



**IN THE MATTER OF** an application submitted by New York Blood Center, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-48 of the Zoning Resolution as follows:

1. to allow a scientific research and development facility as a commercial use;
2. to allow the floor area ratio regulations, up to the maximum floor area ratio permitted for community facility uses for the District, to apply to the scientific research and development facility use;
3. to modify the height and setback regulations of Section 33-432 (In other Commercial Districts), and the required yard equivalents regulations of Section 33-283 (Required rear yard equivalents); and,
4. to modify the signage regulations of Section 32-641 (Total surface area of signs), Section 32-642 (Non-illuminated signs), Section 32-643 (Illuminated non-flashing signs), Section 32-655 (Permitted Projections or Height of Signs), and Section 32-67 (Special Provisions Applying Along District Boundaries);

to facilitate a proposed 16-story building on property located at 310 East 67th Street (Block 1441, Lot 40), in a C2-7 District, in the Borough of Manhattan, Community District 8.

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This application for a zoning special permit pursuant to Section 74-48 of the Zoning Resolution (ZR) was filed by New York Blood Center, Inc. on April 1, 2021, to allow for the development of an approximately 452,000 square-foot scientific research and development facility, and community facility. The proposed action, in conjunction with the related applications, would facilitate the development of a new, modern headquarters for the New York Blood Center and a commercial life sciences hub located at 310 East 67th Street (Block 1441, Lot 40) in the Upper East Side of Manhattan, Community District 8.

**RELATED ACTIONS**

In addition to the zoning special permit (C 210353 ZSM) that is the subject of this report, the proposed project also requires action by the City Planning Commission (CPC or Commission) on the following applications, which are being considered concurrently with this application:

**C 210351 ZMM**      Zoning map amendment to change an R8B District to a C2-7 District and to change a C1-9 District to a C2-8 District.

**N 210352 ZRM**      Zoning text amendment to allow scientific research and development facilities in C2-7 Districts and allow related use and bulk modifications, and to designate a Mandatory Inclusionary Housing (MIH) area.

## **BACKGROUND**

The applicant, New York Blood Center, Inc. (NYBC), seeks a CPC special permit, a zoning map amendment, and a zoning text amendment to facilitate the redevelopment of its current headquarters as a modern life sciences hub containing laboratory space for both NYBC and its commercial and institutional partners. The proposed 16-story, 334-foot-tall building, to be known as Center East, would have approximately 452,000 total square feet of floor area divided between the NYBC community facility use of approximately 139,000 square feet and commercial lab space of 313,000 square feet.

A not-for-profit institution focused on the dual mission of supplying transfusion products to the New York metropolitan region and conducting scientific research, NYBC is a long-term Upper East Side organization. It was initially established by the Rockefeller family, through the Rockefeller Foundation, which provided seed money to establish NYBC in 1964. NYBC was purposely founded in its current location, close to Rockefeller University, which facilitates collaboration between the two institutions. This area of the Upper East Side is renowned for its premier health, medical and academic facilities. As the leading supplier of the blood and blood products used by over 500 hospitals and research organizations throughout the New York metro area, NYBC plays a critical role in the city's and the region's health.

Recently, NYBC has played a role in life sciences research including the effort to treat COVID-19 patients, to improve access to reliable diagnostic antibody tests, and to develop a COVID-19 vaccine. Additionally, NYBC was the first blood center to collect convalescent blood plasma donations from individuals who have recovered from COVID-19 to treat other patients with serious or immediately life-threatening coronavirus infections. Other current research areas include exploring cures for macro- and neuro-degenerative disorders such as blindness, Parkinson's, and Alzheimer's disease, as well as prototypic SARS, MERS, and HIV vaccines. Commercial and institutional research entities currently share space with NYBC through its East Side Bio-technology Accelerator Program.

The existing building, and proposed development site, has the street addresses of 303-319 East 66<sup>th</sup> Street and 304-326 East 67<sup>th</sup> Street (Block 1441, Lot 40). It was constructed in 1930 as a three-story trade school with narrow floorplates, four inner courts, low floor-to-floor heights, and full lot coverage with approximately 130,678 square feet of floor area built to a floor area ratio (FAR) of 2.89. Because the site is a through lot with 225 feet of frontage on both East 66<sup>th</sup> and East 67<sup>th</sup> Streets and a depth of 200 feet, the lot area is exceptionally large at 45,186 square feet. The primary pedestrian entrance to NYBC administrative offices, accessory laboratory space, and blood donation center is on East 67<sup>th</sup> Street, while the service entrance, two curb cuts that serve the building's loading berths, and 30 accessory parking spaces are located on the East 66<sup>th</sup> Street frontage. The existing building is in an R8B contextual district that allows a maximum FAR of 4.0 for residential uses and 5.1 for community facility uses, and a height limit of 75 feet. The R8B zoning typically results in six- to seven-story buildings with a setback above the base height of 55-60 feet.

In addition to the development site, the project area includes both sides of Second Avenue to a depth of 100 feet, between East 66<sup>th</sup> Street and East 67<sup>th</sup> Street, which are in a C1-9 zoning district. On the western side of the avenue, 1261 Second Avenue (Block 1421, Lot 21) is improved with a 45-story, 330-unit residential tower that was built in 1973 and that also contains

a movie theater and ground floor retail uses. The movie theater, a Use Group 8 use, is not as-of-right in a C1-9 district. The movie theater occupies the building pursuant to a 1971 special permit from the Board of Standards and Appeals (BSA) (Cal. No. 63-71-BZ). On the eastern side of the avenue, 301 East 66<sup>th</sup> Street (Block 1441, Lots 1001-1004) is improved with a 16-story, 200-unit residential building built in 1956, with restaurants, retail, and a religious preschool on its ground floor.

The surrounding area was initially developed at the turn of the 20<sup>th</sup> century with three- and four-story townhouses. The 1910s and 1920s brought a wave of construction of larger walk-up apartment buildings of five and six stories, such as those found on East 66<sup>th</sup> Street, across from the development site. Many of the smaller buildings were eventually replaced with larger apartment buildings rising 10-14 stories in the midblocks and 15-21 stories on the avenues under the pre-1961 Zoning Resolution (ZR) and by taller buildings (up to 45 stories on the avenues) under the post-1961 zoning controls. Typically, ground-floor retail provides neighborhood services in those residential buildings fronting on the avenues. The development site is located on an atypical block (Block 1441, Lot 40) as it occupies half of the midblock R8B zoning district area with 225 feet of frontage on both East 66<sup>th</sup> Street and East 67<sup>th</sup> Street and a depth of 200 feet. There are two large midrise apartment buildings of 13 and 14 stories (Lot 31 and Lot 17, respectively) that occupy approximately half of the remaining midblock area, leaving only about a quarter of the midblock area with the typical R8B buildings with three residential walkup apartment buildings and a three-story New York Public Library building.

The area to the west of the development site is predominantly residential and includes the landmark Manhattan House, which is a 20-story, 214-foot-tall apartment and retail complex that occupies the entire block bounded by Second Avenue, East 66<sup>th</sup> Street, Third Avenue, and East 65<sup>th</sup> Street. It also includes, directly across East 66<sup>th</sup> Street from the development site, the Memorial Sloan Kettering (MSK) Lauder Breast Center at 300 East 66<sup>th</sup> Street, which is a 16-story building built in 2006, and five rowhouses that are occupied by MSK staff housing. The area to the east includes a concentration of institutional uses including medical and research

campuses associated with Rockefeller University, MSK, Weill Cornell, New York Presbyterian Hospital, and the Hospital for Special Surgery. These hospital, medical, and academic facilities dominate the blocks between First Avenue and York Avenue, from East 66<sup>th</sup> Street to East 69<sup>th</sup> Street, as well as the east side of York Avenue from East 63<sup>rd</sup> to East 71<sup>st</sup> Street. Most of these institutional buildings were constructed in the mid-20<sup>th</sup> century and are 15-36 stories in height.

In addition to health and medical institutions, there are two nearby public schools: the Julia Richman Education Complex (JREC) and Robert Louis Stevenson School (PS 183). Located directly across East 67<sup>th</sup> Street from NYBC, JREC is a large, six-story, pre-kindergarten to high school complex that has six separate schools with 1,800 students. The building, originally built in 1924 as a girls' school, has a lot area of 70,000 square feet, and includes the entire 200-foot Second Avenue block frontage between East 67<sup>th</sup> Street and East 68<sup>th</sup> Street and has a depth of 350 feet. Robert Louis Stevenson School has 560 pre-kindergarten to fifth grade students and is located one block immediately to the east of NYBC.

St. Catherine's Park, also located directly to the north of NYBC across East 67<sup>th</sup> Street, is next to JREC and takes up the rest of the block. The 1.38-acre park is along the entire First Avenue frontage between East 67<sup>th</sup> Street and East 68<sup>th</sup> Street and continues west to a depth of 200 feet where it abuts JREC. The park includes a playground, a multi-purpose play area including basketball courts, running track and other recreational facilities, a comfort station, as well as an area used by students from JREC. The block is atypical of the Upper East Side R8B residential zoning as it consists of just the two uses of JREC and St. Catherine's Park.

The project area and many of the midblocks in the surrounding area were rezoned from R8 and R7-2 to R8B in 1985 (C 850539 ZMM). R8B is a contextual district with a maximum FAR of 4.0 for residential uses and, at the time of enactment, a maximum FAR of 4.0 for community facility uses, and a height limit of 75 feet. It typically reflects the existing built condition of six- to seven-story residential buildings with a setback above the base height of 55-60 feet. One exception to the R8B mapping was the midblock area between East 62<sup>nd</sup> Street and East 71<sup>st</sup>

Street, between First Avenue and York Avenue, which was left in the R8 district because the buildings in that area were contextually different from the R8B character. During the 1985 rezoning process, many groups, including the prominent neighborhood community facilities and institutions, voiced concerns over the R8B rezoning because it limited their ability to expand due to the FAR reduction for community facilities to 4.0. The CPC and the community's desire to provide relief for institutional growth resulted in a zoning text amendment in 1986 (N 860470 ZRM) that increased the permitted community facility FAR in R8B districts within Manhattan Community District 8 from 4.0 to 5.1.

The nearby avenues are mapped with C1-9 and C2-8 districts, which are generally located along major thoroughfares to provide for neighborhood service uses in high-density residential areas. Both are R10 residential equivalents, and both have a maximum commercial FAR of 2.0 and permit a limited range of neighborhood retail services. The difference between the C1-9 and the C2-8 zoning district is that the latter allows a slightly wider range of commercial uses than does the C1-9. Second Avenue is mapped with a C2-8 district below East 66<sup>th</sup> Street and a C1-9 district to the north. First Avenue is mapped in a C2-8 district north of East 68<sup>th</sup> Street and a C1-9 district to the south. R8 and R9 districts are mapped on the midblocks to the east of the project area, between First Avenue and York Avenue. These districts allow for development using height-factor regulations, often resulting in taller buildings. The R9 district also favors institutional uses, such as hospitals, with additional floor area. The area between East 67<sup>th</sup> Street and East 69<sup>th</sup> Street and between First Avenue and York Avenue was mapped as an R9 district in 2001 (C 010548 ZSM) to facilitate the development of a new hospital building for MSK.

First Avenue and Second Avenue are major thoroughfares, serving north- and southbound traffic, respectively. Both East 66<sup>th</sup> Street and East 67<sup>th</sup> Street carry westbound traffic only. The M66 bus runs westbound on East 67<sup>th</sup> Street and eastbound on East 68<sup>th</sup> Street. The M15 and M15 Select Bus Service run on both First Avenue and Second Avenue. The nearest subway station is the 72<sup>nd</sup> Street and Second Avenue station on the Q line. Lexington Avenue, two blocks to the

west, is also served by the 63<sup>rd</sup> Street/Lexington Avenue stop on the F and Q lines, and the 68<sup>th</sup> Street/Hunter College stop on the 6 line.

*City Support for Medical Institutions in Manhattan Community District 8*

In addition to NYBC, Manhattan Community District 8 is home to some of the most important medical institutions in the United States, including MSK Cancer Center, Rockefeller University, New York Presbyterian Hospital, Weill Cornell Medical Center, and the Hospital for Special Surgery. The City has for many years supported the growth and development of these medical institutions in Community District 8, permitting rezonings and special permits where appropriate to allow these institutions to develop modern facilities. The City has facilitated the renewal and expansion of the institutions located on the easternmost edge of Community District 8 by allowing them to build over the FDR Drive and other adjacent streets. State legislation in 1971 authorized the City to eliminate certain air space volumes above the FDR Drive and portions of East 63<sup>rd</sup> Street, East 70<sup>th</sup> Street, and East 71<sup>st</sup> Street, and to convey these former street areas to abutting institutional owners – to Rockefeller University, Hospital for Special Surgery, and New York Presbyterian Hospital.

The City has also facilitated expansions by these medical institutions through other zoning measures, including the MSK Cancer Center (C 010548 ZSM) in 2001 that included a rezoning of the mid-blocks between East 67<sup>th</sup> Street and East 69<sup>th</sup> Street, between First Avenue and York Avenue, from an R8 to an R9 district (which permits 10.0 FAR for community facility use), to facilitate the expansion of MSK's campus, including a new research facility and new hospital buildings. Like these other important medical institutions in Community District 8, NYBC would like to modernize and expand its facilities and cannot do so within existing zoning constraints. NYBC's existing, outdated building was built in the 1930s as a trade school with narrow floorplates, constrained by four inner courts, and low floor-to-floor heights that do not have the dimensions necessary for modern life sciences laboratories. Under the 75-foot height limit and lot coverage and floor area restrictions of the R8B district, it would not be possible to develop a

building on the site with the size and critical dimensions necessary for a modern life sciences hub.

### *City Support for the Life Sciences*

The City supports the growth of the life sciences industry as an important source of high-skilled jobs that is uniquely suited for expansion in New York City due to its many academic and medical institutions, its strong financial industry, and its large and diverse population. The City's efforts to support the life sciences date from 1990, when the ZR was amended to create a special permit pursuant to Section 74-48 to facilitate the Columbia University Audubon Research Park. The biotechnological research and development center in Washington Heights was a collaboration between the New York City Public Development Corporation, now known as the New York City Economic Development Corporation (EDC), and Columbia University. The zoning text amendment permitted the CPC to allow by special permit Use Group 17 laboratories in C6 zoning district, which are only permitted as-of-right in manufacturing districts. The CPC Report for the text amendment (N 900523 ZRY) noted that the special permit would help to encourage the biomedical industry in the city. It also stated that locating these research and development laboratories near existing medical institutions, which are not located in manufacturing districts, would be appropriate because of the similarity between these laboratory uses and the uses already being conducted in medical institutions and hospitals. The special permit was used again by the City in a collaboration between EDC and New York University's School of Medicine for the East River Science Park (now known as the Alexandria Center) on the former Bellevue Hospital campus, between East 28<sup>th</sup> Street and East 30<sup>th</sup> Street, east of First Avenue. The special permit (C 010712 ZSM) facilitated a scientific research and development facility with 1.1 million square feet on surplus Bellevue Hospital property, which, like the Columbia Audubon project, is proximate to a major academic medical center, NYU Langone. The application also involved a rezoning of the property from an R8/C2-5 zoning district to a C6-2 district, which permitted an increase in commercial FAR, and made the property eligible for the ZR Section 74-48 special permit.

The City issued a Life Sciences Memorandum, dated December 13, 2016, by EDC, the Department of City Planning (DCP), and Department of Buildings, that clarified a zoning interpretation that life sciences laboratories can be located in commercial zoning districts, and can be classified as Use Group 9 medical laboratories. According to the Memorandum, these medical laboratories may include facilities for research, testing, and development, and may include limited production activities.

EDC initiated the LifeSci NYC program and released a Request for Expressions of Interest (RFEI) in January 2018. As part of the City's \$500 million incentives program, the RFEI offered three different City-owned sites for potential disposition and up to \$100 million in financial support for "a world class facility for life sciences research and development" and to "connect research to industry, unlock space for companies to grow, and build a pipeline for diverse life sciences talent." The RFEI states that commercial life sciences is an industry that will drive new discoveries and good jobs, and its growth will reinforce New York City's leadership in the innovation economy. In May 2018 NYBC responded to the RFEI and offered to contribute its own property in support of the City's effort. In January 2021, the City announced \$38 million in capital grants to four institutions as part of LifeSci NYC to support the development of life sciences research laboratories. Each of the four facilities will be focused on supporting partnerships between the academic institutions and commercial biotech companies, and one of these grants will help to fund a new 26,000 square-foot incubator for commercial life sciences companies at Rockefeller University, which will work in partnership with MSK and Weill Cornell.

## **PROPOSED DEVELOPMENT**

The proposed Center East life sciences hub would house state-of-the art flexible and efficient research and development facilities, which would both serve NYBC's research program and life sciences companies, as well as adjacent research institutions. The building would have 451,860 square feet or an FAR of 10, with a height of 16 stories and approximately 334 feet. It would contain community facility floor area of approximately 139,094 square feet (206,375 gross

square feet) and commercial floor area of 312,766 square feet (389,760 gross square feet). The proposed new building would contain NYBC's laboratories, offices, and other facilities on its lower floors. The lower portion of the building would be home to NYBC's administrative and research and development facilities, including microbiological and biomedical laboratories that have been located on-site since the 1980s, along with mechanical floor that would serve the entire building. The ground floor of the building would contain a multi-purpose community room accessible to local community groups, as well as an accessory café for building users, which would also be available to the public.

On the upper floors, the building would house a commercial scientific research and development facility, which will contain laboratories and related office space for companies engaged in life sciences research and development that has been designed to accommodate a wide range of occupancy configurations on large floorplates. Between the NYBC space on the lower floors and the partner space on the upper floors, there will be a floor with shared core facilities and amenities provided as a resource for Center East. Floorplates within the upper portion of the building would be approximately square in shape and have a minimum of 30,000 square feet. The floors would be designed for interaction among companies and for adaptability with both wet and dry laboratory space. The building's 16-foot floor-to-floor heights would be designed to accommodate the robust mechanical and ventilation systems required for modern laboratories. Center East would provide space and resources for a variety of growth-stage life sciences companies, commercially oriented research and development companies, and other not-for-profit institutional partners, which would establish a cluster of life sciences research and development activities anchored by NYBC in a campus-like environment.

The waivers for the upper floors would create the large and flexible floorplates necessary for modern and efficient laboratory space. The massing and floorplate are driven by the specific functional requirements of modern laboratories. Floor plates must be a minimum of 30,000 square feet to enable the flexibility to accommodate multiple small start-up entities or large research groups. These laboratory floors must be open and efficient so that they can

accommodate both wet bench research and dry computational research. The configuration of each floor must consist of an 11-foot building module that will allow for a 22-foot laboratory support zone for enclosed specialized equipment and a 33-foot open bench zone for lab workspace, write-up desks, and sinks, resulting in a 55-foot minimum dimension from building core to building exterior structure.

This site is one of the few places in the city where a floorplate of this size could be provided in a new, purpose-built building.

The applicant proposes to rezone the project area to a C2 district, including a C2-8 district on both sides of Second Avenue to a depth of 100 feet (affecting a portion of Lot 21 of Block 1421 and Lots 1001-1004 of Block 1441), and a C2-7 district on the development site, between 100 feet and 325 feet east of Second Avenue (affecting Lot 40 of Block 1441). Both the C2-8 and C2-7 districts would permit commercial laboratories classified as Use Group 9 medical laboratories, which are similar in their operational characteristics to the scientific research and development facilities that would be included in the proposed development. The C2-8 district has the same bulk regulations as the current C1-9 district (both are R10-equivalent districts, which permit 2.0 FAR of commercial uses), and differs only in permitting a wider range of commercial uses. The C2-7 district has comparable bulk regulations to an R9 district, which is mapped one block to the east, on the MSK hospital site between First Avenue and York Avenue, and between East 67<sup>th</sup> Street and East 69<sup>th</sup> Street. The proposed C2-7 district has equivalent bulk regulations to an R9 district, and so is more appropriate for a midblock site than the C2-8 district. The C2-7 district is limited to three locations in Manhattan: on the avenue frontage of Amsterdam Avenue, between West 54<sup>th</sup> Street and West 56<sup>th</sup> Street to a depth of 150 feet, and between West 56<sup>th</sup> Street and West 59<sup>th</sup> Street to a depth of 100 feet; at St. Vincent's Triangle park in Greenwich Village, between West 12<sup>th</sup> Street, Seventh Avenue, and Greenwich Street; and at Waterside Plaza, east of the FDR Drive, between East 25<sup>th</sup> Street and East 30<sup>th</sup> Street.

The current C1-9 zoning district mapped on the Second Avenue block-front parcels is a high-density residential district (10 FAR; up to 12 FAR with Inclusionary Housing), which permits up to 2 FAR of local retail, restaurant, and office uses. These parcels have been in a C1-9 zoning district since the adoption of the ZR in 1961, when the line between the C1-9 district and the C2-8 district to the south was established at East 66<sup>th</sup> Street. The uses and built character of this section of Second Avenue are consistent both above and below East 66<sup>th</sup> Street, with high-rise apartment buildings and ground-floor retail. The proposed C2-8 district is a high-density residential district mapped on avenue block fronts, mostly in Manhattan. Its bulk regulations are the same as the regulations of the current C1-9 district. It allows 10 FAR for residential uses, which may be increased to 12 FAR through the City's Inclusionary Housing program. It allows 10 FAR for community facility uses, and 2 FAR for commercial uses. Commercial uses are limited to the first two floors of a building (or, for a mixed-use building built before September 17, 1970, to the first floor). C2-8 districts differ from C1-9 districts in the range of commercial uses permitted: both districts permit hotels (Use Group 5) and local retail, eating and drinking establishments, and offices (Use Group 6); C2-8 districts permit, in addition, home maintenance and repair services (Use Group 7), theaters and other amusement uses (Use Group 8), medical and dental laboratories for research and testing (Use Group 9), and facilities related to boating (Use Group 14).

## **ACTIONS NECESSARY TO FACILITATE THE DEVELOPMENT**

### *Zoning Special Permit*

The proposed special permit pursuant to ZR Section 74-48, as amended, would permit the following:

- scientific research and development facilities, including commercial labs and associated office space, to be included in the project at more than the 2 FAR permitted in C2-7 districts, pursuant to ZR Section 33-122, not to exceed the 10 FAR permitted for community facility uses.

The amount of commercial floor area proposed for the development is 312,766 square feet at 6.92 FAR. The commercial labs would create a life sciences hub that would serve as a center of institutional uses but also of commercial, growth-stage companies that are engaged in the commercialization of research that would enable new products and treatments. Co-locating NYBC investigators with institutional and commercial partners would further collaborations and synergies that translate basic science discoveries into application, catalyze development of new companies, and promote technology transfer.

- modifications of the height and setback limitations of ZR Section 33-432.

ZR Section 33-432 requires that commercial and community facility buildings in C2-7 districts have a maximum base height of 85 feet or six stories, whichever is less. Above this base the building must be set back 20 feet on a narrow street (both East 66<sup>th</sup> Street and East 67<sup>th</sup> Street are narrow streets) and must be built beneath a sky exposure plane of 2.7 to 1 on a narrow street. Alternatively, the building may be built in accordance with the alternate sky exposure plane regulations of Section 33-442, according to which, if the building is set back from the street line by 15 feet on a narrow street, the applicable sky exposure plane is 3.7 to 1. The proposed development would be built with a four-story base covering the entire zoning lot, as does the existing building. The height of the base, at 85 feet, would comply with the C2-7 maximum street wall height, and would relate to the height of the lower-scale neighboring buildings on the block and in the area. Above this base, the building would include 12 stories to be used by NYBC's development partner for its laboratory and office space, with floorplates of approximately 30,000 square feet, and an upper mechanical floor. This upper portion of the building would encroach on the required 20-foot setback from both East 67<sup>th</sup> Street and East 66<sup>th</sup> Street. It would be massed toward the south end of the site, with a setback of 15 feet from East 67<sup>th</sup> Street and four feet from East 66<sup>th</sup> Street, to create greater distance from St. Catherine's Park. It would also encroach on the sky exposure plane (of 2.7 to 1) from East 67<sup>th</sup> Street starting at a height of approximately 125 feet, and from East 66<sup>th</sup> Street, starting at a height of

approximately 96 feet. The waivers for the upper floors would create a modern laboratory space with large and flexible floorplates.

- modifications to the rear yard equivalent regulations of ZR Section 33-283.

On a through lot, ZR Section 33-283 requires a rear yard equivalent of 20 feet to be provided along each of the side lot lines of the zoning lot, 20 feet on each front lot line, or 40 feet in the middle of the lot. The base portion of the building would encroach on the required 20-foot rear yard equivalent, wherever it is located, as the building's lower floors would be built to the lot line. The size of the ground floor floorplates would accommodate all of NYBC's facilities, which would include administrative offices, the principal blood donation center, a ground-floor café, and accessory research laboratories, in addition to the lobby for the commercial portion of the building.

The upper portion of the building would be built within 15 feet of the eastern lot line, and so would also encroach on the required 20-foot rear yard equivalent along the eastern edge of the zoning lot by five feet. It would also be massed toward the east of the site, so that there would be a 30-foot setback from the western lot line and at least 50 feet in total (in most places more than 60 feet) from the 16-story residential building to the west, at 301 East 66<sup>th</sup> Street – the same distance between buildings that would be required if the buildings were on the same zoning lot. To the east, all adjacent buildings are below the level of the base of the proposed new building.

- modifications of the sign regulations to allow signs in the proposed development to exceed the surface area limitation of ZR Section 32-641, Section 32-642, and Section 32-643 and the height limitations of ZR Section 32-655, and modification of the regulations of ZR 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 C2-7 districts, ZR Section 32-641 limits the total surface area of accessory signs to the lesser of three times the zoning lot frontage, but not more than 150 square feet, which is also the limitation applicable to non-illuminated signs, pursuant to ZR Section 32-642. ZR Section 62-643 limits the surface area of illuminated signs to three times the zoning lot frontage, or 50 square feet. ZR Section 62-655 limits the height of signs to 25 feet from curb level. For through lots, the maximum permitted amount of signage is calculated for the entire zoning lot, including both street frontages together.

The proposed development would have a total of 1,000 square feet of signage, including 530 square feet on the East 67<sup>th</sup> Street frontage and 470 square feet on the East 66<sup>th</sup> Street frontage. On each street frontage, the proposed development would have a 300-square-foot illuminated sign at a height of 40 feet, which would serve to identify the building. These signs would identify the major life sciences tenant in the building and/or its development partner and would be an opportunity to brand the building. The sign would also allow the building to have greater visibility from Second Avenue, which is important because the building would not have avenue frontage. Total illuminated signage would be 730 square feet and total non-illuminated signage would be 270 square feet.

The maximum permitted amount of signage for through lots is calculated for the entire zoning lot, including both street frontages together. For corner lots, in contrast, the permitted amount of signage is calculated separately for each street frontage. If there are separate establishments on the ground floor of a building, however, each establishment is permitted its own allotment of signage, up to a maximum of 150 square feet per establishment in C2 districts, or 50 square feet for illuminated signage. For the proposed development, there would be separate establishments within the building – NYBC and each of the commercial or institutional building tenants – but these establishments would not have separate entrances on the ground floor, as is contemplated by the sign regulations, and so would not be able to take advantage of this per-establishment method of calculating allowable signage. The building would have an entrance on each street that would not be visible from the other entrance, and the building would require identifying

signage on each frontage. If each street frontage were considered as a separate establishment, which it could be if the internal configuration of the building were configured to provide separate entrance lobbies, the required signage waiver would be reduced to the amount in excess of 150 square feet per frontage. This greater amount of signage would also be permitted if the development site were two separate interior lots rather than one through lot. ZR Section 32-67 requires that, in C2 through C8 districts, for signs located within 100 feet of a street line and facing at an angle of less than 165 degrees away from such street line, where the street forms the boundary of an adjoining residential district or where the street adjoins a public park of one-half acre or more, such signs are subject to the sign regulation of C1 zoning districts. Because the development site would be located in a C2 district and both streets bounding the zoning lot would form a boundary with an adjoining residential district, ZR Section 32-67 would require signs to comply with the C1 sign regulations, which have the same surface area and height limitations as the C2 regulations. Accordingly, a modification of ZR Section 32-67 would be required to permit the proposed signage on the building.

#### *Zoning Map Amendment*

A zoning map amendment is proposed on the development site to change a midblock R8B residential zoning district to a C2-7 district to facilitate the scientific research and development facility. The property is located between East 67<sup>th</sup> Street and East 66<sup>th</sup> Street and is bounded by a line 325 feet easterly of Second Avenue and a line 100 feet easterly of Second Avenue. The proposed map amendment also includes changing the C1-9 zoning district on the Second Avenue frontage between East 66<sup>th</sup> Street and East 67<sup>th</sup> Street, to a depth of 100 feet on east side and west side of the avenue, to a C2-8 district.

#### *Zoning Text Amendment*

A zoning text amendment to ZR Section 74-48 is proposed to allow scientific research and development facilities in C2-7 districts, which are currently only permitted in C6 districts, at higher than the 2 FAR allowed for commercial uses, up to the 10 FAR that would be permitted for accessory community facility laboratories, and to allow modifications to the applicable

supplementary use, height and setback, yard, and sign regulations. It is also proposed that the development site would be designated as a Mandatory Inclusionary Housing area in Appendix F of the ZR, because the proposed C2-7 zoning district has a higher permitted residential FAR than the current R8B zoning district.

ZR Section 74-48 currently states that, “In C6 Districts, the City Planning Commission may permit a scientific research and development facility containing laboratories for medical, biotechnological, chemical or genetic research, including space for production, storage and distribution of scientific products generated through research and may modify height and setback regulations for the facility.” The requirements and findings of the ZR Section 74-48 special permit are focused on the character of the laboratory facility and its impacts on the surrounding neighborhood.

The special permit also requires that the laboratory facility conform to the performance standards applicable to M1 districts, where production laboratories are permitted as-of-right. The special permit is applicable only to zoning lots with a minimum lot area of 40,000 square feet.

## **ENVIRONMENTAL REVIEW**

This application (C 210353 ZSM), in conjunction with the related applications and the related application for a zoning map amendment (C 210351 ZMM) and a zoning text amendment (N210352 ZRM), was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA) and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et. seq. and the New York City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 21DCP080M. The lead is the City Planning Commission.

It was determined that this application, in conjunction with the applications for the related actions, may have a significant effect on the environment, and that an Environmental Impact Statement (EIS) would be required. A Positive Declaration was issued on November 13, 2020,

and subsequently distributed, published, and filed. Together with the Positive Declaration, a Draft Scope of Work for the Draft Environmental Impact Statement (DEIS) was issued on November 13, 2020. A public scoping meeting was held on December 15, 2020 and the Final Scope of Work was issued on April 16, 2020.

A DEIS was prepared and a Notice of Completion for the DEIS was issued on April 16, 2021. Pursuant to SEQRA regulations and the CEQR procedure, a joint public hearing was held on July 29, 2021, in conjunction with the public hearing on the related Uniform Land Use Review Procedure (ULURP) items (C 210351 ZMM; N 210352 ZRM). A Final Environmental Impact Statement (FEIS) reflecting comments made during the public review process was completed, and a Notice of Completion for the FEIS was issued on September 10, 2021. Significant adverse impacts related to hazardous materials, air quality, and noise would be avoided through the placement of (E) designations (E-612) on the project sites as specified in Chapters 8, 11, and 13 respectively of the FEIS.

The application, as analyzed in the FEIS, contained Project Components Related to the Environment (PCREs), which are set forth in Chapter 16, “Construction.” To ensure the implementation of the PCREs, the applicant will enter into a Restrictive Declaration at the time of the approval of land use-related actions and prior to issuance of any permits.

The proposed project as analyzed in the FEIS identified significant adverse impacts with respect to shadows and construction (noise). The identified significant adverse impacts and proposed mitigation measures under the proposed actions are summarized in Chapter 17, “Mitigation,” of the FEIS. To ensure the implementation of the mitigation measures identified in the FEIS, the mitigation measures are included in the Restrictive Declaration.

## **UNIFORM LAND USE REVIEW**

This application (C 210353 ZSM) and the related application for a zoning map amendment (C 210351 ZMM) were certified as complete by DCP on April 19, 2021 and duly referred to

Manhattan Community Board 8 (CB8) and the Manhattan Borough President in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b), along with the related application for a zoning text amendment (N 210352 ZRM), which was referred for information and review in accordance with the procedure for non-ULURP matters.

### **Community Board Review**

Manhattan CB8 held a public hearing on May 12, 2021, on this application (C 210353 ZSM) and the related actions for a zoning map amendment (C 210351 ZMM) and a zoning text amendment (N210352 ZRM). On May 25, 2021, CB8, by a vote of 38 in favor, 0 against, and none abstaining, adopted a resolution recommending disapproval of the application. CB8 wants to preserve and protect the existing R8B midblock zoning on the Upper East Side and states there has never been any development lot in an R8B that has been rezoned to allow for denser development. Furthermore, they believe there is no need for additional commercial lab space amid a surplus of commercial space and, at 16 stories and 334 feet in height, the development would be excessive and out of scale with the surrounding area. CB8 believes the application is a case of “spot zoning” and the inclusion of zoning changes to the Second Avenue frontages between East 66<sup>th</sup> Street and East 67<sup>th</sup> Street would not be justified. They also state that the impacts from the development on St. Catherine’s Park and the JREC, particularly as related to shadows and construction noise, would be significant and unmitigable.

### **Borough President Review**

The Manhattan Borough President held a public hearing on July 12, 2021, on this application (C 210353 ZSM) and the related actions for a zoning map amendment (C 210351 ZMM) and a zoning text amendment (N210352 ZRM) and, on July 28, 2021, issued a recommendation to disapprove the application with the following 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.”

### **City Planning Commission Public Hearing**

On July 14, 2021 (Calendar No. 19), the CPC scheduled July 29, 2021 for a public hearing on this application (C 210353 ZSM), in conjunction with the related actions for a zoning map amendment (C 210351 ZMM) and a zoning text amendment (N210352 ZRM). The hearing was duly held on July 29, 2021 (Calendar No. 7). Eleven people testified in favor of the application

and 36 in opposition. Following the public hearing, the CPC received several letters of written testimony.

The applicant team gave a presentation on the project and discussed how the site is unique for its size and history of non-residential use and they noted the importance of the development site location in relation to other health and academic facilities on the Upper East Side. They emphasized how the project would help to meet the City's economic and health goals of expanding the life science industry and creating jobs and would be built with union labor. They also noted that while life sciences and biotechnology is a fast-growing industry, the city lags behind a number of cities in the United States, such as Boston, San Francisco, San Diego, and Washington D.C., in their development and in available commercial laboratory space. The applicant's representative also noted that thus far, JREC has refused to meet the applicant team to discuss possible mitigation measures related to noise during construction. The lead applicant representative discussed how the project is not "spot zoning" because it is part of a well-considered and thoughtful approach to the zoning actions.

Speakers in opposition to the application include the Chair of CB8 and several of its members, Carnegie Hill Neighbors, CIVITAS, Friends of the Upper East Side Historic Districts, the New York City Councilmember for District 5, the U.S. Representative for New York's 12th congressional district, East 86<sup>th</sup> Street Merchants and Residents Association, East 72<sup>nd</sup> Street Neighborhood Association, and 250 East 65<sup>th</sup> Street Condominium Board, and the 301 East 66<sup>th</sup> Street Condominium Board.

The Chair of CB8 provided testimony in opposition to the project and stated that NYBC has not changed or modified the proposal since its initial presentation to the Community Board last year or in response to concerns they have raised.

Two lawyers representing Friends of the Upper East Side Historic Districts spoke in opposition to the project saying the building would be a commercial tower that is only appropriate for the

Central Business District, that there is available commercial space in the city, and that the DEIS is flawed and did not adequately address impacts and development scenarios.

The Director of the Friends of the Upper East Side Historic Districts and a representative of the Defenders of the Historic Upper East Side both spoke against the project and noted the history and context of the R8B zoning, which they asserted is not aligned with this project.

Many speakers expressed support for NYBC and their mission while stating they are against the proposal.

The Manhattan Borough President and Councilmember stated that NYBC could build a new, modern headquarters as-of-right at the same location under the existing R8B zoning regulations.

Many speakers noted that the City identified three, more appropriate development sites for a life science hub, in East Harlem, Kips Bay and Long Island City, and asserted that siting a large life science laboratory at the proposed location would not be warranted.

An urban planner speaking in opposition to the project noted that, of the three City-suggested sites outlined in the EDC LifeSci initiative for a life science cluster, the East Harlem site in particular would be a more appropriate location due to its existing context and environment.

A zoning consultant retained by the 16-story residential building at 301 East 66<sup>th</sup> Street testified against the project saying the condos are an unwilling participant in the rezoning and the impacts from the project would be catastrophic.

The principal of the Ella Baker School, one of the schools at JREC, testified against the project and spoke of the construction noise, transportation, and shadow impacts on the school and students.

Many speakers noted that the environmental impacts, hazardous material impacts, and quality of life impacts on the community, the schools, and St. Catherine's Park would be vast and unmitigable; and that the proposed project would jeopardize all R8B zoning districts in Manhattan and open the midblocks up for out-of-scale development.

Speakers in favor of the application include Nontraditional Employment for Women, Building and Construction Trades Council, Laborers' Local 79, The Knowledge House, and Greater New York Laborers-Employers Cooperation and Education Trust.

A representative of the Greater New York Laborers-Employers Cooperation and Education Trust spoke in favor of the project as it would improve the health and recovery of New York City's communities by building with the union labor that Longfellow, the development partner on the project with NYBC, has committed to use for the project. He also said that the organization is against any opposition to the project that would keep their largely immigrant and people of color members out of the Upper East Side.

A representative of the Building and Construction Trades Council testified in support of the project saying it would raise the standard of living for all workers and provide an economic stimulus to the city.

A representative of the organization Nontraditional Employment for Women spoke in favor of the project and said NYBC has set a 15 percent workforce diversity goal for female work hours.

An intern at NYBC testified in favor of the project because it would expand their partnership with The Knowledge House and create more opportunities for students to receive hands-on learning and training.

A representative of Laborers' Local 79 spoke in favor of the project as it would benefit the entire city and create thousands of jobs and career opportunities for New Yorkers of color and low-

income households. He also noted that the new facility would support research and treatments for blood-related diseases that disproportionately impact people of color.

A representative of McKissack & McKissack testified in support of the project because it would spur economic development, job creation, and help New York City to be a leader in the life sciences.

A lawyer representing the applicant said that they would submit a supplemental analysis of the shadow impacts on JREC related to north and south facing windows, that they are eager to have a dialogue with JREC related to impact mitigation, and that the proposed C2-8 zoning district on the avenue has the same commercial FAR that is permitted in the existing C1-9 zoning district.

An environmental consultant representing the applicant testified to clarify some issues related to shadows and construction. She said the eastern portions of St. Catherine's Park would experience an incremental shadow beginning at around 4:00pm on all four seasons' analysis days. She noted that the as-of-right building scenario for NYBC would also cast new shadows on the park and that the applicant has committed to additional construction mitigation measures beyond those required by the New York City Noise Control Code.

There were no other speakers, and the hearing was closed.

## **CONSIDERATION**

The Commission) believes that this application for a special permit (C 210353 ZSM), in conjunction with the related zoning map amendment (C 210351 ZMM) and a zoning text amendment (N210352 ZRM), is appropriate.

The Commission believes that Center East is a project that is not only appropriate in relation to the land use and context of the Upper East Side, but it is also an appropriate and timely project in relation to the current COVID-19 pandemic health crises. NYBC is a New York City-based

organization whose mission is to maintain a safe blood supply for the region and to conduct scientific research. Their clinical and research capacities are already playing a vital role in the city's response to the pandemic: they are conducting cutting-edge research on COVID-19, developing a pipeline of novel COVID-19 therapeutics, and analyzing the efficacy of existing vaccines against COVID-19 variants. The modernization and expansion of NYBC and the creation of the Center East life science hub will enhance their ability to conduct their research and to collaborate with other institutions and commercial life sciences companies.

The Commission notes that the Center East project will help realize the City's goal of expanding the life sciences industry. The creation of the ZR Section 74-48 scientific research and development facility special permit back in 1990 acknowledged that the zoning regulations that governed scientific laboratories, at that time, were outdated and overly restrictive. This is the third scientific research and development facility special permit that the CPC has granted, after the Audubon Research Park in 1990 and the Alexandria Center in 2001. The LifeSci NYC initiative by EDC in 2016 aimed to take further steps to develop the life sciences to "connect research to industry, unlock space for companies to grow, and build a pipeline for diverse life sciences talent." While there has been some growth in commercial life sciences space in the city in recent years, there has not yet been a hub in which the research mission of an institution like NYBC is combined with the dynamism of a market-focused commercial life sciences laboratory.

The Center East site is uniquely well-suited to advance the City's LifeSci NYC initiative because it is regularly shaped, over an acre in size, and thus can accommodate a modern laboratory building with large, approximately 30,000-square-foot floorplates in a building that has the capacity to serve a variety of life sciences companies of all sizes, while continuing to house NYBC's headquarters. It is proximate to all the major medical institutions in Community District 8 and is close to several bus and subway lines. The site is also nonresidential, which will ensure that there will be no direct displacement of neighborhood residents. The Commission acknowledges that this life science cluster will push New York City into the forefront of the development of this important industry in the city. Center East is also an economic development

project that will create over 2,500 permanent, full-time positions that will encompass a range of jobs at a variety of income levels, including highly skilled positions that will attract the most talented professionals in this innovative industry to on-site support staff and workers.

From an equity perspective, we should expand this to encompass the full range of jobs at a variety of income levels

### **Zoning Map Amendment**

The Commission believes the proposed zoning map amendment is appropriate. The proposed action will rezone the existing NYBC site from an R8B zoning district to a C2-7 zoning district and change the existing C1-9 zoning district to a C2-8 zoning district along the Second Avenue frontage between East 66<sup>th</sup> Street and East 67<sup>th</sup> Street to a depth of 100 feet.

The Commission acknowledges comments made at the public hearing on the history and importance of the R8B midblock zoning district. The R8B contextual district was established to preserve residential rowhouses that are typically four-six stories and found on the midblocks of the Upper East Side. However, the NYBC block is atypical of the R8B zoning and the context of low-rise residential development. The existing NYBC site, and proposed Center East development site, has a long history of nonresidential use as it was built as an institutional trade school in the 1930s. The site has a very large lot size that occupies half of the midblock area. The other buildings in the midblock include two large midrise apartment buildings of 13 and 14 stories (Lot 31; Lot 17) that are well over the 75-foot height limit and the 4.0 residential FAR limit for R8B zoning.

The Commission notes that there are only three C2-7 zoning districts in Manhattan and none are located within CB8.

The C1-9 zoning district mapped on the Second Avenue block-front parcels and the proposed C2-8 zoning district are both high-density residential district (10 FAR, up to 12 FAR with

Inclusionary Housing) and commercial districts that permit up to 2 FAR of local retail, restaurant, and office uses. The C2-8 district permits movie theaters and other amusement uses (Use Group 8) while the C1-9 does not. On the western side of the block, the movie theater at the base the 45-story, 330-unit residential tower at 1261 Second Avenue, is not a permitted use and received a BSA special permit to operate. The proposed map amendment will permit the theater to operate as-of-right at this location. On the eastern side of the avenue, 301 East 66<sup>th</sup> Street is a 16-story, 200-unit residential building with restaurants and ground floor retail. Both sides of the Second Avenue block-front sites are fully developed with large residential buildings. There is no change in the residential or commercial FAR with the proposed zoning, and they are not expected to undergo redevelopment as a result of the proposed actions, therefore the Commission believes the C2-8 zoning is appropriate.

### **Zoning Text Amendment**

The Commission believes that a zoning text amendment to ZR Section 74-48 as proposed to allow scientific research and development facilities in C2-7 districts is appropriate. Currently, scientific research and development facilities are only permitted in C6 districts by special permit and in manufacturing districts. The proposed C2-7 district permits a 2 FAR for commercial uses and the text amendment will permit commercial research laboratories up to a 10 FAR for community facility uses, and allow modifications to the applicable supplementary use, height and setback, yard, and sign regulations. The Commission believes that the proposed zoning text changes reflect the same principles that motivated the creation and adoption of the ZR Section 74-48 special permit in 1990: to facilitate the growth of the life sciences industry by permitting commercial research laboratories to locate in a wider range of zoning districts, where those laboratories meet certain design and operational standards. Here, the proposed zoning text amendment will facilitate the growth of the life sciences industry in a wider range of zoning districts by permitting commercial laboratories that meet certain standards, similar to the community facility laboratories that are already permitted as-of-right.

The Commission notes that the commercial research laboratories and related office space permitted by the special permit are substantially similar in character, operations, activities, and types of chemicals used in the community facility laboratories that are routinely included in hospitals and universities, and also in the Use Group 9 medical laboratories that are currently permitted as-of-right. The City's Life Sciences Memorandum specifically clarified that life sciences laboratories can be located in a commercial zoning district and that these medical laboratories may include facilities for research, testing, and development.

NYBC is a long-standing community institution, and the Commission has every confidence that it will remain at its current location on the Upper East Side of Manhattan, as credibly represented by the applicant and as evidenced by the special permit applications. Because the proposed C2-7 zoning district has a significantly higher permitted residential FAR than the current R8B zoning district, the proposed development site will be designated as an MIH area in Appendix F of the ZR.

The Commission heard many comments about the siting of biotechnology laboratories at this location. NYBC has used microbiological and biomedical laboratories on site at this location for decades since the 1980s and will continue to have these types of labs at the new NYBC site at Center East. Longfellow, the developer of the commercial life science uses at Center East, does not have any high-risk laboratories in its significant life science real estate portfolio across the nation and it is not seeking one at Center East. These types of labs continue to have rigorous regulatory oversight on the federal, state, and local level.

The Commission notes that the context of the surrounding neighborhood of Center East is notable for an abundance of world class health-related institutions and affiliated academic facilities, many of which have been collaborators with NYBC for decades. Across the southern side of the street from Center East is MSK's Lauder Breast Center; MSK's large hospital and research buildings are located one block to the east; Weill-Cornell is one block further to the north of MSK; Rockefeller University is two blocks to the east. The Commission believes the

location of Center East at the current NYBC site is appropriate and advantageous due to the proximity of the existing world-class health, medical and academic institutions in the neighborhood. The proposed development will enable NYBC to build on its existing collaborations and partners that it has developed over the years. NYBC and its commercial partners will be better able to share resources and knowledge that will in turn advance scientific and medical discovery.

The Commission notes that the proposed commercial zoning district will permit certain signage on the Center East development. Included in the text amendment are a new set of findings related to the signs that includes details about the location, size, height, and illumination of all signs on the zoning lot. The Commission notes that the building has two street frontages on East 66<sup>th</sup> Street and East 67<sup>th</sup> Street and will need signage on both frontages to identify the building. Additionally, the signs are located at a height of 40 feet and the total signage including both frontages will be 1,000 square feet: 730 square feet of illuminated signage and 270 feet of non-illuminated signage. The Commission believes that the proposed signage meets the findings and is appropriate.

The Commission heard testimony that NYBC could build within the as-of-right R8B zoning development framework and achieve a new, modern building that is larger than its existing building. However, an as-of-right development would not achieve the floorplates and layouts necessary to accommodate a modern, health-related NYBC community facility building. To do so would require multiple waivers and actions to be built at its present location and, if a commercial life science use were also part of the program within an R8B envelope, more waivers and actions would be necessary.

The Commission notes that the area is well-served by public transportation with the site being located within a five-minute walk to north-south and crosstown buses including the M15 Select Bus Service. There is a Citi Bike station at the eastern frontage of St. Catherine's Park on First Avenue. The 72<sup>nd</sup> Street and Second Avenue station on the Q line, the 63<sup>rd</sup> Street/Lexington

Avenue stop on the F and Q lines, and the 68<sup>th</sup> Street/Hunter College stop on the 6 line are nearby, which allow for easy and convenient connections to all parts of Manhattan and the city's other boroughs.

The Commission finds that the waivers (building height, setback, sky exposure plane) to the upper floors of the proposed building are appropriate. The Commission believes that this site is unique in size and location in proximity to other health and medical facilities, and the waivers are necessary to create the large and flexible floorplates for modern and efficient laboratory space that will attract life sciences partners and collaborators to the building. The massing and floorplate of the development are driven by the specific functional requirements of modern laboratories that will enable the flexibility to attract both large mature companies and new smaller start-ups, as well as space for a variety of specialized equipment and lab workspace, and that will have enough space to create a unique and viable life science hub in the City.

The Commission finds that modification to the rear yard equivalent is appropriate. The proposed building will encroach on the required 20-foot rear yard equivalent as the building's base will be built out to the lot line as is the existing NYBC. The ground floor is necessary as it will accommodate all NYBC's facilities which will include the principal donation center, a ground-floor café, accessory research laboratories, administrative offices, specialized loading areas, and a lobby on each street frontage from tNYBC and for the commercial laboratories.

Finally, the Commission notes that one of the many beneficial aspects of this project is how it relates to the COVID-19 crises and pandemic recovery. The Commission believes Center East can help in the long-term recovery effort in the City by encouraging the economic development that this project will bring to the city, but also by improving the health and well-being of New Yorkers by the creation of a new, modern building for NYBC to continue its mission and to collaborate in life science research.

## **FINDINGS**

Based upon the above consideration, the City Planning Commission hereby makes the following findings required by Section 74-48 (Scientific Research and Development Facility):

**74-48 (Scientific Research and Development Facility)**

- (1) will not unduly affect the essential character or impair the future use and development of the surrounding area;
- (2) will be located so as to draw a minimum of vehicular traffic to and through local streets;
- (3) provides fully enclosed storage space for all raw materials, finished products, by-products and waste materials including debris, refuse and garbage; and
- (4) that the modification to any applicable bulk regulations will not unduly obstruct the access of light and air to adjoining properties or public streets.
- (5) with regard to sign modifications:
  - i. a signage plan has been submitted showing the location, size, height, and illumination of all signs on the zoning lot;
  - ii. the modifications are consistent with the amount and location of commercial life sciences laboratories that the Commission finds appropriate on the zoning lot; and
  - iii. illuminated signs, if provided:
    - (a) utilize an illumination type, and are located and oriented in a manner so as to minimize any negative effects on nearby residences; and
    - (b) do not alter the essential character of the adjacent area.

**RESOLUTION**

**RESOLVED**, that having considered the Final Environmental Impact Statement (FEIS), for which a Notice of Completion was issued on September 10, 2021, with respect to this application (CEQR No. 21DCP080M), the City Planning Commission finds that the requirements of the New York State Environmental Quality Review Act and Regulations have been met and that:

1. The environmental impacts disclosed in the FEIS were evaluated in relation to the social, economic, and other considerations associated with the action[s] that are set forth in this report; and
2. Consistent with social, economic and other essential considerations, from among the reasonable alternatives provided in the application, the action[s] is [are] one which minimizes or avoids adverse environmental impacts to the maximum extent practicable; and
3. The adverse environmental impacts revealed in the FEIS will be minimized or avoided to the maximum extent practicable by incorporating as conditions to the approval, pursuant to the restrictive declaration dated September 20, 2021, those project components related to the environment and mitigation measures that were identified as practicable.

The report of the City Planning Commission, together with the FEIS, constitutes the written statement of findings, that form the basis of the decision, pursuant to Section 617.11(d) of the SEQRA regulations; and be it further

**RESOLVED**, by the City Planning Commission, pursuant to Sections 197–c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-48 of the Zoning Resolution to allow the development of a scientific research and development facility with approximately 452,000 square feet of floor area on a zoning lot of 45,186 square feet; modify the height and setback regulations of Section 33-432, modify the rear yard equivalent regulations of Section 33-283, modify 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 modify 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 connection with the construction of a 334-foot tall, 16-story mixed use building on property located at 310 East 67th Street (Block 1441, Lot 40), in a C2-7 district, Borough of Manhattan, Community District 8, is approved, subject to the following terms and conditions:

1. The property that is the subject of this application (C 210353 ZSM) shall be developed in size and arrangement substantially in accordance with the dimensions, specifications and zoning computations indicated on the following plans, prepared by Don Weinreich, Ennead Architects, filed with this application and incorporated in this resolution:

<u>Drawing No.</u>	<u>Title</u>	<u>Last Revised Date</u>
Z-02	Zoning Analysis	4/6/2020
Z-03	Zoning Lot Site Plan	3/17/2021
Z-04	Waiver Plan	3/17/2021
Z-05	Waiver North-South Section	3/17/2021
Z-06	Waiver East-West Section	3/17/2021
Z-07	Signage Waiver Elevations and Calculations	3/17/2021

2. Such development shall conform to all applicable provisions of the Zoning Resolution, except for the modifications specifically granted in this resolution and shown on the plans listed above which have been filed with this application. All zoning computations are subject to verification and approval by the New York City Department of Buildings.
3. Such development shall conform to all applicable laws and regulations relating to its construction, operation and maintenance.
4. All leases, subleases, or other agreements for use or occupancy of space at the subject property shall give actual notice of this special permit to the lessee, sublessee or occupant.
5. Development pursuant to this resolution shall be allowed only after the attached restrictive declaration dated September 20, 2021, executed by New York Blood Center, Inc., the terms of which are hereby incorporated in this resolution, shall have been

recorded and filed in the Office of the Register of the City of New York, County of New York.

6. Upon the failure of any party having any right, title or interest in the property that is the subject of this application, or the failure of any heir, successor, assign, or legal representative of such party, to observe any of the covenants, restrictions, agreements, terms or conditions of this resolution whose provisions shall constitute conditions of the special permit hereby granted, the City Planning Commission may, without the consent of any other party, revoke any portion of or all of said special permit. Such power of revocation shall be in addition to and not limited to any other powers of the City Planning Commission, or of any other agency of government, or any private person or entity. Any such failure or breach of any of the conditions as stated above, may constitute grounds for the City Planning Commission or City Council, as applicable, to disapprove any application for modification, renewal or extension of the special permit hereby granted or of the attached restrictive declaration.
  
7. Neither the City of New York nor its employees or agents shall have any liability for money damages by reason of the city's or such employee's or agent's failure to act in accordance with the provisions of this special permit.

The above resolution (C 210353 ZSM), duly adopted by the City Planning Commission on September 22, 2021 (Calendar No. 25), is filed with the Office of the Speaker, City Council, and the Borough President, in accordance with the requirements of Section 197-d of the New York City Charter.

**KENNETH J. KNUCKLES, ESQ.,** *Vice Chairman*  
**DAVID BURNEY, ALLEN P. CAPPELLI, ESQ.,**  
**RICHARD W. EADDY, HOPE KNIGHT, ORLANDO MARIN,**  
**LARISA ORTIZ, RAJ RAMPERSHAD,** *Commissioners*

**ALFRED C. CERULLO, III, ANNA HAYES LEVIN,** *Commissioners, VOTING NO*



# BOROUGH PRESIDENT RECOMMENDATION

<b>Project Name:</b> New York Blood Center	
<b>Applicant:</b> New York Blood Center	<b>Applicant's Administrator:</b> Paul Selver
<b>Application #</b> 210353ZSM	<b>Borough:</b> Manhattan
<b>CEQR Number:</b> 21DCP080M	<b>Validated Community Districts:</b> M08

**Docket Description:**

IN THE MATTER OF an application submitted by New York Blood Center, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-48\* of the Zoning Resolution as follows:

1. to allow a scientific research and development facility as a commercial use;
  2. to allow the floor area ratio regulations, up to the maximum floor area ratio permitted for community facility uses for the District, to apply to the scientific research and development facility use;
  3. to modify the height and setback regulations of Section 33-432 (In other Commercial Districts), and the required yard equivalents regulations of Section 33-283 (Required rear yard equivalents); and,
  4. to modify the signage regulations of Section 32-641 (Total surface area of signs), Section 32-642 (Non-illuminated signs), Section 32-643 (Illuminated non-flashing signs), Section 32-655 (Permitted Projections or Height of Signs), and Section 32-67 (Special Provisions Applying Along District Boundaries);
- to facilitate a proposed 16-story building on property located at 310 East 67th Street (Block 1441, Lot 40), in a C2-7\*\* District, Borough of Manhattan, Community District 8.

\*Note: A zoning text amendment is proposed to Section 74-48 under a concurrent related application for a Zoning Text change (N 210352 ZRM).

\*\* Note: This site is proposed to be rezoned by changing an R8B District to a C2-7 District under a concurrent related application for a Zoning Map change (C 210351 ZMM).

Plans for this proposal are on file with the City Planning Commission and may be seen at 120 Broadway, 31st Floor, New York, NY 10271-0001.

*Please use the above application number on all correspondence concerning this application*

**RECOMMENDATION:** Unfavorable

*Please attach any further explanation of the recommendation on additional sheets as necessary*

**CONSIDERATION:**

Recommendation submitted by	MN BP	Date: 7/28/2021 12:00 AM
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OFFICE OF THE PRESIDENT  
BOROUGH OF MANHATTAN  
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 2<sup>nd</sup> 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 2<sup>nd</sup> Avenue will be rezoned to a C2-8 district between East 66<sup>th</sup> Street and East 67<sup>th</sup> 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 66<sup>th</sup> Street and East 67<sup>th</sup> 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 66<sup>th</sup> 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 2<sup>nd</sup> Avenue between East 66<sup>th</sup> Street and East 67<sup>th</sup> 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 2<sup>nd</sup> 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 2<sup>nd</sup> 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 67<sup>th</sup> 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 66<sup>th</sup> 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 3<sup>rd</sup> Avenue.

Surrounding the Blood Center location, both 1<sup>st</sup> and 2<sup>nd</sup> Avenue serve as major thoroughfares, with north- and southbound traffic. The M66 bus runs west on East 66<sup>th</sup> Street and east on East 67<sup>th</sup> Street. The M15 and M15 Select Bus Service run on both First and Second Avenues. The 72<sup>nd</sup> 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 66<sup>th</sup> Street and East 67<sup>th</sup> Street. The two street addresses are 303-319 East 66<sup>th</sup> Street and 304-326 East 67<sup>th</sup> 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 67<sup>th</sup> 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 2<sup>nd</sup> 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 67<sup>th</sup> 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 67<sup>th</sup> 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.

Gale A. Brewer  
Manhattan Borough President



# COMMUNITY/BOROUGH BOARD RECOMMENDATION

<b>Project Name:</b> New York Blood Center	
<b>Applicant:</b> New York Blood Center	<b>Applicant's Primary Contact:</b> Paul Selver
<b>Application #</b> 210351ZMM	<b>Borough:</b>
<b>CEQR Number:</b> 21DCP080M	<b>Validated Community Districts:</b> M08

**Docket Description:**

IN THE MATTER OF an application submitted by New York Blood Center, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 8c:

- changing from an R8B District to a C2-7 District property bounded by East 67th Street, a line 325 feet easterly of Second Avenue, East 66th Street and a line 100 feet easterly of Second Avenue; and
- changing from a C1-9 District to a C2-8 District property bounded by East 67th Street, a line 100 feet easterly of Second Avenue, East 66th Street, Second Avenue, East 66th Street, and a line 100 feet westerly of Second Avenue;

Borough of Manhattan, Community District 8, as shown on a diagram (for illustrative purposes only) dated April 19, 2021, and subject to the conditions of CEQR Declaration E-612.

*Please use the above application number on all correspondence concerning this application*

<b>RECOMMENDATION: Unfavorable</b>			
<b># In Favor:</b> 38	<b># Against:</b> 0	<b># Abstaining:</b> 1	<b>Total members appointed to the board:</b> 39
<b>Date of Vote:</b> 5/25/2021 12:00 AM		<b>Vote Location:</b> Zoom	

*Please attach any further explanation of the recommendation on additional sheets as necessary*

<b>Date of Public Hearing:</b> 5/12/2021 6:30 PM	
<b>Was a quorum present?</b> Yes	<i>A public hearing requires a quorum of 20% of the appointed members of the board but in no event fewer than seven such members</i>
<b>Public Hearing Location:</b>	Zoom: <a href="https://www.cb8m.com/event/19956/">https://www.cb8m.com/event/19956/</a>

**CONSIDERATION:**

Recommendation submitted by	MN CB8	Date: 7/1/2021 12:38 PM
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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, 31<sup>st</sup> 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 5<sup>th</sup> 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 66<sup>th</sup> 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, 31<sup>st</sup> 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 5<sup>th</sup> 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, 12<sup>th</sup> Congressional District Representative  
Honorable Gale Brewer, Manhattan Borough President  
Honorable Liz Krueger, NYS Senator, 28<sup>th</sup> Senatorial District  
Honorable Jose M. Serrano, NYS Senator, 29<sup>th</sup> Senatorial District  
Honorable Dan Quart, NYS Assembly Member, 73<sup>rd</sup> Assembly District  
Honorable Rebecca Seawright, NYS Assembly Member 76<sup>th</sup> Assembly District  
Honorable Robert Rodriguez, NYS Assembly Member, 68<sup>th</sup> Assembly District  
Honorable Ben Kallos, NYC Council Member, 5<sup>th</sup> Council District  
Honorable Keith Powers, NYC Council Member, 4<sup>th</sup> 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 67<sup>th</sup> 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 67<sup>th</sup> 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 301East 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><b>1. THERE IS NO NEED FOR THIS BUILDING</b> 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><b>2. THIS MID-BLOCK REZONING WOULD RECREATE A MAJOR PRECEDENT FOR THE UES AND ALL OTHER MANHATTAN RESIDENTIAL AREAS. (THE MOST CONSEQUENTIAL POINT)</b> 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><b>3. RE-ZONING FOR THE BENEFIT OF A SINGLE DEVELOPER IS NOT DEFENSIBLE.</b> 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><b>4. THERE IS NO GUARANTEE THAT A "LIFE SCIENCES" PURPOSE WOULD ACTUALLY BE THE CASE.</b> 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><b>5. THE IMPACTS ON PUBLIC RESOURCES AND INFRASTRUCTURE ARE UNACCEPTABLE AND CANNOT BE MITIGATED</b> 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><b>6. THE BUILDING DOES NOT FIT A MID-BLOCK; RATHER, IT IS A MIDTOWN BUILDING.</b> 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><b>7. AREA DENSITY: TRAFFIC</b> 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><b>8. AREA DENSITY: AMBULANCES AND EMERGENCY VEHICLES</b> 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><b>9. AREA DENSITY: PUBLIC TRANSPORTATION</b> 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><b>10. AREA DENSITY: PEOPLE</b> 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><b>11. DANGEROUS CHEMICAL WASTE AND ITS REMOVAL</b> 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	barrypkorn@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	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.	19
5/6/2021 11:22:46	Nancy Pline	333 East 69 Street, 5D	npline@nyc.rr.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.	20
5/6/2021 12:44:18	Chany Marcus	345 East 69th Street Apt 12H N	chanymarcus@gmail.com	In opposition to 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.	21
5/6/2021 13:04:51	Jens Eriksen	333 East 66th St	333e66stop.crime@gmail.com	In favor of 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..	22
5/6/2021 15:55:32	Neil Kilstein	188 East 64 Street, NY, NY 10017	nkilstein@kilsteinlaw.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.	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	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.	24
5/6/2021 16:34:19	Ellen Li	325 East 72nd Street APT 3C	ellenpli23@yahoo.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.	25
5/6/2021 18:01:00	Virginia Montgomery	245 East 72, #11C	vpmont@aol.com	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..	26
5/6/2021 18:18:47	Katharine Houghton	315 East 68th St.	pippamoth@earthlink.net	In opposition to the application	We need to preserve the neighborhood character.	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	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.	28
5/6/2021 19:04:26	Lionel	East 73rd Street	Brexc@hotmail.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?	29
5/6/2021 19:42:51	Susan Crowley	215 East 73rd Street	scrowley212@gmail.com	In opposition to the application	I am opposed	30
5/6/2021 20:41:25	Lena	340 east 74 st	lena.gamar@gmail.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	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	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.	32
5/7/2021 6:34:28	Satjit Bhursi	435 E 79th Street	sajbhursi@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.	33
5/7/2021 6:50:15	Stacey Simonelli	staceysimonelli@gmail.com	staceysimonelli@gmail.com	In opposition to the application	I think that the proposed building will negatively impact the block and the entire neighborhood	34
5/7/2021 6:54:24	Amy Heon	315 east 65 street	Alheon@yahoo.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!	35
5/7/2021 7:04:53	Alan E Salz		aesnyo@aol.com	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.	36
5/7/2021 7:12:28	Barbara Sacks			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.	37
5/7/2021 7:20:04	Susan Broner, MD	215 East 68th Street, 23G	swbroner@yahoo.com	In opposition to the application	Horrible	38
5/7/2021 7:48:37	Judi Chervenak	304 e 65 th st, 23a	Beldner@aol.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.	39
5/7/2021 8:17:02	Andrea Amiel	333 East 66th Street, 3N, 10065	andrea.amiel@gmail.com	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.	40
5/7/2021 9:04:30	Lorraine Levey			In opposition to the application	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	akarenwei@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 busses 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 wouldnt 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 &amp; 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"> <li>-Who is really going to benefit financially from this proposal?</li> <li>- Who will monitor the rented labs?</li> <li>- What happens to the contaminated air when it leaves the fans on the roof of the building?</li> <li>-Why would the Blood Center turn down safe, appropriate locations?</li> <li>-Why would the powers that be in the city want to set a precedent for mid-block hi-rise buildings?</li> <li>-Why would the city even consider a 4+ year demo (asbestos, etc) and rebuild project (cranes &amp; other equipment), closing lanes on narrow residential streets in a currently protected residential zone with: <ul style="list-style-type: none"> <li>*a school where children come and go all day walking and on busses (city and school)</li> <li>*a nursery school and a school for disabled children,</li> <li>*a bus route (#66 crosstown),</li> <li>*a lone, tiny park overcrowded by residents, children, the elderly &amp; hospital workers,</li> <li>* current heavy pedestrian traffic from public transportation to the hospitals,</li> <li>*adding 2500 +/- workers to an already overloaded neighborhood,</li> <li>*adding trailer truck traffic (waste, chemical deliveries, etc) to already clogged streets,</li> <li>*further clogging &amp; delaying current heavy traffic to hospitals and emergency rooms,</li> </ul> </li> </ul> <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	Annepurdy@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 10128	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 10022	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.  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.	154
5/10/2021 15:22:08	Natalie Richstone	6320 Dieterle Cres, Rego Park	nrichstone@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. 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. 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. Thank you.	155
5/10/2021 16:27:54	ROBERT S SILBERSTEIN	409 E 74 STREET	robssilb@aol.com	In opposition to the application	The structure is too large for mid block development.	156
5/10/2021 17:12:49	Debbie Sanders			In opposition to the application	There are very few neighborhood playgrounds. Please protect the sunlight at St Catherine's playground	157
5/10/2021 17:13:17	Debbie Sanders			In opposition to the application	There are very few neighborhood playgrounds. Please protect the sunlight at St Catherine's playground	158
5/10/2021 17:19:38	adele desantis	200 east 94 st, ny ny 10128	adeledesantis@aol.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.	159
5/10/2021 17:29:19	Alyson Gindi	333 east 66th st	Alygindi@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.	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	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??	161
5/10/2021 17:40:31	Barbara Singer Zalkan	319 East 24 St., #3A	barbara@barbarasinger.com	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!	162
5/10/2021 17:49:23	Gail Kraushar	309 E. 87 St.	gbk309@gmail.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!	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 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.	164
5/10/2021 18:23:37	Dona Munker	166 East 61st St. (@ Third Ave.)	dmunker@earthlink.net	In opposition to the application	I understand that a new blood center is needed and that an office tower would help the organization financially. But over the 45 years that I've lived on the UES I've seen too many soulless glass office towers go up--I miss the sky in my neighborhood! So while I might not be opposed to a 10-story building, another 30+ story building is just too damned much for me!	165
5/10/2021 18:25:13	Donna Abbaticchio	201 East 66th Street, NYC 1006	dabbati@aol.com	In opposition to the application	I am completely opposed to this project. * This unnecessary and misconceived project does not merit destroying a sensible, necessary, vital zoning regulation. As is, it is hard to find sun at street level after 2:00 or 3:00. We live more and more in unhealthy shadow. St. Catherine's Park is the only park within blocks. There are already larger and taller towers on many corners. One going up around the corner on 1st Ave. and 66th St. * 67th Street is a narrow, busy block between 1st and 2nd Avenues - heavy car traffic, city buses, school buses, hospital vehicles. 2nd Avenue turns into gridlock during rush hour. The picture in Longfellow's sketch of a wide, empty street is a fantasy drawing of what they want you to think it will look like. It couldn't be farther from reality. It is right on top of a high school! * I know people with PhD's who do research. They collaborate with people from all over the country, all over the world. Labs are not sending messengers back and forth with vials of blood or stacks of paper to carry out their research. * The Blood Bank executives did not even show up at the last CB8 meeting to discuss and defend this project. They know it is out of hand and a complete detriment to the community. I have to wonder why such drastic exceptions are being made and why this is being pushed forward - certainly not for any benefit to this community. Thank you for your consideration.	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	jmcmcmahon@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 for 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	acddm@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 nose 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 intimated 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. Let's 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	virginiaerst@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	garyerst@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	Andrewsousloff@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
5/12/2021 10:38:17	Monica Malowney	315 East 68th St NY, NY 10065	monica.malowney@cuny.edu	In favor of the application	<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>	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
5/12/2021 10:53:32	Steve O'Reilly	333 East 92nd St. NYC	czelling@gmail.com	In opposition to the application	<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>	248
5/12/2021 10:55:38	Steven Smith	333 East 66th Street, Apt 10N	ssmith075@aol.com	In opposition to the application	<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>	249
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
5/12/2021 10:56:30	Julie Samuels			In favor of the application	<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>	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	ellieseunghyunlee@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

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					<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:</p> <ul style="list-style-type: none"> <li>•The City's regulatory regime should be based on comprehensive planning.</li> <li>•Changes to the regulatory regime should not be distorted by avarice of the applicant.</li> <li>•Open space should be protected.</li> </ul> <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 <a href="http://ocainfo.org/wp-content/uploads/2015/01/Zoning_and_the_Comprehensive_Plan.pdf">http://ocainfo.org/wp-content/uploads/2015/01/Zoning_and_the_Comprehensive_Plan.pdf</a> ) 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: <a href="https://static1.squarespace.com/static/54d8cc78e4b003ad1dc6a0f7/1/5ba41c57e79c70a3acdbf52/1537481815613/Sunshine+Zoning+with+Links.pdf">https://static1.squarespace.com/static/54d8cc78e4b003ad1dc6a0f7/1/5ba41c57e79c70a3acdbf52/1537481815613/Sunshine+Zoning+with+Links.pdf</a> )</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 the 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 apposing 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 Education 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—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.  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 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"	328
5/13/2021 10:24:57	Steven Smith	333 East 66th Street Apt 10N	ssmith075@aol.com	In opposition to the application		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><a href="https://commercialobserver.com/2014/07/the-negotiator-land-use-tactician-paul-selver-helps-real-estate-bigs-build-big/">https://commercialobserver.com/2014/07/the-negotiator-land-use-tactician-paul-selver-helps-real-estate-bigs-build-big/</a></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" <a href="https://nepis.epa.gov/Exe/ZyPDF.cgi?P100736S.PDF?Dockey=P100736S.PDF">https://nepis.epa.gov/Exe/ZyPDF.cgi?P100736S.PDF?Dockey=P100736S.PDF</a></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><b>DO NOT ALLOW THE BLOOD CENTER TO GO FORWARD WITH THEIR UNREASONABLE ZONING AND BUILDING PLANS.</b></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><b>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!</b></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
					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.	
5/25/2021 0:06:41	Victoria Masterchuk	301 E 66th	masterchuk@gmail.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????	374
5/25/2021 0:07:27	E. A.	301 E66th Street	peacht7@yahoo.com	In opposition to the application		375
					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??	
5/25/2021 1:37:55	Linda Lieberman	301 East 66th Street	lrliberman@gmail.com	In opposition to the application		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
					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.	
5/25/2021 7:45:42	William Gagstetter	300 East 68th Street		In opposition to the application		378
					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.	
5/25/2021 8:08:43	Carrie Alexander	96 Arden Street; Apt 2D	carrie.alexander10@verizon.net	In opposition to the application		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	drsrkahn@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. 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!	390
5/25/2021 13:37:01	Lynn Perrone	310 East 75 Street	Llp965@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!!!	391
5/25/2021 14:17:14	Jacqueline Sfera Rada	233 East 69 Street. 6M	jjrada@gmail.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.	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 am completely opposed to the mid-block tower in our neighborhood. We are being overwhelmed by new development.	393
5/25/2021 14:38:45	James Murtha	325 East 79th Street	Jg.murth@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.	394
5/25/2021 14:39:55	Ilana Ben Zvi	420 E 64th Street	llanabenzvi13@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.	395
5/25/2021 14:40:53	Lauren Glenn	333 East 66th Street	lr1867@gmail.com	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.	396
5/25/2021 14:47:00	Nicholas Hansinger	333 E 66th Street		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.	397
5/25/2021 15:01:01	Rhoda Eisenberg	305 East 72nd Street - 12E	rswmd1234@gmail.com	In opposition to the application	I oppose the tower I do not want to change the midblock zoning	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 support the proposal and NYC needs to move past NIMBY opposition to any project.	399
5/25/2021 15:44:28	Ryan	339 East 90th Street Apt GE Ne	ryansmith1343@gmail.com	In favor of 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.	400
5/25/2021 15:52:38	sheila kendrick	10 West 66th Street	savecentralparknyc	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.	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	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.	402
5/25/2021 16:34:15	Rick Cohen	215 E 68th St, 10065	rickcohen@aol.com	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.	403
5/25/2021 16:43:23	Laura Ann Jackson	438 E. 66th St. New York, NY 10065		In opposition to the application		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 &amp; 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> <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>	412
5/25/2021 17:37:58	Ruth Lee Brodsky	315 East 68 St	ruthlb57@yahoo.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>	413
5/25/2021 17:46:27	Craig Shemin	333 E. 66th St. #6L	craigshemin@me.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>	414
5/25/2021 17:57:10	Emily Baller	315 E. 68th St.	eballer@msn.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>	415
5/25/2021 18:00:12	William Markstein	315 E. 68th St.	wemarkstein@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>	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>Sincerely, Errol Bakal</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. 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 8meeting, 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 10010	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.	436
5/25/2021 20:11:47	Stephan Scinto	801 Amsterdam Ave	stephan.scinto@gmail.com	In favor of the application	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. 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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# 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



	<b>ALEXANDRIA CTR</b> 430-450 EAST 29TH STREET	<b>CURE</b> 345 PARK AVENUE SOUTH	<b>HUDSON RESEARCH CENTER</b> 619 WEST 54TH STREET	<b>525 WEST 57TH STREET</b>	<b>INNOLABS - LIC</b> 45-18 COURT SQ WEST	<b>BINDERY - LIC</b> 30-02 48TH AVENUE
<b>BUILDING RSF</b>	746,734	309,000	318,110	454,726	266,791	186,012
<b>VACANCY</b>	0	188,650	97,051	207,684	266,791	93,000
<b>PRE-BUILT RSF (# SUITES)</b>	~30,000 (2)	54,000 (4)	32,500 (2)	14,070 (1)	~12,000 (1)	~55,000 (4)
<b>DELIVERY TIMING</b>	Q2/Q3 2021	Q3 2021	Q3/Q4 2021	Q3 2021	Q3 2021	Q4 2020
<b>AVG ASKING RENT (NNN)</b>	\$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	<b>IN 2021: 129,367 RSF</b>
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	<b>IN 2020: 141,925 RSF</b>
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	<b>IN 2019: 83,394 RSF</b>
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	<b>IN 2018: 49,413 RSF</b>
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
<b>TOTAL</b>		<b>16,250</b>		<b>122,534</b>	<b>7.54x</b>
<b>WEIGHTED AVG</b>		<b>2,112</b>		<b>16,141</b>	<b>7.64x</b>



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