



**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:

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

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This application for a zoning map amendment, in conjunction with the related special permit (C 210353 ZSM) and zoning text amendment (N 210352 ZRM), was filed by New York Blood Center, Inc. on April 1, 2021, to facilitate the development of an approximately 452,000-square-foot scientific research and development 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 map amendment (C 210351 ZMM) that is the subject of this report, the proposed project also requires action by the City Planning Commission on the following applications, which are being considered concurrently with this application:

**C 210353 ZSM**      Zoning special permit pursuant to Section 74-48 of the Zoning Resolution to allow a scientific research and development facility and to allow modification of the height and setback regulations of Section 33-432.

**N 210352 ZRM**      Zoning text amendment to amend provisions of the Zoning Resolution for the purpose of allowing scientific research and development facilities in C2-7 Districts and allowing related use and bulk modifications, and to designate a Mandatory Inclusionary Housing (MIH) area.

## **BACKGROUND**

A full background discussion and description of this project appears in the report for the related special permit (C 210353 ZSM).

## **ENVIRONMENTAL REVIEW**

This application (C 210351 ZMM), in conjunction with the related applications for a special permit (C 210353 ZSM) and a zoning text amendment (N 210352 ZRM), were 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.

A summary of the environmental review, including the Final Environmental Impact Statement (FEIS) dated September 10, 2021, appears in the report on the related application for a special permit (C 210353 ZSM).

## **UNIFORM LAND USE REVIEW**

This application (C 210351 ZMM), and the related application for a special permit (C 210353 ZSM), was certified as complete by the Department of City Planning on April 19, 2021, and was duly referred to Manhattan Community Board 8 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 the information and review in accordance with the procedure for non-ULURP matters.

### **Community Board Review**

Manhattan Community Board 8 held a public hearing on May 12, 2021, on this application (C 210351 ZMM) and the related actions for a special permit (C 210353 ZSM) and a zoning text amendment (N 210352 ZRM), and, on May 25, 2021, by a vote of 38 in favor, none against, and none abstaining, adopted a resolution recommending disapproval of the application.

### **Borough President Review**

The Manhattan Borough President held a public hearing on July 12, 2021 on this application (C 210351 ZMM) and the related actions for a special permit (C 210353 ZSM) and a zoning text amendment (N 210352 ZRM) and, on July 28, 2021, issued a recommendation to disapprove the application.

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

On July 14, 2021 (Calendar No. 17), the CPC scheduled July 29, 2021 for a public hearing on this application (C 210351 ZMM), in conjunction with the related actions for a special permit (C 210353 ZSM) and a zoning text amendment (N 210352 ZRM). The hearing was duly held on July 29, 2021 (Calendar No. 5). Eleven people testified in favor of the application and 36 in opposition, as described in the report for the related special permit (C 210353 ZSM), and the hearing was closed. Following the public hearing, the CPC received several letters of written testimony.

### **CONSIDERATION**

The Commission believes that this application for a zoning map amendment (C 210351 ZMM), in conjunction with the related special permit (C 210353 ZSM) and a zoning text amendment (N 210352 ZRM), are appropriate. A full consideration and analysis of the issues and the reasons for approving the application appear in the report for the related special permit (C 210353 ZSM).

## 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 (21DCP080M), the City Planning Commission finds that the requirements of Part 617, New York State Environmental Quality Review, have been met and that, consistent with social, economic and other considerations:

1. From among the reasonable alternatives thereto, the action to be approved is one which minimizes or avoids adverse environmental impacts to the maximum extent practicable; and
2. 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 those mitigation measures that were identified as practicable.

The report of the City Planning Commission, together with the FEIS, constitute the written statement of facts, and of social, economic and other factors and standards, 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 200 of the New York City Charter that based on the environmental determination and the consideration described in this report, the Zoning Resolution of the City of New York, effective December 15, 1961, and as subsequently amended, is further amended by changing the Zoning Map, Section No. 8c:

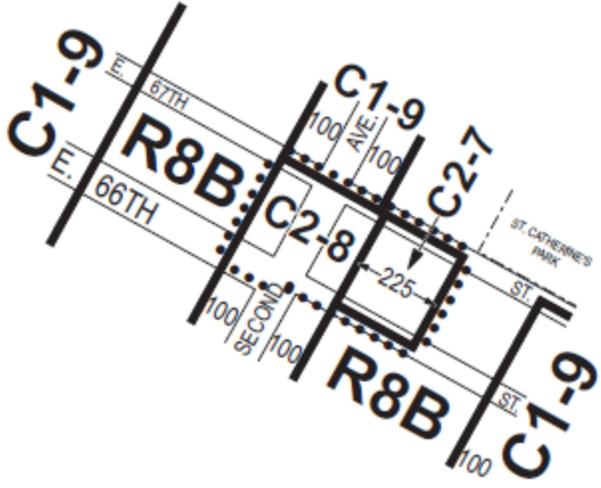
1. changing from an R8B District to a C2-7 District property bounded by East 67<sup>th</sup> Street, a line 325 feet easterly of Second Avenue, East 66<sup>th</sup> Street and a line 100 feet easterly of Second Avenue; and
2. changing from a C1-9 District to a C2-8 District property bounded by East 67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

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

The above resolution (C 210351 ZMM), duly adopted by the City Planning Commission on September 22, 2021 (Calendar No. 23), 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,** *Commissioner, VOTING NO*

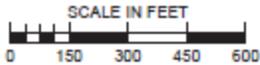


CITY PLANNING COMMISSION  
 CITY OF NEW YORK  
 DIAGRAM SHOWING PROPOSED  
**ZONING CHANGE**  
 ON SECTIONAL MAP  
**8c**  
 BOROUGH OF  
**MANHATTAN**



New York, Certification Date:  
 April 19, 2021

*S. Lenard*  
 S. Lenard, Director  
 Technical Review Division



- NOTE:**
- Indicates Zoning District Boundary
  - The area enclosed by the dotted line is proposed to be rezoned by changing an R8B District to a C2-7 District and changing a C1-9 District to a C2-8 District.

NOTE: THIS DIAGRAM IS FOR ILLUSTRATIVE PURPOSES ONLY.