (31.8%; 39,410) vs the Leinster region (21.4%; 46,231). Overall, Leinster had the lowest rate of deficiency (17.6%; 103,615) compared to those residing in either Munster (25.3%; 83,615) or Connacht & Ulster (24.5%; 55,690).

In winter, only 9.4% (107,773) of those aged 55+ and 11.5% (49,028) of those aged 70+ reported taking a vitamin D supplement (Table 4). A much higher proportion of women (14.6%; 87,181) compared to men (3.8%; 20,877) took a supplement. This sex difference was consistent when examined by age as for instance, in those aged 85+ only 5.6% (1,291) of men vs 17.7% (7,875) of women reported taking a supplement..

Figure 1. Winter vitamin D deficiency rates in older adults in Ireland by age and gender

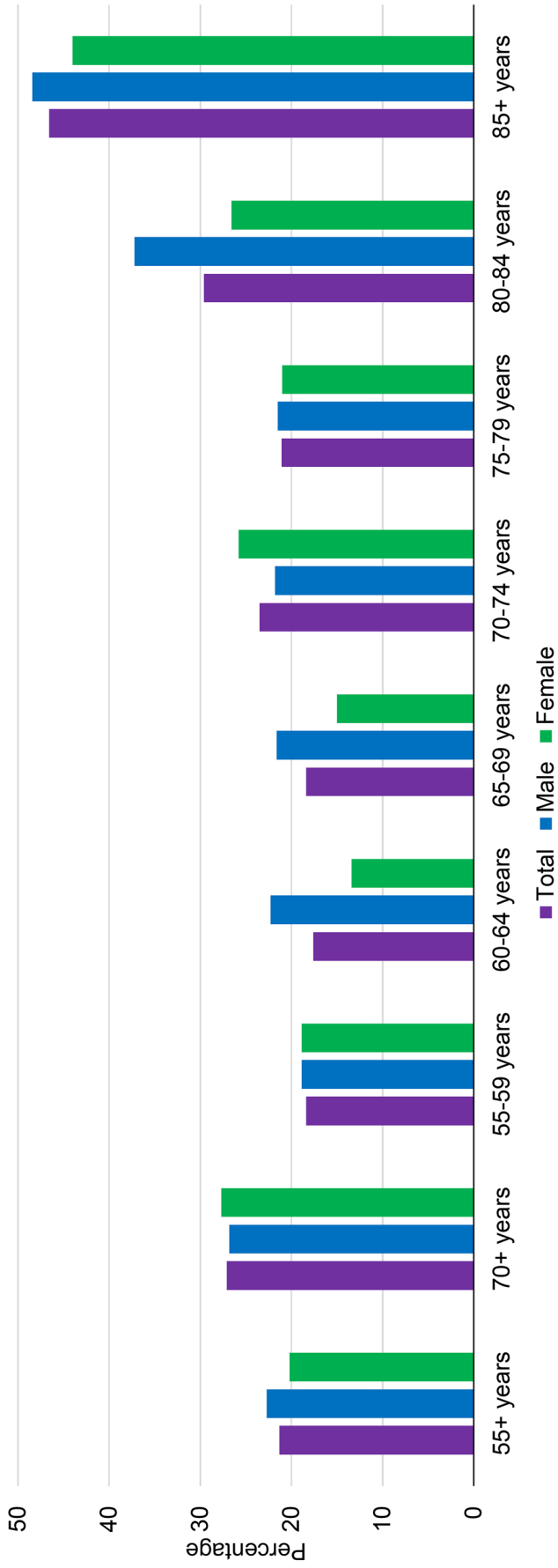


Table 2. Percent prevalence of vitamin D status (winter) in TILDA (Wave 1) extrapolated to CSO population estimate data from 2016

Age group	TILDA (% , Wave 1)			CSO (n, 2016)			Total
	Deficient	Insufficient	Sufficient	Deficient	Insufficient	Sufficient	
Total							
55+ years	21.3	33.2	45.5	244,209	380,647	521,669	1,146,525
70+ years	27.1	29.7	43.2	115,536	126,620	184,175	426,331
55-59 years	18.4	38.3	43.3	49,698	103,449	116,955	270,102
60-64 years	17.6	33	49.4	42,039	78,823	117,994	238,856
65-69 years	18.4	34.2	47.4	38,867	72,243	100,126	211,236
70-74 years	23.5	32.1	44.4	38,134	52,089	72,049	162,272
75-79 years	21.1	30.7	48.2	24,363	35,449	55,655	115,467
80-84 years	29.6	34.5	35.9	23,987	27,958	29,092	81,037
85+ years	46.6	14.4	39	31,480	9,728	26,347	67,555
Male							
55+ years	22.7	36.9	40.4	124,712	202,726	221,955	549,393
70+ years	26.8	35.0	38.2	51,302	66,999	73,125	191,426
55-59 years	18.9	41	40.1	25,299	54,882	53,677	133,858
60-64 years	22.3	37.3	40.4	26,470	44,274	47,954	118,698
65-69 years	21.6	34.1	44.3	22,672	35,792	46,498	104,961
70-74 years	21.8	38.2	40	17,233	30,197	31,620	79,051
75-79 years	21.5	31.4	47.1	11,635	16,993	25,489	54,117
80-84 years	37.2	34.8	28	13,093	12,248	9,855	35,196
85+ years	48.4	40.9	10.7	11,162	9,432	2,468	23,062
Female							
55+ years	20.2	29.8	50	120,621	177,945	298,566	597,132
70+ years	27.7	25.3	47.0	64,944	59,327	110,194	234,455
55-59 years	18.9	41	40.1	25,750	55,860	54,634	136,244
60-64 years	13.4	28.7	57.9	16,101	34,485	69,571	120,158
65-69 years	15	34.2	50.8	15,941	36,346	53,988	106,275
70-74 years	25.8	25.3	48.9	21,355	20,941	40,475	82,771
75-79 years	21	29.8	49.2	12,884	18,282	30,184	61,350
80-84 years	26.6	33.7	39.7	12,194	15,448	18,199	45,841
85+ years	44	5.2	50.8	19,577	2,314	22,602	44,493

Figure 2. Winter vitamin D deficiency rates by age and province in older adults in Ireland

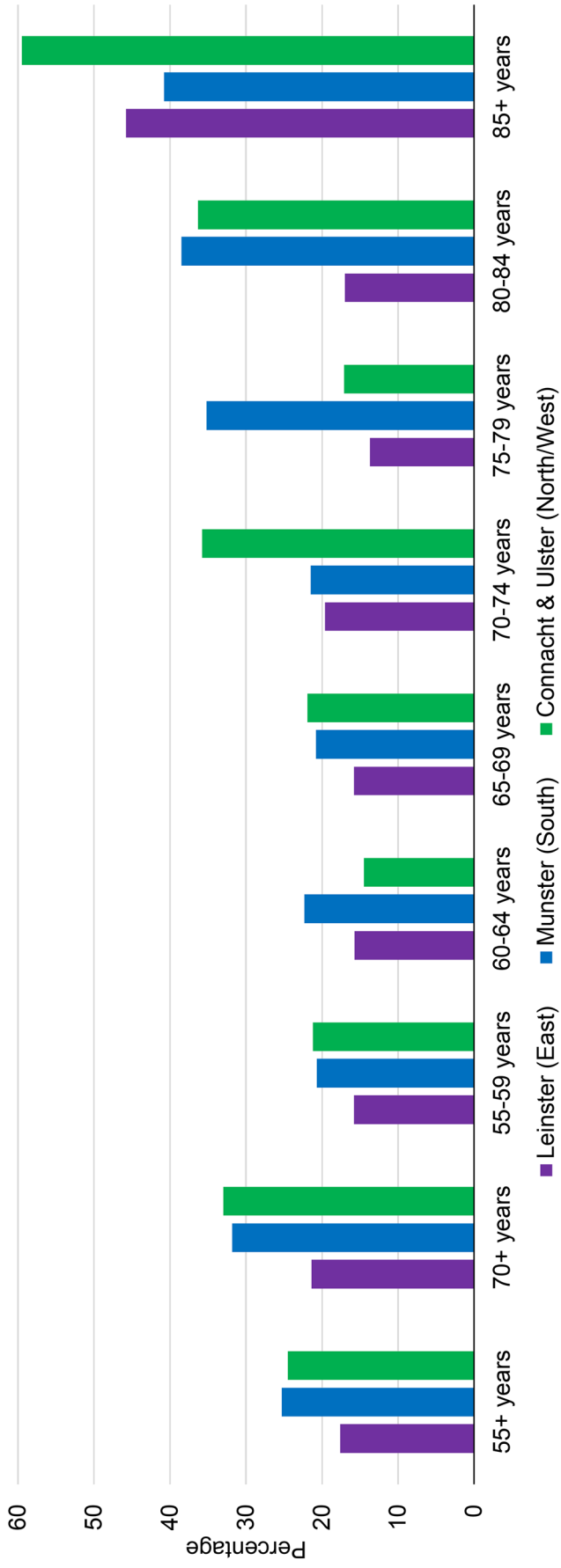


Table 3. Percent prevalence of vitamin D status (winter) in TILDA (Wave 1) extrapolated to CSO population estimate data from 2016

Age group	TILDA (% , Wave 1)			CSO (n, 2016)			Total
	Deficient	Insufficient	Sufficient	Deficient	Insufficient	Sufficient	
Leinster							
55+ years	17.6	33.7	48.7	103,615	198,400	286,709	588,724
70+ years	21.4	27	51.6	46,231	58,329	111,474	216,035
55-59 years	15.8	40.8	43.4	22,500	58,102	61,805	142,408
60-64 years	15.7	33.9	50.4	19,325	41,727	62,037	123,089
65-69 years	15.8	37	47.2	16,936	39,661	50,595	107,192
70-74 years	19.6	27.7	52.7	16,155	22,831	43,437	82,424
75-79 years	13.7	31.2	55.1	8,082	18,405	32,503	58,990
80-84 years	17	32.2	50.8	6,935	13,135	20,723	40,793
85+ years	45.8	12.2	42	15,493	4,127	14,208	33,828
Munster							
55+ years	25.3	33.2	41.5	83,615	109,724	137,155	330,493
70+ years	31.8	33.5	34.7	39,410	41,517	43,004	123,930
55-59 years	20.7	34.1	45.2	15,774	25,986	34,445	76,205
60-64 years	22.3	31.1	46.6	15,291	22,696	31,953	68,569
65-69 years	20.8	34.9	44.3	12,852	21,564	27,373	61,789
70-74 years	21.5	40.7	37.8	10,229	19,363	17,983	47,575
75-79 years	35.2	25.4	39.4	11,826	8,534	13,238	33,598
80-84 years	38.5	40.1	21.4	9,131	9,510	5,075	23,716
85+ years	40.8	28.5	30.7	7,769	5,427	5,846	19,041
Connacht & Ulster							
55+ years	24.5	32.6	42.9	55,690	74,102	97,515	227,308
70+ years	33	30.7	36.3	28,501	26,514	31,351	86,366
55-59 years	21.2	37.9	40.9	10,916	19,514	21,059	51,489
60-64 years	14.5	34.7	50.8	6,844	16,378	23,977	47,198
65-69 years	21.9	25.4	52.7	9,254	10,733	22,268	42,255
70-74 years	35.8	29.3	34.9	11,554	9,456	11,263	32,273
75-79 years	17.1	38.2	44.7	3,912	8,740	10,227	22,879
80-84 years	36.3	36.7	27	6,000	6,066	4,463	16,528
85+ years	59.5	0	40.5	8,738	0	5,948	14,686

Table 4. Prevalence of vitamin D supplement use (winter) in TILDA (Wave 1) by province extrapolated to CSO population estimate data from 2016

Winter time	TILDA (% , Wave 1)		CSO (n, 2016)		Total
	Yes	No	Yes	No	
Age group					
Total					
55+ years	9.4	90.6	107,773	1,038,752	1,146,525
70+ years	11.5	88.5	49,028	377,303	426,331
55-59 years	5.6	94.4	15,126	254,976	270,102
60-64 years	9.6	90.4	22,930	215,926	238,856
65-69 years	9.6	90.4	20,279	190,957	211,236
70-74 years	11.5	88.5	18,661	143,611	162,272
75-79 years	13.9	86.1	16,050	99,417	115,467
80-84 years	7.6	92.4	6,159	74,878	81,037
85+ years	13.5	86.5	9,120	58,435	67,555
Male					
55+ years	3.8	96.2	20,877	528,516	549,393
70+ years	4.8	95.2	9,188	182,238	191,426
55-59 years	2.2	97.8	2,945	130,913	133,858
60-64 years	4.1	95.9	4,867	113,831	118,698
65-69 years	3.6	96.4	3,779	101,182	104,961
70-74 years	5.4	94.6	4,269	74,782	79,051
75-79 years	5	95	2,706	51,411	54,117
80-84 years	4.6	95.4	1,619	33,577	35,196
85+ years	5.6	94.4	1,291	21,771	23,062
Female					
55+ years	14.6	85.4	87,181	509,951	597,132
70+ years	16.7	83.3	39,151	195,284	234,435
55-59 years	9.3	90.7	12,671	123,573	136,244
60-64 years	15.1	84.9	18,144	102,014	120,158
65-69 years	15.3	84.7	16,260	90,015	106,275
70-74 years	17.8	82.2	14,733	68,038	82,771
75-79 years	21.8	78.2	13,374	47,976	61,350
80-84 years	9.2	90.8	4,217	41,624	45,841
85+ years	17.7	82.3	7,875	36,618	44,493

4. Vitamin D Status of Older Adults in Ireland in Summer

During the summer period (optimum period for making vitamin D from sunlight), 8.4% (96,308) of adults aged >55 years were vitamin D deficient (Figure 3; Table 5) while for those aged 70+, the rate of deficiency was 12.1% (51,586). The highest rates of deficiency were observed for those aged 85+ years (30.7%; 20,739). Similar age defined rates were observed for both men and women though with women having slightly higher deficiency rates overall.

Similar rates of deficiency were observed when examined by province of residence (Figure 4; Table 6). Again, those aged >85 years had the highest rates of deficiency regardless of province. However, those aged 85+ in the Connacht & Ulster area had the highest deficiency rate (48.3%; 7,093) followed by Munster area (41.1%; 7,826) and then Leinster (20.7%; 7,002). Overall, Leinster again had the lowest rate of deficiency (6.8%; 40,033) compared to those residing in either Munster (9.5%; 31,397) or Connacht & Ulster (10.0%; 22,731). For those aged 70+, those residing in Munster had a deficiency rate of 15.9% (19,705) vs 10.3% (22,252) in Leinster.

In summer, 10.3% (118,092) of those aged 55+ reported taking a vitamin D supplement (Table 7). Again, a much higher proportion of women (14.6%; 87,181) compared to men (5.5%; 30,217) took a supplement. For those aged 70+, only 14.2% (60,539) took a vitamin D supplement.

4.1 Risk factors for deficiency

The risk factors for vitamin D deficiency are displayed in Figure 5. The largest negative predictors included smoking, geographic location (living in the North and West compared to the East of the country), winter season, physically inactivity, and older age. The largest positive predictor of vitamin D was vitamin D supplement use followed by being female.

Figure 3. Summer vitamin D deficiency rates in older adults in Ireland by age and gender

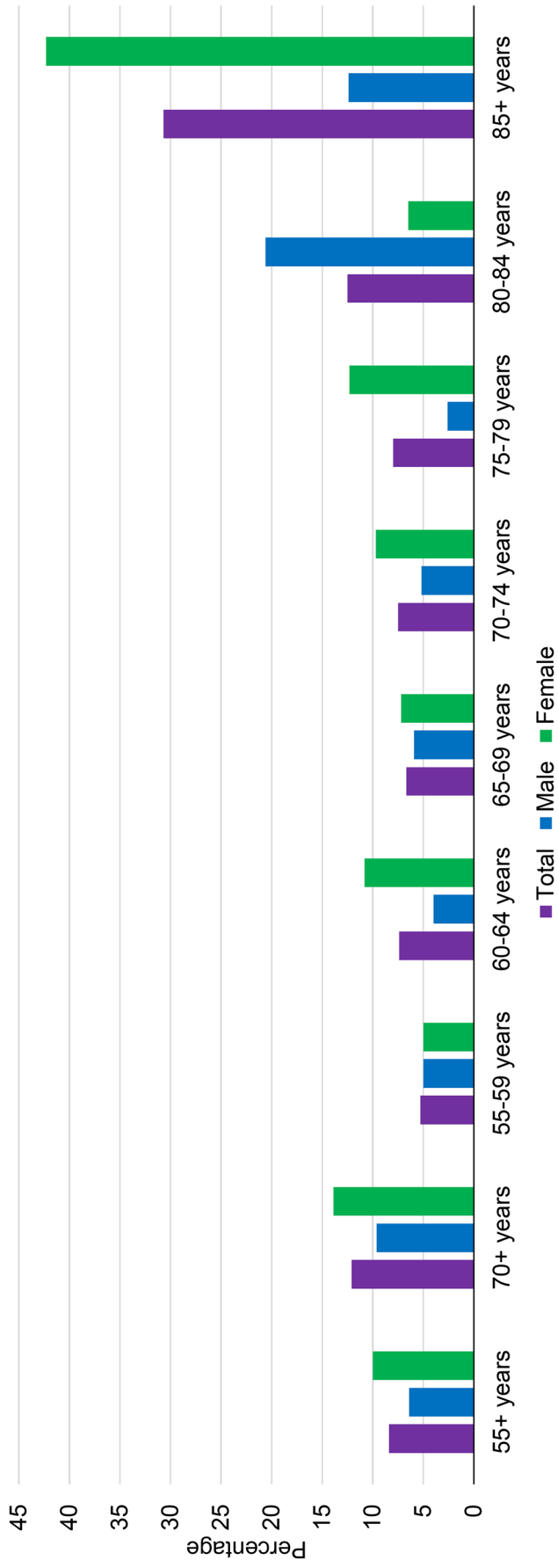


Table 5. Percent prevalence of vitamin D status (summer) in TILDA (Wave 1) extrapolated to CSO population estimate data from 2016

Summer time	TILDA (% , Wave 1)			CSO (n, 2016)		
	Deficient	Insufficient	Sufficient	Deficient	Insufficient	Sufficient
Age group						
Total						
55+ years	8.4	27	64.6	96,308	309,562	740,655
70+ years	12.1	31.9	56	51,586	136,000	238,745
55-59 years	5.3	24	70.7	14,315	64,824	190,962
60-64 years	7.4	23.8	68.8	17,675	56,848	164,333
65-69 years	6.7	26.9	66.4	14,153	56,822	140,261
70-74 years	7.5	28.3	64.2	12,170	45,923	104,179
75-79 years	8	29.7	62.3	9,237	34,294	71,936
80-84 years	12.5	36.4	51.1	10,130	29,497	41,410
85+ years	30.7	41.8	27.5	20,739	28,238	18,578
Male						
55+ years	6.4	26.4	67.2	35,161	145,040	369,192
70+ years	9.6	33.6	56.8	18,377	64,319	108,730
55-59 years	5	19.7	75.3	6,693	26,370	100,795
60-64 years	4	25.7	70.3	4,748	30,505	83,445
65-69 years	5.9	24.2	69.9	6,193	25,401	73,368
70-74 years	5.2	38.2	56.6	4,111	30,197	44,743
75-79 years	2.6	34.8	62.6	1,407	18,833	33,877
80-84 years	20.6	35.6	43.8	7,250	12,530	15,416
85+ years	12.4	56.6	31	2,860	13,053	7,149
Female						
55+ years	10	27.4	62.6	59,713	163,614	373,805
70+ years	13.9	30.6	55.5	32,589	71,743	130,123
55-59 years	5	19.7	75.3	6,812	26,840	102,592
60-64 years	10.8	21.6	67.6	12,977	25,954	81,227
65-69 years	7.2	29.1	63.7	7,652	30,926	67,697
70-74 years	9.7	29.8	60.5	8,029	24,666	50,076
75-79 years	12.3	25.3	62.4	7,546	15,522	38,282
80-84 years	6.5	37.5	56	2,980	17,190	25,671
85+ years	42.3	33.1	24.6	18,821	14,727	10,945
Total						
55+ years						1,146,525
70+ years						426,331
55-59 years						270,102
60-64 years						238,856
65-69 years						211,236
70-74 years						162,272
75-79 years						115,467
80-84 years						81,037
85+ years						67,555
Male						
55+ years						549,393
70+ years						191,426
55-59 years						133,858
60-64 years						118,698
65-69 years						104,961
70-74 years						79,051
75-79 years						54,117
80-84 years						35,196
85+ years						23,062
Female						
55+ years						597,132
70+ years						234,455
55-59 years						136,244
60-64 years						120,158
65-69 years						106,275
70-74 years						82,771
75-79 years						61,350
80-84 years						45,841
85+ years						44,493

Figure 4. Summer vitamin D deficiency rates by age and province in older adults in Ireland

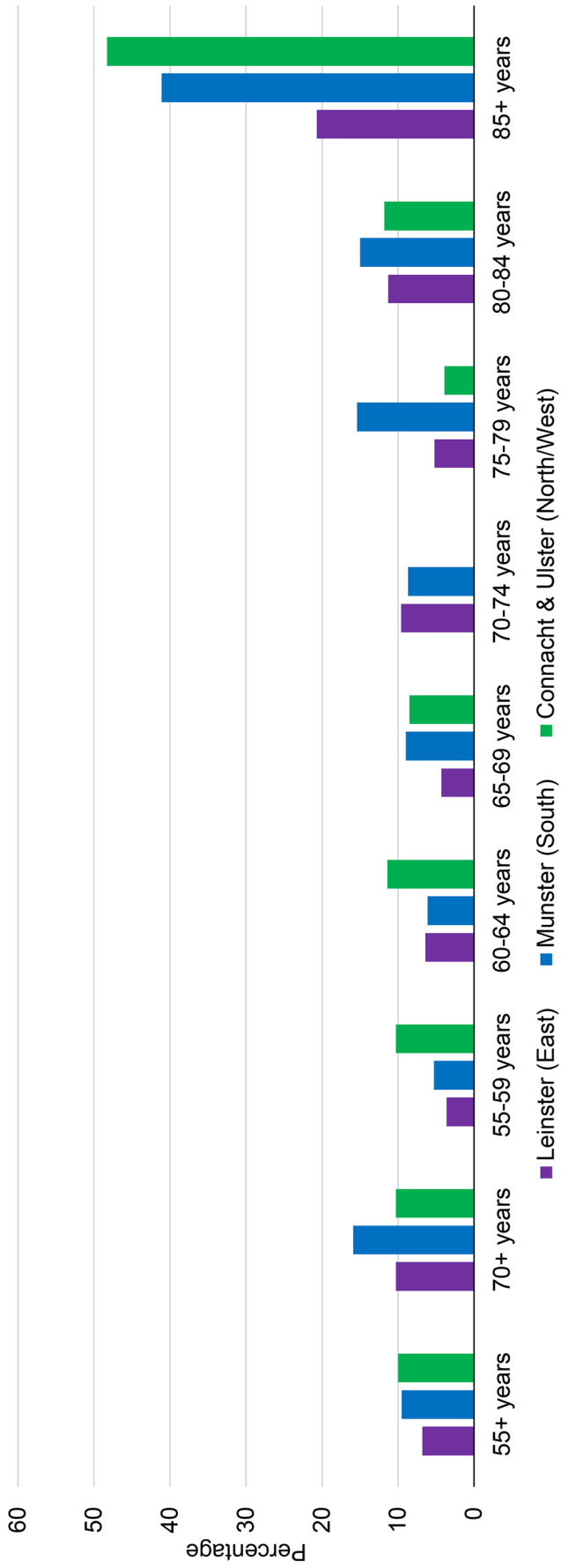


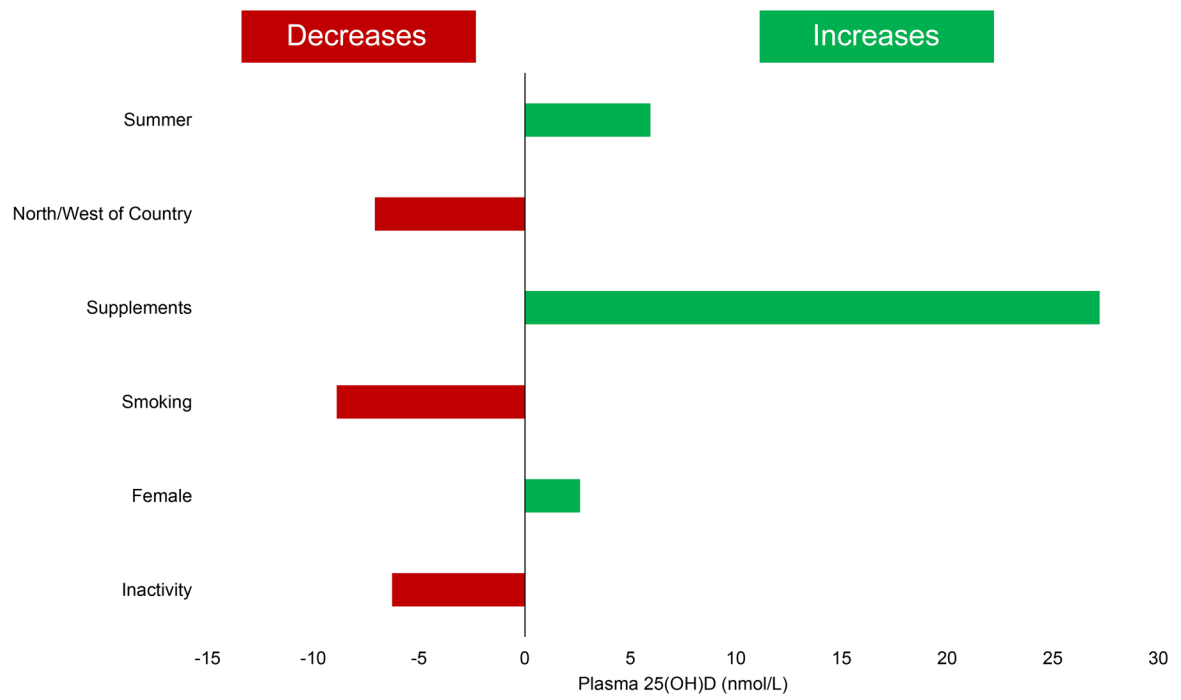
Table 6. Percent prevalence of vitamin D status (summer) in TILDA (Wave 1) by province extrapolated to CSO population estimate data from 2016

Summer time	TILDA (% , Wave 1)			CSO (n, 2016)			Total
	Deficient	Insufficient	Sufficient	Deficient	Insufficient	Sufficient	
Leinster							
55+ years	6.8	22.4	70.8	40,033	131,874	416,817	588,724
70+ years	10.3	27.1	62.6	22,252	58,545	135,238	216,035
55-59 years	3.6	19.2	77.2	5,127	27,342	109,939	142,408
60-64 years	6.4	17.5	76.1	7,878	21,541	93,671	123,089
65-69 years	4.3	25.6	70.1	4,609	27,441	75,142	107,192
70-74 years	9.6	26.1	64.3	7,913	21,513	52,999	82,424
75-79 years	5.2	20	74.8	3,067	11,798	44,125	58,990
80-84 years	11.3	28	60.7	4,610	11,422	24,761	40,793
85+ years	20.7	46.4	32.9	7,002	15,696	11,129	33,828
Munster							
55+ years	9.5	30.5	60	31,397	100,800	198,296	330,493
70+ years	15.9	35.6	48.5	19,705	44,119	60,106	123,930
55-59 years	5.3	25.8	68.9	4,039	19,661	52,505	76,205
60-64 years	6.1	32.1	61.8	4,183	22,011	42,376	68,569
65-69 years	9	26.7	64.3	5,561	16,498	39,730	61,789
70-74 years	8.7	28	63.3	4,139	13,321	30,115	47,575
75-79 years	15.4	36.4	48.2	5,174	12,230	16,194	33,598
80-84 years	15	44.4	40.6	3,557	10,530	9,629	23,716
85+ years	41.1	34.9	24	7,826	6,645	4,570	19,041
Connacht & Ulster							
55+ years	10	34.3	55.7	22,731	77,967	126,611	227,308
70+ years	10.3	39.1	50.6	8,896	33,769	43,701	86,366
55-59 years	10.3	30.3	59.4	5,303	15,601	30,584	51,489
60-64 years	11.4	32.7	55.9	5,381	15,434	26,384	47,198
65-69 years	8.5	31.7	59.8	3,592	13,395	25,268	42,255
70-74 years	0	34.2	65.8	0	11,037	21,236	32,273
75-79 years	3.9	40.7	55.4	892	9,312	12,675	22,879
80-84 years	11.8	42.1	46.1	1,950	6,958	7,619	16,528
85+ years	48.3	34.4	17.3	7,093	5,052	2,541	14,686

Table 7. Prevalence of vitamin D supplement use (summer) in TILDA (Wave 1) by province extrapolated to CSO population estimate data from 2016

Summer time	TILDA (% , Wave 1)		CSO (n, 2016)		Total
	Yes	No	Yes	No	
Age group					
Total					
55+ years	10.3	89.7	118,092	1,028,433	1,146,525
70+ years	14.2	85.8	60,539	365,792	426,331
55-59 years	7.3	92.7	19,717	250,385	270,102
60-64 years	8.6	91.4	20,542	218,314	238,856
65-69 years	9	91	19,011	192,225	211,236
70-74 years	14	86	2,272	139,554	162,272
75-79 years	10.2	89.8	11,778	103,689	115,467
80-84 years	21.2	78.8	17,180	63,857	81,037
85+ years	10.1	89.9	6,823	60,732	67,555
Male					
55+ years	5.5	5.5	30,217	519,176	549,393
70+ years	9.1	90.9	17,420	174,006	191,426
55-59 years	3.9	3.9	5,220	128,638	133,858
60-64 years	3.7	3.7	4,392	114,306	118,698
65-69 years	3.7	3.7	3,884	101,077	104,961
70-74 years	8.9	8.9	7,036	72,015	79,051
75-79 years	4.8	4.8	25,976	51,519	54,117
80-84 years	11.5	11.5	4,048	31,148	35,196
85+ years	16.7	16.7	3,851	19,211	23,062
Female					
55+ years	14.6	85.4	87,181	509,951	597,132
70+ years	18.1	81.9	42,436	192,019	234,455
55-59 years	10	90	13,624	122,620	136,244
60-64 years	13.4	86.6	16,101	104,057	120,158
65-69 years	14.2	85.8	15,091	91,184	106,275
70-74 years	18.2	81.8	15,064	67,707	82,771
75-79 years	14.7	85.3	9,018	52,332	61,350
80-84 years	28.2	71.8	12,927	32,914	45,841
85+ years	6.4	93.6	2,848	41,645	44,493

Figure 5. Factors which can influence blood vitamin D levels in older Irish adults



5. Vitamin D status by obesity and respiratory lung conditions

Overall, obese older adults had much higher rates of vitamin D deficiency both in winter and summer (Figures 6-7). During winter, rates of vitamin D deficiency in the obese were 27.3% for those aged 55+ and 35.3% for those aged 70+ compared to 20.8% and 27.0% respectively for those not obese. Similar trends were also observed during summer.

In those reporting chronic lung disease (such as chronic bronchitis or emphysema), the prevalence of vitamin D deficiency was significantly higher than those not reporting disease across the age groups both in winter and summer (Figures 8-9). For instance in those aged >55 years, the prevalence in winter of deficiency was 33.8% in those with lung conditions vs 22.7% with no conditions. Similar trends were observed in 70+ age group where rates were 32 vs 29.9% in winter and 16.9 vs 12.3% in summer

Figure 6. Vitamin D deficiency in older adults in Ireland with obesity by age (winter)

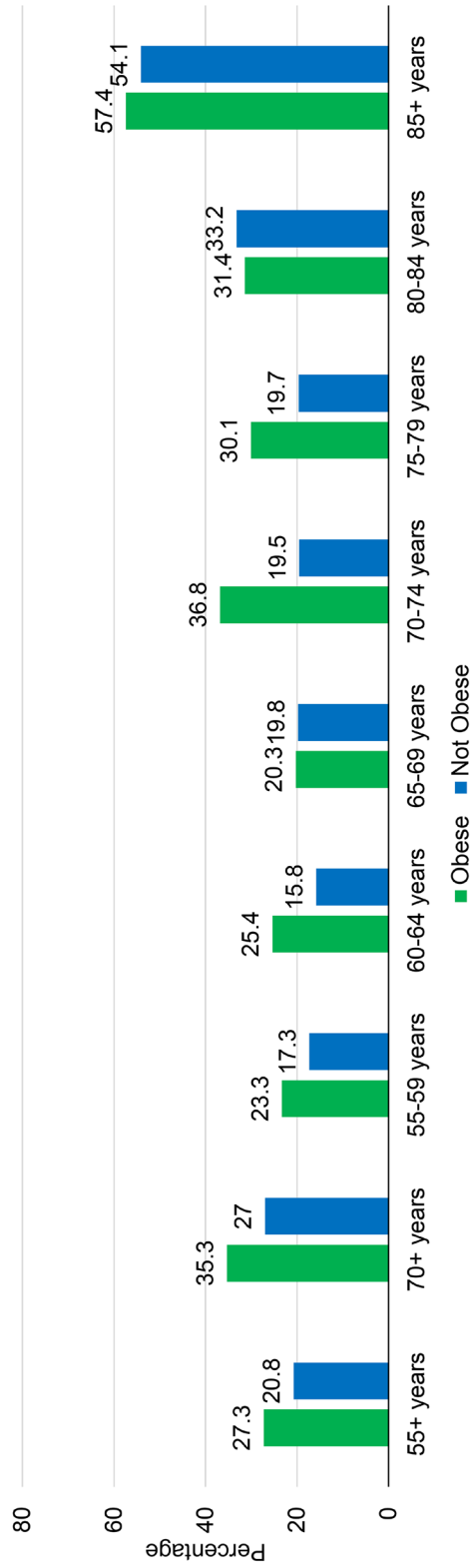


Figure 7. Vitamin D deficiency in older adults in Ireland with obesity by age (summer)

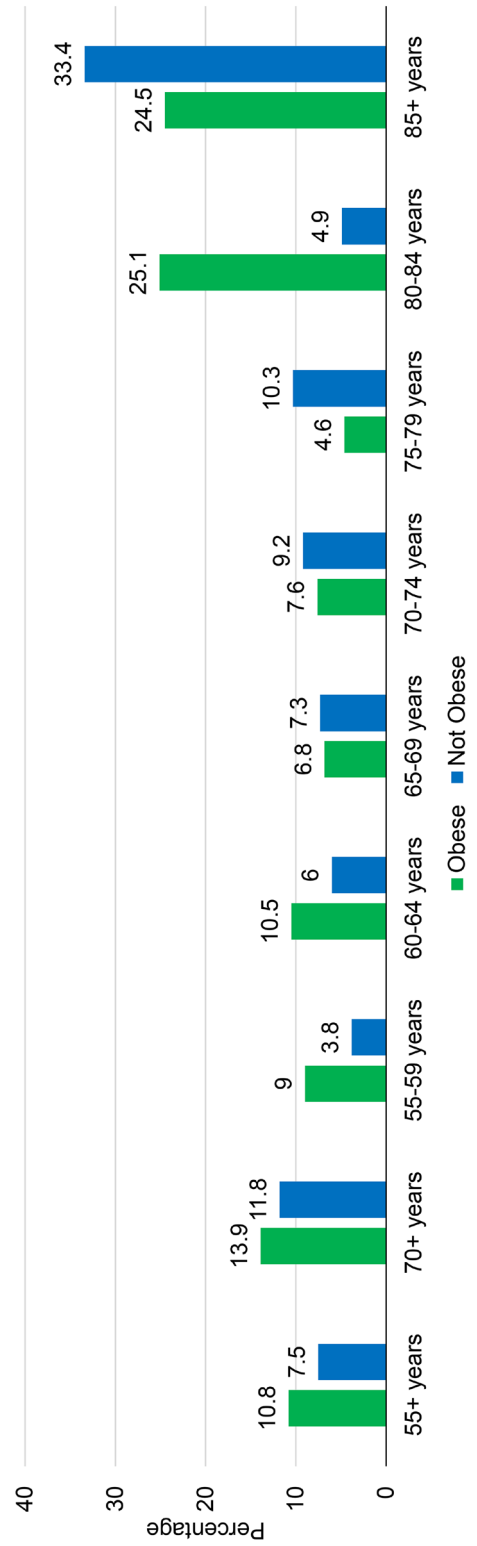


Figure 7. Vitamin D deficiency in older adults in Ireland with lung conditions (winter) by age

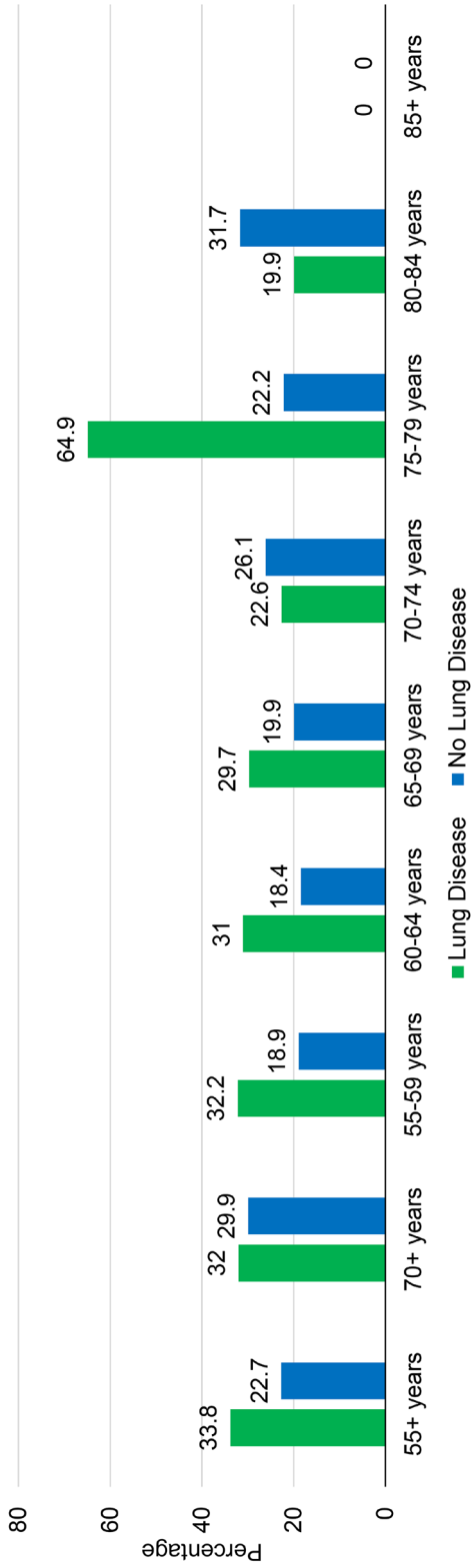
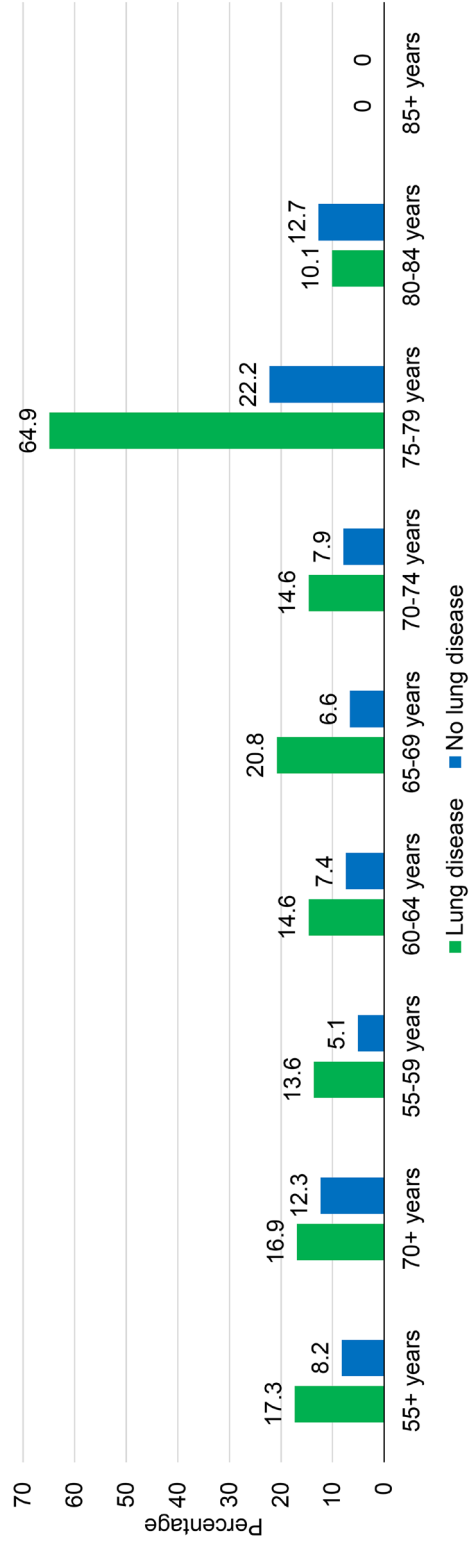


Figure 7. Vitamin D deficiency in older adults in Ireland with lung conditions (summer) by age



6. Discussion

This report demonstrates that of those aged 55+ years in Rep. of Ireland, 1 in 5 are vitamin D deficient during the winter and 1 in 12 during the summer. Of particular concern is that nearly 30% of those aged 70+ and 47% of those aged 85+ are deficient in vitamin D. These are the age groups who are considered to be 'extremely medically vulnerable' to the adverse health outcomes of COVID-19 and have been advised to participate in 'cocooning' during the COVID-19 public health emergency. Of extra concern is the fact that only 10.5% of those aged 70+ actually report taking a vitamin D supplement – because of 'cocooning' many may now lack the opportunity for sun exposure and given the low use of supplements, many of this vulnerable group could be at very high risk of deficiency. This is of key importance given the usefulness of vitamin D for immune function particularly at this time.

Of particular concern we have observed very high levels of vitamin D deficiency in those who are obese and those with pre-existing lung conditions both of which have been observed to make individuals particularly vulnerable to COVID-19 and complications from the virus (15,16).

Ireland does not have any formal vitamin D food policy – we practice a voluntary but not mandatory food fortification policy where food manufacturers can decide to fortify (or not) their food products with vitamin D. The vitamin D status of those in Ireland is lower than either the United States or Canada who have systematic (mass) vitamin D food fortification. However, vitamin D deficiency is not inevitable in older adults in Ireland and the ability to have sufficient vitamin D status year round is an achievable goal that many countries meet. For example, another European country - Finland (which is at a much higher latitude and therefore receives less sunshine than Ireland) has virtually eliminated vitamin D deficiency in its population with rates <1% (17). This is due in part to a successful food fortification and vitamin D supplement policy and educating the public and medical practitioners on the importance of vitamin D. This vitamin D success story demonstrates what could be achieved in Ireland.

Here we outline the main sources of vitamin D and what are the intake recommendations

Vitamin D sources

There are three main sources of vitamin D – sunlight, food and supplements. Due to Ireland's far latitude geographic location, vitamin D synthesis by sunlight is only during the months of late March to late September. This is 10-15 minutes exposure to sunlight (before application with sun-protection at a time period between 12-4 pm). However, even during the summer, the amount of vitamin D that can be made is affected by cloud cover, use of skin creams, clothing, obesity and age (18). Foods rich in this micronutrient include oily fish (tinned or fresh salmon, mackerel etc.), egg yolks, liver and vitamin D fortified foods such as cereals and dairy products (Appendix 1). Regular consumption of vitamin D rich foods is recommended to help prevent deficiency, particularly in the winter months and those not exposed to sunshine in the summer time.

Vitamin D Intake recommendations

During the winter-period at least 10 ug/day (400 IU) from the diet is required (due to the lack of sunlight for vitamin D synthesis). Recent data has shown that the average intakes from diet are significantly below this level and therefore a 10 ug (400 IU) vitamin D supplement maybe be required during the winter. For those who are housebound (due to illness or quarantine for an extended period) an upper supplement of 15-20 ug/day (600-800 IU) maybe required due to the lack of sunshine exposure. In persons over 70 years, 20-25 ug/day (800-100IU) is recommended.

6.1 Conclusion

Our people aged 70 and over are the fabric of our society (19) and we must use all available tools to facilitate the reduction and transmission of COVID-19. Vitamin D is a potent immune modifying micronutrient and if vitamin D status is sufficient, it could benefit vulnerable adults in particular those 70+ years and older who are 'cocooning' during the COVID-19 outbreak.

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7. Appendix

Appendix Table 1. Common dietary sources of vitamin D

Dietary source	Quantity	Vitamin D (μg)*	Vitamin D (IU)
Egg	1 egg	1.6	64
Liver (lamb)	100g	0.9	36
Kidney (Lamb)	100g	0.6	24
Salmon	140g	10.2	408
Mackerel	140g	11.9	476
Sardines (canned in oil)	100g	5	200
Fortified milks	200ml (glass)	4	160
Fortified cereals	35g	2.94	117.6

*10 μg or 400 IU per day suggested requirements

Appendix Table 2. Factors that can influence vitamin D status

	Reason	Notes
1	Geographic location	Far latitude countries most at risk
2	Season (Winter vs Summer)	Majority of vitamin D is made in Summer
3	Low sun exposure	Due to sun-cream, clothing or skin pigmentation
4	Age	Older age, infants and pregnant women at risk
5	Obesity	BMI >25 kg/m ² at risk
6	Smoking	Sustainably increased risk of deficiency
7	Poverty	Can result in low sun exposure (holidays) or poor diet
8	Poor diet	Low intakes of oily fish, eggs, fortified foods
9	Malabsorption syndromes	This can include Coeliac, Crohn's etc.
10	Genetic conditions	Can result in lower blood vitamin D

Dear Members of the City Planning Commission,

Thank you for allowing us to provide testimony with regard to the Longfellow-Blood Center real estate expansion. We are opposed to the proposal in its current form due to the environmental problems posed by the height of the proposed structure (334 feet) and biolab safety issues that arise under the applicant's request.

Below, we have described some of these risks, environmental protections, and best practices, as well as some environmental and energy use considerations. The emphasis in yellow is ours.

1) Safety

Out of four Biosafety levels, with one being the lowest danger classification and four being highest, the work in the new Longfellow-Blood Center development has earned Biosafety Level 3 (BSL-3) status. BSL-3 laboratories are used to study infectious agents or toxins that may be transmitted through the air and cause potentially lethal infection through inhalation exposure. Researchers perform all experiments in [biosafety cabinets](#) that use **carefully controlled air flow or sealed enclosures** to prevent infection. BSL-3 laboratories are designed to be easily decontaminated. These laboratories must use controlled, or **"directional," air flow** to ensure that air flows from non-laboratory areas (such as the hallway) into laboratory areas as an additional safety measure.

Other engineered safety features include the use of **two self-closing, or interlocked, doors, sealed windows and wall surfaces, and filtered ventilation systems**. BSL-3 labs must also have access to **equipment that can decontaminate laboratory waste, including an incinerator, an autoclave, and/or another method**, depending on the biological risk assessment.

According to the Centers of Disease Control and Prevention (<https://www.cdc.gov/preparedness/Smallpox/pdf/the-1-2-3s-of-biosafety-levels.pdf>)

<<Biosafety Level 3 BSL-3 is suitable for work with infectious agents which may cause serious or potentially lethal diseases as a result of exposure by the inhalation route. BSL-3 laboratories should be located away from high-traffic areas. Examples of agents that should be manipulated at BSL-3 are M. tuberculosis (research activities), St. Louis encephalitis virus, and Coxiella burnetii.>>

COVID-19 is one example of a virus studied in BSL-3 labs.

Due to the potential harm that such biological vectors contain, there are many technical construction and maintenance requirements for Level 3 (sometimes noted as Class III) labs. Some requirements may be found at:

<https://web.archive.org/web/20160409233223/http://www.cdc.gov/biosafety/publications/bmbl5/BMBL.pdf>, particularly on pages 64 - 66 and 312 onward.

What independent community entity will monitor the adherence to appropriate practices and procedures and with what funds? Will the developer be required to set aside such funds to be administered by the Community Board for this purpose? None are currently specified in the proposal.

There is mention of HEPA filters being replaced “as necessary.” Who determines what is “necessary”? Will commercial budgetary concerns govern that decision? Is this a matter for an expert retained by a community-governed entity?

We might assume that a Biosafety Level 3 Lab will have contracted with an appropriate disposal company. **What outside entity/agency will monitor that disposal process?**

Will there be a fund that the developer puts aside, the interest from which will permit community ongoing oversight?

In the article, above, contamination due to human error of a ripped glove is mentioned. Also, the necessity of N-95 masks is noted.

What happens if there is an N-95 mask scarcity, as we have seen during this coronavirus pandemic? Will reuse of N-95 masks be encouraged in a residentially dense neighborhood?

Until these dire questions are answered thoughtfully and clearly, the proposal as currently constructed cannot move forward.

2) Energy Use and Environmental Considerations

The extreme out-of-zoning height of the proposed Longfellow Blood Center real estate development, as currently planned, poses a serious environmental threat to New York City, with concomitant risks of rising heat and sea levels, as well as rising impairment of our residents' health.

When we initially submitted this testimony to Manhattan Borough President Gale Brewer, the climate crisis made itself clear as smoke from the West Coast wildfires filled *our* city, producing unhealthy air quality for two days, which resulted in health warnings for vulnerable City populations. It must be noted that our black populations are at higher risk for adverse health

consequences from unhealthy air quality.

(<https://news.climate.columbia.edu/2020/09/22/climate-change-environmental-justice>).

As we submit our testimony today, a landmark report from the United Nations' Intergovernmental Panel on Climate Change reinforces the life-and-death danger of climate change has just been released

(<https://www.politico.com/f/?id=0000017b-2782-d185-a97b-3f9ea4df0000>), calling climate change a “code red for humanity” (<https://www.bbc.com/news/science-environment-58130705>).

This study definitively links “greenhouse gas emissions to the type of disasters driven by a warmer climate that have touched every corner of the globe this year: extreme rainfall in Germany and China, brutal droughts in the western U.S., a record cyclone in the Philippines and compound events like the wildfires and heat waves from the Pacific Northwest to Siberia to Greece and Turkey.”

(<https://www.politico.com/news/2021/08/09/climate-change-scientists-report-disastrous-502799>)

The climate risks for New York City are well documented

(<https://www.dec.ny.gov/energy/94702.html>). It is therefore imperative that we live up to its goal of upholding the Paris Climate Accords in order to begin to combat this serious environmental, medical, and economic challenge.

The overdevelopment of the proposed Longfellow site, if built as proposed at three hundred thirty four feet tall, would be a significant contributor to this disaster.

While our City and State officials may focus on automobile exhaust, 67%

(https://www.dec.ny.gov/docs/administration_pdf/nycghg.pdf) to 75%

(<https://epdf.pub/scientific-american-2011-09.html>) of New York City's climate change pollution is caused by overly tall buildings. That means that all other sources of climate change pollution combined - that is, all vehicle exhaust, our light industry emissions, all fireplaces, the emissions related to our two airports, all of our helicopter usage exhaust, etc. - are responsible for only 25% to 33% of our climate change pollution.

The proposed Longfellow development of commercial laboratory space would produce greater greenhouse gas emissions than merely overly tall buildings.

First, “[l]aboratories consume large quantities of energy – often 3 to 4 times more than offices per square metre (*sic*). They can therefore account for up to 60% of non-residential energy consumption of research – focussed (*sic*) universities, making it impossible for them to meet carbon targets without taking very major action to contain energy consumption”

(https://www.i2sl.org/elibrary/documents/somervell_nuttall.pdf).

This link explains different aspects of energy usage in laboratories:

<https://ouc.bizenergyadvisor.com/article/laboratories>

Increased energy consumption is closely correlated with increased climate change pollution (<https://bioone.org/journals/tropical-conservation-science/volume-12/issue-1/1940082919848101/Gray-Correlation-Analysis-of-Energy-Consumption-Environmental-Pollution-and-Economic/10.1177/1940082919848101.full#:~:text=The%20research%20shows%20that%20there,energy%20consumption%20and%20economic%20growth.>).

Therefore, from a pure energy consumption perspective, the deleterious impact of a new laboratory becomes startlingly clear.

There is also an exponentially greater use of electricity as buildings get taller.

Regarding electrical energy use related to height, “[T]here seems to be some critical increases at above 7-10 floors, and above 21 floors.” In the graph included in the CTB&UH article, the increases in energy use after the seventh floor, and again after the twenty-first floor are clear. Above 21 stories, CO₂ emissions increase exponentially. This information comes from the Council on Tall Buildings and Urban Habitat (a developer-friendly organization) (<https://global.ctbuh.org/resources/papers/download/1322-tall-buildings-sustainability-from-the-bottom-up.pdf>):

Academic has covered this topic, as well: “In regard to building height, holding the building area constant, an increase in one floor is associated with 1.9% increase in GHG emissions, on average.” Rutgers University Researcher Jason M. Barr shared this work (<http://buildingtheskyline.org/building-height-and-co2>):

In London, ahead of New York on the over-development curve, researchers found the following: “When rising from five storeys (*sic*) and below to 21 storeys (*sic*) and above, the mean intensity of electricity and fossil fuel use increases by 137% and 42% respectively, and mean carbon emissions are more than doubled.” This information is from Building Research and Information (a peer-reviewed journal), (<https://www.tandfonline.com/doi/full/10.1080/09613218.2018.1479927>).

Researchers at the University College of London's Energy Institute have found that, “[E]lectricity use, per square metre (*sic*) of floor area, is nearly two and a half times greater in high-rise office buildings of 20 or more storeys (*sic*) than in low-rise buildings of 6 storeys (*sic*) or less. Gas use also increases with height, by around 40%. As a result, total carbon emissions from gas and electricity from high-rise buildings are twice as high as in low-rise” (<https://phys.org/news/2017-06-high-rise-energy-intensive-low-rise.html>).

Longfellow proposes a tower of 334-feet in height. We have the knowledge that office buildings above 210-feet emit twice as many carbon emissions than buildings below 210-feet. As a result,

because of the carbon emissions-climate change cause-and-effect relationship, it is clear that buildings above 210-feet contribute significantly to New York City's climate change conditions. This information makes it impossible to support a 334-foot new development and abide by New York's commitment to fighting the climate crisis.

It must be noted that LEEDS certification alone is inadequate. "It's a not-so-secret secret that LEED, the country's primary green building accreditation program, is broken." (<https://www.fastcompany.com/1673142/leed-lies-bank-of-americas-green-skyscraper-is-actually-an-energy-guzzler>). In New York City, for example, the Bank of America building in Manhattan was touted as an environmentally-sound development, but was then shown to be one of the worst polluters in the city due to the type and amount of computers and machines that workers were using in their offices. (<https://www.planetizen.com/node/64385>)

With increased height, especially above 210 feet, the emitted climate change pollution increases, as well.

Increased building heights also worsen the urban heat island effect.

According to NASA, the urban heat island effect is defined as, "the propensity of cities to trap heat and grow considerably warmer than the surrounding natural environment" (<https://earthobservatory.nasa.gov/features/HottestSpot>).

Stuart Gaffin, a former research scientist at The Earth Institute's [Center for Climate Systems Research](#) and NASA's Goddard Institute for Space Studies, states that due to the urban heat island, "I see surface temperatures in the city that routinely exceed what you might find in the desert."

The U.S. Environmental Protection Agency has stated that, due to the urban heat island, "an urban area will often see air temperatures up to 6°C (10°F) hotter than the surrounding suburban and rural areas" (<https://earthobservatory.nasa.gov/features/HottestSpot>).

Gizmodo and NASA explain in more detail how the urban heat island works: "What happens is that the little light that *does* reach deep inside these urban canyons gets reflected back up at the (often very reflective) walls of the buildings themselves. Please note that the proposed Longfellow development shows a façade constructed predominantly of glass - a highly reflective surface. These buildings absorb the heat and then release it back into the surrounding area, causing the areas between tall buildings to retain more heat. This is easily confirmed by touching a tall building at night—it says warm well after sunset" (<https://gizmodo.com/why-tall-buildings-make-cities-hotter-1588242736>). "Shadowed zones in the 'urban canyons' between tall buildings receive fewer hours of direct sunlight per day. But

where that light can reach the canyon floors, energy is reflected back up at the walls of the buildings, where it is absorbed and later released as heat. This is especially the case at night, when **urban canyons retain more heat than parts of the city with shorter buildings”**

(<https://earthobservatory.nasa.gov/images/83828/new-york-city>).

The University Corporation for Atmospheric Research (UCAR) Center for Science Education (SciEd) explains how increased development and energy usage increase the effects of the urban heat island, and therefore, ground temperatures: “An urban heat island is a metropolitan area which is significantly warmer than its surroundings. According to the EPA, many U.S. cities have air temperatures up to 10°F (5.6°C) warmer than the surrounding natural land cover. **This temperature difference usually is larger at night than during the day and larger in winter than in summer, and is most apparent when winds are weak. The main causes are changes in the land surface by urban development along with waste heat generated by energy use.** As population centers grow, they tend to change greater areas of land which then undergo a corresponding increase in average temperature” (<https://scied.ucar.edu/longcontent/urban-heat-islands>).

The New York State Energy Research and Development Authority recognizes the greater danger that this temperature jump would bring about with regards to rising asthma, cardiovascular, mental illness, and infectious disease rates, which would be especially relevant for the proposed facility.

(<https://www.nyserda.ny.gov/About/Publications/Research%20and%20Development%20Technical%20Reports/Environmental%20Research%20and%20Development%20Technical%20Reports/Response%20to%20Climate%20Change%20in%20New%20York>).

Heat islands can also worsen the impact of naturally occurring heat waves. Sensitive populations, such as children, like those on the nearby playground from the proposed project, older adults, and those with existing health conditions, are particularly at risk during these events.

Given everything stated above, will the Environmental Impact Statement (EIS) contain an accurate calculation of energy consumption, assuming the application of the most rigorous conservation and efficiency standards, particularly compared with the current Blood Center or a facility built as-of-right, 75-foot height?

As to the correlation between increased building height as related to increased climate change pollution, calculation and consideration of increased greenhouse gas production is generally not demanded in EIS reports, but needs to be.

Further, there is not currently a requirement that developers set aside funds equal to those that they spend for the purpose of giving those funds to local community boards to conduct their own independent EIS regarding greenhouse gas production.

In conclusion, as an aspiring life sciences center, the Longfellow - Blood Center development group should already know the harm that their project would bring about. This development would exacerbate the environmental and medical challenges that our city already faces. Trading height for amenities is no longer acceptable given the new data that we have to measure the impact of such buildings.

We are hoping that this project is struck down so that these institutions can be part of the solution in ensuring a safe and healthy New York - not a part of the problem.

Thank you for your consideration of public sentiment and seeking of public testimony.

Best,

Wendy Machaver

and

Andrew Ravaschiere

TheFamilyR@gmail.com

ARavUSA@aol.com

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Fri 8/6/2021 5:36 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Michael Mahoney**

Zip: **10021**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

I strongly oppose the project at the Blood Center. The Planning for this project should never have been approved, since it violates the zoning codes for that location!

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Mon 8/9/2021 2:10 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Marian TheLibrarian**

Zip: **10065**

I represent:

- **A local community group or organization**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project?

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

I am one of the Librarians at the 67th Street Library. I am using an alias because we were told (actually, ordered under penalty of loss of our jobs) that we could not comment about the Blood Center's plans for a 33 story tower immediately adjacent to our library, but I need to let City Planning Commission, and indeed the entire City, know that every one of us who works at this branch is very much opposed to the proposed so-called life science hub. While the five year construction project would likely render our library unusable for most of that time, our objections are to what this proposed building would do to the character of this wonderful neighborhood in which we are privileged to work. Our friends across the street at the Julia Richman Educational Complex hail from all five boroughs and are the most wonderful people in the world.

The thought of putting that school in shadows all day long should frankly be all you need to know in order to reject the rezoning application. But, add to that the shadows on St. Catherine's Park, which we all use and love, and the decision to reject the application becomes a no-brainer. And, finally, having worked on this block for many years, I can confirm that the traffic is already as bad as anything I've experience elsewhere in the City, so the thought of another 2000 plus people per day coming to the mid-block site next door is already giving me nightmares! I listened to the hearing online, and when I heard the lawyer for the Blood Center say that this is not a typical residential neighborhood, I started yelling at my computer screen ,Äì with a park, a library and a school on one block, I honestly could not imagine a more residential block, and the proposed Blood Center tower would destroy this neighborhood as surely as the sun rising in the east and setting in the west. On behalf of everyone who works at the 67th Steet Library, and for the sake of the thousands of people who come visit the Library, I am begging you, yes, begging you, to reject the Blood Center's re-zoning application. Thank you.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Mon 7/26/2021 4:17 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Karen Maser**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent": **Co-op owner at 315 East 68th Street, NY NY 10065**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

Please vote NO on this ill-conceived and dangerous sham of a proposal. It will do irreputable harm to the health and quality of life of all those who live, work, visit and go to school in the area. The Blood Center and the developers are not being honest and transparent in their plans. We're all for bringing new jobs to the city, but the Blood Center can build elsewhere without having to destroy well-conceived and long-standing zoning regulations. This is just a money grab -- please vote NO.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Sat 8/7/2021 12:49 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Barbara Mason**

Zip: **10021**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**

If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

I am a 46 year resident of east 72 st. My children were raised in St Catherine's idyllic park. I have worked as a Social Worker for the Dept of Education and value the diversity of Julia Richman Educational Complex. I have been a regular donor at the BLOOD Bank with my O negative Universal Donor status. I am horrified by the Blood Bank plan for expansion on a neighborhood street with a school, park, and library all profoundly impacted by traffic, noise and light deprivation — when the builders have so many more options ...Moreover the possible presence of labs with live viruses is daunting ..., I humbly beseech you to reject this project at this site . Barbara Mason RN CSW 245 East 72 St NYC 10021

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Wed 7/28/2021 8:43 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Peter McGuinness**

Zip: **06907**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

I oppose the NYBC application. NYBC has plenty of constructible floor space "as of right". This application is an attempt to monetize the air, light, space of the community and impose congestion on an entire neighborhood in order to finance their new building project. In other words, build a massive project with a business partner and then rent out the excess space. This is not a reason to override a thoughtful zoning plan.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Thu 7/29/2021 11:03 AM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Karen Meenaghan**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent": **Resident of 315 East 68th Street**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

Sending my opposition to the rezoning and building of a tall building in this location. It's impact on the surrounding area far outweighs any benefit to the community - there are plenty of apartments and vacant offices in this area, but the shadow will ruin the one park in our area, and create an unbearable level of street traffic to an already swamped road area. And finally there is concern that this development negatively impacts the value of our apartments nearby - I have lived here for 30 years, and feel very strongly that the rezoning of the area has gone far enough with MSK, and should not be allowed to continue creeping west.

8/08/2021

Julie Menin Testimony on Blood Center City Planning Commission

My name is Julie Menin and I am the Democratic nominee for City Council in District 5, the District that is home to the Blood Center. The rezoning of a midblock that this project calls for would be a violation of the most basic principles of contextual zoning and would set a troubling precedent for our neighborhood and our City.

Before turning to these issues, I want to be very clear that the Blood Center does important work for our City and for the medical community. I support the critical mission of the Blood Center and want to work with them so they can continue to thrive in our neighborhood. I also recognize that this redevelopment project will bring important jobs during a time where our economy is struggling.

However, this is not the only place the Blood Center can build and the Blood Center can redevelop their facility and expand their space in a way easily within compliance of the zoning code. First, the city is targeting investments in many different rapidly expanding life science corridors, many in neighborhoods where we have historically underinvested. In those corridors, and even in other places in our neighborhood, there are various sites where this project would not disrupt the residential character and would comply with the zoning code. Second, the current plan does not have the Blood Center expanding its footprint: they will continue to occupy only **three** stories of the proposed building, just as they occupy three floors of their current building. At the Borough President's hearing, the Coalition to Stop the Blood Center Tower presented a proposal for the Blood Center to expand well within the zoning code. The Blood Center does not need to build this 334 foot tower to expand, this is about Longfellow and its commercial tenants in the building.

Let me just go over a couple other key points about this project:

- The Blood Center is trying to build on a residential midblock with R8B zoning. In these almost 4 decades, the City has never allowed for rezoning in an Upper East Side R8B district. To allow for an R8B rezoning here would set a troubling precedent and would put contextual zoning across the City in jeopardy
- The project casts significant shadows over St. Catherine's Park, one of our few open spaces in the neighborhood. The Upper East Side is one of the densest neighborhoods in the City yet we have a dearth of open spaces. We must protect these open spaces: the tower simply does not make sense for this midblock on a narrow residential street.

Finally, as a former seven year Community Board chair and Commissioner of three different city agencies, I have dealt with countless ULURPs. Normally, the applicant takes the feedback of the community into account and modifies its proposal based on that community input. I am disappointed that the Blood Center keeps presenting the exact same proposal at every community meeting without addressing any of the myriad community concerns that have been raised for many months. That is not the way ULURP should be conducted: the community must have a voice. The Borough President highlighted this community voice in her recommendations released last night. The Community made their voices heard at the Community Board hearings, they had a major rally with hundreds of people and elected officials, and they turned out to the Borough President's hearing. There is clear opposition. The Blood Center's lack of modifications to its proposal is antithetical to the essence of our ULURP process.

I respectfully urge the City Planning Commission to vote no on this project.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Fri 8/6/2021 6:35 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Debra Messina**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

I am opposed to the expansion of the blood bank. The inappropriate size and the height of the proposed building will lead to a loss of light on St. Catherine Park and playground and the Julia Richman Education Complex. There will be additional traffic on the narrow side streets and certainly an increase in the level of noise.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Thu 7/29/2021 9:09 AM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Beata Moon**

Zip: **11375**

I represent:

- **Myself**

Details for "I Represent": **Our son attends the Ella Baker School in the Julia Richmond Complex.**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

While my husband and I support the Blood Center's good work, the Blood Center does NOT need to build a 334' tower on a side street across from the Julia Richmond Complex, which houses 6 schools and is adjacent to one of the few playgrounds/parks on the Upper East Side. The proposed building will block much needed sunlight from both the school and park and create more traffic, congestion, and air/noise pollution, potentially harming the children. If zoning laws are revised to accommodate this massive building in a residential neighborhood, this could also set a precedent for other neighborhoods and residential blocks across NYC, changing the integrity and character of these residential blocks forever. The Blood Center has other options to build in other areas within the existing zoning laws. Please protect our children and oppose this project.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Mon 8/9/2021 1:51 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **julie mores**

Zip: **10075**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project?

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

Contextual zoning has played an important role in maintaining the character and livability of this neighborhood. The rezoning of an R8B to a commercial district will set an irreversible precedent for the city, and goes against every sensible zoning principle. The proposed 334 foot tall tower doesn't belong in the middle of a residential neighborhood, let alone across the street from a school complex and a park in a park starved neighborhood. And it's not only the height of the proposed building that is incongruent with the neighborhood, the proposed floor plate is also massive, and the building's bulk belongs in Midtown, not in a residential neighborhood. The building will also cast most of St. Catherine's Park in shadows at the time it's most used. I support the Blood Center's mission, but this proposal is nothing more than zoning for

dollars. The applicant has demonstrated a complete disregard for the community and for decades of successful zoning, it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge the Commission to reject this proposal.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Wed 7/28/2021 3:43 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Diana Murray**

Zip: **10075**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**

If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **Yes**

Additional Comments:

I reiterate my strong opposition to the Blood Center Tower which will have a negative effect on the quality of life in our community. The project will take about 5 years to complete increasing an already heavily trafficked area with the 67th street crosstown bus route. There will be construction lights 24 hours and noise from demolition deliveries and rubbish removal. The tower will cast a shadow for most of the day in the park where children play and where families and elderly people socialize and diminish the light of the schools where Autistic children are taught. If the blood center is so vital where will it be during the construction? What kind of experiments will be done in the Blood center and do they need a tower to do them? This seems to be a real estate land grab disguised as a job created effort. Sincerely Diana Murray

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Mon 7/26/2021 6:35 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Anne Namm**

Zip: **10075**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**

If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project:

Additional Comments:

Overbuilding causes over crowding in our streets, sidewalks, subways, buses and everywhere else you can think of. Modernize the New York Blood Center do not develop it into a monster. There are zoning laws on record and that was for a good reason, why is breaking the zoning law even on the table? NO more over development.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Sat 8/7/2021 11:14 AM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Anne Namm**

Zip: **10075**

I represent:

- **Myself**

Details for "I Represent": **I represent myself and my family. We live in the Community Board 8 zone on the upper East Side**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**

If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

Our Upper East Side neighborhood should not be a mecca for the blood center. We do not want to be a Dubi with huge buildings looming up on our residential neighborhood.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Sat 8/7/2021 8:35 AM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Deborah Newman**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent": **Music Industry Consultant**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

I have lived at 315 East 68th St. for over 30. years. I use the park behind the Julia Richmond school all the time. I would be devastated if the proposed commercial tower were to be built. Having a commercial building of great height in the middle of the block is a terrible plan. It would negatively impact the neighborhood greatly, and seriously change the character of our community. Please do NOT do this!
Deborah Newman 315 East 68th St. New York, NY 10065

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Mon 8/9/2021 12:37 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Wendy Nolan**

Zip: **10128**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project?

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

Contextual zoning has played an important role in maintaining the character and livability of this neighborhood. The rezoning of an R8B to a commercial district will set an irreversible precedent for the city, and goes against every sensible zoning principle. The proposed 334 foot tall tower doesn't belong in the middle of a residential neighborhood, let alone across the street from a school complex and a park in a park starved neighborhood. And it's not only the height of the proposed building that is incongruent with the neighborhood, the proposed floor plate is also massive, and the building's bulk belongs in Midtown, not in a residential neighborhood. The building will also cast most of St. Catherine's Park in shadows at the time it's most used. I support the Blood Center's mission, but this proposal is nothing more than zoning for

dollars. The applicant has demonstrated a complete disregard for the community and for decades of successful zoning, it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge the Commission to reject this proposal.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Mon 7/26/2021 4:34 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Kathy O'Connor**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

I am against the project because it will violate precious zoning that has preserved the health and well-being of this community and other parts of the city as well. The Blood Bank will not occupy more space than it currently has in the new building. The proposed building will block sunlight to a local school, park, and surrounding community during the day. It will emit light pollution at night. It will add vehicle traffic to an already congested area with emergency vehicles, a crosstown bus route, school buses and bridge traffic. It will add foot traffic to an area that currently services several large institutions. It will add noise pollution with the need for commercial generators and machinery during the building process and for daily operation once complete. It is clear from the proposal, that The Blood Center and Longfellow are attempting to commercialize the location in order to generate revenue in the future. This commercial venture would come at the cost of the

community. The proposal suggests that Blood Center proximity is important. The reality is that proximity has not been important for the work that they have done recently having several projects and partner that span the country and globe. The proposal suggests that there is no legal obligation for Longfellow to have any specific type of tenant in the commercial space. As such, Longfellow's commercial tenants could be any business...or for that matter they could convert it to a residence building. Since the city has so many vacant commercial spaces, does it make sense to add new commercial space as the city attempts to recover? Again, this proposal is a commercial venture and is coming at a cost to the community. It would be highly disappointing to see zoning restrictions overturned to satisfy the expansion of a commercial entity. Zoning in the city is precious and should be respected. The Blood Bank has the zoning it needs to build an as of right building. I am opposed to this project.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Wed 8/4/2021 8:01 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Peter OReilly**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project?

If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

I ask you to consider all the misleading information and comments by the Blood Centers reps as a huge red flag to their true goals and lack of commitment to the neighborhood that usually supports their efforts. The ones that get me most suspicious are: 1. They keep referring to the building as 16 stories tall. In fact it is the equivalent to 30+ stories. 2: They have disregarded better and less dense locations by talking about "synergy" with existing medical facilities in the area. The irony was that most of the meetings I attended were done online. It was much easier to participate in that format. 3: They talk about the "new jobs" this will bring to the city. It is extremely likely these jobs will come FROM the city from tax paying real estate to the non-taxable Blood Center. This is likely the reason for rejecting other more suitable sites. 4: The Mayor owes an enormous debt to the firm representing the project. It is a conflict of interest at least, for him to ram this project through in his

lame duck tenure.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Tue 7/27/2021 5:12 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **NEIL OSBORNE**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent": **Owner of condo apartment 17H in 301 East 66th Street, NYC 10065**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **Yes**

Additional Comments:

Dear Madam or Sir Please see attached which states the following : Please be aware that I am in favor of the Blood Center development but most certainly not as proposed. The dominating scale is completely inappropriate for this mid-block location and would set a zoning precedent for the whole city. It would add considerably to the present congestion, noise and pollution. Sincerely Neil Osborne Owner 17H 301 East 66th Street

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Sat 8/7/2021 12:20 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Valerie Oula**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

I am firmly opposed to the NY Blood Center project. It will be disastrous for our wonderful residential neighborhood and community. For 35yrs, these lower mid-rise blocks have preserved the scale of our side streets - this new building would be a huge tower and pave the way for more huge towers unfortunately. We will experience loss of light on St. Catherine Park and playground, the construction as well as will affect the safety of students at the Julia Richman Education Complex, and additional traffic on narrow side streets, hazardous waste issues, terrible construction noise, inappropriate size, bulk, height and setback requirements of the proposed project spells disaster for our residential neighborhood. Please do not let this tragedy happen. Please DENY the New York Blood Center application. Thank you.

Comments re: C 210351 ZMM - New York Blood Center**Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>**

Wed 7/28/2021 6:23 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>; **ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>**Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

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Submitted by:Name: **Constance Padovano**Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:Vote: I am **opposed**Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No****Additional Comments:**

I am currently under Doctor's care and a 3X cancer survivor, I wholeheartedly OPPOSE the construction of the new Blood Center. I live very close to the Center and the dust and carcinogenic materials disbursed for years during this construction will be damaging not only for my health and for others also. PLEASE, I beg of you, do whatever you can do to prevent this disastrous Tower. I am so frightened if this zoning law is changed to accommodate this developer. Thank you.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Mon 7/26/2021 12:36 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **R M Parker**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

I am STRONGLY OPPOSED to the destruction of a city neighborhood with the construction of oversized, mid-block commercial enterprise that will increase the stress on the local infrastructures already burdened by the large staffs and facilities of the numerous existing medical facilities in a several block radius.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Thu 7/29/2021 2:20 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Greg Parr**
Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

I am writing to oppose the NY Blood Center. This major structure will erode the neighborhood environment. The various medical facilities currently create enormous foot and vehicle traffic. But, this all exists near York Avenue which leaves the neighborhood slightly sheltered. The NY Blood Center will be right in the middle of the neighborhood and destroy the residential feeling and create unnecessary congestion and pollution. I respectfully ask that you not approve this project.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Mon 7/26/2021 4:55 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
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- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Lynn Perrone**

Zip: **10021**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**

If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

The main reason people, especially those in the unions, are pro this proposal is that there will be work for them. Understandable, BUT THE ANSWER TO THAT IS NO MATTER WHERE this project will physically end up, the jobs will be there for them. And the downsides are too great to go forward in the current location as presented

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Sun 8/8/2021 5:21 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Mary Pistolese-Mahoney**

Zip: **10021**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

SUBJECT: I STRONGLY OPPOSE THE PROPOSED REZONING OF THE NY BLOOD CENTER I am concerned that it will alter the residential neighborhood by altering mid-block zoning for a commercial space. It is not appropriate and there is no reason to do this since it has been made very clear that a new facility adhering to the mid block 75' height restriction would provide space for their needs as well as the SEVERAL alternative sites which have been suggested. There is a reason that R88 zoning was created 36 years ago. Thank you! M. Pistolese-Mahoney 260 East 72nd St., Apt. A1703 New York, NY 10021

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Mon 8/9/2021 12:53 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Nancy Pline**

Zip: **10021**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project?

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

Contextual zoning has played an important role in maintaining the character and livability of this neighborhood. The rezoning of an R8B to a commercial district will set an irreversible precedent for the city, and goes against every sensible zoning principle. The proposed 334 foot tall tower doesn't belong in the middle of a residential neighborhood, let alone across the street from a school complex and a park in a park starved neighborhood. And it's not only the height of the proposed building that is incongruent with the neighborhood, the proposed floor plate is also massive, and the building's bulk belongs in Midtown, not in a residential neighborhood. The building will also cast most of St. Catherine's Park in shadows at the time it's most used. I support the Blood Center's mission, but this proposal is nothing more than zoning for

dollars. The applicant has demonstrated a complete disregard for the community and for decades of successful zoning, it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge the Commission to reject this proposal.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Mon 8/9/2021 1:00 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Nina Porzecanski**

Zip: **10028**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project?

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

Contextual zoning has played an important role in maintaining the character and livability of this neighborhood. The rezoning of an R8B to a commercial district will set an irreversible precedent for the city, and goes against every sensible zoning principle. The proposed 334 foot tall tower doesn't belong in the middle of a residential neighborhood, let alone across the street from a school complex and a park in a park starved neighborhood. And it's not only the height of the proposed building that is incongruent with the neighborhood, the proposed floor plate is also massive, and the building's bulk belongs in Midtown, not in a residential neighborhood. The building will also cast most of St. Catherine's Park in shadows at the time it's most used. I support the Blood Center's mission, but this proposal is nothing more than zoning for

8/9/2021

Mail - Rachel Antelmi (DCP) - Outlook

dollars. The applicant has demonstrated a complete disregard for the community and for decades of successful zoning, it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge the Commission to reject this proposal.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Sun 8/1/2021 7:51 AM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Rache Potasznik**

Zip: **10075**

I represent:

- **Myself**

Details for "I Represent": **As a resident of the UES I am concerned about the precedent that could be set by making an exception for the downzoning of mid-blocks which has preserved light & air for our neighborhoods**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

the Blood Center expansion in violation of the long standing mid block downzoning sets a dangerous precedent. The UES is already overbuilt continually reducing light, sky & air for residents like me. Mid block down zoning was important legislation and should not be violated for profit to the detriment of a community in desperate need for more light & air.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Thu 7/29/2021 12:38 AM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

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Submitted by:

Name: **Prakesh Prasanna**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent": **Shareholder and resident at 333 East 66th St.**

My Comments:

Vote: I am **in favor**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

I am a resident at 333 East 66th St. and I am among the many co-op shareholders who want the Blood Center Tower expansion. It is clearly an improvement to the neighborhood. The market value of my co-op will increase significantly, many ultra-qualified employees in the Tower will buy shares in my co-op through time, increasing the overall level of the co-op and the Tower will contribute to scientific research at National and World level. There is no problem from the very close pre-existing BSL3 labs at Rockefeller University and Weill Cornell, thus one more under Federal jurisdiction gives no problems, if it contributes to research against illnesses and pandemics. Mrs. Elyn Berk does not represent our interests. She sends several unsolicited emails about her own opinion on the Blood Center Tower and she never addresses the important co-op problems: the waiting list of minor repairs and the waiting list of major renovations of our apartments. The NYC Department of

Housing Preservation and Development approves our work proposals and Ellyn Berk and managing agent Rudd Realty remain unresponsive hoping to give problems to the shareholders not affiliated to their illegal inner circle. They force to sell the unaffiliated to their illegal inner circle and they exclude from Board elections the unaffiliated. Please consider the interests of the many taxpayers who bought shares at 333 East 66th St. and find their rights violated by Ellyn Berk, Lawrence Gerard, Frederic Rudd and Angela Hitlal, with effective discrimination among shareholders. Longfellow's Blood Center Tower proposal is legitimate and presented legally to Authorities. The attitude of the illegal inner circle is one more example of their violations. They do not represent several 333 East 66th St. shareholders

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Wed 7/28/2021 10:43 AM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

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Submitted by:

Name: **Jos Prikazsky**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**

If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **Yes**

Additional Comments:

This building will destroy the local neighborhood. I could not be more against it. Why even have laws if we are going to grant egregious exceptions to them? This building does not belong across from a school, a park, and in the middle of a RESIDENTIAL neighborhood.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Mon 7/26/2021 10:24 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

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- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

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Submitted by:

Name: **Barbara Pryor**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent": **I am a local resident**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

This construction, which will take a long time, will be a terrible burden and disruption to the students of the school campus across the street. It is also unhealthy to expose children to long - term noise, dirt ,truck pollution and chemicals associated with construction, especially those with asthma and respiratory issues. And it will disrupt the bus service on 67th Street which transports our essential hospital and medical workers to and from their jobs from the York Avenue and surrounding facilities. Thank you.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Sun 8/8/2021 1:08 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
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- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Anne Purdy**
Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

I am a resident of 301 East 64 St. For 10 years I was the Assistant Principal of Vanguard High School in JREC. I am semi-retired and still work part time at Vanguard. I am so disappointed in the Blood Center's outrageous proposal. If allowed to proceed, it will negatively impact my residential neighborhood, St Catherine Park and JREC Educational Community. Natural light will be permanently blocked from all of south facing JREC and much of St Catherine Park. Traffic on Second Ave is currently almost permanently gridlocked. Imagine the congestion of an additional 4000 employees on 67St with the M66 bus and school buses for JREC elementary students and special education students. The Blood Center Lawyer claims he has reached out to JREC in order to speak about our concerns. I KNOW OF NO SUCH OUTREACH! This untrue

rhetoric needs to stop! I am Not Opposed to The Blood Center modernizing it's facilities. I am opposed to them attempting to do so outside the current zoning rules. Their motivations appear to be "Greed" and "Selfishness" We have had a positive relationship with the Blood Center. We have periodically sponsored blood drives and informed our eligible students and staff of the urgent need for blood when asked to do so. It is my hope that The Blood Center will modify its expansion plans and construct a state of the art building which will minimally impact its neighbors.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Mon 8/9/2021 12:55 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

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- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Robert Raber**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project?

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

If there is any possibility that the construction of this project impacts the sunlight on St. Catherine's Park (and playground) then it should be rejected. That public space is the only truly open space in this area of the Upper East Side can accommodate the large numbers of people who actively use it. The users include the Julia Richman Education complex students, pre-school children, adolescents, and adults of all ages. The park is widely used throughout the day, every day, by hundreds of people and even more so on the weekends. This valuable and unique public open space cannot be cast into shadows.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Mon 8/9/2021 12:34 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

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- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Robert Rafford Jr**

Zip: **10021**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project?

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

Contextual zoning has played an important role in maintaining the character and livability of this neighborhood. The rezoning of an R8B to a commercial district will set an irreversible precedent for the city, and goes against every sensible zoning principle. The proposed 334 foot tall tower doesn't belong in the middle of a residential neighborhood, let alone across the street from a school complex and a park in a park starved neighborhood. And it's not only the height of the proposed building that is incongruent with the neighborhood, the proposed floor plate is also massive, and the building's bulk belongs in Midtown, not in a residential neighborhood. The building will also cast most of St. Catherine's Park in shadows at the time it's most used. I support the Blood Center's mission, but this proposal is nothing more than zoning for

dollars. The applicant has demonstrated a complete disregard for the community and for decades of successful zoning, it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge the Commission to reject this proposal.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Fri 8/6/2021 4:22 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

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- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Miriam Reines**

Zip: **10021-4862**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

I am very much opposed to rezoning a residential street which currently is filled with housing, a library, a large school which services children from all over the city, and a neighborhood park and playground. The traffic on that block is extremely busy with school buses and a crosstown bus route. There are so many other possible commercial locations that can be used for this life science project that will not add more heavily to transportation on a narrow street with already heavy traffic. Quality of life will be seriously impaired.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Wed 8/4/2021 8:50 AM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Sam Rhodes**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

August 4, 2021 I live at 333 E 66th St. and would like to strongly oppose the rezoning/variance that is being proposed by the New York Blood Center (NYBC) and Longfellow. I absolutely support the work and critical service the Blood Center provides to the community, but their disregard of zoning and consideration for the effect of their neighbors is very troublesome. I have attended many zoom meetings over the past months and attended in person the meeting Gale Brewer hosted Hunter College on the July 12th and the commission's YouTube meeting on July 29th. I have listened, reviewed presentations and it is very clear that there have been no considerations made by NYBC or Longfellow regarding the input from their neighbors, the Land Use Committee, or elected officials. All of which I find very disconcerting at this point of their

project planning. Our neighborhood and all adjoining ones must ensure that the 'r8b zoning' law, which was passed 30 plus years ago in order to maintain and preserve the character of mid-block buildings in residential NYC neighborhoods by limiting building heights to 75 feet be preserved. NYBC could easily work within the confines of the current zoning for a state-of-the-art facility. While most of their presentations state that the proposed building would be 16 stories, the real height is 334 feet, which is nearly 4.5 time the allowable height. I'm also in support of enhancing the city's life sciences, but there are better suited locations throughout the city. This has also been suggested to NYBC and Longfellow, but it would appear that those suggestions have also not been seriously considered. It has been stated that the proposed project would take 5 years, but more likely 6-7 years once underway. Where is NYBC going to be relocated for that period? Doesn't it make more sense for them to find an alternative location and build the state-of-the-art facility and relocate. I am not going to rehash the many issues and objections that have been made by so many others, but do support their objections as well. I am hope that you will support our neighborhood and all neighborhoods regarding gross disregard by developers of our zoning laws by opposing this disgraceful project. Respectfully, Sam Rhodes 333 E 66th St Apt. 5D New York, NY 10065

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Fri 7/23/2021 2:31 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Maryam Riazian**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**

If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

I am writing to oppose the Blood Center Tower. It is a ridiculous proposal that will negatively affect everyone in the neighborhood, students at the school next door, the environment, traffic, and so much more. It's ridiculous that this is even allowed to be proposed. What is the point of having zoning districts and protections if a wealthy developer can just come in and change everything.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Mon 8/9/2021 2:07 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Michael Richter**

Zip: **10021**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project?

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

Contextual zoning has played an important role in maintaining the character and livability of this neighborhood. The rezoning of an R8B to a commercial district will set an irreversible precedent for the city, and goes against every sensible zoning principle. The proposed 334 foot tall tower doesn't belong in the middle of a residential neighborhood, let alone across the street from a school complex and a park in a park starved neighborhood. And it's not only the height of the proposed building that is incongruent with the neighborhood, the proposed floor plate is also massive, and the building's bulk belongs in Midtown, not in a residential neighborhood. The building will also cast most of St. Catherine's Park in shadows at the time it's most used. I support the Blood Center's mission, but this proposal is nothing more than zoning for

8/9/2021

Mail - Rachel Antelmi (DCP) - Outlook

dollars. The applicant has demonstrated a complete disregard for the community and for decades of successful zoning, it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge the Commission to reject this proposal.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Sun 8/8/2021 11:22 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **John Riordan**

Zip: **10075**

I represent:

- **Myself**

Details for "I Represent": **Upper East Side resident for over 30 years**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

I am strongly against to the Blood Center tower as proposed. The project represents a blatant disregard for longstanding NYC zoning rules and would set a very dangerous precedent for future development, particularly for mid-block locations. The proposed variances are not at all in the interests of our local community but instead would serve to enrich greedy developers, Blood Center executives and politicians. The massive scale of the project would put the Julia Richman complex and adjacent St. Catherine's Park in almost constant shadow. The project would also put further strain on vehicular traffic and city services. The proposal **MUST** be rejected.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Thu 8/5/2021 11:55 AM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Tracey Altman**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

Re: Blood Center Plans I would like to voice my concerns of the new proposed Blood Center between 66th and 67 Streets. The traffic on 1st and 2nd avenues is already horrific with buses, bike lanes and a ton of trucks. Try crossing 2nd Avenue any time of day and you will find that it is impossible and not safe. Download the Citizen app and see how many people are being hit by cars, car accidents and no one monitoring the traffic in this neighborhood. We do not need to deal with four years of construction in mid-block or anywhere else for that matter. Please look at the impact this will have on all who live here. This should be built in midtown or further uptown or out of the city. No one wants their quality of life changed due to this building. Sincerely, Tracey Altman Shareholder at 333 East 66th Street

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Mon 7/26/2021 7:47 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Sarah Rose**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project:

Additional Comments:

I live 2 doors away. This is a block with a park, a school and a library, it is the center of activity for so many families in the neighborhood. In the 20 years I've lived on this block, I've been horrified by traffic accidents involving little children. Anything — any building — that adds to the traffic will decrease safety for our most vulnerable kids. It is unthinkable that the city would add a giant commercial building to a family oriented street that already strains under the weight of everyday traffic. More than once I've seen kids laid out in the middle of the street, surrounded by EMTs, because I'd traffic on E 67th. Increasing the density during the school day guarantees more blood of little kids on the zoning board's hands. How dare you put children at risk for a zoning change none of the residents want?! It is unconscionable

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Fri 7/23/2021 10:34 AM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **judith Rothstein**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**

If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

Dear Planning Commission -- MOST IMPORTANT: You need to oppose the Blood Center's tower application because of the harm it will do to its midblock and the damaging precedent it will set for all the city's low-scale residential midblocks. Please defeat the Blood Center proposal. The Blood Center proposal is inappropriate and unacceptable -- and outrageous. *** it was introduced during the height of our pandemic, when protestors could not congregate for meetings. Was the proposal deliberately timed for squelching opposition? *** Mayor De Blasio's approval of your plan is inappropriate and unacceptable. If he lived in this neighborhood, you can be sure he would disapprove. *** 67th St is a one-lane cross-town bus route. Cross-town traffic will be snarled up beyond belief. 2nd Ave is already a bottleneck in this part of

7/26/2021

Mail - Rachel Antelmi (DCP) - Outlook

town, and construction on 67th St. will worsen it. *** air quality will be diminished throughout this neighborhood. Has an environmental study been conducted? Four or five stories on top of the Blood Center seems acceptable, but this proposal -- an opportunity for the developer to cash in on a totally unreasonable expansion should definitely be opposed. Yours truly, J. Rothstein (315 East 68th ST)

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Wed 7/28/2021 11:32 AM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Clyde Rousseau**

Zip: **10031**

I represent:

- **Myself**

Details for "I Represent": **I am a shareholder in the 315 E 68th Street coop.**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

A mid block commercial tower of this size is inconsistent with the neighborhood and should not be approved. If it was residential and had frontage on 2nd Ave I wouldn't be pleased about such a large building being introduced into the neighborhood but at least it would be consistent in that taller buildings typically front on avenues while preserving the lower scale architecture of the mid block buildings.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Mon 8/9/2021 11:49 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Susan Rozensher**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent": **shareholder at 333 East 66th Street, Manhattan**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

This proposed building project would take away the sunlight in St. Catherine's Park in the afternoon hours, exactly the time of day when so many of us in the community like to take our children and grandchildren to the park!!! It would also create serious traffic problems and bring hazardous materials into a residential area where they do not belong!!! This project is masquerading as a benefit to the community when, in fact, it is the total opposite.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Thu 7/29/2021 2:56 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Jon Salony**

Zip: **10028**

I represent:

- **Myself**

Details for "I Represent": **Born in Manhattan, I am a lifelong resident of New York and of the Upper East Side since 1968.**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

1. It is my understanding that the Blood Center project will contain bio-science labs (BSL-3). These labs are associated with testing and experimentation with human diseases that cause illness by spreading through the air. They may have serious or lethal consequences. 1.6 million people live in Manhattan, while the total population of New York City is more than 8.7 million. Manhattan is the largest and most densely populated borough in the city, while New York is the most densely populated city in the United States. In 2019, a record 66.5 million tourists visited New York City of which 13.5% were international visitors. Imagine the accidental outbreak of a highly communicable disease from this proposed facility and the impact on world health. There is no way to estimate the short and long-term viability and sustainability of the city from such an occurrence. Should we take

that risk? 2. Studies show that the maximum shadow on nearby St. Catherine's Park created by the proposed structure will occur between 2-6 pm from the spring through the summer months. This park is next to the Julia Richman Education Complex. The complex houses six autonomous schools for 1,800 students from Pre-K through the 12th grade. The shadow will acutely affect children and young adolescent recreation opportunity. The Blood Center proposal does not provide for an alternative area for sunlit recreation. The first five stories of the proposed 16 story, 334-foot structure will be reserved for the Blood Center. Building only to the first five stories will probably cast little or no shadow across the strategically important St. Catherine's Park. 3. Commercial office vacancy reported by Newmark at the second quarter of 2021 was 18.5%, the highest since 1994. CBRE reports that another 14 million square feet are under construction (see New York Times, 7/1/21). Certainly there are a multitude of existing commercial situations in a wide variety of locales that a commercial landlord could modify to safely suit the needs of the Blood Center without the result of the loss of a sunlit park.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Mon 8/9/2021 12:51 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Donna Sbriglia**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project?

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

Contextual zoning has played an important role in maintaining the character and livability of this neighborhood. The rezoning of an R8B to a commercial district will set an irreversible precedent for the city, and goes against every sensible zoning principle. The proposed 334 foot tall tower doesn't belong in the middle of a residential neighborhood, let alone across the street from a school complex and in a park starved neighborhood. And it's not only the height of the proposed building that is incongruent with the neighborhood, the proposed floor plate is also massive, and the building's bulk belongs in Midtown, not in a residential neighborhood. The building will also cast most of St. Catherine's Park in shadows at the time it's most used. As a mother of 4 who utilizes that part after school or early evening know the important of

8/9/2021

Mail - Rachel Antelmi (DCP) - Outlook

the out door sun light space of that park. I support the Blood Center's mission, but this proposal is nothing more than zoning for dollars. The applicant has demonstrated a complete disregard for the community and for decades of successful zoning, it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge the Commission to reject this proposal.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Sat 8/7/2021 10:15 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **helga sccliesser**
Zip: **10065**

I represent:

- **Myself**

Details for "I Represent": **I represent myself as a long time resident living in a residential area around the old blood center.**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

Some years ago I accompanied a patient in an ambulance, who had suffered a heart attack. She lived at the Manhattan House, 2 blocks away from the blood center and just few blocks away from the hospital. But it took the ambulance a long time and many time-consuming detours to get the patient to the emergency in time. How many can't get there in time with traffic so much worse now-a-days and which can only get worse with the new, against the zoning-law, planned construction for a new blood center. The sirens of ambulances, which I hear from my apartment daily, can sound forever because no vehicle in front of them is capable of moving and letting the ambulance through! Really, how many patients will not make it in time to

the emergency due to traffic which will inundate this neighborhood with a new blood center of almost 33 floors and approximately 2000 more daily workers and commuters.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Mon 7/26/2021 5:44 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Louise Schain**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

I am in complete opposition to the new blood bank building proposal. At least 50% of the building will be for commercial use controlled by the builder. The facility will include biosafety level 3 (bsl-3) laboratories which is very concerning as they handle dangerous pathogens. These are not appropriate for our high density neighborhoods which incorporate families and children. The rezoning would increase density and traffic in the neighborhood which is one of the most populated in the city. It would also exacerbate the already major traffic congestion that exists on 66th and 67th streets, which are crosstown blocks. In addition, there is the Julia Richmond school complex that houses 5 different schools...one of which is for autistic children. The increase in traffic poses a risk to the children that are transported and dropped off on 67th street by school buses. The change in zoning of a mid-block high-rise will create shadows reducing light over St.

7/27/2021

Mail - Rachel Antelmi (DCP) - Outlook

Catherine's park that is used by families and their children, seniors as well as over the Julia Richmond school complex. This project will completely change our neighborhood and NOT for the good. PLEASE STOP THE BLOOD CENTER PROJECT Louise Schain

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Mon 7/26/2021 2:03 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Sara Schapiro**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

I am writing to voice my strong opposition to the Blood Center Tower Proposal. The change in zoning sets a very dangerous precedent for Manhattan's residential neighborhoods. With millions of empty office space in NYC it's wasteful and irresponsible to be putting up additional commercial buildings. This developer plans to have various unspecified biotech companies in a densely populated part of the city — why not find space somewhere already committed to medical research.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Fri 8/6/2021 2:54 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **margaret schwarz**

Zip: **10075**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

In our a residential neighborhood the New York Blood Center seeks to change the characteristics of our community from residential to commercial. No Upper East Side R8B district has ever been re-zoned. For 35 years, R8B zoning has successfully preserved the scale of the side streets by capping height at 75 feet to resemble existing buildings, many of which are row houses and tenements not more than 5-6 stories. If the City allows this commercial tower, it sets a precedent to essentially blow up this sound land use plan that protects our lower-rise mid-blocks. Though described as a 16-story building because it's floors have high ceilings, the Blood Center's new building would be equivalent to a 33-story residential tower. The new building will also have a floor plate larger than the Empire State Building and large LED lights with the New

York Blood Center's logo right in front of it, completely changing the character of the block to something you would see in Times Square. The construction will make it more dangerous for students who attend one of the schools at the Julia Richman Education Complex across the street from the Blood Center. Located on a narrow one-way block, school administrators already have to block cars and buses while students are getting on and off yellow buses to make sure no accidents occur. And over the estimated four years this construction project is supposed to take place, there will be more trucks and heavy equipment on the block creating more congestion. One of the schools in the Complex is for students diagnosed with autism, where loud sounds can severely hurt their ability to learn, which would be coming from the construction taking place. When complete, the new building would also be so high that it would block sunlight from entering the building, also a critical factor to helping autistic students learn because it goes down slowly, not rapidly like it would be if you had to turn a light on and off. The shadows would also block the sun hitting St. Catherine's Park across the street during the times it is used most - after school. The Upper East Side already has the least amount of green space in the entire city, making this park very popular, and the atmosphere it provides for people would be diminished by the shadows.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Fri 8/6/2021 8:51 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Michael Scott**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent": **I reside at 315 East 68th Street and would be negatively impacted by this project.**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

This proposal does not support and serve our community. It puts financial interest ahead of quality of life for the local residents. For 35 years, R8B zoning has successfully preserved the scale of the side streets by capping height at 75 feet to resemble existing buildings, many of which are row houses and tenements not more than 5-6 stories. If the City allows this commercial tower, it sets a precedent to essentially blow up this sound land use plan that protects our lower-rise mid-blocks. Though described as a 16-story building because it's floors have high ceilings, the Blood Center's new building would be equivalent to a 33-story residential tower. The new building will also have a floor plate larger than the Empire State Building and

large LED lights with the New York Blood Center's logo right in front of it, completely changing the character of the block to something you would see in Times Square.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Mon 7/26/2021 3:12 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **MIRIAM SEGAL PHD**

Zip: **10021**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**

If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

I am strongly opposed to the current Longfellow/Blood Center proposal. I am opposed to rezoning residential streets for commercial use. I am opposed to the magnitude of the size of the proposed structure changing the character of the neighborhood I live in, casting shadows on the nearby park and playground, and bringing congestion in the form of foot and vehicle traffic. The street is already a cross town bus route, in addition to school buses lining the street and students coming and going. The quality of life in this neighborhood will be forever compromised. I also oppose having biohazardous research lab and its waste disposal in this location. I am aware that there are other practical ways for the blood center to expand on its current site or to work with Longfellow in a different location, Please do not approve the current

7/26/2021

Mail - Rachel Antelmi (DCP) - Outlook

Longfellow/Blood Center proposal!

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Mon 7/26/2021 6:49 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Philip Seliger**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent": **I represent my family of 5, living a block away from the proposed mega construction of the new NYBC.**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

I'm a local resident and father of 2, and I am opposed to the scale of the NY Blood Center expansion. Besides other negative impacts, the proposed mid-block commercial lab/office tower will dwarf the surrounding buildings and I fear will negatively impact St. Catherine's Park and playground, the only open space in the the area. I am very grateful for the local St. Catherine's park. Parents in particular know that open space where kids are not in danger of jumping in front of a car are a necessity. After my children finish school at PS 183 right across the avenue on 66th Street, the go-to option for most kids from PS 183 is to release energy on the playground including the ball court. The ball court is the only local place where you get sun for a reasonable amount of time in the sun in our area. The proposed gigantic building on the current NY Blood Center site

would block that last bit of sun on the street level for kids to enjoy almost the entire afternoon. Mind you, the section of the ball courts that has no tree canopy is the section that would be most affected by the tall, bulky building. The section of St. Catherine's that is less affected by the new building has tree canopy with reduced sunlight at ground level. Additional traffic, commercial trash services for a lab spaces, likely hazardous waste is introduced in the area with high residential population density. The seems to be no concession to the local residents in return for a 'rezoning-gift' of this magnitude. What is dollar value of this proposed rezoning? The proposed building's bulk exceeds the current zoning requirement by a multiple greater than 3x. The space for the NY Blood Center does not seem to be expanded in the proposed new building. The additional floor space is simply used as a commercial, rent-producing office/lab-space, supposedly for bio-tech start-ups. I am not certain about the promise of starting a bio-tech incubator in the middle of a residential neighborhood in the middle of Manhattan. Sure the NY Blood Center's involvement has some weight. What I am certain about is the impact the building alone will have on the neighborhood, and that is not positive for local residents. The proposed building will be around for generations, in an apparently rushed approval process and without the appropriate study of the impacts on the local residents, like an in depth traffic and crowding analysis. Increased strain on the neighborhood resources, possibly constant nighttime lighting from a 24-hour lab building. The created jobs will no doubt partially come from outside of Manhattan and increase the use of local public resources. As this is a personal letter I am describing the effect this proposed NY Blood Center building will have on me and my family personally. I want to emphasize that I am 5 voices, not 1. My vision of Manhattan is a more livable Manhattan to attract residents, as opposed to inappropriate commercial towers encroaching on the last remaining bits of public space in this area. My biggest dismay with the project is that the new building does not make any concession to the local public in return for the aforementioned 'rezoning-gift'. To relieve the strain created by this building there should be a guarantee that they would create adequate additional open space that could absorb the increased demand. A reconstruction on this site at a reasonable scale, similarly to the lab space by MSK on 64th street, or consideration of alternative sites needs to be conducted. The currently proposed project seems to be one of commercial convenience at the expense of local residents. Regards, Philip Seliger.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Fri 8/6/2021 1:22 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **kathleen sheahan**

Zip: **10021**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

I AM ADAMENTLY OPPOSED TO THE PROPOSED BLOOD CENTER BUILDING AS CURRENTLY CONFIGURED!!
THERE ARE MANY AVAILABLE OPTIONS WHICH WILL SATISFY THE NEEDS WITHOUT DESTROYING THE
NEIGHBORHOOD...PICK ONE OF THEM!!!

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Mon 7/26/2021 1:14 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Stephanie Shemin**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent": **A resident of 333 E. 66th Street since 1994.**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

Please do not allow the Blood Center tower proposal to move forward. I live at 333 East 66th Street, and I strongly oppose this project for many reasons. It is disconcerting that this proposal was being treated as a given to breeze through the approval process, especially by the Mayor's office. It is disconcerting that it was presumed that our neighborhood would just have to forget about the zoning laws and accept an unnecessary behemoth, casting its 330-foot shadow and constantly transporting lab and medical waste, in the middle of a block in a residential neighborhood, across the street from a school, a park, and right next to the 67th Street branch of the NYPL. It is disconcerting that no thought whatsoever was given to the quality of life and infrastructure issues in this neighborhood (particularly traffic, strain on the electrical grid,

public transportation, air quality, and parking). It is disconcerting that in the wake of the monstrosities that have been built on Billionaire's Row on West 57th Street that no lessons have been learned from that truly unnecessary development. But even without all of those legitimate concerns, it is infuriating how real estate developers continue to blatantly and freely rob New Yorkers of their city. The planned work around Penn Station and the planned demolition of historical churches and buildings in that area is a ridiculously sad notion. But that's nothing compared to all of the mid-block development that will surely follow if the Blood Center tower is allowed to be built in its currently proposed form. The precedent that this sets will continue to benefit only the developers, who will take their money and run. And then there's the little matter of how Mayor De Blasio owes Kramer Levin (the legal team representing the Blood Center project) \$300,000 (source: <https://www.thecity.nyc/special-report/2019/5/17/21211076/mayor-de-blasio-owes-unpaid-legal-bill-to-firm-lobbying-his-office>). Perhaps my mere 28 years of living in New York City has made me naive, but I thought that the days of Tammany Hall were over. Rest assured that we are not averse to the Blood Center being renovated, inconvenient as that would be. We are not averse to progress. We are not against union workers coming into the neighborhood to reconstruct the building. But tacking on at least 250 feet to the current building height is ridiculous (especially considering the amount of currently available vacant real estate around the city), and the notion of the City calmly accepting the opacity and lack of real answers in regards to the sort of lab work that will happen in those 330 feet of height (since apparently only 35% of the building is earmarked to accommodate the Blood Center's work) is ludicrous at best and terrifying at worst. Sincerely-- --Stephanie Shemin

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Fri 7/30/2021 10:30 AM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Craig Shemin**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

I have lived on the Upper East Side for more than 30 years. I raise my voice in protest to the Blood Center's massive tower project, a project whose very existence highlights the importance of the current mid-block zoning regulations. These zoning regulations must remain in place to ensure our neighborhood's health, safety and overall quality of life. The Blood Center would have you think that as a non-profit medical organization, this construction project is for the good of mankind, but this is, plain and simple, a commercial real estate venture. The Blood Center calls the entities that will occupy the building along with them "partners," but they are really just commercial tenants in a building that the Blood Center will occupy. The Blood Center itself has stated that they don't know who will be renting the space in the building, so how can

they call them partners? The Blood Center made a real estate deal with a commercial developer so they could get a new building for next to nothing – at the expense of the neighborhood the Center has occupied for decades. As you know, a neighborhood is like a fragile ecosystem – a major disruption can cause irreparable harm. What kind of damage am I talking about? What is so bad about this project? 1. Construction – The years of construction will bring noise and heavy equipment to the neighborhood. The public library, Julia Richman school and St. Catherine’s Park are all on the same block and will be subjected to this potentially dangerous and most certainly disruptive incursion. 2. Shadow Blight – Studies already show that the new building will permanently cast shadows over the playground and schoolyard. 3. Traffic, Transit and Parking – The Blood Center estimates that the business tenants of the new tower will employ about 2,400 people. They have to get to work. Traffic is already problematic in our neighborhood and even if a small fraction drive to work, congestion will be worsened. This could be deadly to those who require ambulances or fire department vehicles in emergencies. Also, the Blood Center has made no accommodation for parking for the building’s employees. Assuming transit figures return to a pre-pandemic level by the time the tower would be completed, east side subways and subways cannot easily absorb such an increase in ridership in this one neighborhood. 4. Commerce Infrastructure – Where will 2,400 people have lunch? Every deli and restaurant will be jammed from 12pm to 2pm. I have one of the best bagel shops in the world around the corner. Their line is already out the door. If this new Blood Center building is built, people who live in this neighborhood will have a real problem competing with Blood Center building employees for goods and services – not to mention bagels. 5. Utilities Infrastructure – How will the huge new building overtax the neighborhood's shaky Con Edison electric grid (which their trucks already seem to have to patch every other day)? Can Con-Ed handle it? Will we be subject to surges or outages because the Blood Center is there? It won't be a problem for the Blood Center as I assume they will install their own emergency generator. 6. Service/Delivery/Sanitation – There are already liquid nitrogen trucks often backed up onto the sidewalk. The new tower would require an enormous influx of delivery, service and sanitation trucks at its back entrance. Would 66th street residents ever be able to use their sidewalk again? 7. Hazardous materials – Commercial science buildings often make use of hazardous and dangerous materials in their work – why have a BSL-3 laboratory and other hazardous materials so close to a school and playground? The city doesn't even grant a LIQUOR LICENSE less than 200 feet from a school!!! How can an amalgam of possibly hazardous laboratories like this be permitted across the street from a school and playground? 8. Real Estate Inventory – It is my understanding that there is a surplus of available commercial real estate in the city. Why build more? There are also available building sites in other areas that the Blood Center can build their tower on. At a Zoom meeting with Community Board 8 on November 18, 2020, one of the Blood Center’s consultants said they wanted to create a Humane Urban Experience, but this only referred to the aesthetic look of the new building. The residents in our neighborhood should have a Humane Urban Experience that goes beyond aesthetics. Nobody looks at the Blood Center and says “what an ugly building.” People look at it and say “Hey, there’s the Blood Center - they do great work and I’m glad they do that work and I’m sure they’re so busy doing that work that they probably don’t think about the fact that they’re working in a plain white building, because it doesn’t bother me.” Mid-block zoning regulations are in place to protect neighborhoods, and a request to allow construction of a 334-foot commercial building in a space zoned for a 75-foot building is egregious and shameful. I want to make one thing clear. While I vehemently oppose the construction of this monstrosity, I do not oppose the idea of the Blood Center building a new headquarters. But, it should be constructed within the current zoning regulations for mid-block buildings. The Blood Center has said that they are planning to occupy an amount of space in their new tower similar to what they have now... So, they should build a similar sized building. If the Blood Center can't afford to replace their building without building a commercial behemoth, they should do what every other non-profit does -- begin a fundraising effort. I will happily donate to such a cause. But, as the project stands right now, I most vocally and vehemently object and ask that the project not be approved. Before I sign off, I do have a question to pose. How can the Mayor of this city be involved in this process and not recuse himself when he owes more than \$300,000 to Kramer Levin, the law firm that is representing the Blood Center project? It doesn't quite seem ethical, does it?

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Wed 7/28/2021 11:43 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Tricia Shimamura**

Zip: **10021**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**

If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

My name is Tricia Shimamura and I am a social worker and a longtime member of Manhattan Community Board 8, where I am currently the First Vice Chair and the Co-Chair of the Parks and Waterfront Committee. I am also a mother to a two year old who plays in St. Catherine's Park on a regular basis. I am extremely familiar with this site as well as the street, sidewalk and park activity. I urge you to disapprove the proposed rezoning and subsequent development planned for the current New York Blood Center, at 310 E 67th Street. The rezoning of the site from an R8B to a C2-7 district would set a dangerous precedent for future projects looking to add height and density to midblock sites, obliterating the low-rise, mid-block residential character and without any benefits to the surrounding community. Additionally, the development would create tremendous burdens on Julia Richman Education Complex, directly across from the Blood Center and which houses an

elementary school, a school for students with special needs, four high schools, an infant toddler center, and a teacher center. School buses - along with the M66 bus - are a near constant on 67th street, and many students require additional assistance as they enter and exit the building. Enveloping JREC in near-permanent shadows and adding additional traffic to this street devalues our students and their safety. Finally, I urge you to consider the devastating impact on St. Catherine's Park. By their own assessment, the developers acknowledge that the project would cast shadows causing a significant adverse impact on the park. In fact, most of the park would lose direct light throughout the spring, summer, and fall months. The City Parks Department has also agreed with this assessment, noting that the shadows would negatively affect planning and activities in the park. St. Catherine's is unique - much of the park is made of concrete, with plantings on the perimeter. In the sunlight, with the water features on and children on the swings, it's a magical respite in an otherwise densely populated city block. But in the shadows, the park is cold, dark, and unwelcoming. St. Catherine's is also one of the most heavily visited parks in our entire city, and somewhat uniquely, it serves a wide range of users including seniors, families, and hospital patients from the surrounding medical institutions. This is not a park just for children - this is an essential open space, with tables, benches, a bathroom, and a very walkable pathway that makes the park as beloved by seniors, employees and other adults, as well as the families who use the park on a daily basis. The loss of sunlight during the peak of summer in the late afternoons and early evenings - a time in which park use is highest, is a cost too high to bear. For all of these reasons, I ask you to disapprove the application.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Mon 8/9/2021 12:54 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Seth Shulman**

Zip: **10075**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project?

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

Contextual zoning has played an important role in maintaining the character and livability of this neighborhood. The rezoning of an R8B to a commercial district will set an irreversible precedent for the city, and goes against every sensible zoning principle. The proposed 334 foot tall tower doesn't belong in the middle of a residential neighborhood, let alone across the street from a school complex and a park in a park starved neighborhood. And it's not only the height of the proposed building that is incongruent with the neighborhood, the proposed floor plate is also massive, and the building's bulk belongs in Midtown, not in a residential neighborhood. The building will also cast most of St. Catherine's Park in shadows at the time it's most used. I support the Blood Center's mission, but this proposal is nothing more than zoning for

dollars. The applicant has demonstrated a complete disregard for the community and for decades of successful zoning, it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge the Commission to reject this proposal.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Mon 8/9/2021 2:08 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **adrienne siegel**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project?

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

Contextual zoning has played an important role in maintaining the character and livability of this neighborhood. The rezoning of an R8B to a commercial district will set an irreversible precedent for the city, and goes against every sensible zoning principle. The proposed 334 foot tall tower doesn't belong in the middle of a residential neighborhood, let alone across the street from a school complex and a park in a park starved neighborhood. And it's not only the height of the proposed building that is incongruent with the neighborhood, the proposed floor plate is also massive, and the building's bulk belongs in Midtown, not in a residential neighborhood. The building will also cast most of St. Catherine's Park in shadows at the time it's most used. I support the Blood Center's mission, but this proposal is nothing more than zoning for

dollars. The applicant has demonstrated a complete disregard for the community and for decades of successful zoning, it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge the Commission to reject this proposal.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Tue 7/27/2021 1:23 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Sheldon Silverman**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent": **I am a resident of 333 East 66th Street**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**

If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

The proposed re-zoning for the Blood Center is hideously unconscionable. East 66th and East 67th Streets are already congested with too much traffic, with the transverse through the park and crosstown bus, school busses on 67th streets plus the congestion of people. I can't begin to imagine what the additional traffic and human traffic would do to the neighborhood. As it is, you cannot cross 2nd Avenue. There are also bike lanes on both avenues which will be a huge hazard to all. The Blood Center is not increasing their space so why this huge building? This is simply a land grab that the developer will benefit by. There are two schools in the area where children's lives will be impacted; One with autistic children. With all the noise during the time this monstrosity will take to build, how will children be able to concentrate and learn? No one wants their quality of life impacted due to this building; out of place, out of scale and out of touch with the residents and the

permanent, negative affect it will have on all who will have to live here. Sincerely, Sheldon Silverman

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Tue 7/27/2021 12:41 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Amy Sklar**

Zip: **10024**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **other**

Have you previously submitted comments on this project? **Yes**

If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

The DiBlasio administration is pushing a rezoning to allow a 16 story tower to be constructed on a mid-block site presently occupied by a 3 story building on East 67th Street. This relentless attempt by the DiBlasio administration to circumvent existing zoning laws threatens the preservation of neighborhoods throughout the city. If Mr. DiBlasio is successful, future mid-block development will be relentlessly pursued by developers, adversely impacting the quality of life for residents and resulting in irreversible changes to the character of NYC as well as possibly dangerous consequences. In this particular instance of rezoning promoted by Mayor DiBlasio, the proposed mid-block tower will be the site of laboratories conducting potentially dangerous experiments. Should hazardous products escape the tower, occupants of nearby schools and playgrounds as well as neighborhood residents could be exposed to who knows what...think COVID. Also, this new

mid -block tower will block light from schools and playgrounds, require the operation of ventilation and other building systems up to 24 hours a day, every day; and significantly increase noise and traffic related to the building's loading docks on a scale never before endured at that location. The neighborhood will be permanently disfigured and disrupted, while such a rezoning will make other NYC neighborhoods vulnerable to the same fate. Surely there are numerous other non-residential sites in NYC better suited for construction of a high rise devoted to life science laboratories. The idea that such new laboratories need to be on East 67 Steeet for proximity to various hospitals is nonsense. There are plenty of other NYC sites that could accommodate life science labs without upending long-standing zoning laws designed to protect and preserve neighborhoods and their residents.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Thu 7/29/2021 9:39 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Mary Smith**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent": **Shareholder at**

My Comments:

Vote: I am **in favor**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

I have been shareholder at 333 East 66th St. for more than 10 years and I am writing to make sure that the Blood Center Tower proposal from Longfellow is passed, therefore increasing the value of the neighborhood. The proposal has no exception of illegality and was slandered without justification by my co-op Board Directors Ellyn Berk, Larry Gerrard and Rudd Realty, all well known white collar criminals. Ellyn Berk does not know yet that the sun rises East, turns South and reaches West only late in the evening, leaving St. Catherine Park unaffected by the projected Tower most of the day. The Blood Center will bring innovation and social development in the neighborhood, excluding criminality and bringing new opportunities for skilled and honest New Yorkers. It is evident that the project disturbs the First Hungarian Reformed Church at 344 E 69th St, which has illegal influence on my co-op through Ellyn Berk, Larry Gerrard and Rudd Realty, all

well known white collar criminals. Skilled and honest New Yorkers buying shares and apartment in my co-op are completely unaware of the Hungarian Church and its influence on the co-op. Only after buying, they find themselves discriminated and victim of shareholder rights violations and Human Rights violations. To conclude, please contribute to the approval of the Mayor De Blasio-backed project and stop white collar crimes in my co-op.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Wed 8/4/2021 10:38 AM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Steven Smith**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent": **I am a resident of apt 10N in 333 East 66th Street.**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

I reside at 333 East 66th Street and attended CB#8 Zoom Meetings on this matter as well as a hearing held by Boro President Brewer. While I respect the ULURP review process, it is clear that the proposing group does not and, in fact, are in defiance of CB#8 and the Community. I worked in NYC Construction in the field as an electrician and in the office as project and contract management. I see these requests for zoning changes to be merely an effort by NYBC and its Co-Conspirator Partner, Longfellow Real Estate, to monetize air rights to which, by long established zoning laws, they are not entitled. "Zoning for Dollars" comes to mind. Unlike other presenters at your hearing, NYBC has not amended its presentation to address the multitude of Community comments except to "soft sell" the use of BSL3 Labs that are included in the

proposed design of their Mega Tower. Through articles I have read, the proposer's lack of effort to address any community concerns by one iota of change in the proposal are pages in the Kramer Levin playbook to "run out the clock" and "restrict any meaningful discussions". At the Hunter College Meeting, there was no playbook change except the orchestrated statements of support by LU#79 Members and a representative of NYC Buildings Trades Council, by offering to sign a Project Labor Agreement to assure the use of all union trades in the construction. There was also an enticement of internships/partnerships in Life Science careers with local universities for their students/graduates. This was, in my opinion, newly offered by the co-conspirators to create the racial tension appearing at the Hunter College meeting. Based on my experience, the alternate proposal of constructing a new building within existing zoning laws provides nearly the same number of construction jobs and research opportunity as the Longfellow Tower. Regarding racial tension, I wonder why the vacant lot in East Harlem that has been set aside by NYC for use as a Life Science Hub, is not being used for this "Tower". This previously rejected site that remains vacant is, in my opinion, the best choice for the Tower. · The construction would be accomplished in less time (a goal of all developers) as there is no need for the demolition of an existing building containing known carcinogens used in the 1930's construction. · During the construction, the construction workers buying food would be a financial boon for local businesses. · Local hardware stores would benefit during construction as locations as a source for quickly needed construction material. · The proximity to the population that each LU#79 representative claim would be receiving employment in the final building would eliminate the need to use transportation, putting more of their salaries in their pockets to be spent in neighborhood businesses. · Columbia University as well as both CUNY and SUNY could become partners for internships and employment in this growing area of opportunity. · Columbia Presbyterian Hospital can become a research partner as well as maintaining the same partnerships available at the present location. I am in agreement with the rejection of the proposed changes. Why not rebuild on the existing site in accordance with the existing laws AND build the Longfellows Tower on the East Harlem Site? It would be a win-win.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Sun 8/8/2021 2:05 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Mary Smith**
Zip: **10065**

I represent:

- **Myself**

Details for "I Represent": **Shareholder and resident at 333 East 66th St. co-op**

My Comments:

Vote: I am **in favor**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

Rudd Realty, Ellyn Berk, Larry Gerard at 333 East 66th St. are all corrupted, with various criminal activities ongoing. They must be removed. Their opposition to the New York Blood Center project do not represent the interests of 333 East 66th St. co-op shareholders.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Tue 7/27/2021 1:12 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Carol Sokol**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**

If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

This proposed expansion is clearly a deception of the true objective. The true objective is for a development company to create another mega-sky-scraper, that generates income, and which will change the entire neighborhood. While it is described as a 16-story building, the proposed high ceilings would mean it becomes a 334 foot (almost 4 times the current zone limit) tall building. This is equivalent to a 30-story residential building and is higher than the building at 235 East 67th Street. While the proposed building is being justified as providing the Blood Bank with additional space needed because of demand put on it by the pandemic, the Blood Bank will occupy approximately the same amount of space in the new building that it presently occupies, with the balance of the tower being rented out at market rates by the Boston development company that's working with the Blood Bank. A clear deception of objective. Once the building is completed, they

anticipate 2,600 on-site employees working in the building. There is no provision being made for additional parking. A mid-block commercial building of that size will negatively impact local traffic and burden an already over-taxed infrastructure. Additionally, East 67th Street is an important bus route. Interruptions to bus travel would severely hurt the mobility in the neighborhood. Please leave the current zoning in place with a maximum height of 85 feet for the building. The city is currently in crisis with much of the commercial space being vacated. It makes no sense to add more unnecessary commercial space in an already over-crowded area. This city should consider more thoughtful planning instead of allowing developers to continuously overbuild.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Mon 7/26/2021 11:55 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Emily Sonnenblick**

Zip: **10021**

I represent:

- **Myself**

Details for "I Represent": **Myself and other physician scientists**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

I am an academic physician and colleague of academic and research physicians at Sloan-Kettering and Cornell University Medical College. I want to make clear that the basic tenet of the Blood Center application is untrue. The research conducted by the Blood Center does not rely on proximity to these neighbor institutions. Recent publications from the Blood Center posted on their web sites show collaborations in Asia, Europe, and other centers in the U.S. more frequently than Memorial and Cornell. Lab based research collaborations absolutely do not require physical proximity. Similarly, lab seminars and bio medical presentations now take place virtually. Research scientists who I am speaking for feel it wrong to conduct biohazard research venting air exhaust from chemical hoods and animal facilities in a residential neighborhood, even if technical requirements are met, (Walk one of the streets near the three neighboring institutions on some

mornings and smell the rodent cages.) This research should be carried out in a commercial area of the City earmarked for this type of biomedical research development. The impetus for this request by the Blood Center for spot zoning is simply a profit motive. This is profit masked in the name of science. While I do not live in this area, I strongly oppose this development which is based on scientific misrepresentation.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Sat 8/7/2021 7:33 AM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Leonard Sorcher**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

The size of the proposed building is far tall—16 stories (334 feet) is four times greater than the current zoning allows. That is not appropriate for our residential neighborhood, mid-block. The purpose of R8B zoning was to maintain a residential character for the Upper East Side. A waiver of the zoning would also set a dangerous precedent that could be abused by future developers. Additionally, the projected shadow of the proposed building on St. Catherine's Park would be harmful to the quality of life in our neighborhood. This park is one of our few green spaces. It is valued by all who use it—families, senior citizens, and healthcare workers from the nearby hospitals too. A loss of sunlight would limit its useability, especially in the winter. During peak hours in summer, and fall, the proposed project would cast shadows on over 70% of

the park. There is no way to mitigate these impacts. The Julia Richmond Education Complex across the street from the Blood Center would also face negative impacts, including shadows on classrooms and construction noise from the new building. We need to improve our public schools, not diminish them. Last, but not least, any commercial entity leasing space in the proposed building could conduct potentially dangerous and hazardous pathogen research in its labs, without supervision and oversight. This is totally inappropriate—and unacceptable—for a densely populated residential neighborhood. This development project would also increase traffic on a crosstown bus route, over-crowd already taxed mass transportation to this area, and back up streets preventing ambulances from reaching the hospitals in the area. For these reasons, I urge you to reject the New York Blood Center's proposal.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Mon 8/2/2021 8:26 AM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Thomas Sos**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

I am writing to you as a very concerned member of the UES neighborhood for over 50 years and a neighbor of the Blood Center for its entire existence, a member of my larger community (NYC, NYS, USA), and a physician at NYPH/Weill Cornell for over 50 years, to very strongly oppose the construction of the proposed Blood Center colossus tower mid-block on East 67th Street in my neighborhood for the following reasons: 1. The zoning laws and building codes were established in my Upper East Side neighborhood and all over the US to protect it and its residents, including and especially children, from buildings that negatively affect the safety, health and welfare of citizens. 2. The proposed Blood Center colossus tower on East 67th Street exceeds current code height and zoning; it is more than four times taller than current codes allow, never

mind its massive foot print (a floor plate larger than the Empire State Building!) in the middle of the block! The R8B zoning of 75' for mid-blocks is there to protect the residential character of neighborhoods like this, and has never been violated in the more than 35 years since it was enacted, and this is certainly not the time or location to start! a. The neighborhood is already too busy and crowded by unavoidable traffic from the nearby subway stations, by its residents, the children and staff at the Julia Richmond Schools, added to by the staffs of NYPH/WC, MSKCC, HSS and the current "modestly sized" Blood Center. The Blood Center currently has approximately 200 employees, while the proposed tower is projected to have over 2,600 workers (plus visitors and deliveries) coming to this mid-block location on a daily basis – the dramatic adverse impact that this would have on traffic is obvious. i. The additional vehicular and foot traffic that would be created by the massive new proposed Blood Center opposite to the Julia Richmond Schools and adjacent to and in/through St. Catherine's Park will jeopardize not only everyday access to our neighborhood for all its residents, but also reduce/block access for emergency vehicles to the medical institutions. ii. The great height and giant footprint of the proposed Blood Center colossus on East 67th Street will cast a giant shadow on the neighborhood, the playground of the Julia Richmond Schools and that of St. Catherine's Park and the children using it. As a physician and a human being, I am concerned about the negative effect on all our physical and mental well-being. iii. Practical issues aside, the proposed Blood Center colossus on East 67th Street adds a building whose massive size and arguably quasi "totalitarian" architecture. are out of character with that of the residential neighborhood and thus degrades the quality of life for all of us. 3. As a physician, trained at and continuously a member of the staff at NYPH/WC for over a half century, I certainly understand and appreciate the need for medical institutions, including the Blood Center, BUT: a. The current Blood Center building and its interior offices and laboratories likely do need to be renovated/rebuilt and modernized, and perhaps even enlarged, but within the existing reasonable current codes; it certainly does not need to be enlarged to the currently proposed massive size which exceeds codes to fulfill its local mission, for the reasons above (1.). The Blood Center's filings with the City show that it will occupy less space in the proposed tower than it could build "as of right" within the current 75' zoning! b. If there is a need, and there may well be one, for a significantly enlarged new building to house (i.e. also rent for profit) collaborative laboratories and offices to others which exceeds the wise and reasonable current codes in its current location in our neighborhood, it should be built in a neighborhood currently zoned for such buildings; these activities are not vital to be located in the same building for the locally significant activities of the Blood Center. Alternatively, they could repurpose some of the 100 million square feet of commercial space the City is facing as a result of the pandemic. (<https://www.nytimes.com/2021/07/27/business/office-space-conversion-labs.html>) 4. Finally, a change in the current zoning regulations and codes to allow for construction of the proposed Blood Center colossus on East 67th Street in our neighborhood can and will become a precedent for other equally or perhaps even more deleterious changes of zoning and codes throughout New York City – changes which will further degrade our collective quality of life and perhaps even the survival and flourishing of New York City at a time when all or most of its institutions and lifestyle have been and still fragile and jeopardized by the pandemic and the socio-economic upheavals!

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Mon 7/26/2021 4:07 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **CAROLE SPIVACK**

Zip: **10028**

I represent:

- **Myself**

Details for "I Represent": **CAROLE H SPIVACK, LCSW-R, MBA**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

I attended the last CPC Public Hearing on this issue. I am opposed because it appears to me that important and well-thought-out zoning requirements are being flouted in order to jam through approvals for this project. The public interest is being dismissed in favor of a venture that seems destined to deliver considerably less than it purports to offer. Thank you!

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Mon 8/9/2021 12:36 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Erika Steinmann**

Zip: **10018**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project?

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

Contextual zoning has played an important role in maintaining the character and livability of this neighborhood. The rezoning of an R8B to a commercial district will set an irreversible precedent for the city, and goes against every sensible zoning principle. The proposed 334 foot tall tower doesn't belong in the middle of a residential neighborhood, let alone across the street from a school complex and a park in a park starved neighborhood. And it's not only the height of the proposed building that is incongruent with the neighborhood, the proposed floor plate is also massive, and the building's bulk belongs in Midtown, not in a residential neighborhood. The building will also cast most of St. Catherine's Park in shadows at the time it's most used. I support the Blood Center's mission, but this proposal is nothing more than zoning for

8/9/2021

Mail - Rachel Antelmi (DCP) - Outlook

dollars. The applicant has demonstrated a complete disregard for the community and for decades of successful zoning, it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge the Commission to reject this proposal.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Mon 8/9/2021 2:12 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Erika Steinmann**

Zip: **10018**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project?

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

Contextual zoning has played an important role in maintaining the character and livability of this neighborhood. The rezoning of an R8B to a commercial district will set an irreversible precedent for the city, and goes against every sensible zoning principle. The proposed 334 foot tall tower doesn't belong in the middle of a residential neighborhood, let alone across the street from a school complex and a park in a park starved neighborhood. And it's not only the height of the proposed building that is incongruent with the neighborhood, the proposed floor plate is also massive, and the building's bulk belongs in Midtown, not in a residential neighborhood. The building will also cast most of St. Catherine's Park in shadows at the time it's most used. I support the Blood Center's mission, but this proposal is nothing more than zoning for

dollars. The applicant has demonstrated a complete disregard for the community and for decades of successful zoning, it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge the Commission to reject this proposal.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Mon 8/9/2021 2:09 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
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- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Peter Stephens**

Zip: **10005**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project?

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

People much smarter than I can give you all the reasons (shadow on JREC, shadow on St. Catherine's Park, massive commercial tower in mid-block very residential neighborhood, unacceptable traffic congestion with an additional 2,000+ people per day, etc., etc.), but I just want to reiterate Congresswoman Maloney's plea, I am on my knees begging you, our Department of City Planning, to listen to the thousands of people who live here, to the thousands of students who come in and out to learn here, to the thousands of tourists who want to come here and see a livable city... the entire city of New York cannot be wrong, we should listen to them."

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Mon 7/26/2021 3:47 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Linda Stewart**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

Among other gross misrepresentations, the BC casts opposition to this project as also opposition to Science Itself, to economic recovery, and even to the mantra of Equity and Inclusion. Absolute emotional demagogic bunk. In truth, we object on the grounds of health and safety (a biohazardous lab within yards of homes and schools); 4.5 years of air-polluting, literally deafening construction (90+decibels) negatively affecting residents and students; the impact on as-it-is intolerable traffic and the further delay of vital ambulance service and, once it's erected, the ultimate effect of an out-of-proportion tower lit 24/7, glowering into apartments and shadowing the only neighborhood park. Finally we object to the precedent it would set for the midblock zoning throughout the entire city in which no residential neighborhood will be safe from crass

commercial interests and ever more residents will be forced to flee. This project can—and should— be built in an area zoned for its proportions and purpose. Many such are available.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Mon 7/26/2021 7:37 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Frances Stillman**

Zip: **10065-6152**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

As a Senior citizen living in the neighborhood, St. Catherine's Park has been the place I go to for fresh air and sunshine. It is the only park that I can walk to. The proposed blood center will destroy the sun and light in this oasis in the middle of the neighborhood. This is how the proposed building affects me personally. Its construction will also disrupt students in the schools across the street and the library next door. Please do not give a variance for a high rise to be built in the middle of the block.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Tue 7/27/2021 1:34 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Arlene Sulkis**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent": **Resident**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**

If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

I am vehemently opposed the Blood Center / Longfellow Tower as it is currently being presented. This complex will permanently block out much needed sunlight, casting shadows on Saint Catherine's Park where children play at crucial times of the day. The effects of construction will have a negative impact, on the ability of students to learn and concentrate in between the jackhammering and constant noise in the six years that this building will take to be built. At a time when climate change concerns everyone, taller buildings are known to trap greenhouse gases. This tower will contribute further to the results of climate change. I am concerned about the air quality due to the emissions of noxious chemicals and very worried about safety with the study of dangerous pathogens. This is a residential neighborhood. I am not opposed to the Blood Center expanding as of right. I love our neighborhood and don't want to see it totally ruined by the height

and bulk of this building. It is so out of scale and proportion. Our neighborhood is already heavily congested with people, and vehicular traffic. With the Sloan Kettering complex, including the entrance of the Lauder breast Center, one of the largest breast imaging centers in the country is on the corner of 66th St. and 2nd Avenue. The entrance to the Blood Center on 67th Street is already a parking lot for school buses as well as the 66 Street crosstown bus. Both 67th and 66th St.'s are so narrow that with all the huge trucks, including garbage trucks, cars, transport buses, as well as the Nitrogen delivery trucks for the Blood Center are already causing havoc, more than the neighborhood and these streets can bare. Currently on 1st avenue, another huge building construction sight is underway. Double parked cars, restaurant with outdoor seating, bicycle lanes, delivery trucks, moving vans also add to the traffic jams. As I write this letter, I am hearing the sound of ambulance sirens on 1st Avenue, unable to get through on the main Avenue due to traffic. Can you imagine what it would be like for them to go down a side street like 66th or 67th between 1st and 2nd Ave? There are more times than we can count that a car will be blocking our driveway in order for the driver to go into Dunkin' Donuts. Just getting out of our garage and up the block at times, has been a Herculean task. Traffic can sometimes be at a stand still for very long periods of time throughout the day. This is the planned street where the the loading docks will be. It is unconscionable! There is so many other egregious reasons for this building proposal to be denied. Elimination of sunlight, the noise level, quality of noxious air and dangerous pathogens, climate change, more congestion on our city streets, the lack of safety for the students of Julia Richman high school and Saint Catherines Park and the lack of safety for residents. Last but not least this is simply just a real estate land grab to enrich a Boston real estate developers pockets. There is no need for this blood center to expand to this massive height and width. I understand that the Blood Center will have only slightly more space than it does now. There are other commercial locations in Manhattan that would be more suitable and would not require the changing of zoning laws designed to protect residential neighborhoods. This is not a commercial neighborhood and commercial real estate should not be permitted anywhere in any residential neighborhood mid block. It is unconscionable! I urged all those with the power to squash this proposal, once and for all, please save our neighborhood! Arlene Sulkis 333 E. 66th Street NYC NY 10065

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Tue 7/27/2021 1:34 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Arlene Sulkis**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent": **Resident**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**

If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

I am vehemently opposed the Blood Center / Longfellow Tower as it is currently being presented. This complex will permanently block out much needed sunlight, casting shadows on Saint Catherine's Park where children play at crucial times of the day. The effects of construction will have a negative impact, on the ability of students to learn and concentrate in between the jackhammering and constant noise in the six years that this building will take to be built. At a time when climate change concerns everyone, taller buildings are known to trap greenhouse gases. This tower will contribute further to the results of climate change. I am concerned about the air quality due to the emissions of noxious chemicals and very worried about safety with the study of dangerous pathogens. This is a residential neighborhood. I am not opposed

to the Blood Center expanding as of right. I love our neighborhood and don't want to see it totally ruined by the height and bulk of this building. It is so out of scale and proportion. Our neighborhood is already heavily congested with people, and vehicular traffic. With the Sloan Kettering complex, including the entrance of the Lauder breast Center, one of the largest breast imaging centers in the country is on the corner of 66th St. and 2nd Avenue. The entrance to the Blood Center on 67th Street is already a parking lot for school buses as well as the 66 Street crosstown bus. Both 67th and 66th St.'s are so narrow that with all the huge trucks, including garbage trucks, cars, transport buses, as well as the Nitrogen delivery trucks for the Blood Center are already causing havoc, more than the neighborhood and these streets can bare. Currently on 1st avenue, another huge building construction sight is underway. Double parked cars, restaurant with outdoor seating, bicycle lanes, delivery trucks, moving vans also add to the traffic jams. As I write this letter, I am hearing the sound of ambulance sirens on 1st Avenue, unable to get through on the main Avenue due to traffic. Can you imagine what it would be like for them to go down a side street like 66th or 67th between 1st and 2nd Ave? There are more times than we can count that a car will be blocking our driveway in order for the driver to go into Dunkin' Donuts. Just getting out of our garage and up the block at times, has been a Herculean task. Traffic can sometimes be at a stand still for very long periods of time throughout the day. This is the planned street where the the loading docks will be. It is unconscionable! There is so many other egregious reasons for this building proposal to be denied. Elimination of sunlight, the noise level, quality of noxious air and dangerous pathogens, climate change, more congestion on our city streets, the lack of safety for the students of Julia Richman high school and Saint Catherines Park and the lack of safety for residents. Last but not least this is simply just a real estate land grab to enrich a Boston real estate developers pockets. There is no need for this blood center to expand to this massive height and width. I understand that the Blood Center will have only slightly more space than it does now. There are other commercial locations in Manhattan that would be more suitable and would not require the changing of zoning laws designed to protect residential neighborhoods. This is not a commercial neighborhood and commercial real estate should not be permitted anywhere in any residential neighborhood mid block. It is unconscionable! I urged all those with the power to squash this proposal, once and for all, please save our neighborhood! Arlene Sulkis 333 E. 66th Street NYC NY 10065

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Fri 8/6/2021 12:40 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Jack Sutton**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

Adding additional commercial space to an already densely populated area is unfair to the community. We already have a tough time finding parking. The additional construction will bring both 66'th and 67th street to a standstill for years to come. This is ridiculous that it has gone this far considering everything that is already surrounding these blocks and area.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Sun 8/1/2021 11:29 AM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **nancy tamuccio**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent": **I represent my husband and myself in opposing the Blood Center Tower.**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

We are totally opposed to this Blood Center Tower project because it is a violation of mid-block zoning in a residential neighborhood. It would also be a violation of environmental laws involving noise, light, traffic congestion and toxic waste removal. We agree with the assessment of Manhattan Borough President, Gail Brewer, in her detailed report opposing this tower. In addition, the Blood Center would contain L3 labs that would be conducting studies with dangerous pathogens that would put our Lenox Hill community in great danger. The Blood Center and Longfellow have been offered other locations in Manhattan in commercial areas zoned for science towers but have refused all offers. One of the areas was in Harlem which would have brought good paying jobs and economic opportunities into that community but the Blood Center and the

8/2/2021

Mail - Rachel Antelmi (DCP) - Outlook

developer, Longfellow, refused that offer. We live at 333 E. 66street only one building away from this gigantic tower. We ask that you please vote no on this project. It is nothing more than an illegal land grab by Longfellow and only enriches them and the Blood Center not we the taxpayers in Lenox Hill. Thank you for your attention to this very crucial issue. Nancy and Tom Tamuccio 333 E. 66 street NYC

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Wed 8/4/2021 10:17 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Gail Tavelman**

Zip: **10065**

I represent:

- **Myself**
- **A local community group or organization**

Details for "I Represent": **The coalition to stop the tower**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**

If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **Yes**

Additional Comments:

I am opposed to the 334 foot tower the blood bank is planning. I'm not opposed to the work of the blood bank and their need to update and renovate their space. I am opposed to a commercial office/lab building in a residential neighborhood across from a school, park and playground. It's not fair to the children or this wonderful residential neighborhood. Rezoning on this block is outrageous. Don't let them redone and make them stay within the present limitations - 75 feet. This is a real estate, money making deal at the expense of the mri or old. Don't let it happen.

I am opposed to a monstrous Blood Bank tower being built in a residential neighborhood.
I'm not opposed to the work of the Blood Bank or for a renovation of their building meeting the 75 foot current limitation.

Please don't allow them to build a 334 foot building (changing zoning laws) for commercial money-making purposes which would create havoc to the school serving challenged children, in addition to creating shadows on the school, park and playground. The dangerous lab work to be conducted in this building does not belong in a residential neighborhood.

Thank you for your consideration.

Gail Tavelman
333 East 66th Street
New York, NY 10065

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Mon 8/9/2021 12:33 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **T. F.**

Zip: **10016**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project?

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

Contextual zoning has played an important role in maintaining the character and livability of this neighborhood. The rezoning of an R8B to a commercial district will set an irreversible precedent for the city, and goes against every sensible zoning principle. The proposed 334 foot tall tower doesn't belong in the middle of a residential neighborhood, let alone across the street from a school complex and a park in a park starved neighborhood. And it's not only the height of the proposed building that is incongruent with the neighborhood, the proposed floor plate is also massive, and the building's bulk belongs in Midtown, not in a residential neighborhood. The building will also cast most of St. Catherine's Park in shadows at the time it's most used. I support the Blood Center's mission, but this proposal is nothing more than zoning for

dollars. The applicant has demonstrated a complete disregard for the community and for decades of successful zoning, it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge the Commission to reject this proposal.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Sat 8/7/2021 10:10 AM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Fern Tishman**

Zip: **10075**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**

If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

Daily communications because of political crimes towards me for decades, related as is proposed blood center, USA military complex, violations of environmental safety, human rights, international, biblical laws. My communications daily in these regards. Voyeurs of my life made manifest in education, public schools, transportation, health care (Forward Moving Nations Have Free Universal Health Care and no student debt), elections , media accountability brief examples.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Mon 8/9/2021 2:03 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Fern Tishman**

Zip: **10075**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project?

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

Contextual zoning has played an important role in maintaining the character and livability of this neighborhood. The rezoning of an R8B to a commercial district will set an irreversible precedent for the city, and goes against every sensible zoning principle. The proposed 334 foot tall tower doesn't belong in the middle of a residential neighborhood, let alone across the street from a school complex and a park in a park starved neighborhood. And it's not only the height of the proposed building that is incongruent with the neighborhood, the proposed floor plate is also massive, and the building's bulk belongs in Midtown, not in a residential neighborhood. The building will also cast most of St. Catherine's Park in shadows at the time it's most used. I support the Blood Center's mission, but this proposal is nothing more than zoning for

dollars. The applicant has demonstrated a complete disregard for the community and for decades of successful zoning, it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge the Commission to reject this proposal.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Wed 7/28/2021 6:58 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Dan Truman**

Zip: **11372**

I represent:

- **Other**

Details for "I Represent": **I'm a parent with two children in school at the JREC building across the street.**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project?

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

I oppose the Longfellow Tower project, of which NYBC would only be 1/3 of the occupants. Nearly 2000 children from all 5 boroughs, including special needs students, at six public schools across the street would have their school, schoolyard, and adjacent park eclipsed by this project, and negatively impacted.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Mon 7/26/2021 2:11 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Susan Tunick**

Zip: **10025**

I represent:

- **A local community group or organization**

Details for "I Represent": **Friends of Terra Cotta**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

The scale of this building is outrageous and does not relate to the surrounding buildings in size. Bending the zoning rules to fit their need and greed developers are out of control in NYC. Do not let this plan be realized - Friends of Terra Cotta strongly opposes it.

The New York Blood Center seeks to rezone its mid-block address at 310 E 67st., a small residential side street, from its R8B zone with a 75' height limit, to a commercial zone. It also requests multiple zoning waivers and text amendments. It has entered into a deal with Longfellow Real Estate to build a 334' life science commercial tower (the equivalent of 34 stories) which, except for a few lower floors, will be owned by Longfellow and occupied by its tenants. The proposed tower is directly across the side street from the 2,000-plus students at Julia Richman Education complex of six schools and from a city park — St. Catherine's park. Julia Richman's students come there from all over New York City, all 5 boroughs. The Blood Center is also next to a public library, apartment buildings and walk-ups.

NEGATIVE IMPACT COMMERCIAL, ENLARGED MECHANICALS

The tower's huge commercial sized mechanicals, located on both the roof and on the 7th floor, include "high-velocity enhanced" exhaust fans blowing out air at high speed from its experimental labs onto the school, the park and over E 67 and 66 streets. The Blood Center has provided no data on the degree of contamination nor what particulates will be in the air expelled from the tower's labs. Precisely because this is a small street, the high-volume spewed-out air will be trapped, scattering more slowly than in a more open space. Side streets don't have the same air flow found on wide avenues or along the river, in commercial and manufacturing zones which are typically in more open or less dense areas. That, combined with the hotter temperature directly caused by the tower's height generates a new, dangerously unhealthy condition on this residential side street, where it didn't exist before. It should not be created now, here or on any residential street anywhere in this City.

NEGATIVE IMPACTS MULTIPLE LOADING BAYS, TRAFFIC AND UNIDENTIFIED MATERIALS

The proposed tower's four commercial loading bays on the side street will receive seven commercial trucks every hour transporting large quantities of unidentified toxic substances and their subsequent waste, some of it radioactive — as per the Blood Center's reference to radioactive materials in its DEIS.

The hourly trucks will fight for space with Julia Richman's school buses.

The heightened risk of danger from these materials if there is an accident, mistake, inadvertent mishandling, either in the labs or when loading and unloading trucks, should not be a risk introduced onto any residential street anywhere in the City, especially so close to kids at school and in a park.

NEGATIVE IMPACT AMPLIFIED NOISE

The noise from the commercial trucks backing in and out will be a constant, all day, added to the noise from the tower's high velocity enhanced exhaust fans which is even louder than standard — already loud — commercial fans and these will run 24 hours a day — immediately across from the school and park. [See noise description by Ferrari Ventilation, an international industrial fan company: "Noise Control of Industrial Fans" "...industrial fans make a lot of noise. They're big, made up of heavy-duty components.... The noise becomes louder especially for oversized fans...or fans that operate at a higher speed....Children and elderly from the nearby residences will also be affected...."] Ferrari Ventilation describes the components it sells that may help to reduce the high noise level. However, given both the size and enhanced characteristics of the mechanicals the life science tower requires, noise mitigation will seemingly be tepid, at best.

NEGATIVE IMPACT ELECTRIC LIGHT POLLUTION, NO SUNLIGHT

Electric lights throughout the entire tower will be lit 24 hours a day, 7 days a week, glaring directly into the school even as the tower completely blocks all natural sunlight from the school during the entire day and the park during the afternoons, while they light up the night all night.

EXTRA REQUIREMENTS OF UTILITIES AND INFRASTRUCTURE FOR LIFE SCIENCE BUILDINGS

Life science buildings have extra large physical, structural and mechanicals requirements, making their negative impacts on this small street even more exaggerated. “Wet labs...must be designed with proper plumbing, ventilation, chemical storage and waste disposal in mind....advanced air handling equipment and robust electrical infrastructure...additional electricity, back-up generation, plumbing and venting, as well as loading areas....” (1)

The utilities and infrastructure demands of this life science tower are heavy and intense -- putting stress on existing infrastructure at this residential site perhaps beyond its capacity. Has the Blood Center performed an analysis of the tower’s level of demand and matched it to this location’s ability to feed the high amount of power needed at this site? Commercial and manufacturing zones are appropriately equipped to handle the heavier demands on their utilities and infrastructure which are not also feeding a dense concentration of apartment buildings. Note the district that includes E67 is the most dense in the City.

In “life science facilities...labs require space for large and heavy equipment as well as air filtration and ventilation systems....” Key space requirements include:

- a. High ceilings to accommodate equipment.
- b. Specialized HVAC to maintain sterile and well-ventilated environments.
- c. Structural strength to withstand vibration.
- d. Elevators that are large enough to accommodate equipment.
- e. Alternate sources of power to avoid problems with public electricity.
- f. The ability to expand as the companies grow to prevent costly moves.” (2)

LIFE SCIENCES BUILDINGS ONLY PERMITTED IN MANUFACTURING AND COMMERCIAL ZONES

The above dangers are some reasons why NYC zoning law only permits commercial life science buildings in manufacturing and certain commercial zones, but not in residential -- much less on small side streets.

See NYC Zoning Regulation 32-18, Use Group 9A, Objectionable Effects, determining that “LifeSci NYC laboratories would be restricted by the City’s Zoning Resolution and may not contain materials or engage in activities that result in ... ‘objectionable effects’ which include

danger of fire or explosion
offensive noise
vibration
smoke or other particulate matter
odorous matter
heat, humidity
glare or other objectionable effects.”

The community has not seen analyses from the Blood Center showing how its tower won’t produce the above objectionable effects, including the “other objectionable effect” of completely blocking sunlight from the Julia Richman school the entire day, every day. The Blood Center has not engaged the community at all, even with so specific a list as this, yet it plows ahead with its rezoning attempt for a commercial life science tower whose structural and physical requirements produce the effects on that list, which effects provide even further explanation why commercial life sciences buildings are permitted only in commercial and manufacturing zones. See issuance of NYC Zoning Memorandum described immediately below.

Memo from DOB, DCP & EDC to N.Y. City Deputy Mayor for Housing and Economic Development, NYC Life Sciences Expanded From Manufacturing to Commercial Zoning Districts C2,C4,C5,C6,C8, NYC Zoning Memorandum, December 13, 2016.

The risks and damage posed by the Blood Center/Longfellow tower must not be allowed to happen on any residential street anywhere in this City where children go to school and people actually live. Schools and parks throughout the City should be free from situating commercial towers less than 100 feet away. That is the intent of the NYC 2016 Life Science

Zoning Memorandum — to provide space in zones where it is safe and appropriate to construct commercial life science buildings.

The Blood Center's attempt to rezone its address to make its half block a commercial zone is an end-run around the commercial zone requirement. Rezoning a half block on E67 and 66 sts. does not make this residential street and neighborhood commercial. It is merely in name only. It is spot zoning. [Note that the rezoning application puzzlingly includes part of 2nd Ave., which has nothing to do with the tower, is not contiguous — doesn't touch any part of the Blood Center's site, and isn't even close—it is half a block away. Conclusion: it is an attempt to avoid spot zoning characterization.]

NYC's life science buildings are on the East and Hudson Rivers, on wide avenues in commercial and manufacturing zones which is where the City's own website has identified locations it views as both appropriate and beneficial for the expansion of the life science industry throughout the City. Here are some examples of where the City's existing life science labs are located; and also some examples of planned future facilities:

Rockefeller University, on York Ave., Manhattan

Alexandria Center in Kips Bay off of the East River, Manhattan

East Harlem — NY Proton Center

Harlem Bio Space; NYC Public Health Lab

SUNY Downstate Biotech, South Brooklyn

NYU Langone, BioLabs@NYU, at 180 Varick Street, Manhattan

Morris Park, the Bronx, Albert Einstein College of Medicine (part of Montefiore Health System)

Manhattan's West side "home to a growing supply of commercial life sciences space"; Taconic Partners West End Campus

West Harlem and upper Manhattan; "this area supports emerging companies;" Columbia University is launching a new center

CURE Center, 345 Park Ave South, Deerfield Management, Manhattan (3)

"...neighborhood clusters across the City — Long Island City, Sunset Park, Central Brooklyn, Hudson Square, Manhattan's West Side, West Harlem, Upper Manhattan, and Morris Park — to build a complete network of life science innovation." (4)

NYC SHOULD EXECUTE ON ITS INTENT TO EXPAND LIFE SCIENCES BEYOND MANHATTAN AND MANHATTAN'S EAST SIDE

Even with the impressive list above, "...70 percent of the City's lab stock is currently located in Manhattan.... As more projects come through the pipeline, the industry is expected to continue growing in Harlem and the Bronx as well as gain traction throughout the city including Long Island City, "Academic Alley," Midtown East, Judson Square and Midtown West." (5)

The huge amount of public money being set aside by NYC for life science developments should be allocated equitably to commercial and manufacturing zones all over the City particularly those that have been historically denied the kind of benefits and jobs that will accrue to the local area wherever the Blood Center tower would be built.

The Blood Center's life science tower should be built at a location that is consistent with New York City's expressed intention to expand beyond Manhattan's East side:

[A] NYC says "...the industry is expected to continue growing in Harlem and the Bronx as well as gain traction throughout the City including Long Island City...." (6) AND

[B] NYC's own Budget for fiscal year 2022 in Section, "Public Health Capital of the World" states its goal is to: "Expand Life Science initiative beyond Life Science Avenue (Manhattan's East Side) to include the Bronx, Brooklyn and Manhattan's West Side and increase lab space across NYC: \$300M in capital." (7)

NYC IDENTIFIES 3 SITES AVAILABLE FOR LIFE SCIENCE DEVELOPMENT

Upending the two side streets at E67 and 66 sts. with a commercial rezoning isn't even necessary. There are already correctly zoned-for-life-science sites ripe for development, as per NYC's own website which identifies three life science development sites:

- 1) KIPS BAY: "A life sciences community is growing in Kips Bay, the heart of LifeSci Ave.(Manhattan's East Side) Anchored by NYU Langone, the neighborhood is already home to the city's largest existing cluster of commercial life sciences activity with more than 1M square feet of space between Alexandria's East River Science Park and Deerfield Management's CURE. Kips Bay is home to large, City-owned sites suitable for life sciences development...."
- (8). Moreover, as the Blood Center insists that its claim it should have this rezoning is justified because it wants to remain near the York Ave. hospitals, query what's wrong with Kips Bay's proximity to these same hospitals. It's an easy walk away.
- 2) LONG ISLAND CITY. Indeed, the Blood Center already owns a facility there.
- 3) 124 STREET in EAST HARLEM. Near the Proton Lab and Columbia University

None of the above is next to a school, a park or a public library. Building the Blood Center tower at any of these locations would not be at the expense of children.

The Blood Center inexplicably simply dismissed all these locations out of hand.

EXPANDING LIFE SCIENCES BEYOND MANHATTAN'S EAST SIDE SAME UNION JOBS, SAME OPPORTUNITIES, BENEFITS ACCRUE TO MANY AREAS IN ALL BOROUGHES

Importantly — all those available sites would, of course, provide exactly the same life sciences career opportunities, the same internships to our students, the same union jobs. These are not restricted to the E 67 st. Blood Center address.

Equally importantly two of those available locations would contribute to expanding life science hubs beyond Manhattan's East side, throughout the City, equitably dispersing economic benefits and opportunities to many districts. That is what our City needs; that is what a real recovery of NYC is all about, not this massive tower on a too-small-street in a general area where there is already a concentration of life science labs. Approving this rezoning would contradict the City's own statements about bringing the benefits and jobs of the life science industry to areas all over the City.

Land use decisions are supposed to balance a real estate developer's request and its claimed benefits to the City, against destructive impacts on the surrounding neighborhood. Here, the destructive impact on this small residential street is disproportionate to the Blood Center's claimed need that the tower be at this location. Moreover, a rezoning approval would deny NYC's expressed goal to expand in the City. The Blood Center can achieve the identical benefits at any of the sites NYC offers while contributing to the City-wide vision.

THE BLOOD CENTER CAN BUILD ON ITS OWN

It should be noted, if the Blood Center doesn't want to leave its E 67 st. address, it could build its own new modern bigger building within the existing R8B 75' height zoning law, as-of-right, same internship and career opportunities, same union jobs as would be available with the proposed commercial tower. It wouldn't need the commercial deal it has made with Longfellow Real Estate in whose tower it would occupy only the very bottom few floors. Longfellow's commercial tenants would occupy most of the tower.

NYC TAX PAYER MONEY TO LIFE SCIENCES DEVELOPMENT

The Life Sciences industry is growing in New York City. Zoning for life sciences has been expanded by NYC to add commercial zones to manufacturing, providing ample space for its growth. The jobs and economic benefits to surrounding communities should continue to be equitably expanded throughout the City's boroughs, as per the City's own expressed intent, which it must now execute on. New York City has made \$1 billion available to incentivize continued life sciences development. The benefits flowing from this public money should be allocated throughout the City, not concentrated in one area — on Manhattan's East side.

There is neither rationale nor justification to pluck out part of a mid-block residential side street anywhere in the City and attempt to turn it into a commercial zone. The Blood Center/Longfellow commercial tower should not be at E 67 st. anymore than it should be near a school, a park, apartments on any residential side street in New York City.

FOOTNOTES

- (1) New York Building Congress, NYC Checkup Healthcare & Life Science Construction, July 2020; p. 33
- (2) Commercial Observer Life Science Forum 6/22/2021
- (3) The Council, Briefing Paper Committee On Economic Development June 21, 2021; New York Building Congress An Examination of Healthcare & Life Sciences Construction p. 39, July 2020
- (4) NYC/EDC A Recovery for All Of Us: New York City Invests \$1 Billion in Life Sciences. June 09, 2021
- (5) New York Building Congress An Examination of Healthcare & Life Science Construction p. 33 July 2020
- (6) Maria Gotsch, President and CEO, Partnership Fund for NYC ARTICLE
- (7) NYC The Recovery Budget for Fiscal Year 2022, April 26, 2021
- (8) A Recovery for All of Us: NYC Invests \$1 Billion in Life Sciences, June 9, 2021, NYC Gov/ office of the Mayor

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Sat 7/24/2021 8:23 AM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Stacey Valenza**

Zip: **10021**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**

If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

Keep the sunshine in St. Catherine's Park!

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Sun 8/1/2021 1:10 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Corey Walker**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

As a member of the Upper East Side community I am strongly opposed to The New York Blood Center's plan to rezone its site in order to develop a new, 334-foot mixed-use tower at 310 East 67th Street/303-319 East 66th Street. The size and scope of the project is unreasonable. In fact, The New York Blood Center only plans to occupy the first five floors of the building. The proposed project is unnecessary to support the New York Blood Center's operations and will have a severely negative impact on our community both during construction and when completed. The construction process will negatively impact the residents, students, and children of our community. Construction will disturb students' learning and raises safety concerns for children in St. Catherine's Park. Once the building is constructed it will continue to negatively impact the

8/2/2021

Mail - Rachel Antelmi (DCP) - Outlook

community. The building will increase traffic, cause shadowing in the park and on nearby buildings, and set a terrible precedent for mid-block commercial buildings. It will ruin the neighborhood and quality of life for residents. There is no benefit to the existing community from this building as presented and I strongly believe there shouldn't be zoning changes to accommodate this project.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Mon 7/26/2021 11:28 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

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Submitted by:

Name: **Lorna Weiner**

Zip: **10128**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

I am vehemently opposed to this project.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Fri 8/6/2021 10:51 AM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Elizabeth Weisser**

Zip: **10021**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **in favor**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

I seek a compromise for this building and for the community. In an area where hospitals and research centers are in the top of the city, country, and world, we should support a new blood center and technology hub. It would bring people to the neighborhood who can provide economic gain and housing gain for the neighborhood. There should be compromise in the building design to accommodate some the needs of the neighborhood. Shade at St. Catherine's park is a blessing in the hot summer sun. Just touching a swing or slide causes an ouch/burn to young skin. What a shame if we lose the Blood Center.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Thu 8/5/2021 7:04 AM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Shelley Wertheim**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

I am and have been a member of the UES neighborhood for over 20 years and neighbor of the Blood Center. I am very concerned about and very strongly opposed to the construction of the proposed massive Blood Center tower mid-block on East 67th Street for the reasons below: 1. It attempts to circumvent and change long standing zoning laws and building codes in my Upper East Side neighborhood long established to protect it and its residents, especially children, from buildings that negatively affect the safety, health, welfare and lifestyle of citizens. The proposed massive Blood Center tower on East 67th Street is more than four times taller than current codes allow, with a giant floor plate larger than the Empire State Building, in the middle of the block. The R8B zoning of 75' for mid-block has never been violated in the more than 35 years of its existence. 2. The neighborhood is already extremely busy and crowded by foot and vehicular traffic from

subway stations, residents, children and staff at the Julia Richmond Schools, added to by the staffs of three hospitals and the current small Blood Center. The Blood Center currently has approximately 200 employees, while the proposed tower is projected to have over 2,600 workers.

3. The additional vehicular and foot traffic opposite to the Julia Richmond Schools and adjacent to and in/through St. Catherine's Park will jeopardize not only everyday access to our neighborhood for all its residents, but also reduce/block access for emergency vehicles to the medical institutions.

4. The great height and giant footprint of the proposed Blood Center colossus on East 67th Street will cast a giant shadow on the neighborhood with negative effect on all our physical and mental health affecting the playground of the Julia Richmond Schools and that of St. Catherine's Park and the children using it.

5. The proposed monstrous size and design of the proposed Blood Center colossus are out of character with our residential neighborhood and thus degrades the quality of life for all of us.

6. The Blood Center, however, there are reasonable alternatives and compromises to achieve its legitimate goals without severely and adversely altering and compromising our neighborhood.

7. As a physician, I understand and appreciate the need for medical institutions, however, instead of the proposed monster, the current Blood Center building and its interior offices and laboratories should probably be renovated, modernized, and even enlarged, but this can and should be done within the existing reasonable codes. The Blood Center's filings with the City show that it will occupy less space in the proposed tower than it could build "as of right" within the current 75' zoning!

8. If there is a need for a significantly enlarged new building to house (including rent for profit spaces) collaborative laboratories and offices to others, it should be built in a neighborhood currently zoned for such buildings. The Blood Center could repurpose some of the 100 million square feet of commercial space the City is facing as a result of the pandemic. (<https://www.nytimes.com/2021/07/27/business/office-space-conversion-labs.html>)

9. In conclusion, the proposed changes in the current zoning regulations and codes will become a precedent for perhaps even more deleterious changes of zoning and codes throughout New York City which will further degrade our collective quality of life and perhaps even the survival and flourishing of New York City when many of its institutions and lifestyle are still fragile and jeopardized by the pandemic and the socio-economic upheavals! Thank you for your wise consideration,

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Mon 7/26/2021 4:33 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Stephen Wessley**

Zip: **10021**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

I strongly oppose the proposed rezoning for the Blood Center Tower. It is disappointing to see the Blood Center's non-profit status and strong research tradition being used to force a change to long established zoning principles that work to create a neighborhood. The building proposal is absurd: to create a huge tower of commercial rental biology laboratories in the midst of schools, playgrounds and homes. The Blood Center should absolutely rebuild their existing space to provide more suitable lab facilities for modern research, but they can afford to do this with their own substantial patent income, they don't need to get the free lab space in exchange for exploiting their stellar reputation in the city. The precedent that mid-block rezoning would create would be devastating to the quality of life on the Upper East Side. If this project moves forward, how could any other future rezoning project be rejected? Sincerely, Stephen Wessley 360 E. 72nd St C2400

7/27/2021

Mail - Rachel Antelmi (DCP) - Outlook

NY, NY 10021 917-291-6530

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Fri 8/6/2021 1:22 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
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Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Stephen Wessley**

Zip: **10075**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**

If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

The time is now for responsible and comprehensive zoning for all NYC. Every project should contribute to providing space and light, and also add to the opportunity to enhance schools, parks, and parking. The Blood Center does not do these things and seems to be solely a money-making project for a few as documented in newsletter form and talks given by trustworthy Manhattan politicians.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Sun 8/8/2021 5:03 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
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- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Reed Wexman**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent": **I Represent**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

It is a major indicator when seemingly an entire community that is being directly impacted by the construction of a skyscraper rallies around in opposition. The people of the UES have been explicit and transparent in expressing their thoughts surrounding the Blood Center Tower. I can only hope that the city is receptive to our concerns and does the right thing by not building this structure.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Mon 8/9/2021 1:02 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Peter Williams**

Zip: **10065**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project?

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

Contextual zoning has played an important role in maintaining the character and livability of this neighborhood. The rezoning of an R8B to a commercial district will set an irreversible precedent for the city, and goes against every sensible zoning principle. The proposed 334 foot tall tower doesn't belong in the middle of a residential neighborhood, let alone across the street from a school complex and a park in a park starved neighborhood. And it's not only the height of the proposed building that is incongruent with the neighborhood, the proposed floor plate is also massive, and the building's bulk belongs in Midtown, not in a residential neighborhood. The building will also cast most of St. Catherine's Park in shadows at the time it's most used. I support the Blood Center's mission, but this proposal is nothing more than zoning for

dollars. The applicant has demonstrated a complete disregard for the community and for decades of successful zoning, it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge the Commission to reject this proposal.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Mon 8/9/2021 1:03 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

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- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Gloria Winograd**

Zip: **10128**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project?

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

Contextual zoning has played an important role in maintaining the character and livability of this neighborhood. The rezoning of an R8B to a commercial district will set an irreversible precedent for the city, and goes against every sensible zoning principle. The proposed 334 foot tall tower doesn't belong in the middle of a residential neighborhood, let alone across the street from a school complex and a park in a park starved neighborhood. And it's not only the height of the proposed building that is incongruent with the neighborhood, the proposed floor plate is also massive, and the building's bulk belongs in Midtown, not in a residential neighborhood. The building will also cast most of St. Catherine's Park in shadows at the time it's most used. I support the Blood Center's mission, but this proposal is nothing more than zoning for

dollars. The applicant has demonstrated a complete disregard for the community and for decades of successful zoning, it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge the Commission to reject this proposal.

21DCP080M - Comments on the DEIS

Amanda Yaggy <ayaggy@gmail.com>

Sat 4/24/2021 11:32 AM

To: 21DCP080M_DL <21DCP080M_DLplanning.nyc.gov@planning.nyc.gov>

Re Chapter 3, socioeconomic conditions, the conclusions drawn in sections 3 and 4 are demonstrably false.

Section 3: This area has a high number of currently rent-stabilized units and older tenants; a new high-end purpose-built development will absolutely attract a younger, wealthier skilled workforce to compete for those units and incentivize redevelopment.

Section 4: this area has a relatively high number of surviving small local businesses, characteristic of areas with stable older populations and NORCs around New York City; this development will endanger all of them by creating a new transient workforce.

Amanda Yaggy

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Mon 8/9/2021 12:52 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Ellen Yamaguchi**

Zip: **10021**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project?

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

Contextual zoning has played an important role in maintaining the character and livability of this neighborhood. The rezoning of an R8B to a commercial district will set an irreversible precedent for the city, and goes against every sensible zoning principle. The proposed 334 foot tall tower doesn't belong in the middle of a residential neighborhood, let alone across the street from a school complex and a park in a park starved neighborhood. And it's not only the height of the proposed building that is incongruent with the neighborhood, the proposed floor plate is also massive, and the building's bulk belongs in Midtown, not in a residential neighborhood. The building will also cast most of St. Catherine's Park in shadows at the time it's most used. I support the Blood Center's mission, but this proposal is nothing more than zoning for

dollars. The applicant has demonstrated a complete disregard for the community and for decades of successful zoning, it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge the Commission to reject this proposal.

Comments re: C 210351 ZMM - New York Blood Center

Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>

Mon 8/9/2021 12:57 PM

To: Stephen Johnson (DCP) <SJOHNSO@planning.nyc.gov>; Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>;
ManhattanComments_DL <ManhattanComments_DL@planning.nyc.gov>

Re. Project: **C 210351 ZMM - New York Blood Center**

- Application Number: **C 210351 ZMM**
- Project: **New York Blood Center**
- Public Hearing Date: **07/29/2021**
- Borough: **Manhattan**
- Community District: **8**

Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.

Submitted by:

Name: **Lyn Younes**

Zip: **10021**

I represent:

- **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project?

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

Contextual zoning has played an important role in maintaining the character and livability of this neighborhood. The rezoning of an R8B to a commercial district will set an irreversible precedent for the city, and goes against every sensible zoning principle. The proposed 334 foot tall tower doesn't belong in the middle of a residential neighborhood, let alone across the street from a school complex and a park in a park starved neighborhood. And it's not only the height of the proposed building that is incongruent with the neighborhood, the proposed floor plate is also massive, and the building's bulk belongs in Midtown, not in a residential neighborhood. The building will also cast most of St. Catherine's Park in shadows at the time it's most used. I support the Blood Center's mission, but this proposal is nothing more than zoning for

8/9/2021

Mail - Rachel Antelmi (DCP) - Outlook

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TRANSCRIPT

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CITY OF NEW YORK
DEPARTMENT OF CITY PLANNING

-----x

BOROUGH OF MANHATTAN
Nos. 5, 6 & 7
NEW YORK BLOOD CENTER

-----x

July 29, 2021

1:09 P.M.

B E F O R E :

Marisa Lago,
THE CHAIR

1

2 A P P E A R A N C E S:3 CITY PLANNING COMMISSIONERS PRESENT:

4 Marisa Lago, The Chair

5 Kenneth J. Knuckles, Vice Chair

6 Alfred C. Cerullo, III

7 Richard W. Eaddy

8 Hope Knight

9 Anna Hayes Levin

10 Larisa Ortiz

11 Joseph I. Douek

12 Raj Rampershad

13 Allen P. Cappelli, Esq

14 ALSO PRESENT:

15 Other City Planning Staff

16 The Public

17 The Press

18 Marc Russo, Stenographer

19

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P R O C E E D I N G S

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RYAN: (Sound was off) -- and

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either by leaving the hearing room and testifying

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online or via dial in. Or if you're coming to the

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hearing room in person, you need to re-register and

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indicate the new method by which you're testifying.

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The Department will accept -- CPC will accept

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written testimony, it will be sent to the

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Department of City Planning, the mailing address

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can be found on our website, planningNYC.gov.

12

Lastly, please note that the

13

remote public hearing and all testimony provided is

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being recorded.

15

CHAIR LAGO: Thank you for doing

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that again. And I do want to emphasize that we

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will have a number of elected officials who will be

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speaking first. They don't have time limits.

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However, others do and I'll note that we have over

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50 speakers, which means that with the three minute

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time limit, it will be over two-and-a-half hours.

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And so I would just ask that you respect when we do

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call time because there are other folks who are

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waiting to speak as well.

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With that, we will have a ten-

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2 minute presentation by an applicant team that is
3 comprised of Paul Selver, Lisa Gould, Barry Greene,
4 Melissa Sarko, Betsy Jett, Anne Locke, and Anthony
5 Montallo.

6 MR. SELVER: All right. Thank
7 you, Madam Chair.

8 CHAIR LAGO: Please keep your
9 mask on, please, it's in accordance with protocol.

10 MR. SELVER: Thank you. I have a
11 problem with it. All right. Let's see how we can
12 do this. Madam Chair, all members of the
13 Commission, Paul Selver, a member of Kramer Levin
14 Naftalis & Frankel, land use counsel to the New
15 York Blood Center.

16 The proposed development of Blood
17 Center East and the actions required to make it
18 happen present the Commission with a clear choice.
19 The Community Board and elected officials are on
20 record as opposing the project, some of these
21 objections are driven by ideology. But they have
22 pointed out a limited number of adverse conditions
23 immediately surrounding the project site that can
24 be expected from development of the project in its
25 present form.

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What's important is that these localized conditions can be mitigated, at least in part, with changes to Center East that did not affect NYBC's programmatic goals or how it benefits the city as a whole by building a life sciences industry.

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A principle takeaway from COVID has been the importance of supporting the life sciences. The benefits of doing so, putting New York City at the forefront of cutting edge medical research and development, tens of thousands of good paying jobs and a growing 21st century industry, are substantial long-term and especially important to the creation of more diversified and science focused post-pandemic economy.

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Center East itself will facilitate the comprehensive integration into this economy of the unique cluster of world class research and clinical institutions, the sixties and it will enhance their contributions to it.

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Significantly the full benefits of Center East would not be available if it were to be developed elsewhere in the city. Thus relocating the Blood Center from its current home would

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2 squander a singular opportunity, one that at the
3 neighborhood level would foster integration of the
4 highest quality institutional research with private
5 product development and at the municipal level,
6 would advance city economic and health policies.

7 The opportunities afforded by
8 Center East Development are a function of the fact
9 that NYBC's need and vision for a new home and New
10 York City's goal of becoming a national leader in
11 the life sciences. This means that the proposed
12 actions advance four critical goals -- next slide,
13 please -- they will give the Blood Center a new
14 state-of-the-art home.

15 They will foster the continued
16 collaboration among this extraordinary complex of
17 institutions in the area.

18 They will create a world class
19 life sciences cluster and advanced the city's
20 policy becoming a national leader in the life
21 sciences.

22 And they will generate well paying
23 jobs and ensure that these jobs are filled in an
24 equitable manner.

25 Lisa Gould, a Strategic Advisor

1

2 for Life Sciences Project, will now speak to the
3 public policy on which this proposal is based.

4 MS. GOULD: And we can go to the
5 next slide, please.

6 The Project fulfills New York
7 City's EDC's 2018 RFEI goal to expand the life
8 sciences industry in New York City. The city has
9 the raw materials necessary to become a leader in
10 this industry. It has a large and motivated
11 workforce. It is home to an extraordinary
12 concentration of the world's leading academic and
13 medical institutions. And it offers better access
14 to capital markets than any other city in the US.
15 Yet New York City is far behind its peers in having
16 available space and jobs for life science
17 organizations. For instance, the San Francisco Bay
18 Area has 15 times and the Boston Cambridge area has
19 19 times the amount of laboratory space as New York
20 City.

21 Each have life science clusters
22 where research institutions and product development
23 companies operate in close proximity, as well as
24 hubs would both come together in a single building.
25 Next slide, please.

1
2 While the amount of commercial
3 life science space around the city has grown in
4 recent years, there has not yet been a true hub.
5 New York Blood Centers East Side Bio Technology
6 Accelerator Program demonstrates, on a small scale,
7 that life sciences companies are at their most
8 productive when they work in close proximity to
9 clinical and basic science research facilities.
10 New York Blood Centers pivotal location, which you
11 see on the screen, allows it to create a hub that
12 capitalizes on and leverages the work of its
13 neighboring hospitals and academic medical
14 institutions.

15 And now Barry Greene, a Vice
16 President of New York Blood Center and its Chief
17 Administrative Officer for Science and Medicine
18 will speak about the project.

19 MR. GREENE: Hello. Sorry. All
20 good. New York Blood Center is not a developer.
21 Its mission ensures a safe blood supply for New
22 York City and elsewhere, and engineering research
23 that can lead to treatments and cures for a wide
24 range of diseases. To build a new home and
25 expressly one that include space for commercial

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2 life sciences companies, New York Blood Center
3 needs a partner with a developer -- needs a partner
4 with the developer. Next slide.

5

6 New York Blood Center chose
7 Longfellow -- New York Blood Center chose
8 Longfellow as a partner, a leading nationwide life
9 science developer, because it has the necessary
10 expertise in building and operating laboratory
11 buildings and in fostering life science
12 communities.

12

Next slide, please.

13

14 The current slide -- the current
15 slide illustrates indulgence and the significant
16 economic benefits that are expected to flow
17 directly from the development of Center East. But
18 the numbers are only part of the story. This is
19 because the key project goal will be ensuring
20 that all workers receive a fair and living wage and
21 that the employment will reflect the diverse
22 cross-sections of New York.

22

23 To that end, the project will be
24 built with union labor under PLAS, with the
25 Building and Construction Trade Council of Greater
New York and local 79 of the Labor Union. They

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2 will establish and meet MWBE goals during
3 construction and it will be a nontraditional
4 employment for Women's Signature project, where 15
5 percent of the work hours goals during the
6 construction will be reserved for women. Excuse
7 me. Next slide, please.

8 NYBC will build on experience in
9 running internship programs and together with
10 Longfellow, will establish and nurture education
11 and workforce development programs involving both
12 NYBC and the building's occupants. These programs
13 will recruit high school students of diverse
14 backgrounds and trained college students to pursue
15 meaningful STEM careers.

16 New York Blood Center has also
17 engaged in discussions with CUNY to formulate
18 initiatives to support careers in life science.
19 And it is creating -- created new partnerships with
20 both high schools and workforce development
21 organization such as BioBus, Knowledge House, and
22 the New York City Employment Training Coalition.

23 And now finally a few words from
24 Paul Selver on land use.

25 MR. SELVER: Thank you, Barry.

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Next slide, please.

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It's been claimed and you'll hear it again today, this rezoning will somehow spell the death of R8B Mid-block Zoning as we know it. It's a claim that has no evidentiary basis whatsoever and it disregards completely the thoughtful approach to zoning actions that has been the hallmark of this Commission and the legacy of its predecessors. The simple fact is that a single rezoning, especially one that is supported by compelling citywide economic and health policies, will not cause the sky to fall on the Upper East Side mid-blocks.

This is because each rezoning stands on its own merits. Here there is a singular confluence of important city policies with a site that is immediately available, that has uniquely appropriate physical characteristics, and that has a long history of non-residential use.

Specifically the NYBC site is part of a complex of world class medical and academic institutions engaged in advanced research and clinical work, is about a five minute walk from three subway lines, they're connected to Midtown

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2 and lower Manhattan, Queens, the Bronx and
3 Brooklyn, is especially well suited to
4 redevelopment with a life sciences hub by reason of
5 its size, its shape and its history of
6 non-residential use.

7 Next slide, please. It's not --

8 CHAIR LAGO: Mr. Selver, I'll
9 point out to you that three speakers are required
10 and there are under two minutes left.

11 MR. SELVER: Okay. We are three.

12 CHAIR LAGO: Oh, you are the
13 third? I'm sorry. I lost count.

14 MS. GOULD: He's the wrap-up.

15 MR. SELVER: Yeah. It's not on a
16 typical R8B block. Half of the mid-block is not
17 occupied by the Blood Center. It's developed with
18 12 story buildings at an FAR about eight, and it's
19 in an area with numerous tall, mid-block buildings
20 ranging from 12 to 30 stories. Indeed, within a
21 1,000 feet, two of these buildings are about as
22 tall or taller than Center East has proposed. We
23 think there's not another site on the Upper East
24 Side or anywhere in the city, frankly, that has
25 this combination of factors.

1
2 Moreover, the proposed land use
3 actions are, and if adopted, will be the product of
4 both careful study and extended and thoughtful
5 consideration. A key study, and the one that
6 recommended the rezoning as proposed, was
7 memorialized in a report prepared by HRNA and
8 Urbanism Advisors, and supervised by Carl Weisbrod
9 and Purnima Kapur that is part of the record of
10 this application.

11 The actions and the planning on
12 which they are based were also considered by the
13 Department of City Planning during a two-year
14 pre-certification process. And by the time this
15 ULURP is over, they will have been further reviewed
16 publicly by the Community Board, by our President,
17 by you the City Planning Commission and the City
18 Council.

19 Finally, we want the CPC Planning
20 Commission to know that we've heard the Community
21 Boards and the Board Presidents issues clearly. We
22 are exploring ways to reduce or avoid the impact
23 that they have addressed without compromising
24 either programmatic goals to Center East, or the
25 benefits of the project to the city.

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We're happy to answer your questions.

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CHAIR LAGO: Thank you and apologies. It's been a long morning.

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MR. SELVER: We made the ten minutes.

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CHAIR LAGO: Well done. At this point, questions from the Commission for the applicant team.

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Commissioner Levin.

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COMM. LEVIN: Could you elaborate on those alternatives that you are exploring?

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MR. SELVER: They're not -- they're not alternatives. We are exploring ways that go beyond what SEQRA requires to address impacts on the school that had been identified. Before I finish, I'd like Melissa Sarko to speak about one of those impacts, which is the shadow that has been claimed to be a problem.

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What we are working on is a more extensive set of sound mitigation measures than would be required by SEQRA. Because of the presence of autistic children in the school, we would like to work with the school on that. But so

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2 far the school has refused to meet with us. It
3 will ultimately, if we're going to go forward with
4 this and mitigate those impacts, we hope they will
5 meet with us because it will be impossible
6 otherwise.

7 We're exploring ways to reshape
8 the top of the building, to squeeze it down a
9 little bit in terms of its height which will reduce
10 the shadow on the park. We have to see -- you know,
11 there's a question about how far we're able to go
12 and still keep the project in a form that works for
13 the Blood Center and that has the critical mass of
14 space to support the -- the programmatic goals of
15 creating a life sciences hub.

16 And Melissa, can you speak
17 briefly?

18 CHAIR LAGO: That answers your
19 question Commissioner or --

20 COMM. LEVIN: Yeah. Close
21 enough. Thank you.

22 CHAIR LAGO: Okay. Thank you.

23 COMM. LEVIN: I had an unrelated
24 separate questions before we left --

25 CHAIR LAGO: Okay. Do you want

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2 to put it forward?

3 MR. SELVER: -- before we go.

4 MS. SARKO: Well, no, I think --

5 MR. SELVER: You're like --

6 Melissa can you speak briefly on the shadow issues?

7 MS. SARKO: Sure. Hi, I'm

8 Melissa Sarko with Ennead Architects representing
9 the Blood Center. As an architect, I definitely
10 believe that daylight in buildings is important and
11 all the more so in schools. But I do want to just
12 draw a distinction between what is direct beam
13 sunlight versus diffused daylight because --

14 CHAIR LAGO: Actually, if you
15 could stick to the question which is, what are the
16 changes that are being considered or the
17 mitigations that are being considered. This isn't
18 open testimony. It's response to Commissioners'
19 questions.

20 MS. SARKO: I'm sorry, then I
21 have nothing further to say on that matter.

22 CHAIR LAGO: Commissioner
23 Rampershad.

24 COMM. RAMPERSHAD: In connection
25 to the height, does that mean you're taking out

1

2 floors or your adjusting the floor to floor plates?

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MR. SELVER: We're still working
4 -- we were not planning on reducing the number of
5 floors at this point.

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CHAIR LAGO: And Commissioner
7 Levin did you have another question?

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COMM. LEVIN: Yes. Actually I
9 have two sort of larger scale questions. One is a
10 technical one for Mr. Selver, which is to ask him
11 about the Community Boards' position that this
12 amounts to spot zoning. The feeling, Mr. Selver is
13 intimately familiar with the legal definition of
14 spot zoning. I think some of your testimony
15 probably addressed some of the issues there. But
16 I'd like a technical answer.

17

MR. SELVER: And I can give you
18 -- I can spend a little bit -- I can spend --

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COMM. LEVIN: And then let me
20 just put out my other bigger question for the
21 Development Team. The Community Board and Borough
22 president have observed that the expansion needed
23 for -- that doesn't challenge the need for the
24 Blood Center to expand, but observes that all the
25 space that the Blood Center appears needed in the

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2 expansion could be achieved without the partner.
3 So I'd like to hear from the applicant Team about
4 the prospects for this building -- for the Blood
5 Center expansion to be achieved without the over
6 build of the Longfellow space.

7 MR. SELVER: Well, let me talk
8 about spot zoning briefly. Okay. I'm sure the
9 Commission knows. Your counsel will tell you that
10 spots zoning does not depend upon the size of the
11 area rezoned or the nature of the rezoning. What
12 the Court of Appeals has said is that rezoning is
13 not invalid because it involves a single parcel or
14 two parcels. The test is whether it's in
15 accordance with a well considered plan for the
16 general welfare the city.

17 And just to give you some
18 examples. In 2019 in Preserve Our Brooklyn
19 Neighborhoods in New York City, a 12,000 square
20 foot rezoning of a single parcel, and it was a
21 single parcel from out here, from R7A, R8A, to
22 facilitate affordable housing and supportive
23 services was upheld by the Supreme Court in Kings
24 County.

25 And not too far from this location

1

2 and in Residents for Reasonable Development in New
3 York City in 2015, the Appellate Division upheld a
4 C19 rezoning of 46,000 square feet of the mid-block
5 on 73rd Street, between New York Avenue and the FDR
6 Drive because the rezoning would benefit medical
7 and educational economies of New York.

8 So there's a history of supporting
9 rezonings that have a reasonable basis in public
10 policy and that are well considered. And part of
11 this process has been, for us, thinking through
12 what the appropriate way of approaching the Blood
13 Center's challenge was, which is to create a new
14 home and to provide a life sciences hub that would
15 take advantage of this very special cluster of
16 institutions on on the east side.

17 You have not just the Blood
18 Center, you have Memorial Sloan Kettering, you have
19 Weill Cornell, you have Rockefeller University.
20 And all of them are, you know, absolutely world
21 class research institutions and medical
22 institutions. Putting them together with a life
23 sciences hub would be an immensely valuable benefit
24 to the City of York and to its life sciences
25 economy.

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So there's, you're sort of the public policy behind it. You know, the site happens to be a very unique site in terms of its size and its history. So the site is an appropriate one for a life sciences hub. So we don't think this is spot zoning. I mean that sort of the view from 20,000 feet.

In terms of what happens if -- how the Blood Center got to this point? There were, I would like to say a couple of things and -- Barry do you want to take this before -- having heard from the Blood Center rather than from me?

MR. GREENE: Sure. No, problem.

MR. SELVER: Okay.

MR. GREENE: New York Blood Center needs to replace and modernize our facility as well as expand our commercial and academic collaborations. But we can't do it alone. We rely on our endowment to fund operations and carry out our dual missions as well as applying to infusion products and conducting scientific research.

Longfellow provides the necessary expertise in life science and laboratory

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2 development to build the project and realize our
3 vision to transform the site into a vibrant hub of
4 life sciences and the catalyst for bio tech. This
5 vision of Center East will bring together the Blood
6 Center as an anchor with other virus science
7 research partners including startups, graduate
8 companies and mature bio techs, creating a
9 collaborative ecosystem that furthers basic
10 research, drug commercialization, and scientific
11 community and build a more robust life sciences
12 community in New York City fueling economic growth.

13 CHAIR LAGO: You might want to
14 elaborate, I think the question was the viability
15 of the project under the as-of-right scenario.

16 MR. SELVER: I think the
17 conclusion -- I think the reason we are going
18 through this exercise is that the project under the
19 as of right scenario is not a project which the
20 Blood Center believes is viable from its point of
21 view at this time.

22 CHAIR LAGO: Yes, Commissioner
23 Levin.

24 COMM. LEVIN: And is that partly
25 the result of -- no, wait, let me frame this

1
2 question a little bit differently. We have been
3 told at the same time that this application is
4 making its way, that the city has -- recognizing
5 the importance of the life sciences to the city,
6 has offered up a number of sites elsewhere around
7 the city and substantial economic support to allow
8 those projects to happen. It baffles me that the
9 Blood Center is not part of that package. But were
10 there to be city support for this, perhaps the
11 support that is achieved with the additional
12 density might not be necessary.

13 MR. SELVER: It's an interesting
14 question but at this point, it's hypothetical, I
15 think because we don't know whether there is --
16 there's no city support.

17 COMM. LEVIN: Which I think is a
18 shame.

19 MR. SELVER: City support from --
20 in a financial sense, I should say.

21 COMM. LEVIN: Yeah.

22 CHAIR LAGO: Other questions?

23 (No response.)

24 CHAIR LAGO: And thank you to the
25 applicant team and --

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2

COMM. LEVIN: Wait.

3

CHAIR LAGO: Oh, I'm sorry.

4

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COMM. LEVIN: Nobody has spoken about the rezoning of the block fronts on 2nd Avenue. Why do we have to include those parcels? They don't have anything to do with Blood Center.

7

8

MR. SELVER: Okay. Well, first of all, we had a long discussion with the people who drafted the planning report. They said they said HR&A and urban inaudible) About whether that was something that should be done? Needed to be done? Could be done? I think the short answer is that they looked at it. They thought it was the right thing to do because there is -- it would bring the theaters that are on the west side of 2nd Avenue into conformity with the zoning. And that otherwise, there was very little difference because they're otherwise both neighborhood retail zones.

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So I think the entertainments, the movie theaters is the big difference. We think that the reason that the C28 stopped at 60 -- went up as far as 66th Street was because in 1961 there was movie theater, The Beekman Theater between 65th and 66th. And so that was why it was stopped

1
2 there. There was no other sort of grand reason for
3 having the line one block further north or south,
4 this seemed like a logical thing to do. Is it
5 something which you have to do? No. It is something
6 that the Blood Center needs? No. Is it something
7 that we believe somehow leverages us into a
8 situation where we're not spot zoning? We're not
9 spot zoning. So even just ourselves. So that's
10 the answer.

11 COMM. LEVIN: Thank you.

12 CHAIR LAGO: Other questions?

13 (No response.)

14 CHAIR LAGO: And thank you for
15 the applicant team.

16 And our next speaker will be
17 Manhattan Borough President, Gale Brewer.

18 Welcome.

19 MALE SPEAKER: Hold on just one
20 second. I want to make sure we're good. Yeah.
21 Like that.

22 CHAIR LAGO: Oh, I'm sorry. I
23 see that the order has changed. I apologize.

24 Our next speaker will be City
25 Council member, Ben Kallos.

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2

MR. KALLOS: The stated meeting

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we're trying to --

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CHAIR LAGO: Yes. We're juggling

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our elected official schedule. Thank you for

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making the time Council Member.

7

MR. KALLOS: I would not miss

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this for the world. Can I take off my mask so I

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can see through my glasses. I see people nodding

10

no, so I will do my best to see through the fog.

11

Thank you --

12

CHAIR LAGO: I know they're a

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pain, but we've been up here for hours struggling.

14

MR. KALLOS: Thank you to Chair

15

Lago and to members and staff of City Planning

16

Commission. I want to thank the residents of the

17

community. They've come out to I think four or

18

five or six different meetings.

19

We've heard from over a 1,000

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people on this project and 99.5 percent of them are

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opposed. And 0.05 percent have weighed in from all

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over the country. Very few from the neighborhood.

23

But it is pretty unified in the opposition. You'll

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be hearing from Congress Member Carolyn Maloney.

25

Our Borough President, Gale Brewer opposed it.

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2 Assembly Member Rebecca Seawright. And I have to
3 say Senator Liz Krueger has been fighting the Blood
4 Center since long before I became an elected
5 official and she's not going anywhere.

6 Commission, I want the record to
7 reflect that I did not -- I don't know Commissioner
8 Anna Levin but many of her points will be in my
9 testimony and I did not share it, but as was
10 pointed out, as of right, the Blood Center can in
11 fact, build. They've been in the neighborhood for
12 50 years. They can take what is now a three story
13 building with a basement and build 75 feet high for
14 six or seven story building. And as of right, they
15 could actually build something bigger than they're
16 currently proposing, they will get more square
17 footage and that is something that I can say as a
18 council member and on behalf of all the elected
19 officials and the people in the audience who are
20 nodding yes, that the community would fully support
21 and there's no reason to have to do any of this
22 exercise.

23 However, the 260 foot Longfellow
24 commercial tower and changing this from a
25 residential district to commercial is something

1
2 that is completely opposed. This is something I
3 opposed when I first started in politics and got on
4 Community Board 8 back in 2006. And I have to tell
5 you, it's been more than 15 years and this
6 institution has never cared about workers. They
7 didn't care about the monkeys that they
8 experimented on. It was an international incident
9 that had to be taken in order for these monkeys who
10 were given aids to get the care that they needed,
11 they didn't care.

12 And I'll tell you, I'm a Union
13 side labor lawyer. As an elected official, I care
14 about workers and I think we should treat them
15 well. And make no mistake that I've heard that
16 there might be a project labor agreement, I haven't
17 seen it, but make no mistake, but for my advocacy
18 it wouldn't be the case before and it certainly
19 wouldn't be now. And that being said, to just
20 treat a portion of the workforce with certain labor
21 protections but not offering it to anybody else, I
22 still have heard no answers about the diversity of
23 their Board of Directors, of their executives, even
24 the highest compensated worker that would actually
25 work there. And just you can't sacrifice one group

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2 of people for another, particularly the rest of the
3 land use issues.

4 I just have to say just about
5 blood donations. Please make blood donations. This
6 is my pen. I am a part of the Gallon Club at the
7 American Red Cross. And the work that is done
8 between the Red Cross and Blood Center is
9 incredibly laudable. The Blood Center's commercial
10 tower would block sunshine from St. Catherine's
11 Park. And St. Catherine's Park is in the 60s. The
12 next closest parks are Twenty-Four Sycamores, which
13 is down in the 50s and John Jay. Actually, it may
14 be just on 60th Street, but it's right next to the
15 FDR, no one actually wants to go there. The other
16 one is John Jay at 76 Street.

17 And I can tell you as a new dad,
18 and it's kind of scary to me that an institution
19 that was so involved in the pandemic would take a
20 park away from families who need it. It was the
21 only outlet from our tiny apartment. I was in a
22 one-bedroom sharing my room with my daughter and we
23 had to get to these parks so that she wouldn't
24 literally rip down the walls. And under the light
25 study, what they shared is starting at 1:30 p.m. in

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2 May before Memorial Day, extending throughout the
3 summer. So we're talking about today at sun sets
4 at 8:14 p.m., that would be seven hours of lost
5 lights.

6 If you've got kids, you know that
7 when it's dark out, when there's a shadow on the
8 park is when it's time to go home. And so I just
9 couldn't in good conscience support a project that
10 would mean that quite honestly, every parent in the
11 neighborhood would just take turns punching me in
12 the face because I took away their only project
13 where the kids kicked me in the shins. I've been
14 there and they've said, Oh, it's not a bug, it's a
15 feature. And they've said, Oh, the shadow will
16 make it much nicer in it. And immediately after
17 the last protest, I actually went to the park and
18 asked people, Hey, wouldn't it be great if there
19 was a giant tower and you would be in the shade on
20 this day that was about a 100 degrees? And to a
21 person everyone said no.

22 And so the next piece is the
23 impact to Julia Richman Education Complex, which
24 Commissioner Anna Levin also brought up. And I was
25 disappointed that Anna did -- I was impressed that

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2 they did say that it's important to have natural
3 light in the classrooms, but that would be gone.
4 And they didn't offer any way of mitigation, which
5 you correctly asked for. Tall towers are actually
6 -- this tower is actually illegal under the zoning
7 at 23-65C. You're not allowed to use height factor
8 towers, which this would be without any setbacks,
9 across the street from a one acre park. It's
10 actually 100 feet, its in the zoning.

11 And I've worked with this
12 Planning Commission to close loopholes. And you'd
13 be creating a new loophole that if you want to put
14 up a tower across the street from a park, since
15 this section only applies to residential towers,
16 you just need to say, oh, it's commercial. It's a
17 commercial district now, you can put up a
18 residential tower across from the park. Who cares
19 about the sunlight? Who cares about the zoning
20 regulation? Like, let's just -- you might as well,
21 as part of this -- if you approve this project as
22 part of it, you should just strike 23-65C because
23 another tower will be coming to a park nearby you
24 in your neighborhood too.

25 And so at the same time as we

1
2 have what the New York Times reports, 20 percent of
3 our commercial office space is vacant right now.
4 And the commercial district starts at 59th Street,
5 which is about a five, ten minute walk away from
6 the hospital corridor. So if they needed the
7 space, they could literally just put the commercial
8 office tower there. And it just seems really
9 bizarre to have the Governor and the Mayor and even
10 perhaps City Planning talking about converting our
11 commercial district into residential, at the same
12 time as you're considering converting a city
13 residential block to -- half a block into
14 commercial.

15 As Commissioner Anna Levin
16 correctly identified, there are three sites in this
17 project. There's the Blood Center, there's 301 East
18 66th Street, and 265 East 66th Street. 301 is here,
19 the co-op's against it. They weren't consulted in
20 the application, they weren't part of the original
21 application. And I got to tell you it's 199 units.
22 I don't think that in rezoning this to a commercial
23 office space, that that 199 co-op people are going
24 to get bought out of their apartment and that that
25 building is going to get razed and turned into a

1
2 commercial office. I just don't think it would
3 happen.

4 So I think it's spot zoning, and
5 I think that that building being included so it
6 doesn't look like a spot zoning is farcical,
7 because they're not going anywhere. Plus one of my
8 favorite restaurants is there, there's a daycare,
9 there's a beauty spa, you should stop on by, it's a
10 great block.

11 And as for 265 East 66th Street,
12 that's a different story. That's a commercial,
13 sorry -- that's a luxury rental building. It's 301
14 units, it was built in 1979. Studios rent for
15 3,400, two bedrooms run for 8,000, and its own --
16 it's commercial. It's already commercial. It's
17 owned by a company, they are market rate tenants
18 which means they have zero protections. So when
19 you do this rezoning, the great thing is Solow
20 Management could come in, they could kick out 301
21 tenants day one, and they could convert the
22 building into a commercial tower. And maybe the
23 building next door is going to also sell out. So
24 you could rezone this and we could get rid of 500
25 people. Just knock them out of the neighborhood

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2 and turn it into commercial office towers.

3

4 But I don't think that's what you
5 want to do. And I think that rezoning residential
6 residences into commercial towers would actually be
7 bad. It would be against every notion and rationale
8 of City Planning. We're talking about for this
9 commercial tower, a floor space roughly the same
10 size as the Freedom Tower. We can walk over there.
11 It's huge. It's 200 feet by 200 feet. This
12 building at 280 feet tall -- at the 280 foot
13 section would be 180 by 181. There's just no
14 reason to have a Freedom Tower in the middle of the
15 Upper East Side.

16

17 And so they talk a lot about
18 having a hub and having a lot of partners in the
19 neighborhood. And so I know the partners, I
20 represent them. And in 2014 I got to cut the ribbon
21 on the Belfer Research Laboratory, which houses --
22 it's 480,000 square feet of biotech space, it's got
23 Cornell University, it's got Weill's Hospitals
24 research hubs, it has the Tri-I TDI, and they even
25 have a competing university's campus there. They
26 have CUNY Hunter. Why one university would host
27 another? Don't know. But they have that

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Sotheby's Auction House at 1334 York Avenue and 72nd Street, it's zoned C5-2, with ten FAR for commercial. It's been on the market three times since I've been a council member as recently as 2019. They're not considering that. In their testimony they said they're not interested in any spaces in Manhattan, nowhere else would work.

As Commissioner Anna Levin properly pointed out, the city is actually looking for partners. And if we can't build it in our neighborhood, literally Proton Center is sitting there and you rezoned for it. And they won't even go there.

And so as we look at the sites for the Blood Center, I hopped on their website and I found 14 other sites just in New York. From Upstate New York in Rockland County out onto Long Island. They even got four sites in New Jersey. And curiously, this is interesting. The 67th Street site is now listed on their website as a donation center but if you go on Google and try to find their headquarters, it's actually listed at 1200 Prospect Avenue in Westbury, New York. And I wonder whether or not their even still a New York

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2 City-based non-profit or they just happened to have
3 a good piece of real estate that they liked the
4 up-sell for dollars and sell to a developer.

5

Over the past five years of tax
6 filings, they've spent \$31 million, all cash, on
7 acquiring Community Blood Center of Greater Kansas.
8 That is in 2015. In 2016, they started acquiring
9 Innovative Blood Resources for \$20.2 million.

10

Don't let the name fool you, Innovative Blood
11 Resources is actually -- covers the states of
12 Nebraska and Minnesota. And just in terms of
13 proximity to Blood Center, it would be a 1,200 mile
14 drive and they cover about 86,000 square miles.

15

In 2017, the Blood Center -- New
16 York Blood Center, bought the Rhode Island Blood
17 Center. So far they've paid out \$22.8 million.
18 They could still be paying out. I haven't seen the
19 2020 filing. And in 2018, they for a \$1 million,
20 they got a steal on the Blood Bank of Delmarva in
21 Delaware. So they now have presence in --

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CHAIR LAGO: Council Member, with
23 respect I'm trying to --

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MR. KALLOS: Yes.

25

CHAIR LAGO: -- make a sense of

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2 how we're going to be managing the time to get a
3 sense of how long before we will be able to get
4 some members of the -- of the public, of course --

5 MR. KALLOS: I'm skimming through
6 about 15 pages of testimony which will be submitted
7 in person --

8 CHAIR LAGO: Great.

9 MR. KALLOS: -- in prints and I
10 have about four left, so if I could have about two
11 to three minutes.

12 CHAIR LAGO: All yours.

13 MR. KALLOS: Thank you.

14 So all in all, we're talking about
15 \$75 million that the Blood Center has invested in
16 acquiring blood centers all over the country where
17 geographic proximity didn't seem to matter. And so
18 what I would counsel you is, actions speak a whole
19 lot louder than words. And if they say they can't
20 do their building as of right, I don't know, \$75
21 million seems like you could do a six or seven
22 story building in Manhattan and they can't find
23 somebody to do it. Like, I'm sure they can find
24 somebody to do it, that's just -- I don't know how
25 you couldn't build it for \$75 million.

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And what's also crazy about this is all of these blood centers were purchased for cash at a time that money is free. You can -- they can go to a bank right now and get something at zero percent or one percent and they didn't leverage any of their money. That \$75 million could've easily become quarter billion dollars or half a billion dollars.

So self inflicted wounds are not your job, our job to fulfill and make people rich. At this point, it just seems like, just looking through their filings, they are an institution that brings in somewhere around \$500 million a year. They -- they sell the blood that people donate to them and they make about \$250 million a year on that. And so that's a lot of blood money.

What's strange to me is they say they're a research institution, all the great research that's going to happen, but as of the 2019 tax filing, they spent \$14 million out of their half a billion dollar budget and out of -- comes out to less than five percent of their program services expenses. This isn't a research institution, this is a real estate institution.

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2 This is a group that sells blood.

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4 Looking at what we've been able
5 to do on the Upper East Side, we did the
6 Rockefeller University expansion. We built in
7 another three blocks of biotech space. As
8 Commissioner Anna Levin noted, I've been going to
9 every institution including the blood centers
10 saying, I have money from Mayor De Blasio, let's do
11 a deal. And Rockefeller University's taken us up
12 on it and we'll be building a 26,000 square foot
13 research facility with \$9 million from the city.
14 No rezoning required.

15

16 We can't use zoning to print
17 money. We can use zoning to build schools. I
18 would love to do affordable housing at this
19 location. We can do it for homeless shelters.
20 We've got a site at 91st Street, I think we can do
21 it in the manufacturing district, but if you can't,
22 I will be there to support a rezoning so we can
23 build the homeless shelter in my district. But
24 rezoning so that somebody can put a 260 foot
25 commercial tower; it's just not how zoning is
supposed to work.

26

And so they've spent -- they're

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2 spending millions and millions of dollars. One of
3 the things you should know is that this is not an
4 institution that is without resources. They're
5 paying their CEO \$1.8 million a year. And they've
6 even spent almost, I think more than a \$1 million
7 on lobbying on this one project alone with \$597,500
8 going to Kasirer LLC alone. They're not the top
9 lobbyist in the city for no reason, but that's just
10 a lot of money that they've been wasting when if
11 they wanted to build the expansion, they've been
12 talking about they have \$75 million, they've got
13 the millions of dollars they're paying the CEO,
14 that they're paying lobbyists and there's so many
15 other places that they could do this.

16 I will just leave this one for
17 the Commissioner because I'm hoping she too is a
18 fan of Lord of the Rings and Gandalf the Grey and
19 The Fellowship of the Ring Book 2, Chapter 5, as he
20 confronts the orcs and balrog at the Bridge of
21 Khazad-dum. "You cannot pass. I am a servant of
22 the Secret Fire, wielder of the Flame of Anor. You
23 cannot pass. The dark fire will not avail you.
24 Flame of Udun. Go back to the shadow. You cannot
25 pass." Thank you.

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CHAIR LAGO: And Council Member, if you could wait for some questions. I have to note that it has to be a rhetorical question on your part. Looking at both, my age and knowing that we have a shared love of physics. With that, I'll turn it over to the Commissioner for any questioning.

(No response.)

CHAIR LAGO: Okay. Well, then I will end by noting that as you know, every time I see you, I pester you for a -- to see a photo of your adorable daughter, but it probably would not be appropriate in this setting.

MR. KALLOS: Next time.

CHAIR LAGO: Well, thank you.

MR. KALLOS: You got it.

CHAIR LAGO: Thank you.

Our next speaker will be US Representative, Carolyn Maloney. And we'll wait a moment as she will be testifying remotely and should be coming up on our screen momentarily.

MS. MALONEY: Are we now connected?

CHAIR LAGO: Yes. Welcome.

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MS. MALONEY: Thank you. Thank you so much. I would first like to thank the New York City Department of City Planning for asking me to testify and to be present today.

And I strongly oppose this modification of the R8B contextual zoning proposed by the New York City Blood Center to allow for the consideration of a 334 foot mid-block commercial tower, which is totally illegal at 310 East 67th Street, located in the district that I am privileged to represent.

And I would like to say that I'm speaking for the hundreds of thousands of people that I represent, the neighborhoods that I represent. And what is most unusual to me about this project is that everybody agrees. I haven't met one person that support's sealing of -- changing the entire zoning laws, setting an absolutely outrageous precedent to build as high as you want for whatever financial gain you can make when there's no direct benefit to the community.

I would also say that I believe that those behind this effort have been incredibly disrespectful to the people that I represent, to

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2 the Mayor, to the community organizations. They
3 have failed to come forward to negotiate in any
4 way, shape, or form, or to listen to any other
5 alternative proposals. The Mayor's office came out
6 with five other parcels that could be used without
7 destroying the Upper East Side neighborhood. One
8 is a parcel on a 105th street, one in Kip's Bay,
9 one in Long Island City, and there are many more.

10 I would like to ask unanimous
11 approval to put into the record an article actually
12 on the front page of the New York Times today,
13 talking about all the space that is vacant in the
14 City of New York, and that people are rushing to
15 use this office space for Life Sciences. It's
16 called, "A wild 15 months: Pandemic spurs
17 conversion of offices to labs." And it talks about
18 -- most of it is shown to be life sciences just
19 near the site. There many other vacant sites.
20 vacant, that could be used for life sciences with
21 planning.

22 And I also want to say that it's
23 highly unusual to have every single elected
24 official, every single party official, every single
25 not-for-profit, every single good government group,

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2 every single organization that is concerned about
3 the zoning and the future of the City of New York
4 and preserving the City of New York and preserving
5 light and air and quality of life, all of whom are
6 adamantly opposed to it. And I would say that
7 everyone living in the area, every not-for-profit,
8 every elected official, can't be wrong.

9 And I would say that this project
10 would provide the Blood Center with a new
11 state-of-the-art facility. However, over 60
12 percent of the building would have nothing to do
13 with the Blood Center would be commercial space
14 controlled by a private developer who doesn't even
15 live in the City of New York.

16 I do want to preface my comments
17 by saying I have long supported the laudable work
18 of the Blood Center and recognize the limitations
19 of its current space, but I do not believe that
20 this project is the appropriate solution for the
21 Blood Center, or for the neighborhood, or the
22 long-term interest of the great City of New York.

23 I'm particularly concerned that
24 the rezoning actions necessary for this project
25 would inappropriately increase density traffic in

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2 the neighborhood that is already one of the most
3 densely populated in the entire city, in the entire
4 world.

5 The proposed zoning change would
6 allow for out-of-context mid-block, high-rises,
7 reducing light and quality of life, the
8 modification of the current R8B contextual zoning
9 threatens the character of the neighborhood and
10 represents a dangerous, dangerous precedent for the
11 entire Upper East Side and I would say the entire
12 city. If you have the money and you want to make
13 more money, you could build as high as you want
14 without consideration to anyone or anything else.

15 Alarmingly, this rezoning and the
16 anticipated increase in traffic poses a risk to the
17 thousands of young people, children, who used St.
18 Catherine's Park or attend school in the Julia
19 Richman Education Complex. The Julia Richman
20 Education Complex houses six citywide public
21 schools that teach a majority of our black and
22 independent bi-Paca [sic] -- students of color,
23 hailing from all five boroughs and indeed 50 of the
24 51 city Councilmatic Districts. And one of these
25 schools is the city's international school for

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2 students of recent immigrants where English is not
3 spoken at home.

4

I think it's very important to
5 protect these students and the schools at Julia
6 Richman,. There are part of -- and jewels in the
7 city's educational system. And this community and
8 its elected officials have consistently worked to
9 protect Julia Richman, including when we, along
10 with Reverend Al Sharpton, opposed the city's plan
11 to move the Julia Richman ten years ago to make
12 room for City University of New York, Hunter
13 Building.

14

Additionally, in regards to
15 traffic, the M66 cross town bus, which runs along
16 East 66th and East 67th Streets, has been rated the
17 slowest bus route in Manhattan and increasing
18 traffic will only make this worse.

19

I would like to briefly address
20 the claims that my opposition is anti-union and
21 that the community is anti-union. Nothing could be
22 further from the truth. I have always supported
23 union labor and projects in my district. I have
24 fought hard to bring federal funding for major
25 infrastructure projects, providing tens of

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2 thousands of union jobs. At one time, the two
3 largest construction projects in the entire
4 country, not New York City, not in New York State,
5 but the entire country were in the district that I
6 am privileged to represent.

7 The Second Avenue Subway, we're
8 going to build it up to a 125th Street. For ten
9 years, it disrupted the entire community with
10 noise, anti quality of life, conditions to build a
11 world class subway to improve the city. The East
12 Side Connector connecting Long Island through
13 Queens to Grand Central. Again, these are the two
14 largest union employing projects in the entire
15 country. And I could throw and also the Kosciuszko
16 Bridge and the modernization of the L Train.

17 These were mega projects and the
18 Community supported them and they also supported
19 the minority communities that benefit from Julia
20 Richman High School. They have fought for them.
21 They have fought to keep them there. And we would
22 like to continue to keep them there and to have
23 some sunlight in the park that they play. I think
24 it's important -- it's an important health quality.
25 And I have -- since my days on the City Council, I

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2 have worked diligently with my neighbors to
3 preserve our historic residential community.

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When you look at, you know,
5 advertisements, Go to New York, oftentimes you see
6 historic districts throughout our great city that
7 have been preserved. Building this, would violate
8 all of the efforts of everyone who has worked in
9 the preservation community to try to preserve our
10 great history and to allow for building. We've
11 supported building. The largest building complexes,
12 just looking around my district, they're building
13 absolutely everywhere. No one's protesting them.
14 They're living within the zoning rights. They're
15 violating every single zoning rule. For what? To
16 have some more space for life sciences.

17

When the New York Times tells us
18 that 20 percent of the city's vacant, when we look
19 at other reports from the city saying there's other
20 places they can go, why can't they go there?
21 That's what's called cooperation. Thinking about
22 others. Thinking about our community at large.
23 And I am very hurt by their failure to try to work
24 with our borough president, with our city planning
25 division, with our Mayor on alternative sites that

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2 would work for everyone, but not destroy.

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4 Break the precedent. If this
5 goes through, then, we're the wild west, build
6 anywhere you want. You don't have to have a public
7 purpose, you don't have to sign any papers that say
8 that this is actually going to happen, and you
9 can't look at alternatives that would be better for
10 all of our populations, our school populations, and
11 everyone else. This is a selfish, well,
12 disrespectful project that has not looked at the
13 goal of the community at large.

13

14 I'm on my knees begging the --
15 you, our Department of City Planning to listen to
16 the thousands of people who live here, to the
17 thousands of students who come in and out to learn
18 here, to the thousands of tourists who want to come
19 here and see a livable city. And I would like to
20 say that every elected official, every
21 not-for-profit, every organization, everyone that
22 I've talked to about this community, are all
23 opposed to it, and I would say the entire city of
24 New York cannot be wrong. We should listen to
25 them, respectfully.

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And I yield back.

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CHAIR LAGO: Thank you,
Representative. And we will be sure that the
article that you mentioned is entered into the
record for this.

Questions for the Representative?

(No response.)

CHAIR LAGO: Thank you for taking
the time to be with us. Very much appreciated.

At this point, our next speaker,
if she is available at this point, would be Borough
President, Gale Brewer, Manhattan Borough
President, Gale Brewer. She was planning to testify
remotely.

MS. BREWER: I --

CHAIR LAGO: Welcome Madam
Borough President.

MS. BREWER: Thank you very much.
I appreciate this. I'll be very brief.

So I am Gale Brewer, Manhattan
Borough President, and I am here to talk about the
Blood Center. And I want to say unequivocally,
just like everybody else, I have a lot of respect
for the Blood Center and the work it does.
However, just like the other electeds who have

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2 heard my colleagues, I do not support the Center
3 East Development.

4

5 We attended to the Board 8 and
6 I've read very carefully their position and I
7 myself, we held a hearing -- a public hearing. We
8 had a 100 people in the room. We heard from 40 of
9 them, and then we had another 120 or so on Zoom.
10 So it was very, very well attended. I want to say
11 that, you know, groups like, Upper East Side,
12 Friends of the Coalition to Stop the Blood Center
13 Tower, and many others testified against it. But I
14 do want to say, just to be very honest and because
15 I have a lot of respect for both Local 79, which is
16 the laborers and Local 157, which are the
17 carpenter's, they did support the project. They
18 spoke there. I appreciate their attendance. And I
19 want to point out to them that we were always
20 supportive of union jobs. Certainly supported them
21 over the years, just, this is not -- should not be
22 this tall building.

23

24 There could be a restoration
25 within the zoning. And I want to be very clear.
The problem for this is that I feel, and I am no --
I'm not in the shoes of the CEO, but -- or the

1

2 Board, but I do feel that the improvements to the
3 Blood Center's own operation could be accomplished
4 under the existing zoning, which is of course R8B.
5 And I think that they could build enough to improve
6 what they need for their community facility and for
7 the ongoing funds.

8 I don't need to re-discuss what
9 the Council member, the Congress member and others
10 have said, which is, aren't there other places that
11 they could expand in terms of Longfellow? I know
12 that this is a difficult issue. I assume they've
13 already looked at what I call the Hunter College
14 Site. They've already looked at Janus, I
15 understand at 126 and Amsterdam, an area that I
16 know well, apparently it was too small. But we all
17 want to have life sciences. We all want to have
18 groups like Longfellow participating and beating
19 Boston and other place. We want to beat 128.

20 But we don't think that this is
21 the right place to build. And we can talk all
22 about the issues of setting the precedent for mid
23 block zoning. I know that when we had the
24 discussion about the issue of the park being in
25 shadow, if you don't live there, it may not seem

1
2 like such a big deal, but it really is a big deal.
3 And guess what? Even the Park's Department can
4 figure out out a mitigation. There is no
5 mitigation of any building that of that height in
6 that park. You could say it's not a big deal, but
7 it is a big deal. So I don't want that to happen
8 in that park. And of course, the Julia Richman
9 Education Complex, which has already beat back
10 development in the past.

11 Perhaps it wouldn't be the end of
12 the world when the building was built, but the
13 construction, I've been in schools where there is
14 construction, this will be loud, it will be long,
15 it doesn't work. You've got testing, you've got
16 dust, you've got an old building, you've got kids
17 who need to be outside playing, the construction
18 doesn't work, not for that kind and that size.
19 Again, it would really impact the capacity of
20 students to learn.

21 I urge you to reject the proposed
22 new Blood Center Center East proposal. Many of the
23 reasons have been addressed. The research has been
24 done. I tried to be as supportive of many projects
25 that are up for development. This is just not one

1

2 of them.

3

4 So thank you very much, Madam
5 Chair and the entire City Planning Commission. I
6 know you'll take these testimonies very seriously.
7 Thank you.

8

9 CHAIR LAGO: Thank you, Madam
10 Borough President. We always welcome your
11 participation. You're such an active participant
12 in the land use process.

13

Questions?

14

(No response.)

15

CHAIR LAGO: Again. Thank you.

16

MS. BREWER: Thank you.

17

18 CHAIR LAGO: So now we will
19 follow our standard practice of starting with five
20 speakers in opposition, then five in support, and
21 go back and forth until all 52 remaining speakers
22 have been heard, along with any others who may
23 choose to sign up along the way.

24

25 I will be calling out, but the
26 person who speaks and who is next up, if you're in
27 the room and your next up, if you could make your
28 way to stand behind the podium just to try to move
29 the proceedings along.

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Our first speaker will be Russell Squire, followed by Margaret Lehman. And both of them are due to testify remotely.

Welcome.

MR. SQUIRE: Sorry. I had to rejoin the meeting, so I didn't hear the introduction that it's my turn to speak.

CHAIR LAGO: Welcome.

MR. SQUIRE: Thank you. I'm Russell Squire, Chair of Community Board in Manhattan, where the Proposed Project is located. I am speaking in opposition to the New York Blood Center Longfellow proposal.

Thank you for providing me with the opportunity to speak. I want to thank Borough President Gale Brewer for her recommendation of disapproval and all that she has done to backup the community in our opposition to this project, as well as the other elected officials who have stood with the community in opposition to this.

At the outset, it is important to note that this proposal remains completely unchanged from the first time it was presented to CB8 last November. Since that time, the Community

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2 Board and its committees have had multiple meetings
3 on this subject and expressed many concerns. The
4 Blood Center at Longfellow have not changed the
5 Project one iota in response. That in itself is
6 shocking and indicative of the disregard for
7 community concerns and quality of life that
8 characterize this proposal.

9 I also want to add that CB8 has
10 always supported the Blood Center's research
11 mission.

12 The expanded space that the Blood
13 Center speaks for itself in its proposal, does not
14 require any zoning changes. It can be achieved
15 with an as of right project with room to spare.
16 But the Blood Center has unfortunately chosen not
17 to go that route. CB8 opposes this project for
18 several reasons which are set forth more fully in
19 our resolution and supporting materials, which I
20 gather from some of the questions that Commission
21 has received, but I'll briefly emphasize some of
22 the points we made.

23 First, the proposal is totally
24 unacceptable from a zoning perspective. The Upper
25 East Side, like other Manhattan neighborhoods,

1
2 prefers less density on mid-block lots as opposed
3 to on the Avenues. The proposal would undue
4 mid-block R8B zoning that the community wishes to
5 preserve. R8B zoning is a shiny example of city
6 planning done right, in a way that is responsive to
7 the community and reflective of its needs and
8 preferences. If this rezoning of an R8B District
9 in the face of community opposition goes forward,
10 it will jeopardize R8B zoning everywhere in
11 Manhattan. The hard won success of R8B zoning
12 should be preserved, not undermined.

13 The proposal also constitutes
14 impermissible spot zoning. The applicant's
15 attempts to attack on fortuitous changes to other
16 lots do not change that fact.

17 Second, the proposal would
18 permanently and irremediably impact St.
19 Catherine's Park, a cherished open space in an area
20 of the city that sorely lacks it. Most of the
21 year, the proposed tower would cast shadows over
22 most or all of the park during the afternoon hours
23 when children use the park the most. There is no
24 way to mitigate a loss of sunlight. Nothing can be
25 done to bring sunlight back once it is lost.

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Third, the proposed tower would cast prolonged and significant shadows over the Julia Richman Education Complex known as JREC. which has students from all over the city, not just the Upper East Side. The shadow impact on JREC is particularly problematic for the significant number of autistic students at JREC as sunlight is very important for those students.

Fourth, the proposed project would be vastly out of proportion with the rest of the neighborhood. This would be so even if it were on an avenue, but on a mid-block site, it is doubly inappropriate.

Finally, I cannot state -- I cannot overstate the degree of local community opposition to this project that we've seen in the community board. Every single meeting of a CB8 committee or the full board that has looked at this has been packed to capacity with neighborhood residents expressing strong and united on --

CHAIR LAGO: Mr. Squire, I'm afraid that your time is up, but we would welcome your submitting your testimony, whether in the form of a letter or the testimony since you will

1

2 highlight particular facets of the Community
3 Board's recommendation.

4

I also want to thank you and the
5 rest of the community board. We so benefit from
6 your active role in the land use process and in
7 sending us just -- such a thorough report. Very
8 much appreciated.

9

MR. SQUIRE: Thank you.

10

CHAIR LAGO: Questions from the
11 commission?

12

(No response.)

13

MR. SQUIRE: I also want to --
14 and I see it in the video number of my fellow
15 community board members there. So sure you'll hear
16 from them, but they also deserves the same.

17

CHAIR LAGO: Thanks so much.

18

Thanks, Mr. Squire.

19

MR. SQUIRE: Sure.

20

CHAIR LAGO: Our next speaker
21 will be Margaret Lehman, followed by Alison Bell.

22

MS. LEHMAN: Hi. Can you hear
23 me?

24

CHAIR LAGO: Yes. Welcome.

25

MS. LEHMAN: Thank you. And

1

2 thank you for your time today City Planning. I
3 asked for your support in our community's
4 opposition to this Blood Center rezoning. There is
5 extensive --

6

CHAIR LAGO: We are experiencing
7 technical difficulties. We'll see if we can
8 quickly reconnect Ms. Lehman. Take two.

9

MS. LEHMAN: You got it. Thank
10 you for that. Are we good?

11

CHAIR LAGO: Yes.

12

MS. LEHMAN: I want to thank you
13 for all of your time and patience today. We
14 appreciate it.

15

I'm asking for your support, City
16 Planning support in opposing the Blood Center
17 rezoning. There is extensive life science
18 development all over the city in appropriate life
19 science locations. New York City itself, on its
20 own website, and in its own reports, of which there
21 are many, including its own budget language,
22 describe existing life science locations, identify
23 addresses currently under construction, those many
24 projects in the pipeline, and where New York City
25 envisions where it wants life science construction

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2 of towers to be.

3

4 A few examples, and this is
5 really partial. All right. The three towers at
6 the Alexandria Life Sciences Center on the East
7 River. Those three towers comprise 1.3 million
8 square feet. Rockefeller University, East Harlem
9 Proton Center, CUNY Downstate. You get the
10 picture. I'm not going to list. I've got a huge
11 list here. I'm not going to take time and list
12 them all. It's been noted today that Kips Bay, one
13 of the multiple offered sites to the Blood Center
14 by the city, is available. Kips Bay is just a
15 little bit south, maybe a 20 minute walk from those
16 very same York Avenue hospitals and Rockefeller
17 University that Mr. Selver described as so unique
18 to this location. If the Blood Center built there,
19 they'd have those hospitals and even more, Bellevue
20 and NYU Langone.

21

22 The Blood Center frames and
23 justifies its 330 foot tower, the equivalent of 34
24 stories, as the key driver of life science
25 expansion in New York City, but the city's own
reports barely mentioned life science -- the Blood
Center. The Blood Center's proposed project is not

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2 the significant development for life sciences,
3 which is the message it has unilaterally crafted
4 for this rezoning application. It is neither
5 needed for New York City's life sciences
6 development, nor its economic recovery, nor even
7 important to it. And it contradicts New York
8 City's stated life's science goals. I hope you
9 will support our community.

10 Thank you very much for your time
11 today.

12 CHAIR LAGO: Thank you for
13 sticking with us through technical difficulties.

14 Questions for Ms. Lehman?

15 (No response.)

16 CHAIR LAGO: Again. Thank you.
17 Our next speaker will be Alison
18 Bell, followed by Alida Camp.

19 MS. BELL: Good afternoon. My
20 name is Alison Bell. Again, thank you for your
21 time.

22 The Blood Center makes a
23 three-part argument for needing to stay at the
24 current location. First, they do a lot of
25 research.

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Second, a lot of their research is collaborations with three neighborhood, world class medical institutions. Weil Cornell, Memorial Sloane Kettering, and Rockefeller University.

And third, collaborating researchers require close physical proximity to one another.

Each of those arguments is false.

First, the Blood Center admits their essential mission is collecting donated blood and then providing that blood to hospitals. While the Blood Center's financial statements was researched as a third line of business, it's a distant third, the actual net amounts spent on research is 13.4 million of their total, 530 million of expenses, or just 2.5 percent of their operations.

Second, research presented at the Community Board showed that only 3.7 percent of those collaborations by Blood Center -- sorry, I'm nervous, researchers were -- was exclusively with researchers at those three nearby institutions. And remembering that research represents just 2.5 percent of the Blood Center's activities, that means that this research with neighboring

1

2 institutions is just 0.000925, one-tenth of one
3 percent of the Blood Center's activities.

4 And third, with respect to their
5 claim that collaborating researchers need close
6 physical proximity, Dr. Elias Zerhouni, the former
7 Director of the NIH, submitted a letter to Gale
8 Brewer stating -- refuting that claim. And the
9 former Director of Research at the Mayo Clinic sent
10 a letter stating, "Let me make it clear that
11 adjacent location geographically is no longer a
12 requirement or needed." They should put a nail the
13 coffin of the Blood Center's arguments that it
14 needs to be near those three neighboring
15 institutions. And now they're saying it's
16 necessary for the bio tech companies that may
17 possibly, someday occupy the commercial space.

18 No one knows if in five years
19 life science companies will want to rent space in
20 New York. And where? NYU, Columbia, in the Bronx
21 at Albert Einstein, trying to justify placing a
22 life science building on the desires of tenants who
23 are more than five years away from signing those
24 first leases is simply ridiculous.

25

Thank you for your time.

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CHAIR LAGO: Thank you.

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Are there questions for Ms. Bell?

4

(No response.)

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CHAIR LAGO: And if you were nervous, it certainly didn't show. Thank you for your testimony -- for your testimony.

8

Our next speaker will be Alida Camp to be followed by Elaine Walsh.

10

MS. CAMP: I'm Alida Camp. Thank you for hearing my testimony. I was chair of CB8 when the Blood Center first brought the project with Longfellow to us. But I'm speaking individually.

15

Please close your eyes and think of your home, the park where you and your family relax, and the school your children attend. Now, think of a 330, four-foot tall building, equivalent to 34 stories next door to each of them. Think of thick traffic, noise pollution from the traffic, loading bays and HMA ventilation system, air pollution from traffic, light pollution from signage, and an all-glass building. Think of this right in front of your homes, your schools your park, your libraries.

25

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2 Consider the danger from a BSL-3
3 lab next door to your home. These are so
4 potentially catastrophic that the DOHMH won't
5 release their addresses. Consider the danger from
6 radioactive materials, including their storage and
7 disposal. The storage depends, according to the
8 DEIS, on the half-life of the specific materials.
9 Do we know what that even means in a residential
10 community with schools and parks? Consider that we
11 don't know the work the commercial labs will
12 perform or their standards of care. Think of all
13 this next door to where you live.

14 Think of noise from loading bays
15 next door to your home, from carding companies and
16 hazardous waste disposal companies coming through
17 the night over who knows how many hours?

18 Think of human and mechanical
19 error, crane collapses, the ventilation unit that
20 doesn't work but needs to work to exhaust toxic
21 air, accidents involving waste disposal trucks
22 backing into or out of loading bays.

23 Think of whether this building
24 needs to be on East 66, 67th Street where the Blood
25 Center can build a building to enable it to fulfill

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2 its mission as of right, which would provide
3 construction jobs, would work to find cures for
4 diseases, would provide the internships it has
5 promised, but in which has not before been
6 interested.

7 Think that the city has not named
8 the Upper East Side as a life sciences destination
9 in its recent press release, doubling investment in
10 the life sciences, that it offered three sites
11 establishes that the site is not part of the city's
12 of plan.

13 Consider whether this building
14 belongs in any residential community. Doctors have
15 said this building does not belong in a residential
16 community. Contractors and developers of life
17 science centers have said this building does not
18 belong in a residential community.

19 Every elected official
20 representing this site, other than the mayor has
21 said this building is inappropriate. Just because
22 a residential site is rezoned to commercial, does
23 not make it a commercial zone. That includes
24 allowing evasion of the rule regarding the
25 permissible relationships between towers and

1

2 residential zones and parks.

3

4 Think of zoning where you and your
5 family live, what would you think if you found out
6 that you would have a rezoning, that would be an
7 intrusion of this magnitude where you live? I urge
8 you, no, implore you to deny this application.

8

Thank you.

9

10 CHAIR LAGO: Thank you, Ms. Camp
11 for your testimony and for your prior service on
12 the Community Board.

12

Questions?

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(No response.)

14

15 CHAIR LAGO: And our next speaker
16 will be Elaine Walsh, followed by Charlie Samboy.

16

MS. WALSH: I've unmuted.

17

CHAIR LAGO: Great. Welcome.

18

MS. WALSH: Thank you. Okay.

19

20 I'm Elaine Walsh and I'm speaking on behalf of the
21 East 86th Street Merchant Residents Association in
22 my capacity as president. I am also on the Local
23 Community Board 8 and former co-chair of Zoning.

23

24 I am here to state for the public
25 record our strong opposition to the New York Blood
Center's application to request an up zoning to

1

2 build a 334 foot tower.

3

4 This site and all mid blocks
5 except for carve outs for institutions have been
6 zoned R8B since 1985. The City Planning did a good
7 job. They reviewed and examined our neighborhood,
8 and based on their findings, chose to rezone, with
9 the support of the community, us to an R8B on the
10 side streets. The following year, they gave time
11 to look at the institutional needs because they
12 wanted to allow them, if they were in the process
13 of anything, regarding building, to be able to
14 expand. The Blood Center was not part of that
15 group.

15

16 We support the Community Board 8
17 and Gale Brewer's position. The application is
18 spot zoning and it violates the zoning rules of the
19 city. Any change to the R8B zoning will be a
20 precedent undermining of our zoning, as well as in
21 the Brooklyn and in Queens. And there are five, or
22 6, or 7B that include communities such as Park
23 Slope, Boreham Hill, Rego Park, Bed Stuy, Middle
24 Village, and I can go on but you can look at this
25 in your own zoning materials. They too will be
then open to changes.

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2 The applicant, and I find the
3 material submitted -- written up by City Planning
4 to be disingenuous because they never mentioned the
5 Blood Center alleged partnership with Longfellow.
6 We have seen nothing to indicate what that
7 relationship is. We have tried to speak with the
8 applicant and discuss any types of changes they
9 might have that would keep us with R8B zoning.
10 They have refused. This is not an application for
11 the Blood Center. This is a commercial tower
12 application. And to be honest, and I'm a skeptic
13 --

14 CHAIR LAGO: I'm afraid Ms. Walsh
15 -- Ms. Walsh, I'm afraid that the time it up. If
16 you have written testimony, we would welcome your
17 submitting it.

18 Are there questions for Ms. Walsh?

19 MS. WALSH: Yes. My three
20 minutes are up?

21 CHAIR LAGO: Yeah. It goes so
22 fast.

23 MS. WALSH: Right. I just wanted
24 to say, please look at the rule of the New York
25 City --

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CHAIR LAGO: Please, I'm afraid that we do have to keep it to three minutes, and we will look again at any written testimony that you submit.

Questions for Ms. Walsh?

(No response.)

CHAIR LAGO: We'll then move to Charlie Samboy, followed by Santos Rodriguez.

Is Mr. Samboy still in the meeting?

MALE SPEAKER: I believe so. Let me -- hold on.

CHAIR LAGO: Thank you for your patience to those in the room while we try and connect electronically.

COMM. LEVIN: Samboy is not here.

MALE SPEAKER: Thank you.

CHAIR LAGO: Thank you for that clarification.

We will then move to Santos Rodriguez, followed by Erik Antokal.

MR. RODRIGUEZ: Good afternoon, everyone. Can you hear me?

CHAIR LAGO: Welcome.

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MR. RODRIGUEZ: Thank you.

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CHAIR LAGO: Yes, please.

4

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MR. RODRIGUEZ: Thank you for the opportunity. Good afternoon. I am Santos

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Rodriguez. I am testifying on behalf of Gary

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LaBarbera, president of the Building and

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Construction Trades Council and Greater Facility.

9

In support of the New York Blood East -- the New

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York Blood Center East Project.

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The Building and Construction

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Trades Council is an organization of local building

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construction trades unions that are affiliated with

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15 international unions in North America's building

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trade union. Our local union affiliate represent

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approximately 100,000 union construction workers.

17

The building's, its mission is to rise the

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standards -- to raise the standards of all --

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living for all workers to advocate for safe work

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conditions and to collectively advance the working

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condition for our affiliates members, as well as

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all workers in New York City.

23

This is our third time testifying

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for this project. As we think about the COVID-19

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pandemic, the various phases, we were all fortunate

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2 enough to live through and how our city will adapt
3 to move into the future, supporting the expansion
4 of the New York Blood Center East headquarters is
5 an easy decision. The project will provide a
6 stimulus to our city as anticipated to spur the
7 creation of 2,600 new jobs onsite and estimated
8 3,000 indirect jobs, and a total new economic
9 output of \$1.1 billion annually. These jobs will
10 provide wages and benefits that will support the
11 middle class lifestyles for our workers and their
12 families, creating much needed stimulus to our city
13 economy.

14 While the Building Trades Council
15 generally supports development that puts people to
16 work with good wages and benefits, this project
17 will also allow the Blood Center to expand its
18 research facilities to provide spaces for life
19 science startups. The ability to provide space to
20 startups, provide private institutes and partners
21 will attract talent to our city and approving upon
22 research conducted by the Blood Center. The Blood
23 Center's work is important. Its facilities are
24 utilized for research and development, and few of
25 the Blood related diseases including potential,

1

2 excuse me, treatment of COVID-19, as well as
3 research into regenerative medicine.

4 We should want this type of work
5 to be performed in New York City. We should
6 support and encourage this type of work to be
7 performed in New York City. Approving this project
8 is a step in the right direction. The Building and
9 Construction Trades Council and Greater Facility
10 supports projects like the Blood Center Project
11 that will improve the lives of many New Yorkers,
12 increase the resiliency of the city, and create
13 middle class jobs for our members in the process.
14 We thank you again for the opportunity to testify
15 in support of this project.

16 Thank you so much.

17 CHAIR LAGO: Thank you. Thank
18 you.

19 Questions for Mr. Rodriguez?

20 (No response.)

21 CHAIR LAGO: Thank you for
22 testifying.

23 Our next speaker will be Erik
24 Antokal, followed by Jessica Walker.

25 MR. ANTOKAL: Hi. Can you-all

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2 hear me? This is Erik.

3

CHAIR LAGO: Yes. Welcome.

4

MR. ANTOKAL: Thank you so much.

5

My name is Erik Antokal. I am the Assistant VP for

6

programs at Nontraditional Employment for Women.

7

We're a non-profit organization dedicated to

8

training and placing women, trans, and non binary

9

folks into the building and construction trades.

10

Thank you to all of you for hosting us and allowing

11

us to testify in support of the project.

12

This project has set a 15 percent

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workforce diversity goal for female work hours on

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the project through our new signature projects

15

program. That's a ten year-old program in which we

16

partner with developers and general contractors and

17

our friends in the Building and Construction Trades

18

Council. Thank you, Santos, for your testimony, to

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increase the number of opportunities for women in

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the building trades. We serve primarily women of

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color. About 85 percent of our community is from

22

New York City and 85 percent are low-income. So

23

projects like the Blood Center, setting a workforce

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diversity goal is critically important to advancing

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our work of gender and racial equity in the

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2 building and construction trades.

3

4 We also recognize that around 50
5 of our students and graduates each year come from
6 upper Manhattan. So these also represent
7 opportunities for local employment. So for their
8 boldness in setting a workforce diversity goal for
9 women work hours on the construction of the Blood
10 Center should be approved, we salute the New York
11 Blood Center while acknowledging the concerns of
12 the community members. We do testify in support of
13 the project.

14

15 Thank you all so much for the time
16 and for the opportunity to testify.

17

18 CHAIR LAGO: Thank you.

19

20 Questions for Mr. Antokal?

21

22 (No response.)

23

24 CHAIR LAGO: Again, thank you.

25

26 Our next speaker will be Jessica
27 Walker, to be followed by Ari Espinal.

28

29 COMM. LEVIN: Jessica is not

30

31 here.

32

33 CHAIR LAGO: Welcome.

34

35 MALE SPEAKER: She's not here.

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37 CHAIR LAGO: Oh, She's not here.

1

2 I'm sorry. Okay then, we will move on to Ari
3 Espinal to be followed by Karen Meara.

4

MALE SPEAKER: Neither appear to
5 be in the room.

6

CHAIR LAGO: Thank you. Then we
7 -- okay. Thank you. Are you Ms. Meara?

8

MS. MEARA: Yes.

9

CHAIR LAGO: Thanks so much.

10

MS. MEARA: Good afternoon, Chair
11 Lago, members of the Commission. I'm Karen Meara,
12 Carter Ledyard & Milburn, representing Friends of
13 the Upper East Side Historic Districts.

14

Respectfully, Friends urges you
15 to oppose this application. The Blood Center is
16 asking you to approve a use in bulk, that's the
17 equivalent of a commercial tower in the Central
18 Business District. And I think a picture of those
19 is worth a thousand words. You can see, as I
20 believe Council Member Kallos mentioned, the Blood
21 Center's footprints is 180 by 181, comparable to
22 Hudson's Yards, One Bryant Park, and other large
23 towers. And just for comparison, George, if you
24 could show his -- by contrast, there are towers on
25 the Upper East Side on avenues primarily. And they

1

2 have a much, much, much smaller footprints. So
3 that's really an unprecedented proposal.

4 You know, perhaps such tower
5 might be appropriate in East Midtown along the FDR,
6 like the site you rezoned to C6 for the Alexandria
7 Center. But you're being asked to site this tower
8 on the mid-block narrow street surrounded by
9 quintessential residential uses. And again, if you
10 take a look at this, there's a park, there's a
11 school, there's a library. There are residential
12 buildings that are much lower scale than the
13 proposed development. So it's unprecedented and
14 respectfully not warranted.

15 So others, including George
16 Janes, Ronda Wist will speak in more detail on some
17 of the other elements. But briefly, some general
18 observations. First, this proposal is not
19 necessary. You do not need to give away the
20 limited light and air in this dense neighborhood or
21 compromise the delicate zoning balance you've
22 struck between the bustling avenues and the quiet
23 mid-blocks to advance the applicant's or the city
24 or both.

25 The DEIS assumes that in the

1
2 future no action condition, the Blood Center could
3 and would construct a brand new, larger zoning
4 compliant facility. And I want to mention, you
5 know, the applicant's team implied that they
6 wouldn't. Well, they can't have it both ways.
7 Either the DEIS assumed they would build it or you
8 need to redo the DE -- the environmental evaluation
9 if they wouldn't. Anyway, and also life science.
10 The DEIS assumes life science's sector will
11 continue to expand in other locations. And others
12 have talked about how In fact, it seems to be doing
13 just fine.

14 More perplexing, is that the city
15 would agree to develop commercial labs space here
16 when it faces a crisis of excess commercial space
17 just blocks away. I see I'm running out of time.
18 The last thing I wanted to say is that there is
19 nothing about this proposal that is a C2. And
20 you're being asked to completely change what a C2
21 is. And I'll give the details in my written
22 testimony since I'm out of time. But it belongs in
23 M Zones, high density C zones, institutional
24 campuses, but not here --

25 CHAIR LAGO: Thank you.

1

2

MS. MEARA: -- and -- thank you.

3

4

CHAIR LAGO: If you would want to
take a photo to submit your --

5

MS. MEARA: Oh, yes.

6

CHAIR LAGO: -- electronic form

7

--

8

MS. MEARA: -- put it in our --

9

yes.

10

CHAIR LAGO: -- we would welcome

11

them.

12

MS. MEARA: Absolutely.

13

CHAIR LAGO: Questions for Ms.

14

Meara?

15

(No response.)

16

CHAIR LAGO: Again, thank you.

17

Our next speaker will be Nicholas

18

Tapert to be followed by Ronda Wist.

19

MR. TAPERT: Good afternoon,

20

Chair Lago --

21

CHAIR LAGO: Welcome.

22

MR. TAPERT: Can you hear me?

23

MALE SPEAKER: Yes. We can hear

24

you. Lets restart the clock guys.

25

MR. TAPERT: Okay. Thank you.

1

2 Good afternoon, Chair Lago and members of the
3 Commission. I'm Nicholas Tapert. I'm an attorney
4 with Carter Ledyard & Milburn, representing Friends
5 of the Upper East Side Historic Districts.

6 I'd like to focus for a few
7 minutes on the DEIS and some of its many
8 deficiencies. Most notably, the DEIS fails to
9 adequately evaluate adverse impacts in the areas of
10 zoning, land use and public policy, neighborhood
11 character, urban design, and transportation. As
12 others have discussed, the proposed changes to the
13 city zoning policies and practice and relatedly,
14 neighborhood character and urban design for the
15 site could not be more unprecedented.

16 In terms of use, it would permit
17 the development of nearly 400 thousand gross square
18 feet for commercial use that has never before been
19 a permitted use in either a contextual zoning
20 district or even in a C2 District. And contrast of
21 permitted uses in C2 Districts throughout the city,
22 the proposed uses here would not be residential in
23 character or limited in to FAR.

24 In terms of bulk, you've heard or
25 will hear over and over again that the difference

1
2 between current conditions on mid-blocks in the
3 area and what's proposed could not be more stark in
4 terms of FAR height and tower coverage floor-plan.
5 The DEIS fails to sufficiently acknowledge and
6 analyze this departure, let alone justify its
7 conclusions that there would be no adverse impacts.
8 The FEIS must correct this error and consider
9 reasonable alternatives that would mitigate adverse
10 impacts to zoning and land use policy.

11 The transportation chapter's also
12 flawed. There is a material inconsistency between
13 the employee estimate and the trip generation rates
14 used. The DEIS assumes the life science portion of
15 the facility would result in approximately 2,000
16 more employees than the no action condition. Or
17 about five employees for 1,000 gross-square feet of
18 lab space. Yet the trip generation estimates
19 assume only 6.98 trips per 1,000 gross square feet
20 of lab space. That undercount likely drips by a
21 factor of about two-and-a-half.

22 In recent similar EISs, based on
23 projected employee counts, including a public
24 health lab, it was assumed that each employee would
25 make 3.33 to 3.5 trips per day. Applying those

1

2 rates here would likely trigger the need for at
3 least a level two screening. Thus, it is premature
4 to conclude that the project would have no adverse
5 impacts on transportation.

6 More fundamentally, the DEIS is
7 flawed in that it fails to analyze and as of right
8 development for the project action. An approval to
9 reside on the Blood Center to C27 would enable the
10 site to be redeveloped not only with the proposed
11 project, but also with an as of right R9
12 residential use or 10-FAR Community facility used,
13 each of which would have different and possibly
14 more significant adverse impacts. The Commission
15 has an obligation to take a hard look at the
16 reasonably foreseeable potential consequences of
17 its action.

18 Finally, the Applicant failed to
19 provide a meaningful range of reasonable
20 alternatives in as much as it claims at anything
21 other than the project and the no action
22 alternative would be financially infeasible. On a
23 separate note and final note, we urge the
24 Commission to deny the special permit. Given the
25 adverse shadow and other light related impacts.

1

2 The Commission --

3

CHAIR LAGO: Mr. Tapert, I'm
afraid that your time is up though we would welcome
your submitting your written testimony.

6

Questions for Mr. Tapert?

7

(No response.)

8

CHAIR LAGO: Again thank you for
taking the time to testify.

10

MR. TAPERT: Thank you, Chair.

11

CHAIR LAGO: Our next speaker --
our next speaker will be Ronda Wist followed by
George Janes.

14

MS. WIST: Good afternoon Chair
Lago and Commissioners. I'm Ronda Wist, the
Director of the Friends of the Upper East Side, and
I speak today on their behalf.

18

As some of you may know, I served
for ten years as Executive Director of the
Landmarks Preservation Commission, and before that,
I was director of Land Use at the Department of
City Planning.

23

In 1985, the City Planning
Commission, you, rezoned the mid-blocks of the
Upper East Side to the then new, R8B. This was no

1

2 accident. It was in response to Community
3 Advocates, including Friends, who were dismayed
4 with the out of character towers that had begun to
5 spring up on the mid-blocks in the Upper East Side,
6 and it was the result of a study by this commission
7 which found a striking consistency.

8 Ninety three percent of mid-block
9 buildings, including the Blood Center, complied
10 with the RAB envelope. In 1985 R8B rezoning filed
11 the well established planning principle that tall
12 buildings and commercial uses belong on wide
13 avenues and narrower streets should be reserved for
14 lower scale residential uses. Hundreds of such low
15 rise zoning districts had been mapped on narrow
16 side-street throughout the city.

17 Still today, the overwhelming
18 majority of Upper East Side mid-block buildings fit
19 the R8B envelope. The few buildings that exceed it
20 are less than half the Blood Centers proposed
21 height. While the applicant uses these few
22 buildings to justify the proposed rezoning, they
23 all predate the 1985 rezoning and are in fact
24 examples of what the R8B was trying to stop. That
25 the very towers that catalyze the R8B rezoning are

1

2 now being used to justify a huge up zoning is
3 absurd and contrary to the purpose and effect of
4 the R8B zoning.

5 The applicant also tries to
6 justify this dramatic departure from long held land
7 use policy and practice by citing some affordable
8 housing project on the west side that included a
9 rezoning from R8B to R8A. But it's an apples and
10 oranges comparison. That rezoning only included a
11 modest increase in height in bulk and did not
12 introduce a commercial use on the mid-block. Here
13 the maximum height was quadruple, the allowable
14 floor area would double, and it would, for the
15 first time anywhere, map a commercial district the
16 mid-block. Everything about this proposal is
17 unprecedented.

18 While the Community will bear the
19 burden of this egregiously tall building, it will
20 not benefit the neighborhood. Nor will it directly
21 benefit the Blood Center, which will essentially
22 have the same footprint as today. It will
23 primarily, if not solely, be for the benefit of a
24 private developer. Even so, it would be a poor
25 example of planning at a time when so many

1

2 commercial buildings are vacant and begging for
3 tenants.

4 This application, if approved,
5 would diminish what makes our neighborhood livable,
6 it would dismantle decades of consistent land use
7 policy and practice by this very commission, and it
8 would send a message which make no mistake, will be
9 heard loud and clear, that is open season on
10 contextual residential mid-blocks, not just on the
11 Upper East Side, but all across the five boroughs.
12 Friends strongly urges the Commission to reject
13 this proposal.

14 Thank you very much.

15 CHAIR LAGO: Thank you, Ms. Wist.
16 I'll note that we always enjoy having alums come
17 back to testify. And you're also in keeping with
18 the tradition of having your timing down to
19 perfection.

20 MS. WIST: I practiced.

21 CHAIR LAGO: Questions for Ms.
22 Wist?

23 (No response.)

24 CHAIR LAGO: Again, thank you.

25 And since next we'll be calling

1

2 George Janes, I assume he'll hand off the props and
3 following him will be David Melton.

4

MR. JANES: My name is George
5 Janes. I'm an urban planner. The proposal for the
6 Life Sciences Hub here on East 67th Street is only
7 here because the Blood Center owns a large site.
8 With few exceptions, as you know, placing high
9 density commercial development outside the Central
10 Business District and in the absence of wide
11 streets, is not just how -- we just don't do
12 planning and building that way in New York City.

13

This proposal is an example of
14 bad planning. There are better alternatives. The
15 Blood Center could modernize its facility, build
16 huge floor plates, and vastly increase its size by
17 obtaining waivers for yard coverage and FAR but by
18 staying in the RAB envelope. It's a reasonable
19 compromise between what the Blood Center wants and
20 the community interest.

21

Life Sciences is a strategic
22 industry for the city and the city has already
23 identified publicly owned sites for a Life Sciences
24 Hub. A 2018 EDC RSEI showed sites in Long Island
25 City, Kips Bay, and East Harlem, which were all

1

2 better sites than the Blood Center site.

3

4 Let's look at the site in East
5 Harlem. Vacant since urban renewal in the 1970s,
6 this site on Second Avenue is a little larger than
7 the Blood Center, located next to the Proton
8 Center, just blocks from the recently announced new
9 public health laboratory, is currently zone C63,
10 would be across from sites zone C63RM. It is
11 located at the foot of the Tri-borough and Willis
12 Avenue Bridges, blocks from Metro North, the
13 Lexington Avenue Line, and the future terminal of
14 the Second Avenue Subway.

15

16 From the land planning
17 perspective, it has everything the Blood Center
18 doesn't, appropriate zoning, a wide street, better
19 transportation access, and more appropriate
20 neighboring uses and zoning.

21

22 Further, for critical industries
23 that the city wants to grow, we're going to want a
24 multi nucleus solution. Simply, the more areas
25 where life science clusters, the more opportunities
for growth in that industry there will be. While
at the same time, building geographic redundancy
for this critical industry.

1
2 Finally, for most of my career,
3 pessimists in the urban planning field have said,
4 We don't plan in New York, we zone. But I push
5 back every time I hear that because I know we do a
6 lot of great planning in New York. Let's prove
7 that by rejecting this self-serving zoning
8 application that violates every sound planning
9 principle you've repeatedly put in practice
10 throughout the city. We need a planning solution
11 that considers the needs of the communities, the
12 Blood Center, and the City of New York.

13 Thank you.

14 CHAIR LAGO: Thank you for your
15 testimony, Mr. Janes.

16 Questions?

17 (No response.)

18 CHAIR LAGO: Okay. Thank you.

19 Our next speaker will be David
20 Melton to be followed by Rakhshanda Mirza.

21 MR. MELTON: Good afternoon. And
22 thank you for the opportunity to testify about the
23 New York Blood Center East Project. My name is
24 David Melton. I'm a member of the Labor's Local
25 7980, representative for the Greater New York

1

2 Labor's-Employer's Cooperation and Education and
3 Trust. Greater New York LECET is a jointly managed
4 trust fund of the Mason Tenders District Council of
5 Greater New York in New York City. LECET
6 represents 17 thousand hardworking, many women, in
7 construction and 1,200 signatory contractors.

8 I am here to express Greater New
9 York LECET's support for the Development of the New
10 York Blood Center, East Bay Life Sciences Facility,
11 which will improve the health and recovery of New
12 York City's communities by building with union
13 labor that provide family health benefits and
14 family sustaining wages.

15 Opponents of this project are
16 complaining about shadows and sunlight. Though I
17 understand it, any development comes with some
18 opposition. I can help, but think about the
19 sunlight this country took away from native
20 Americans or from enslaved Africans in order to
21 create nice residential areas.

22 We stand against any opposition
23 that seeks to keep our members, largely immigrants
24 and people of color, and any working New Yorkers
25 out of the Upper East Side. We shall be welcoming

1

2 more people to career pathways here, like those
3 Longfellow has committed to in union construction
4 and into the life science sciences sector. Thank
5 you again for the opportunity to express our
6 support.

7

CHAIR LAGO: Thank you.

8

Questions for Mr. Melton?

9

(No response.)

10

CHAIR LAGO: Thank you.

11

Our next speaker will be

12

Rakhshanda Mirza, followed by Derrick Stroman.

13

MS. MIRZA: Good afternoon,

14

everyone. This is Rakhshanda and I'm currently an

15

interim working at New York Blood Center. Thank

16

you for giving me the opportunity to speak and show

17

my support for the Blood Center and it's current

18

plans to revitalize its current building into a

19

modern day research hub and research center.

20

Thanks to the Blood Center and

21

its partnership with the Knowledge House. Student

22

from all over the region have opportunities to work

23

and learn from this important institution and it's

24

many partner organization.

25

In the past month as an intern, I

1

2 have learned and continue to develop my skill in
3 the areas that will help me continue my career.
4 Some of my responsibilities as an intern include
5 assisting in development of training manuals for
6 sales force -- hello?

7

CHAIR LAGO: Yes. I fear there
8 had been another piece of electronic equipment that
9 picked up, but it appears that you're back again.

10

MS. MIRZA: Okay, sorry about
11 that. So like this internship has provided
12 valuable hands-on learning that will be impossible
13 to replicate elsewhere. Something that most
14 students should have the opportunities to
15 experience. By supporting the Blood Center's
16 proposal to rebuild and expand this, not only will
17 its employees and future intern be able to work
18 more efficiently, but it will expand the
19 capabilities and reach out of both.

20

This will not only increase the
21 Blood Center's partnership, but also it's ability
22 to partner with similar organization like the
23 Knowledge House and help more student have the
24 incredible opportunity I have been afforded.

25

I fully support the Blood Center

1

2 and it's proposal as it would contribute even more
3 value to New York City students education and
4 career growth just like it did to mine and I
5 appreciate everyone's time.

6

CHAIR LAGO: Thank you.

7

Questions for Ms. Mirza?

8

(No response.)

9

CHAIR LAGO: Thank you.

10

Our next speaker will be Derrick
11 Stroman to be followed by Bishop Taylor. Both of
12 whom will be testifying electronically.

13

MALE SPEAKER: Neither appear to
14 be in the zoom room.

15

CHAIR LAGO: Okay. Then we will
16 move on to Khalil Vasquez to be followed by Valerie
17 Mason.

18

MR. VASQUEZ: Hello. Good
19 afternoon. My name is Khalil Vasquez. Thank you
20 for the opportunity to testify about the New York
21 Blood Center East Project. I'm a member and
22 organizer of the Laborers Local 79, the largest
23 union of construction laborers in North America.
24 My team represents over 10,000 numbers and the
25 majority are of us people of color, Black and

1

2 Hispanic, who live in all five boroughs in New York
3 City. I'm a Harlem resident and a recent Bronx
4 homeowner, an opportunity that's only available to
5 me through union wages and benefits, the purpose in
6 my family.

7 I'm here to express the labor
8 union's support for the development of the New York
9 Blood Center East. And our entire city will
10 benefit from thousands of family sustaining jobs,
11 career opportunities for New Yorkers of color. and
12 no income households. And a new medical facility
13 that will support research and treatments for
14 blood-related diseases that this disproportionately
15 impact black New Yorkers, and other New Yorkers of
16 color.

17 The developer has committed to
18 working with Local 79 to create a career pathways
19 in the new construction which provides workers with
20 family health benefits and fair wages, as well as
21 training pathways for medical technician and
22 clinical lab positions which will be among the most
23 in demand jobs over the next decade, especially
24 after the pandemic.

25 Opposition of this project is

1
2 narrow but Center East can uplift and boost incomes
3 for thousands of families from surrounding areas
4 like Queens Bridge to the South Bronx and residents
5 of Harlem, like myself. New Yorkers from areas hit
6 hardest by COVID should be welcomed back into
7 Manhattan. While opponents complain about people
8 coming through the neighborhood, we think that
9 people like our members, New Yorkers of color,
10 public housing residents, and immigrants looking to
11 work up in East Side medical corridor or simply to
12 seek medical care should be welcomed and not kept
13 out or excluded.

14 Thank you very much for the
15 opportunity to express our support for this
16 project.

17 CHAIR LAGO: Thank you.

18 Questions for Mr. Vasquez?

19 (No response.)

20 CHAIR LAGO: Again, thank you.

21 Next is Valerie Mason to be
22 followed by Susan Cooper.

23 MS. MASON: Good afternoon. I am
24 Valerie Mason. I'm also the second Vice Chair of
25 Community Board 8, but I am appearing today on

1

2 behalf of the East 72nd Street Neighborhood

3 Association in my capacity as its president.

4

5 We represent more than 4,000
6 residents on the Upper East Side, none of whom live
7 on the streets currently at issue. And we are
8 opposed to this request to up-sell the mid-block.
9 We believe in the mission of the Blood Center and
10 we support them with our blood. We are here
11 because we support R8B and agree with everything
12 that the City Planning Commission said in their
13 study in 1985, when it gave R8B status to 190 of
14 the 200 Upper East Side blocks requested.

15

16 We are the most densely populated
17 residential neighborhood in the city but
18 nevertheless, we are the proud home to some of the
19 nations premiere health and research institutions.
20 Weill Cornell Hospital and Medical College, HSS,
21 Memorial Sloan Kettering, and Rockefeller
22 University to name a few.

23

24 The coalition to stop the Blood
25 Center Tower would oppose this application in any
26 residential neighborhood in the city. The
27 developer has circulated misinformation to the
28 unions that the Upper East Side doesn't want

1

2 construction and that's simply is not true. We
3 have consistently welcomed and supported
4 construction projects which are properly placed,
5 including three recent projects of MSK, most
6 recently at 333 East 61st Street.

7 Longfellow realizes that its
8 arguments to upend R8B are weak. And they have
9 decided to deviate from the longstanding policy of
10 not working with the unions in order to create a
11 diversion. City Planning should keep its eye on
12 the zoning ball and not be fooled. This has
13 nothing to do with the altruistic promotion of the
14 Life Sciences industry in New York City, union
15 jobs, or internships. It is what it appears to be.
16 And egregious spot zoning request and the arrogance
17 of wanting to build a 334 foot tower with no
18 setbacks, with a floor plate that rivals that of
19 the Empire State Building. For free. There is
20 nothing not-for-profit about this project.

21 The Economic Development
22 Corporation has identified numerous sites of which
23 it is encouraging the development of the Life
24 Sciences industry. All of those sites are in
25 commercially zone areas. There is no overriding

1

2 need to upend the city's R8B zoning for the
3 applicant. The permanent damage it would do to the
4 park and the dangerous zoning precedent it would
5 set across the city is not warranted. Please, deny
6 this application.

7

COMM. KNUCKLES: Thank you.

8

Questions for Ms. Mason?

9

(No response.)

10

COMM. KNUCKLES: Thank you.

11

Susan Cooper, who will be followed

12

by Paul Graziano.

13

Susan Cooper?

14

MS. COOPER: Yes.

15

COMM. KNUCKLES: There you go.

16

Proceed. Thank you.

17

MS. COOPER: So my name is Susan

18

Cooper and I live at 333 66th Street. I'm speaking

19

with concern for my neighborhood and my city as I

20

haven't heard anyone address the state of life

21

sciences industry in general.

22

The possibility that COVID-19

23

emerged from a lab accident has sparked debate

24

about the risks of some biological research. This

25

debate is forcing many cities, obviously not New

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2 York yet, to take another look at the risks and
3 benefits of lab research. In some research,
4 scientists enhance viruses to make them more
5 transmittable. Arguing it can provide insights
6 about the pandemic potential of a pathogen.

7 "The oversight in the US is now limited to
8 federally funded research and does not cover the
9 increasingly large role the private sector is
10 playing," says Anita Cicero at Johns Hopkins
11 University. Some experts have called for an
12 outright ban of pathogen enhancing research, others
13 question the stated benefits of different types of
14 gain of function, as it's called, experiments.
15 Some experts propose physically isolating the
16 location of labs, conducting experiments, that
17 carry higher risks.

18 The risk benefit assessment for
19 studies in the US is done by review boards at
20 universities and federal agencies who evaluate
21 proposed research and enforce federal guidelines.
22 Cicero says those boards need more tools to
23 evaluate the benefits and whether there are
24 alternative methods of learning the same thing but
25 without risk. There are calls for more

1
2 transparency in the review process, which isn't
3 public. "If you want to work in a field where you
4 are creating risks or population level, you should
5 do it in a way that's open enough so the people can
6 evaluate those risks," say Dr. Koblenz at George
7 Mason University. So we see how much this life
8 sciences bio field world is in flux with safety
9 concerns bubbling up everywhere.

10 In a commercial observer forum on
11 life sciences, Leslie Hamel (phonetic), who owns
12 the Life Sciences retrofit building, Far West, on
13 57 Street, said, "There's a [ZOOM inaudible to have
14 spaces right now, the early finishers will do well.
15 The long projects may not do so well." And in that
16 same forum, Brook Slocum, architect working at Life
17 Sciences said, "You've got to make the space
18 flexible so you can convert it depending on what
19 the sector does. Science is moving so fast, who
20 knows what it'll be in two or more years, so the
21 buildings have to be done in a modular way.
22 Besides research, buildings can become high end
23 office buildings."

24 The proposed Blood Center project
25 is estimated to take more than four-and-half years

1

2 to finish. Four-and-half years of seriously
3 damaging noise and neighborhood disruption. By
4 that time, bio field research may be heavily
5 regulated and not allowed in or even near
6 residential neighborhoods. Then what? The city
7 ends up with the equivalent of a 33 story office
8 building in the middle of a residential block.

9

Thank you.

10

COMM. KNUCKLES: Thank you. Ms.

11

Cooper, your timing is exquisite.

12

Any questions for Ms. Cooper?

13

(No response.)

14

COMM. KNUCKLES: Thank you.

15

Paul Graziano followed by Daniel

16

Goldhagen.

17

MR. GRAZIANO: You can hear me?

18

COMM. KNUCKLES: Yes. Proceed.

19

MR. GRAZIANO: Good evening --

20

sorry -- good afternoon, commissioners. My name is

21

Paul Graziano. I'm an urban planner, land use and

22

zoning consultant retained by 301 East 66th Street,

23

a 17 story residential building directly adjacent

24

to the west of the New York Blood Center's proposed

25

334 foot tall commercial tower.

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For the purposes of this hearing, my spoken testimony will focus on one very troubling aspect of this proposed rezoning, the reliance of the applicant on my client's property in order to justify this rezoning application.

By the applicant's own admission, this proposed rezoning, which includes just three parcels of land, benefits a single property owner, the New York Blood Center. This benefit, which increases the allowable height by nearly 500 percent and FAR by 250 percent over the present RAB zone, waive setbacks and yards, changes permitted uses and allows for gargantuan illuminated signage, represents what can only be described as a, "Taking of equity from the public and private commonwealth."

Examples of the public taking are what will be negative effects on light, air, traffic and other basic quality of life and environmental issues on publicly owned or accessible assets such as St. Catherine's Park, JREC, the public library, an less tangibly surrounding privately-owned buildings. Clearly, the permanent negative effects that the proposed

1

2 tower will have on these surrounding properties
3 will be catastrophic.

4

5 The sole example of a private
6 taking would be my clients building. 301 East 66th
7 Street is in a unique situation as it will not only
8 be adversely affected in those public taking of
9 assets, but as materially and publicly stated,
10 unwilling participant in the rezoning itself, my
11 client's building is literally upon in this
12 rezoning application.

12

13 Contrary to Mr. Selver's
14 statement today, in the DEIS, the rezoning
15 specifically and literally uses 301 East 66 Street
16 to justify the changing zoning for the New York
17 Blood Center. Again, without including our parcel,
18 this application would be a much harder lift from a
19 planning perspective for the applicant, which is
20 clearly why it was included in the application. In
21 essence, the applicant is attempting a hostile
22 takeover of my client's building and property
23 rights.

23

24 Finally, through this rezoning,
25 the applicant stands to realize a windfall profit
of untold millions of dollars through the creation

1
2 of speculative air and development rights that
3 currently don't exist. On the other hand, 301 66th
4 Street through its loss of light, air, and other
5 benefits guaranteed above the seventh floor by the
6 present R8B zone, as well as additional negative
7 effects like massive mechanical floors and giant
8 24-hour limited signage, stands to permanently lose
9 untold millions of dollars in value unless
10 quantifiable intangibles like the overall
11 degradation of the quality of life for the owners
12 and residents of the building. The effect on my
13 client's building is akin to eminent domain without
14 any compensation whatsoever, making the situation
15 ripe for an article 78 proceeding, should it be
16 approved.

17 We urge the City Planning
18 Commission to immediately disprove this wrong
19 headed application and the Blood Center can rebuild
20 as of right under the current RAB zoning.

21 Thank you.

22 COMM. KNUCKLES: Thank you, Mr.
23 Graziano.

24 Questions?

25 (No response.)

1

2

COMM. KNUCKLES: Thank you.

3

Daniel Goldhagen to be followed by

4

Kimberly Hardy.

5

MR. GOLDHAGEN: Yes. Good

6

afternoon. I want to thank the City Planning

7

Commission for this opportunity to provide

8

testimony. I live at East 68th Street, a block

9

away from the Blood Center and I'm wanting to

10

express my opposition to the proposal. I've been

11

following this since November, since the Community

12

Board 8 started the hearings and testimonies on

13

this proposal.

14

I'm very much against and I'm

15

very concerned about the risk factors that this

16

building would provide with the laboratories, as

17

Susan Cooper had mentioned. The BSL-3 labs were

18

omitted from the original Environmental Impact

19

study. And that is a very critical component. We

20

do not know what Longfellow or the tenants, the

21

accessibility to those labs will be.

22

The United States government

23

accountability board has submitted a study in

24

September saying, four of their five

25

recommendations from 2015 have not been implemented

1

2 in terms of providing safety and security by the
3 FDA. There is a 2016 Department of Health New York
4 City, that states that there is a significant lack
5 of oversight of these labs. So I think that is
6 something that we should all be concerned about,
7 especially given that it's across from a school,
8 across from a public park, and adjacent to a public
9 library.

10

The other point I want to make
11 his quality of life. I think this zoning was set up
12 as part of the ability to have a quality of life.
13 I think taking away this kind of -- the light, the
14 noise, the pollution, and particularly the traffic
15 in terms of our security. We've had two manhole --
16 electrical fires from manhole covers, unprompted
17 that affected our buildings and put them out,
18 commission. Does the Blood Center think they are
19 immune from such occurrences? And what's the
20 impact in terms of when they have these
21 laboratories and the generation?

22

There are ways that if people
23 feel that quality of life is no longer worth living
24 in New York City, they will move out. And along
25 with that was revenue, tax revenue as well as

1

2 representation in Congress and the State, which
3 will take away funding from the city. So it's not
4 only about the commercial revenue that this project
5 will build.

6 So I thank you for the time and I
7 hope you will, along with our other elected leaders
8 and Community Board 8 who unanimously rejected this
9 proposal, will also do likewise. Thank you for
10 your time.

11 COMM. KNUCKLES: Thank you.

12 Questions for Mr. Goldhagen?

13 (No response.)

14 COMM. KNUCKLES: Thank you.

15 Kimberly Hardy to be followed by
16 David Melton. Kimberly Hardy.

17 Ryan, any?

18 MALE SPEAKER: She should be in
19 Zoom. Yes. She's here.

20 COMM. KNUCKLES: Okay.

21 RYAN: Unmuting. There we go.

22 MS. HARDY: Good afternoon,
23 commissioners. Thank you for having me. My name
24 is Kimberly Hardy. I'm Senior Vice President for
25 Diversity Inclusion and Compliance with McKissack &

1

2 McKissack. Today I am testifying on behalf of
3 Cheryl McKissack, president and CEO of McKissack &
4 McKissack.

5 We are the nation's oldest black
6 and women owned design and construction management
7 company with offices in New York and Philadelphia.
8 For over a century, under the leadership of five
9 generations of the McKissack family, we have been a
10 part of transformative projects like the Carnegie
11 Library at Fisk University, the 99th Squadron Air
12 Base, the historic home of the Tuskegee airmen, as
13 well as current projects like Coney Island
14 Hospital, the rebuilding of the World Trade Center
15 and the new Terminal 1 at JFK airport.

16 These projects, like the Center
17 East Project before us, spurred economic
18 development and job creation. We are pleased to
19 support this important and revitalizing project
20 that will enhance New York City's ability to be a
21 leader in the life sciences field.

22 In addition, we commend both New
23 York Blood Center and Longfellow Real Estate
24 Partners for their pledge to support diversity,
25 equity, and inclusion. Our partners have committed

1

2 that the development, construction, and operation
3 of Center East will reflect the diversity of New
4 York City.

5

As a partner in this endeavor,
6 McKissack will play a vital role in ensuring that
7 minority and woman-owned firms and minority and
8 women workforce will be meaningfully engaged.

9

This undertaking is to generate
10 over 1,500 construction jobs, 2,300 life science
11 jobs, and over a billion in total economic output.
12 We believe that these benefits can be and should be
13 [ZOOM inaudible equitably by all New Yorkers. This
14 is an opportunity to bring employment and business
15 opportunities that are both high paying and highly
16 skilled.

17

As New York City re-emerges from
18 the pandemic, we must ensure that we're taking
19 advantage of our existing world class health in
20 scientific institutions like the New York Blood
21 Center to forge a new and innovative future.

22

As an African-American firm, we
23 are especially hurting by the New York Blood
24 Center's leadership in the --

25

CHAIR LAGO: Ms. Hardy? Ms.

1

2 Hardy, I'm afraid that your time is up, but we
3 would welcome you submitting your written
4 testimony.

5

MS. HARDY: Thank you very much,
6 Madam Chair, and we will submit the written
7 testimony.

8

CHAIR LAGO: Thank you.

9

Questions for Ms. Hardy?

10

(No response.)

11

CHAIR LAGO: Thank you for
12 testifying.

13

Our next speaker will be David
14 Melton followed by Shelby Garner.

15

RYAN: I think he may have
16 spoken, David.

17

CHAIR LAGO: Did Mr. Melton speak
18 earlier? We've had a number of glitches with
19 people signed up twice.

20

RYAN: No.

21

CHAIR LAGO: No?

22

RYAN: I'm not quite sure, but
23 he's not here now. He dropped off.

24

CHAIR LAGO: Okay. So we will
25 then welcome Shelby Garner followed by Michele

1

2 Birnbaum.

3

RYAN: Shelby Garner was signed up. She's a rep from Congresswoman Maloney's office. She may have just signed up in case --

6

FEMALE SPEAKER: Shelby isn't --

7

CHAIR LAGO:

8

Thank you.

9

RYAN: Thank you.

10

CHAIR LAGO: Okay. Okay. We will

11

welcome --

12

FEMALE SPEAKER: Carolyn says the

13

representative is not able to attend.

14

CHAIR LAGO: Got it. And so then

15

when the representative testified, he left. Thanks

16

for the clarification. Okay.

17

So it will be Michele Birnbaum,

18

followed by Carolina Cedano.

19

MS. BIRNBAUM: Thank you, Chair

20

Lago and commissioners. My name is Michele

21

Birnbaum and I'm a member of Community Board 8 of

22

the Zoning Committee, and I've attended all of the

23

committee meetings addressing the development of

24

the New York Blood Center site.

25

I am testifying today in firm

1
2 opposition to the proposed development of the New
3 York Blood Center on East 67th and 66th Street. I
4 am here to affirm support for the unanimous vote by
5 Community Board 8 to disapprove the Longfellow Real
6 Estate Partners redevelopment proposal for all the
7 reasons stated in this seven-page resolution and
8 for the notable an important concern that such a
9 breach of mid-block zoning will adversely affect
10 many communities in all five boroughs far into the
11 future. This application must be denied.

12 Zoning regulations are the only
13 thing that stands between communities and
14 development chaos, and therefore must be respected
15 and protected. Let's not chip away the protection
16 that the zoning resolution affords and let's not be
17 fooled that approval of this project will set --
18 will not set a precedent.

19 A precedent for building the
20 equivalent of a 33-story commercial building in the
21 middle of a block in a residential community is
22 abhorrent. Any as of right construction by the
23 Blood Center on this current site and any
24 construction by Longfellow Real Estate Partners on
25 any other site will employ a full complement of

1

2 union labor workers so the argument that denying
3 this application would result in a loss of union
4 jobs is untrue.

5 Likewise, pointing to any
6 specific disease and implying that if this
7 application were to be denied, that the research on
8 that disease will be impeded is also flatly untrue,
9 and the fact that those matters were brought into
10 conversation at other hearings was an effort to
11 confuse, cloud, and distract from the real issues
12 of Zoning and Development. Such a dialogue is
13 disingenuous.

14 The Blood Center can build as of
15 right, which will provide substantially more square
16 footage and it will be afforded by the Longfellow
17 plan. This as of right Construction will
18 accommodate it's needs. Additionally, relocation
19 of the whole project or just the rental part of the
20 project to any of the available land parcels on the
21 Upper East Side or Harlem would satisfy both the
22 Blood Centers and Longfellow needs.

23 Please join the many elected
24 officials, neighborhood preservation groups, block
25 associations, community groups, community

1

2 facilities, residents, and businesses, and stand in
3 opposition to the Longfellow proposal.

4

Thank you very much.

5

CHAIR LAGO: Thank you.

6

7 Commissioner Levin? Questions for Ms. Birnbaum? Yes,

8

9 question. You did identify yourself as a member of
10 Community Board 8 --

11

MS. BIRNBAUM: Yes.

12

13 COMM. LEVIN: -- that you have followed these discussions. It occurs to me in
14 these hours of testimony that we've not heard
15 anything from Longfellow. Has Longfellow -- has
16 the Representative of Longfellow ever attended a
17 community board meeting and engaged with the
18 community about this project?

19

20 MS. BIRNBAUM: Well, Mr. Selver represented them, so that's who we -- he spoke for
21 them.

22

23 COMM. LEVIN: [Zoom inaudible Blood Center. Okay. But nobody from Longfellow?

24

25 MS. BIRNBAUM: Not in my recollection, but --

1

2 COMM. LEVIN: That's good enough.

3 Thank you very much.

4 MS. BIRNBAUM: Yeah. Maybe on

5 the record, but yeah.

6 COMM. LEVIN: Thank you.

7 CHAIR LAGO: Thank you, Ms.

8 Birnbaum.

9 MS. BIRNBAUM: Thank you.

10 CHAIR LAGO: Our next speaker will

11 be Carolina Cedano, followed by Martin Edelman.

12 RYAN: Carolina is no longer in

13 the Zoom.

14 CHAIR LAGO: Okay. Then Martin

15 Edelman followed by Anthony Barrett.

16 RYAN: Martin's here. We're

17 going to --

18 CHAIR LAGO: Here he comes.

19 Okay.

20 RYAN: We're asking him to

21 unmute.

22 CHAIR LAGO: Okay.

23 MR. EDELMAN: Are you ready for

24 Martin Edelman?

25 CHAIR LAGO: Yeah. Yes. You're

1

2 up.

3 MR. EDELMAN: Okay. My name is
4 Martin Edelman, and number one, I am opposed to
5 this project. I was born in Brooklyn, New York
6 City Public Schools, Polytechnic Institute of
7 Brooklyn graduate, degree in mathematics. I served
8 the US Army in the Corps of Engineers from 1965 to
9 '68. I've been a Manhattan Residents since 1968.
10 I've been residing at 333 East 66 Street with my
11 wife since 1975. I've been a blood donor for many,
12 many years. I've donated over 11 gallons, much of
13 it at the Blood Center.

14 In reference to the Blood Center,
15 I fully support the renovation that they need for
16 -- to make themselves more viable as long as they
17 concur with the zoning of 75 feet. I believe that
18 they could get plenty of space to do all that they
19 need to do.

20 I do not support the building
21 Life Sciences in my residential neighborhood. It
22 violates R8B Zoning. It reduces sunlight to Saint
23 Catherine's Park and the Julia Richman Education
24 Complex. It adds over 2,000 bodies competing for
25 services in my residential neighborhood. It will

1

2 deal with potentially unsafe research and it will
3 terribly worsen the already bad street traffic.

4

5 So please consider the folks
6 living here for many, many years. Is that -- I do
7 not want to have, as I'm now approaching my 81st
8 year, I do not want to have the quality of my life
9 reduced, which I believe this project will do.

9

Thank you very much.

10

I yield my time to others who

11

could use it.

12

CHAIR LAGO: Thank you.

13

Questions for Mr. Edelman?

14

(No response.)

15

CHAIR LAGO: And thank you for

16

testifying.

17

MR. EDELMAN: You're welcome.

18

CHAIR LAGO: Our next speaker

19

will be Anthony Barrett to be followed by Marcia

20

Lowe.

21

MR. BARRETT: My name is Anthony

22

Barrett, and thank you for allowing us to testify

23

today. I'm a board member of 301 East 66 Street,

24

and I represent the 199 unit residential building

25

immediately adjacent to the New York Blood Center.

1

2

3

4

5

6

7

8

Our hundreds of residents will be extremely adversely impacted should this project be allowed to proceed as proposed. Our building was included in this rezoning against our wishes for the sole purpose of monetizing the New York Blood Center's property next door so they can build this giant tower.

9

10

11

12

13

14

We're on the record completely opposing the rezoning changes for both the New York Blood Center from R8B to a C2-7 and specifically for our property where we reject the proposed change from C1-9 to C2-8, which was proposed without knowledge or consent.

15

16

17

18

19

20

21

22

23

24

25

The main benefits of the New York Blood Center and the need for the zoning changes is the approximately \$300 million in economic benefits that they and their development partner will receive. We will pay for this largess in perpetuity by losing our natural light, exponentially increased traffic congestion and noise pollution on our side streets, and serious risks to local residents by more biochemical and pathogen testing, pollution, and waste more appropriate for an M designation, not an R

1

2 designation.

3

4 The increased building area that
5 this project will receive, if approved, will be
6 over 370,000 square feet, worth between \$400 to
7 \$500 a square foot in this current market. In
8 addition, this project will be eligible for over a
9 \$100 million in grants from New York City EDC. The
10 economic cost of this project to New York City and
11 its residents will be an excess of \$300 million,
12 appropriately tagged by Council member Kallos and
13 others as zoning for dollars and the reason why
14 NYEDC and Longfellow can spend millions of dollars
15 on fees for their lawyers and lobbyists like Kramer
16 Levin and their PR firm Kasirer.

16

17 A great concern that will
18 specifically affect us are the two floors of large
19 mechanical spaces, each 30 feet in height, which
20 will directly face our building. One is the
21 equivalent of a 10th through 14th Floor, and the
22 Blood Center has acknowledge that this will make a
23 significant amount of noise 24 hours a day. We are
24 very concerned that the BSL-3 labs, which will be
25 vented from the middle of the building, less than
30 feet from living room windows of our apartments,

1

2 again, not appropriate for residential

3 neighborhood.

4

5 Included map has been -- that the
6 Blood Center presented earlier shows how devious
7 and misleading they are. The blue colors on the
8 map show existing non-residential users and tries
9 to conflate the argument that this project fits in
10 our area. On close analysis, you can see that they
11 have been misrepresented as the promotional lots
12 represent JREC, a four-story housing complex for
13 MSK, and two as of right facilities.

13

14 In closing, the Blood Center has
15 over 500 million in assets and has the money to
16 build this facility, and we again reject this and
17 hope that you will support us.

17

18 Thank you.

18

19 CHAIR LAGO: Thank you, Mr.

19

20 Barrett.

20

21 Questions?

21

22 (No response.)

22

23 CHAIR LAGO: Thank you very much.

23

24 Our next speaker will be Marcia

24

25 Lowe, followed by Elizabeth Ashby.

25

MS. LOWE: Hi. My name is Marcia

1

2 Lowe. I live at 301 East 66th Street for over 50
3 years and I'm opposed to this destructive scheme,
4 sometimes referred to as a project. Note, for many
5 years, the Blood Center was not a good neighbor,
6 ignoring numerous noise complaints resulting from
7 their rooftop and well machinery, equipment. After
8 years of being told, by them, the noise was from
9 the planes flying overhead.

10 Eventually, working with the DEP,
11 violations were issued and they were finally forced
12 to repair and replace machinery. And to this day,
13 I am responsible for informing them when they have
14 equipment making noise that it's out-of-order,
15 because they can't seem to deal with that on their
16 own. So you can imagine these mechanicals right
17 outside our windows.

18 This same indifference is now
19 reflected in their new scheme with no regard to the
20 human cost. It is imperative that City Planning
21 not only address the poisonous human impact
22 inflicted on the Julia Richman students and the
23 shadows on the park, but also the impact on
24 hundreds of residents, perhaps thousands, all will
25 have significantly impaired quality of life [zoom

1

2 inaudible and forever.

3

4 This human impact will result in
5 psychological damage as well as physical damage.

6

7 Needless to say, many will no longer have direct

8

9 sunlight as they have now, nor will they have much

10

11 indirect light. This will cause irreparable

12

13 damage. Rent controlled and rent stabilized

14

15 tenants will likely have no place to move since

16

17 many live on fixed incomes and will be subjected to

18

19 the few years they may have left to live in dire

20

21 conditions.

22

23 Perhaps Longfellow would like to

24

25 pay for the cost to relocate them to a close

26

27 location and apartment for their current rent.

28

29 Having said that, Upper East seniors are completely

30

31 changing their lives not for the better. Coop and

32

33 condo owners will be stuck with them where they are

34

35 because they can't sell or will incur large

36

37 lawsuits. I, we implore the City Planning

38

39 Commission to stop the project by voting to

40

41 disapprove it.

42

43 Thank you very much.

44

45 CHAIR LAGO: Thank you.

46

47 Questions for Ms. Lowe?

1

2

(No response.)

3

CHAIR LAGO: Again, thank you.

4

Our next speaker will be Elizabeth

5

Ashby followed by Patrick Sullivan.

6

MS. ASHBY: Unmute. Yes. My

7

name is Elizabeth Ashby and I'm speaking for

8

Defenders of the Historic Upper East Side. And not

9

to add to all the fascinating information and

10

important information that's been provided to you

11

there, I want to remind you of the wonderful work

12

that the commission did in 1985 when it saved the

13

character of the mid blocks on the Upper East Side.

14

They were then zoned R7-2 and R8 and allowed towers

15

up to about a 170 feet.

16

You did a study and you found

17

that the existing zoning, you found quite rightly,

18

was not compatible to the existing context and as

19

you said in July, 1985, "In order to correct this

20

situation and in recognition of the importance of

21

the mid blocks to maintaining balanced development

22

and quality of life on the Upper East Side, about a

23

190 of the over 200 mid blocks in community board

24

age proposed for rezoning to R8B."

25

That was two, right. The

1
2 proposal is twice the size of R7-2 and R8
3 buildings. You chose quite rightly to rezone 190
4 blocks to correct the damage and prevent the damage
5 for buildings that or half the size of this
6 proposal. So -- and I think that the great damage
7 that you've heard about to the community, to the
8 school, to the park, proves that you were
9 absolutely right then and I hope that you will
10 continue to take the same interests, the same
11 protection, and deny this absolutely unsupportable
12 application.

13 Thank you very much.

14 CHAIR LAGO: Thank you.

15 Questions for Ms. Ashby?

16 (No response.)

17 CHAIR LAGO: Okay. And thank you
18 for testifying.

19 Our next speaker will be Patrick
20 Sullivan, followed by Lisa Lau.

21 MR. SULLIVAN: I'm Patrick
22 Sullivan from the law firm Kramer Levin on behalf
23 of the applicant.

24 I'm here just to clarify a few
25 points that were made before, so the record is

1
2 clear. The first is that I do want to reiterate
3 what our architects from inaudible) had said
4 earlier on, that we do certainly recognize the
5 importance of daylight and natural light on schools
6 and we do want to draw a distinction though,
7 between that impact and the direct sunlight effects
8 that are experienced on the south facing window.
9 And that we believe it would be a condition that we
10 will be create -- or the building would be creating
11 here is going to be somewhat similar to what is
12 experienced on the north facing windows of this
13 school and many other schools.

14 So we're prepared submit a
15 supplemental analysis that discusses that issue.
16 And we're also eager to have dialogue with the
17 school so we can understand more clearly what the
18 real impact is to their learning experience and
19 find ways to address that.

20 The second thing is that a want
21 to make clear there's nothing about this
22 application that in any way facilitates the BSL-3
23 labs. The BSL-3 lab will be allowed to be here as
24 of right, and in fact, there has been one in this
25 building since the 1980s which is operated at the

1

2 highest safety standards and unintelligible.

3

4 And the third and final thing is
5 to address a concern that the Councilman made about
6 the possibility of creating commercial tower on the
7 avenue. I think this commission needs to
8 understand just to be clear. The proposed C2-8
9 zoning for the avenue is in fact the same to FAR
10 for commercial uses that's allowed today under the
11 C1-9 so that sort of dramatic change in commercial
12 uses or would not be expected.

12

Thank you.

13

CHAIR LAGO: Questions for Mr.

14

Sullivan?

15

Commissioner Levin.

16

17 COMM. LEVIN: You're a brave man
18 to stand up at this point in the process.

18

19 I have an unrelated question that
20 has occurred to me while listening to the
21 testimony. We've shown images and we have written
22 information, this building is basically divided
23 between commercial facility use, designated for
24 commercial facility use on the lower floors, and --
25 I mean, for community facility use on the lower
26 floors and commercial on the upper floors.

1

2

3 Is the community facility use
4 basically going to be used by the Blood Center and
5 the commercial space, the space that Longfellow
6 will be tenanting?

6

MR. SULLIVAN: That's correct.

7

8 COMM. LEVIN: Correct. Okay. So
9 by my math, it looks like there's 30 percent of
10 this building is for the Blood Center, and 69 and
11 change is for commercial tenants in the Life
12 Sciences sector?

12

MR. SULLIVAN: That's about
13 correct. It's about --

14

COMM. LEVIN: That's an --

15

MR. SULLIVAN: -- one-thirds,
16 two-thirds.

17

COMM. LEVIN: I may be slow on
18 the uptake here, but I'm finally getting it.

19

MR. SULLIVAN: There's a lot of
20 shared -- there's shared spaces and a lot of --

21

COMM. LEVIN: Okay.

22

MR. SULLIVAN: -- mechanicals as
23 well.

24

COMM. LEVIN: Okay. That's
25 helpful. Thank you.

1

2

CHAIR LAGO: Other questions for

3

Mr. Sullivan?

4

(No response.)

5

CHAIR LAGO: Thank you for

6

testifying.

7

Our next speaker will be Lisa Lau

8

to be followed by Martin Bell.

9

MS. LAU: Good afternoon. I'm

10

Lisa Lau of AKRF, the environmental consulting firm

11

that prepared the DEIS.

12

I wanted to clarify a couple of

13

points for shadows and construction. For shadows,

14

CEQR methodology and therefore the EIS chapter, is

15

based on daylight savings time. Today, as I'm

16

speaking, I'm referring to the actual time during

17

which the incremental shadows would be experienced.

18

The play areas at the eastern

19

portion of Saint Catherine's Park would experience

20

incremental shadow beginning at approximately 4:00

21

p.m. on all four seasons analysis days.

22

I also want to note that the as of

23

right building would cast new shadows on Saint

24

Catherine's Park and that the incremental shadow

25

from the proposed project, as compared to the as of

1

2 right building, would be an additional
3 approximately hour and 10 minutes to 3 hours and 45
4 minutes depending on the analysis day.

5 For construction, the duration
6 and excavation and -- of the -- the duration of the
7 excavation and demolition phases would be the same
8 with either of the as of right or the proposed
9 building, and the overall difference in the
10 construction duration between the as of right and
11 the proposed buildings would be seven months.

12 For construction air quality, the
13 applicant has committed to using best available
14 tailpipe reduction technologies and utilization of
15 newer equipment. And as detailed in the EIS, with
16 construction of the proposed project, the applicant
17 has committed to additional construction mitigation
18 measures beyond those required by New York City
19 Noise Control Code including lower noise emission
20 limits for specific pieces of equipment, concrete
21 trucks would be located inside perimeter noise
22 barriers while concrete is being poured or washed
23 out, safe perimeter noise barriers where feasible,
24 practical, and effective would be at least 12 feet
25 tall with a cantilever towards the work area.

1

2

3

4

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25

And the applicant would offer to make available at no-cost per purchase and installation, storm windows for facades that do not already have insulated glass windows, and/or one window air conditioner per living room or bedroom at residences that do not already have alternative means in place.

Thank you.

CHAIR LAGO: Questions for Ms.

Lau?

(No response.)

CHAIR LAGO: Thank you for

testifying.

Our next speaker will be Martin Bell, who will be followed by Irene van Slyke.

MR. BELL: I'm going to submit these exhibits to my written testimony, but I have hand out if you want to follow along.

CHAIR LAGO: No. That's okay.

If you could submit it. Thank you.

MR. BELL: Okay. Last week, Justin Fabor (phonetic) of Local 79 said opponents of the Blood Center don't want people of color coming into the community and you heard that again

1

2 today. That can't go unanswered. Justin, I
3 apologize if that's what you heard. It's not me
4 and it's not the people I know who are opposing
5 this tower.

6 Justin, you said Local 79 is 80
7 percent people of color from all five boroughs.
8 That could also describe Julia Richman pretty
9 closely as Congresswoman Maloney said. Ten years
10 ago, they tried to tear down Julia Richman and
11 Reverend Al Sharpton started a rally to save it.
12 The union newspaper, the Chief, wrote, "Reverend
13 Sharpton said Julia Richman should be raised as a
14 beacon but because of real estate interests,
15 they're trying to move it out. That's going to be
16 no end -- there's going to be no end to us
17 defending Julia Richman."

18 As one of the principals recently
19 said from Julia Richman, "If they moved us out, we
20 would've gotten a new building. This is worse."
21 The Blood Center tower will "deprive Julia Richman
22 of all of its light for its entire school day. The
23 gloom of darkness."

24 Justin and the other union reps
25 who are here today, let me tell you about the

1
2 people you are supporting. They are not your
3 friends, please don't let them use you. The
4 management of Longfellow, not a single-person of
5 color. The Longfellow website shows their entire
6 team, which is less than 10 percent people of color
7 and only one African-American manager out of dozens
8 and dozens of employees. And they're no friends of
9 unions, please know that.

10 Longfellow rarely, if ever, uses
11 union construction workers and here's the story
12 from October, "Longfellow Real Estate going after
13 union benefits that janitors fought hard to win."
14 That's October, in the middle of a pandemic,
15 Longfellow is going to cut union benefits.

16 The whole tower is, as you've
17 heard today, a scam. The Blood Center could build
18 a new building without the tower on top, almost the
19 same number of union jobs and without hurting Julia
20 Richman, but they'd have to use their
21 half-a-billion-dollar endowment and they'd have to
22 raise some money and they don't want to touch their
23 endowment, because they want to protect their
24 outrageous salaries; a million eight for the
25 president, and over dozen more executives making

1

2 more than twice any executive of Local 79 by the
3 way.

4 And why they don't want to touch
5 the endowment, they said, "We never enjoyed
6 large-scale donor base." That's a lie. From Google
7 quote, "The Rockefeller Family and the Milsteins
8 built the New York Blood Center's \$500 million
9 endowment." Same tax form, amount spent for
10 fundraising, zero. Same tax form, amount spent for
11 lobbying, over half-a-million dollars, lawyers over
12 \$1 million.

13 They think they can save the
14 endowment to protect their salaries, not bother
15 with fundraising, and just pay the lobbyists and
16 lawyers to get the unions to testify and destroy
17 Julia Richman. As Reverend Sharpton said ten years
18 ago, "Julia Richman is a national symbol to be
19 exalted. There can be no end to our defending
20 Julia Richman."

21 CHAIR LAGO: Thank you.

22 Questions for Mr. Bell?

23 (No response.)

24 CHAIR LAGO: Thank you for
25 testifying.

1

2

Our next speaker will be Irene van Slyke, followed by Cameron Koffman.

3

4

Irene van Slyke was registered to testify in person?

5

6

RYAN: That's right.

7

8

CHAIR LAGO: Okay. We will for now move on to Cameron Koffman to be followed by Craig Dibona.

9

10

11

12

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14

15

MR. KOFFMAN: Good afternoon and thank you for the opportunity. My name is Cameron Koffman and I'm delivering this testimony on behalf of Julie Menin, the Democratic nominee for City Council in District 5, the district which is home to the Blood Center.

16

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25

The rezoning of a mid-block that this project calls for would be a violation of the most basic principles of contextual zoning and would set a troubling precedent for our neighborhood and our city. Before turning to these issues, I do want to be very clear that the Blood Center does important work for our city and for the medical community. I support the critical mission of the Blood Center and want to work with them so they can continue to thrive in our neighborhood. I

1

2 also recognized that this redevelopment project
3 will bring important jobs during a time where our
4 economy is suffering.

5

6 However, as we have heard, this
7 is not the only place the Blood Center can build
8 and the Blood Center can re-develop their facility
9 easily within compliance of the zoning code.

10

11 First, the city is targeting
12 investments, as Commissioner Levin said, in many
13 different rapidly expanding life science corridors.
14 Many in neighborhoods where we have historically
15 under invested in those corridors and even in other
16 places within our neighborhood, we can have the
17 Blood Center expand on this side.

18

19 Second, the current plan does not
20 have the Blood Center expanding its footprint.
21 They will continue to occupy only three stories of
22 the proposed building, just as they occupy three
23 floors right now in their current building. And at
24 the borough president's hearing, the coalition to
25 stop the Blood Center tower presented a proposal
for the Blood Center to expand well within the
zoning code. The Blood Center does not need to
build this 334 foot tower to expand. This is about

1

2 Longfellow and its commercial tenants in the
3 building.

4 Let me just go over a couple
5 other key points about this project. One, the Blood
6 Center is trying to build on a residential
7 mid-block with R8B zoning. In these almost four
8 decades, the city has never allowed for a rezoning
9 in Upper East Side R8B District. To allow for it
10 here would set a troubling precedent.

11 Two, the project casts
12 significant shadows over St. Catherine's Park, one
13 of our few open spaces in the neighborhood. The
14 Upper East Side is one of the densest neighborhoods
15 in the city, yet we have a dearth of open spaces.
16 We have to protect these open spaces and the tower
17 simply does not make sense for the mid-block on
18 this street.

19 Finally, as a former seven-year
20 Community Board Chair and commissioner of three
21 different city agencies, I've dealt with countless
22 ULURPs. Normally, the applicant takes the feedback
23 of the community into account and modifies its
24 proposals based on that community input. I'm
25 disappointed that the Blood Center keeps presenting

1

2 the exact same proposal at every single community
3 meeting. That is not the way that ULURPs should be
4 conducted.

5 The community needs to have a
6 voice, and the borough president highlighted that
7 in her recommendations released last night. The
8 community voice is very clear. You've heard it
9 today. You heard in the Community Board meetings,
10 you heard it in the recommendation, you heard it in
11 the borough president's recommendations; we need
12 the Blood Center come to the table with us.

13 Thank you. We're going to be
14 submitting written testimony as well.

15 CHAIR LAGO: Thank you. Thank
16 you, Mr. Koffman.

17 Our next speaker is Craig Dibona
18 followed by Ruth Brodsky. Both of whom are signed
19 up to testify electronically.

20 MR. DIBONA: Can you hear me?

21 CHAIR LAGO: Yes. Welcome.

22 MR. DIBONA: Hi. I'm Craig
23 Dibona. I'm against the proposed building of a
24 tower reaching 334 feet on top of the Blood Center
25 and strongly urge you to reject this proposal. By

1

2 the Blood Center's own admission, they're working,
3 among other things, on COVID-19 and SARS projects,
4 which is ten times more deadly than COVID-19.

5 This is an inappropriate location
6 for this project due to the fact that it would be
7 located in a densely populated residential
8 neighborhood. This project will create risky,
9 damaging situations in the neighborhood, such as
10 the continual disposal of toxic waste onto 66th
11 Street. There will be high-speed fans blowing toxic
12 exhaust directly onto the residential buildings on
13 either side. There will be 2,500 workers exposed
14 to many contagious contaminants then traveling to
15 and from their homes in the adjacent subways.

16 Have we not learned anything from
17 the last year-and-a-half with COVID-19's explosive,
18 rapid spread throughout the world, which it
19 continues to do as we sit here today? A densely
20 populated residential neighborhood is not an
21 appropriate area for the expansion of the Center
22 building a 334 foot tower on the roof of the -- to
23 be rented to unnamed tenants, conducting unnamed
24 and undefined experiments. These facts had been
25 brought forth to the applicants on every meeting

1

2 and met with silence.

3

4 Furthermore, the precedence set
5 by this rezoning would allow mid-block towers to be
6 erected in residential areas throughout the city.
7 The applicant has repeatedly said in their
8 unchanged presentation that the value of their
9 building -- of the building of that tower at this
10 location was so that it would be walking distance
11 from Rockefeller Institute.

11

12 This assertion is absurd. This
13 is nothing but a land grab by an out of New York
14 State developer for profit and greed. I strongly
15 urged you to turn down this requests.

15

16 I thank you very much and I thank
17 the other speakers today.

17

CHAIR LAGO: Thank you.

18

Questions for Mr. Dibona?

19

(No response.)

20

CHAIR LAGO: Again, thank you.

21

22 Our next speaker will be Ruth
23 Brodsky, followed by Elizabeth Rose.

23

24 RYAN: Ruth is in the room, we're
25 trying to get her unmuted. Ms. Brodsky, if you can
hear me, you can unmute your microphone. We can

1

2 reach out to her and try to troubleshoot.

3

CHAIR LAGO: Great. So we will
4 go to Elizabeth Rose, followed by Francine
5 Hershkowitz.

6

MS. ROSE: Thank you Madam Chair
7 and commissioners, my name is Elizabeth Rose. I am
8 a member of Community Board 8, and I also serve as
9 the deputy chancellor for operations under
10 Chancellor Farina.

11

I particularly want to address
12 Commissioner Levin's question earlier about the
13 viability of an as of right project. And I will be
14 more blunt than the applicant. This is all about
15 the money. The Blood Center is clearly seeking to
16 get their new space for free. And the purpose of
17 the commercial tower and the scale of the proposed
18 building is simply to provide the developer enough
19 financial incentive to provide the space for the
20 new Blood Center for free.

21

The Blood Center has failed over
22 35 years since R8B zoning was implemented, to plan
23 for its future and its future space needs. Their
24 failure should not now be rewarded by this
25 commission. So I would like to reframe some of the

1

2 applicant's core arguments.

3

4 We have a big lot, so we should
5 get special rights to build even bigger. We
6 haven't planned well financially, so we should be
7 given special rights so we can get our new space
8 for free, literally paid for on the backs of the
9 local community. We don't want to move, so we
10 should get special rates. The applicant's response
11 to the Kip's Bay's site that was offered to them,
12 was that that would be a two-year delay, and they
13 don't want to delay by two years although the other
14 site was otherwise viable.

15

16 There is a very big difference
17 between a site having a history of non-residential
18 use and justifying a significantly out of scale
19 commercial building in the midst of a residential
20 neighborhood. The simple number of proposed zoning
21 changes, special permits, and texts amendments
22 required for this project, should be a clue that
23 this project is not appropriate in this location
24 and does not represent good urban planning. This
25 proposed building would be large, even in a solidly
26 commercial building, much less a mid-block of a
27 residential neighborhood.

1

2

I urge you to oppose this

3

proposal. Thank you.

4

CHAIR LAGO: Thank you Ms. Rose.

5

Hearing so many current and former

6

members of community boards testifying today, I

7

started looking around the commission and realized

8

that we have former community board members in

9

Commissioner Cappelli, Commissioner Levin, and

10

Commissioner Rampershad. And we also have -- I'm

11

sorry, Commissioner Eaddy. And we also have a

12

former member of the City Council Land Use

13

Committee. So again, just want to re-emphasize how

14

much we appreciate the service of all who are and

15

have been on community boards.

16

COMM. LEVIN: Thank you.

17

CHAIR LAGO: Questions for Ms.

18

Rose?

19

(No response.)

20

CHAIR LAGO: Again, thank you.

21

And Ryan, you will let us know if

22

we're able to reconnect Ms. Brodsky?

23

RYAN: Yeah. So let's try again

24

here. You should be able to unmute your

25

microphone. Try again. Not getting any.

1

2 CHAIR LAGO: Okay. Whenever you
3 have her --

4 RYAN: Yeah.

5 CHAIR LAGO: -- just let me know
6 and --

7 RYAN: Yeah.

8 CHAIR LAGO: -- we'll change the
9 order.

10 So our next speaker will be
11 Francine Hershkowitz, followed by Monica Sanchez.

12 FEMALE SPEAKER: Francine is not
13 in the Zoom room.

14 CHAIR LAGO: Okay. Then we'll
15 move onto Monica Sanchez, followed by Bill Angelos.

16 MS. SANCHEZ: Thank you for
17 allowing me to testify. I'm Monica Sanchez, a
18 member of the Board of 250 East 65th street
19 condominium with 88 residences. Our Board has
20 voted in opposition to the plan for the Blood
21 Center. Our building has many households with
22 young children who need the sun and trees of St.
23 Catherine's Park, an oasis many families enjoy.

24 Our building is also very proud of
25 the Julia Richman Education Complex, an important

1
2 school for all of New York City residents. The
3 proposed Blood Center plan will shroud these
4 important entities in many extra hours of darkness,
5 harming the mental and emotional well-being of many
6 children. There are multiple alternatives for the
7 Blood Center that others have mentioned earlier
8 today. We ask that you please reject this
9 requested zoning change.

10 Thank you.

11 CHAIR LAGO: Thank you.

12 Questions for Ms. Sanchez?

13 (No response.)

14 CHAIR LAGO: Again, thank you.

15 Our next speaker is Bill Angelos
16 to be followed by Lo Van Der Valk.

17 MR. ANGELOS: Can you hear me?

18 CHAIR LAGO: Yes. Welcome.

19 MR. ANGELOS: Thank you. Thank
20 you, Chair Lago and members of the City Planning
21 Commission. I'm Bill Angelos, a co-founder of East
22 Siders for Responsible Zoning and president of the
23 condominium board of 301 East 66th Street, which is
24 directly adjacent to New York Blood Center.

25 My full remarks relating to this

1

2 proposed rezoning which echoes the sentiment of my
3 neighbors and other residents of the Upper East
4 Side and beyond have been submitted in writing but
5 for the sake of keeping to the speaking time limit,
6 I will be precise and brief about one issue in
7 particular.

8 Throughout this process, we have
9 have been told that this action is not a spot
10 zoning. We beg to differ. The original proposal
11 included only the New York Blood Center Building.
12 The current proposal additionally includes our
13 building at 104 Second Avenue. If this isn't a
14 spot zoning, I don't know what it is.

15 One of the most frustrating parts
16 of this process that we only find this out when an
17 updated application was filed. At no point did
18 representatives of the development team or the
19 Department of City Planning, for that matter, come
20 to our building and state their intentions.

21 In addition, we are deeply
22 concerned that this commission allowed this process
23 to begin with the pre-consideration board without
24 any discussion or question about the multitude of
25 concerns raised during the public comment periods

1

2 that have occurred. That is why so many of us are
3 testifying today because we want to make sure our
4 voices are on the public record.

5 Finally, this rezoning should be
6 voted down not just because it will completely
7 upend our neighborhood's quality of life and set a
8 horrible precedent for other communities, but also
9 due to the utter lack of response by the applicant
10 and the City of New York to respond to our concerns
11 whatsoever.

12 Thank you for your time.

13 CHAIR LAGO: Thank you.

14 Questions for Mr. Angelos?

15 (No response.)

16 CHAIR LAGO: Our next speaker
17 will be Lo Van Der Valk, to be followed by Shannon
18 Berkowsky.

19 MR. VAN DER VALK: My name is lo
20 Van Der Valk. I'm addressing you as president of
21 Carnegie Hill Neighbors, a preservation and quality
22 of life membership organization now in it's 51st
23 year of existence. And our catchment area is in
24 the northwest quadrant of the Upper East Side, some
25 two miles away from the site in question. However,

1

2 our concerns remained very much the same. Wish to
3 thank the Chair and the commission for this
4 opportunity to voice or opposition and our
5 concerns.

6 From the day of our organizations
7 founding, we have been -- we have been concerned by
8 the challenges posed by historic preservation and
9 especially rezoning. In the mid 1980s, we did
10 participate in the great effort guided by this
11 Commission, Department of Central Planning, to find
12 a better resolution for the mid-blocks, and that
13 was joined by many other civic organizations and it
14 resulted in a low scale mid-block zoning known as
15 R8B, and this process was also elaborated on
16 earlier by testimony from Elizabeth Ashby.

17 We wish to express our strong
18 opposition to the zoning changes being proposed for
19 this project by the Blood Center and Longfellow
20 Partners. It would -- that would allow the
21 construction of an avenue-scaled building at a
22 height of 334 feet in the mid-block where zoning
23 limits the height to 75 feet. This is four times
24 the height allowed and the bulk matches that. The
25 bulk increase matches that.

1
2 The changes in zoning requested
3 amount to spot zoning unfairly and without real
4 justification benefiting only the both two
5 entities. As Manhattan Borough president Gale
6 Brewer pointed out in her memorandum of yesterday,
7 these changes amount to a subsidy. And by the way,
8 as others have pointed out, a huge subsidy. A
9 subsidy that affords them the opportunity to mount
10 a huge PR effort, one that is hard for us to match.

11 The purpose of R8B zoning, it
12 means low scale residential buildings and the
13 mid-block and the height -- and accommodate the
14 high density development in the avenues in a way
15 that both work in complementary ways for high
16 density district and allows light and air to, in
17 this case, Julia Richman Education Complex and St.
18 Catherine's playground, which occupy the mid-block
19 as well.

20 If allowed, this would be the
21 first major upzoning for R8B in the Upper East Side
22 and elsewhere in Manhattan since its initial
23 passage and this would be very regrettable. So we
24 hope that you will disapprove this application.

25 CHAIR LAGO: Thank you, Mr. Van

1

2 Der Valk. And please feel free to submit your
3 written testimony.

4 MR. VAN DER VALK: Yes, I will.
5 Thank you.

6 CHAIR LAGO: At this point, I
7 will note that we are getting near the end of this
8 public hearing on this matter. And if you haven't
9 registered to speak, but you've decided during the
10 course of this hearing that you would like to, now
11 would be the time to register. You can find
12 instructions on how to register online or by phone
13 at www.nyc.gov/nyc-engage.

14 And with that, we'll welcome
15 Shannon Berkowsky, followed by Marco Tamayo.

16 RYAN: There we go.

17 MS. BERKOWSKY: Hi. Thank you
18 for having me. My name is Shannon Berkowsky. I've
19 been watching since 10:00 a.m. also, so I feel your
20 pain and I appreciate the time. Again, my name is
21 Shannon Berkowsky. I am the co-president of PTA at
22 PS 183, which is just a block away from the Blood
23 Center. And I also live on East 67th Street just a
24 few doors down from the Blood Center. So I'm here
25 to voice my concerns as a parent and to advocate

1

2 for all of our children that will be affected by
3 this huge, massive tower.

4 Talk all the time about a life
5 sciences hub, but this really is a residential hub
6 more than anything else. There's many schools, six
7 schools in the Julia Richman Complex, PS 183 down
8 the block. There's a nursery school on East 67th
9 Street. And there's the only park in our
10 neighborhood that's there, and there's the bus stop
11 also on 67th Street. So it really is a residential
12 hub and that should be our focus.

13 I want to talk to you mostly
14 about St. Catherine's Park just to really emphasize
15 the impact that it will have. And so the impact on
16 it is not overlooked or minimized. St. Catherine's
17 Park is really vital to our community. It is never
18 not crowded in the morning. It's with babies on
19 swings and slides. During the day, there are
20 employees from all around our neighborhood enjoying
21 lunch, and in the afternoon there are hundreds of
22 children from kindergarten through 12th grade
23 socializing, playing, and being outdoors after a
24 full-day at school.

25 During the pandemic, this was the

1
2 only place for outdoor space in our neighborhood
3 for these kids to socialize. I think we will never
4 again, after this pandemic, take for granted
5 outdoor space living in our small apartments.

6 The DEIS that I read said that
7 the park will be in shadow from 2:00 p.m. to 5:00
8 p.m. and over 70 percent of the park. That is
9 critical times that children are in the park, that
10 school children are in the park. I was in that
11 park in the spring every single day unless it
12 rained because that was the only place that we
13 could be. It is vital that this -- that we not
14 shadow this only space for kids. We should be
15 improving and expanding parks and open spaces
16 rather than casting the only open space in our
17 neighborhood in shadows.

18 So I really oppose this project
19 and I hope that you will too. If you're listening
20 to all of the testimony here, you'll see that it is
21 the only decision to make. So thank you very much.

22 CHAIR LAGO: Well, thank you for
23 your testimony and for your fortitude. We'll note
24 that you being someplace not in a public gathering
25 having luxury of not masking, and so this is a

1

2 shout-out to the many members of the public who are
3 here. And I can't tell you how much I appreciate
4 your observing social distancing guidelines and
5 masking. We are looking out for each other's
6 health. Thank you.

7

Questions for Ms. Berkowsky?

8

(No response.)

9

CHAIR LAGO: Again, Thank you.

10

Our next speaker will be Marco

11

Tamayo, to be followed by Sharon Pope-Marsall.

12

MR. TAMAYO: Good afternoon,

13

inaudible) and the honorable commissioners. I am

14

Marco Tamayo. I'm an architect, urbanist, and

15

urban planner also immigrant, and resident of the

16

Upper East Side. And I am outraged (phonetic) in

17

opposition to this application. I am not against

18

to the building -- to the Blood Center Estate Art

19

Building to replace its obsolete one. Indeed, this

20

applicant can file this application in Department

21

of Building of as of right development and obtain

22

its approval, construction, and continue with its

23

life-saving disease research mission and create

24

jobs at the same time.

25

What I am opposing is the

1
2 laboratories that don't fit in our residential
3 area. This project could create a negative
4 precedent to change dramatically the entire R8B
5 residential district to a commercial/industrial
6 use. If there is a human error, these labs, Type
7 3, could overpass the maximum exhaust particle
8 permitted forming hostile conditions for the entire
9 community. This is an scary situation. My gosh,
10 this is a nightmare.

11 Finally, we need to promote
12 business to create jobs, but in the right
13 locations. We have overwhelmingly truck traffic
14 conditions in rush hours. And the Blood Center
15 proposal would bring even more traffic. Therefore,
16 most likely, we will have a traffic grid lock.
17 These would trigger the congestion pricing, and
18 consequently, an uncontrolled inflation affecting
19 the middle and low-income families. Moving this
20 families outside of this community, forming an
21 special segregation by income.

22 In short, we have to promote
23 business where we can create an equitable city
24 because the developers can not dictate our future.
25 Furthermore, the proposed C2-7 commercial

1

2 industrial use doesn't exist in the entire zoning
3 resolution. The floor area is 2 and they request
4 10. The height 25, they request 334 feet.

5 Therefore, this is a new selfish, and unreasonable
6 proposed district. Please, disapprove it. Thank
7 you.

8

CHAIR LAGO: Thank you.

9

Questions for Mr. Tamayo?

10

(No response.)

11

CHAIR LAGO: Our next speaker

12

will be Sharon Pope-Marsall to be followed by

13

Joshhua Satin.

14

MS. MARSALL: Thank you, Chair

15

Lago. My name is Sharon Pope-Marsall, Executive

16

Director of CIVITAS. CIVITAS and not-for-profit

17

organization founded in 1981 to improve the quality

18

of urban life of Manhattan's Upper East Side and of

19

barrio east Harlem neighborhoods.

20

The New York Blood Center, to

21

accommodate its current and future operational

22

needs, proposes to build a substantially larger,

23

more modern facility. However, the proposed build

24

program, in conjunction with the requested land use

25

actions to facilitate it, raises significant land

1

2 use issues. CIVITAS cannot support the New York
3 Blood Center Project as currently proposed. We
4 hope you won't either.

5 As proposed, the New York Blood
6 Center Project will be rezoned from its current
7 medium density district to one that allows higher
8 density for both residential and community facility
9 buildings. Additionally, the New York Blood Center
10 building would be demolished.

11 CIVITAS believes that the
12 proposed size and bulk will negatively affect the
13 contextual character of East 66 as well as East 67
14 Streets. The surrounding neighborhood is indeed
15 characterized by low and medium density residential
16 buildings on the mid-block and medium density
17 residential and mixed residential commercial
18 buildings on the avenues.

19 The proposed building to rise in
20 excess of approximately 30 stories in height would
21 not be compatible with the overall built context or
22 scale that normally typifies buildings that are
23 immediately adjacent or face the proposed project
24 site. Given the New York Blood Center's project's
25 height and bulk, the proposed building would

1

2 significantly obstruct light and air to adjoining
3 properties and to the East 67th Street public room.
4 CIVITAS cannot support the New York Blood Center
5 Project as currently proposed. Please, vote
6 against this proposal.

7

Thank you.

8

9

CHAIR LAGO: Thank you. Thank

10

Questions for Ms. Pope-Marsall?

11

(No response.)

12

MS. MARSALL: Yes.

13

CHAIR LAGO: Again, thank you.

14

MS. MARSALL: Okay.

15

16 CHAIR LAGO: Our next speaker
will be Joshhua Satin, followed by Melisa Mitchell.

17

RYAN: Mr. Satin is in the Zoom.

18

Asked him to unmute a few times. He can reach out.

19

CHAIR LAGO: Okay. So we will

20

turn to Melisa Mitchell.

21

MR. SATIN: Hello?

22

RYAN: Oh, no.

23

MR. SATIN: Hi.

24

RYAN: We have Joshua now.

25

CHAIR LAGO: Okay.

1

2 MR. SATIN: There we go.

3 CHAIR LAGO: All right. So if
4 could have -- let's not have some worm wrestling
5 here. Will go first with Joshua Satin and to
6 Melisa Mitchell and both of you are welcome to stay
7 up on the screen at the same time.

8 RYAN: Go ahead, Mr. Satin.

9 MR. SATIN: Hi. How are you? My
10 name is Joshhua Satin. I'm the principal of the
11 Ella Baker school and building manager of the Julia
12 Richman Complex across the street from the Blood
13 Center. Thank you for having us here today.

14 I am just -- we are opposed to
15 the reconstruction of the -- construction of the
16 building across the street. The congestion that it
17 will have when they start building and congestion
18 for years and years to come afterwards. 67th
19 Street and 66th Street, no means are equipped to
20 accommodate the traffic that that will have. The
21 other piece is, it is directly in front of our
22 building. It'll cause such mayhem for the four to
23 five to six years of construction of that building.

24 The sounds, we've been talking
25 about this for months now, about the sounds and how

1
2 it'll affect the students at our District 75
3 school. Students with autism for those four years.
4 It'll ruin their time at our school for those four
5 years. Interruptions to conversations,
6 interruptions to work, interruptions just
7 throughout the day.

8 And then we keep hearing it time
9 and time again about the shadow. It'll essentially
10 put JREC into a shadow all day long. It'll put a
11 shadow at the park where our kids play during the
12 day, at the beginning of the day and after school.
13 It'll just cause havoc there as well.

14 There is an argument coming up
15 about sort of about NIMBY-ism. And by no means is
16 this that. We have our students from across the
17 city, from every borough. They're fighting against
18 this. They were protesting this work. And it is
19 about having a safe place for all of our students,
20 all the 3,000 students in our building from age two
21 months to 18 years of age, plus the staff that is
22 here as well.

23 We oppose this and the big --
24 another big piece that you have to consider is the
25 amount of people that they talked about bringing

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2 in. Over 2,000 more people coming to our block,
3 having an elementary school, having a middle
4 school, having a high school right there. There is
5 no way that we want 2,000 more people riding the
6 trains, commuting in, and coming onto this block.
7 So thank you very much for your time and patience
8 and understanding. The Julia Richman Complex
9 opposes the mid-block build.

10 Thank you.

11 CHAIR LAGO: Thank you for your
12 testimony and also for your service as a public
13 school teacher.

14 Questions for Mr. Satin?

15 (No response.)

16 CHAIR LAGO: Thank you. And at
17 this point, thank you for your patience. We'll
18 hear from Melisa Mitchell.

19 MS. MITCHELL: Hi, thank you.
20 Thank you for this opportunity NYC Planning. I
21 would just like to say -- and can everyone hear me?
22 Just want to make sure.

23 CHAIR LAGO: Yeah.

24 MS. MITCHELL: As I mentioned
25 before, I vehemently oppose this project. I live

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2 one block away from where this construction will be
3 taking place, and I've been living a long time
4 resident, living here for ten years. I am a native
5 New Yorker originally from Queens proudly, but it
6 would be a disaster, and as said by other speakers,
7 a monstrosity to see this happen to this
8 neighborhood.

9 To touch on some points I have
10 bulleted down here. It is amazing to me how
11 Longfellow has tried to turn this into a jobs and
12 social justice matter. But I'm here to tell you as
13 a black and brown female, that creating commercial
14 space in a residential neighborhood does not equate
15 to diversity and inclusion, especially if these
16 jobs will not afford this demographic to actually
17 live in this neighborhood. So let's think about
18 that. That doesn't really make sense.

19 And if we wanted to make this
20 about black and brown people, what about the black
21 and brown children at Julia Richman? As mentioned
22 before, the lack of sunlight will lead to a mental
23 health crisis. And there has been numerous studies
24 that show the dangers of lack of sunlight, lower
25 Vitamin Ds will lead to a lowered immune system.

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2 So I really feel like we are
3 going to create more harm to this neighborhood than
4 good by implementing this project, and I really --
5 another thing to consider with Longfellow, think
6 about all those commercial spaces on top of the
7 Blood Center. Who do you think is going to inhibit
8 that? I'm sure it's going to be a hedge fund,
9 probably another private equity firm. Let's just
10 put this onto perspective and not make this about,
11 oh, this is a non-profit approach. This is about
12 profit and I want that to be very clear to just
13 everyone here today.

14 And I love this community, I love
15 this neighborhood, I'm really proud to be living
16 here, and it'd be a shame to see such a beautiful
17 space and a beautiful piece of land turned into an
18 eyesore and blocked out in darkness. So thank you
19 for having me today and I really appreciate this
20 opportunity and please don't construct this project
21 and please bring it somewhere else. Thank you.

22 CHAIR LAGO: Thank you.

23 Questions for Ms. Mitchell?

24 (No response.)

25 CHAIR LAGO: So at this point, I

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2 am going to go through the names of those who have
3 signed up in the event that any of them are now
4 available.

5

Charlie Samboy, Jessica Walker,
6 Ari Espinal, Derrick Stroman, Bishop Taylor, David
7 Melton, Carolina Cedano, Irene van Slyke, Ruth
8 Brodsky, and Francine Hershkowitz.

9

RYAN: We're attempting to -- Ms.
10 Brodsky is still in the room and we have her phone
11 numbers so we're giving her a call. I'll check to
12 see if she is up. Let's see. Moved.

13

CHAIR LAGO: The other thing I
14 would ask is if anyone else has signed up.

15

RYAN: I'm trying to check out.
16 No new sign-ons on our --

17

CHAIR LAGO: And are we still
18 working on Ms. Brodsky?

19

RYAN: Invite her to unmute
20 herself. She just appears to be having technical
21 difficulties.

22

CHAIR LAGO: With apologies, Ms.
23 Brodsky, we would welcome your submitting written
24 testimony.

25

At this point, I will ask if there

1

2 is anyone present in the room who has not
3 testified, but would like to be heard, now would be
4 at the time to come forward.

5 (No response.)

6 CHAIR LAGO: Seeing none, I will
7 note for the record will remain open through
8 Monday, August 9, 2021 to receive written comments
9 on the Draft Environmental Impact Statement. And
10 with that, this public hearing is closed.

11 (At 4:16 p.m., the proceedings
12 were concluded.)

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STATE OF NEW YORK)
SS.
COUNTY OF NEW YORK)

I, MARC RUSSO, a Shorthand
(Stenotype) Reporter and Notary Public within and
for the State of New York, do hereby certify that
the foregoing pages 1 through 168, taken at the
time and place aforesaid, is a true and correct
transcription of the proceedings.

IN WITNESS WHEREOF, I have
hereunto set my name this 12th day of August, 2021.

Marc Russo

MARC RUSSO