

The New York City Council

City Hall
New York, NY 10007



Meeting Minutes

Wednesday, July 16, 2025

11:00 AM

Council Chambers - City Hall

Subcommittee on Zoning and Franchises

Kevin C. Riley, Chair
Members: Shaun Abreu, David M. Carr, Kamillah Hanks,
Francisco P. Moya, Yusef Salaam and Lynn C. Schulman

Roll Call

Present: Riley and Moya

Absent: Abreu, Carr, Hanks, Salaam and Schulman

LU 0339-2025

**Application number C 250151 ZMM (Lenox Hill Hospital)
submitted by Lenox Hill Hospital 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 C1-8
District and changing from a C1-8X District to a C1-9 District,
Borough of Manhattan, Community District 8, Council District 4.**

Attachments: Calendar of the Zoning Subcommittee Meeting - July 16, 2025, July 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 7-14-25, Lenox Hill Hospital Presentation, Hearing Testimony - Zoning 7/16/25, Hearing Transcript - Zoning 7-16-25, Calendar of the Zoning Subcommittee and Land Use Meeting - August 6, 2025, Hearing Transcript - Zoning 8-6-25, Hearing Transcript - Land Use 8-6-25, August 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 8-14-25, City Planning Commission Approval Letter, Committee Report, Res. No. 1039

This Land Use Application was Hearing Held by Committee

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This Land Use Application was Laid Over by Subcommittee

LU 0340-2025

Application number N 250152 ZRM (Lenox Hill Hospital) submitted by Lenox Hill Hospital, pursuant to Section 201 of the New York City Charter for an amendment to the Zoning Resolution of the City of New York, amending Article VI, Chapter 6 (Special Regulations Applying Around Mass Transit Stations), Article VII, Chapter 4 (Special Permits by the City Planning Commission), Article IX, Chapter 2 (Special Park Improvement District), and APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Manhattan, Community District 8, Council District 4.

Attachments: Calendar of the Zoning Subcommittee Meeting - July 16, 2025, July 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 8-14-25, Lenox Hill Hospital Presentation, Hearing Testimony - Zoning 7/16/25, Hearing Transcript - Zoning 7-16-25, Calendar of the Zoning Subcommittee and Land Use Meeting - August 6, 2025, Hearing Transcript - Zoning 8-6-25, Hearing Transcript - Land Use 8-6-25, August 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 7-14-25, City Planning Commission Approval Letter, Committee Report, Res. No. 1040

This Land Use Application was Hearing Held by Committee

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This Land Use Application was Laid Over by Subcommittee

LU 0341-2025

Application number C 250153 ZSM (Lenox Hill Hospital) submitted by Lenox Hill Hospital, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to the Section 74-904 of the Zoning Resolution to: allow an increase in the maximum community facility floor area ratio and to allow such maximum to be exceeded when used in combination with floor area bonus permitted pursuant to Section 66-51 (Additional Floor Area for Mass Transit Station Improvements); modify the height and setback regulations of Section 24-50 (Height and Setback Regulations), Section 33-40 (Height and Setback Regulations), and Section 92-20 (Special Bulk Regulations); and modify the lot coverage regulations of Section 24-11 (Maximum Floor Area Ratio and Percentage of Lot Coverage) and 24-12 (Height and Application of Lot Coverage), in connection with the proposed enlargement and renovation of an existing hospital and related facilities occupying an entire block, on property located at 100 East 77th Street (Block 1411, Lots 1 & 113), in R10, C1-8, and C1-9 Districts, partially within the Special Park Improvement District (PI), Borough of Manhattan, Community District 8, Council District 4.

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This Land Use Application was Hearing Held by Committee

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This Land Use Application was Laid Over by Subcommittee