



New York City Council Hearing
Subcommittee on Zoning and Franchises
October 20, 2021

Chairman Moya and members of the Subcommittee on Zoning and Franchises:

NYC Health + Hospitals (H+H) strongly supports the New York Blood Center (NYBC) and its necessary operations. The NYBC is exceedingly important to NYC Health + Hospitals and other hospitals in the NYC region, serving approximately 200 hospitals in the Northeast USA, including all 11 NYC H+H acute care hospitals.

NYBC's physical presence and proximity to H+H is vital to supporting our mission. NYC H+H purchases almost all of its blood products from the NYBC. As a system, NYC H+H purchases 40,000 RBCs, 7,000 platelets, and 13,000 plasmas annually and utilizes many of NYBC's other services including its internationally recognized Immunohematology Laboratory, and its mobile Clinical Apheresis Services, which is its pharmacy that stocks specialty coagulation factors.

In addition to providing blood product and transfusion support to the NYC region, NYBC's Lindsley F. Kimball Research Institute (LFKRI), located at 310 East 67th Street, conducts ground breaking research related to blood, blood safety, cellular therapy, immunology, and epidemiology. LFKRI researchers created a solvent detergent procedure to inactivate viruses in blood plasma thereby reducing the risk of hepatitis and HIV transmission through plasma transfusions, demonstrated:

- The feasibility of using cord blood stem cells for transplantation as a treatment option for a number of human diseases
- Detailed the epidemiological studies on the prevalence of HIV infection in NYC

- Developed a practical screening method for hepatitis B as well as a safe and affordable vaccine
- Identified the hepatitis C virus, and
- Molecularly characterized a number of clinically relevant red blood cell group antigens and established donor-recipient genotype matching approach for transfusion

The past and ongoing research conducted at LFKRI continues to improve healthcare outcomes.

If the NYBC was able to expand its research space, NYBC, LFKRI, and other scientific collaborators will be able to work towards critical advances in blood safety and patient safety.

Thank you for your consideration.

Kenra Ford, FABC, MBA, MT (ASCP)

Vice President

Clinical Services Operations

Laboratory Services

Outbreak Response Testing

New York City Health + Hospitals



Testimony

of

Dave A. Chokshi, M.D., M.S.c.
Commissioner
New York City Department of Health and Mental Hygiene

submitted to the

New York City Council
Subcommittee on Zoning and Franchises

on

New York Blood Center's Land Use Application

October 20, 2021
New York, NY

Good morning Chair Moya and members of the subcommittee. I am Dr. Dave Chokshi, Commissioner of the New York City Department of Health and Mental Hygiene. Thank you for the opportunity to testify today in support of the New York Blood Center's (NYBC) application to establish a scientific research and development facility in the Upper East Side. The NYBC has served New York City for nearly 60 years through the provision of high-quality blood and stem cells services as well as through their innovative research, paving the way for new blood-related products and therapies.

It is critical that we continue to support the NYBC's research and innovation in the field of blood science and therapeutics. Quality and reliable blood transfusions are a foundational component to our health system and provide an underpinning for daily needs of cancer and surgery patients, newborns and mothers delivering babies, and much more. Importantly, the NYBC's research has led to the development of vaccine candidates for diseases, including COVID-19. By supporting the scientific research of the NYBC, we are advancing lifesaving research in transfusion medicine, cell therapy, hematology, infectious disease and epidemiology.

Additionally, the laboratory operated by the NYBC is registered with the NYC Health Department, as required by the New York City Health Code, and is subject to oversight by federal, state, and local bodies. Since its establishment in the 1980s, the NYBC has operated their laboratory with an outstanding track record and there have been no issues reported to the Health Department with respect to unintentional release or exposure to biological contaminants

Throughout the COVID-19 pandemic our nation has experienced a blood shortage, yet the NYBC has continued to provide emergency blood services and is a critical component of our public health infrastructure. As we look towards continued measures to address the pandemic, we should be using every opportunity to support public health organizations like the NYBC.

I urge Council to consider the long-standing benefits of this proposed research facility and to approve this application.

**LIZ KRUEGER
SENATOR, 28TH DISTRICT**

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**CHAIR, MAJORITY MEMBER
FINANCE**

COMMITTEES:

**RULES
BUDGET & REVENUE**

**Testimony of State Senator Liz Krueger
Before the New York City Council Subcommittee on Zoning and Franchises
Regarding the New York Blood Center's Application to Develop a Life Sciences Hub
October 20, 2021**

My name is Liz Krueger and I represent the 28th State Senate District, which includes the Upper East Side and East Midtown neighborhoods of Manhattan, and the locations which are the subject of the proposed zoning changes. Thank you for the opportunity to comment on the private application by the New York Blood Center to rezone its site to construct a new Life Sciences Hub in collaboration with private developer Longfellow Real Estate Partners.

I join Manhattan Borough President Gale Brewer, Congresswoman Carolyn Maloney, Assemblymember Rebecca Seawright, Councilmember Ben Kallos, Community Board 8, Friends of the Upper East Side Historic Districts, and hundreds of neighborhood associations and local residents in strongly urging the New York City Council to reject the Blood Center's application. During my almost two decades as a State Senator, I do not remember another rezoning proposal generate as vociferous and unified community opposition as the one currently under consideration.

The application would permit the construction of a mid-block commercial tower that is entirely inappropriate for a mid-block site in a residential community and jeopardize the R8B zoning which has governed mid-blocks on the Upper East Side since 1985. The proposed 334 foot mid-block tower would create severe and unmitigable impacts on the surrounding neighborhood, severely impact an adjacent school complex serving over 2,000 students and a beloved park that serves as critical open space for the neighborhood, and overwhelm the area for blocks around with its size. I am confident that there are alternatives to this proposal that would meet the needs of both the Blood Center and the community we all share.

My opposition to the current zoning application is in no way a reflection of the critically important work done by the Blood Center or of my support for life sciences research. Since its establishment over 50 years ago, the Blood Center has expanded to become one of the largest non-profit suppliers of blood and stem cell products to medical institutions across the world and is renowned for its medical research. No one who has lived in New York City during the COVID-19 pandemic can question the value of life sciences research. I also appreciate that the

Blood Center's existing facility, which was originally constructed in 1930 as a trade school, is out of date, and places limitations on the ability of staff and researchers to expand their work. I want the Blood Center to be able to continue thriving, conducting pioneering research, and providing desperately needed living-wage jobs to New Yorkers.

Failure to Consider Alternatives

Unfortunately, during over a year of discussions with local elected officials, Community Board 8, and other neighborhood stakeholders, the Blood Center has refused to recognize that it could fully modernize and expand without the massive rezoning that is being proposed to accommodate its for-profit development partner. As Community Board 8, Friends of the Upper East Side Historic Districts, and land use consultant George Janes have repeatedly stated, the Blood Center could replace its existing three story building with a 75 foot building that would fully meet its space needs as of right within the current R8B zoning district. In fact, the Blood Center would occupy just the first five floors of tower being proposed. The remaining two-thirds of the building's square feet would be controlled by Longfellow and occupied by unknown future commercial laboratory tenants. It is abundantly clear that the tower being proposed in the current application is designed to benefit Longfellow, not to fulfill the Blood Center's space needs.

The Blood Center has similarly refused to consider other potential rezoning options for its site that would enable it to meet its desire for expanded, modernized facilities while minimizing the impacts on the surrounding community. Friends of the Upper East Side Historic Districts and its land use consultants have repeatedly pointed out that a "full-coverage alternative" in which rear yard requirements are waived would give the Blood Center the floorplate it desires plus substantial additional FAR. A new facility complying with the existing height limits but with full lot coverage would double the gross FAR of the Blood Center's current space, provide 100% of the space the Blood Center would obtain under its rezoning proposal, and create more than 115,000 square feet of additional space that could be used for new commercial and/or community facility uses. Despite the fact that a full-coverage alternative would greatly reduce the harmful impacts on the community and likely receive widespread support, the Environmental Impact Statement prepared by the applicant solely considered a no-action alternative. The refusal to give serious consideration to other rezoning alternatives makes it even more evident that the current application is designed to accommodate Longfellow.

The Blood Center has also seemingly failed to explore other locations for a life sciences hub of the size being proposed. This is in spite of the fact that New York City's Economic Development Corporation has been actively soliciting proposals since 2018 for the development of life science clusters exactly like what is being contemplated in this application on three city-owned sites. The three city-owned sites are well connected to public transportation, close to other medical and research institutions, and much more appropriately zoned for large scale commercial development.

Failure to Modify Proposal in Response to Community Concerns

Despite overwhelming opposition from the community and local elected officials, the Blood Center has not modified its proposal in any way since it was first presented to lessen the impacts on the neighborhood. Before the application was even certified, Community Board 8 held three virtual meetings that were attended by more than 600 members of the public; 94% of those in attendance indicated they opposed the proposal. The Blood Center apparently disregarded the December 2020 letter sent by the Community Board 8 to the City Planning Commission

opposing all of the zoning changes being contemplated that outlined in great detail the serious unmitigable adverse impacts of the proposal and the dangerous zoning precedents it would set. After multiple subsequent meetings that generated interest that Zoom's 300 person capacity was repeatedly exceeded, Community Board 8 passed an extraordinarily thoughtful and detailed seven page unanimous resolution disapproving the application in the strongest possible terms.

Following the Borough President's recommendation calling for the rejection of the application, the Blood Center again failed to modify its proposal or consider reasonable alternatives. At the July 29th City Planning Commission hearing, representatives for the applicant reiterated in response to questions from commissioners that the Blood Center was neither exploring alternatives nor considering reducing the number of floors in the proposed building to reduce its impacts.

Unprecedented Violation of Mid-block R8B Zoning

A mid-block 334 foot commercial tower with minimal setbacks and a footprint similar in size to the Empire State building would tower over its low-rise neighbors. It would jeopardize the R8B contextual zoning that has protected the scale, residential character, existing low-rise tenement buildings, provision of light and air, and quality of life of side streets on the Upper East Side for decades. The proposed tower is contrary to the most basic planning principle governing the built environment of the Upper East Side—the concept that towers belong on avenues while side streets are dominated by low-rise residential and related uses. The Blood Center is actually seeking to construct exactly the type of mid-block tower that R8B zoning was designed to prevent. Following extensive dialogue with the community, historic preservation and block associations, elected officials, and neighborhood institutions, the City Planning Commission rezoned approximately 190 of 200 mid-blocks in Community Board 8 to R8B in 1985. In the intervening 37 years, not a single development lot in an R8B zone has been rezoned. R8B zoning has not prevented other neighborhood institutions, including Memorial Sloan Kettering, from developing new community facilities. If approved, the application would set a dangerous precedent and place at risk all Upper East Side mid-blocks, as well as similarly zoned residential areas throughout the city.

Significant Adverse and Unmitigable Impacts on the Julia Richman Education Complex and St. Catherine's Park

The proposed tower would cause significant and unmitigable impacts on the Julia Richman Education Complex (JREC), an award-winning complex directly opposite the Blood Center. Approximately 2,000 pre-K-12 students from all across New York City attend six small schools at JREC each day. The complex includes four unique high schools, a middle school for students with autism, the only unzoned elementary school on the East Side, and a childcare program for pre-school aged children of student parents. JREC principals have reached out to me and my staff, and spoken at numerous at Community Board 8 meetings, regarding the extremely disruptive noise and traffic impacts a multi-year construction process would have on their students. They also have repeatedly expressed concerns about the harmful effects of the proposed tower's shadows on JREC students. In fact, shadows studies reveal that the tower would eliminate more than half of the natural sunlight reaching the classrooms facing 67th Street, including all the classrooms used for the middle school for students with autism. There are no mitigation measures that could be implemented that would meaningfully mitigate these impacts, and JREC leaders have indicated that the Blood Center has been unresponsive to their concerns.

The proposed tower would also create severe and unmitigable negative impacts on St. Catherine's Park, which is adjacent to JREC and across from the Blood Center. A treasured

open space used by thousands of community residents, students, and area workers each day, St. Catherine's Park is the second most visited park per square foot in the city and the only park within a half-mile of the Blood Center. While it has always been a vital resource, the park has become even more indispensable to the community during the pandemic, serving as the only location within walking distance where neighborhood residents and workers can safely spend time outdoors. The tower would cast new shadows over 70% of the park during peak afternoon hours throughout most of the year, and place 95% of the park in shadow exactly at the times the space is most frequently used by children. City Parks Department staff expressed concerns to the Department of City Planning that the shadows cast by the tower would negatively impact plantings and activities in the Park. There are simply no mitigation measures that can be implemented would make up for the loss of light in the park. The only option to lessen the impacts on the park is the construction of a significantly smaller building, the one the applicant has refused to consider.

The application before you today unfortunately reflects the Blood Center's unwillingness to meaningfully engage with the community to develop a proposal to modernize its facilities without violating decades of zoning precedents and imposing substantial adverse impacts on its neighbors. I strongly urge the City Council to reject the pending application and encourage the Blood Center to work with the community on alternative options.

Thank you for your time and consideration of my comments.



CONGRESSWOMAN
CAROLYN MALONEY



STATE SENATOR LIZ
KRUEGER



ASSEMBLYMEMBER
REBECCA SEAWRIGHT



MANHATTAN BOROUGH
PRESIDENT GALE BREWER

November 4, 2021

New York City Council
250 Broadway
New York, NY 10007

Dear Council Members:

As representatives of Manhattan’s East Side, including the East Side Medical Corridor, we write to express opposition to the Longfellow Commercial Tower proposal sponsored by the New York Blood Center. We urge you to support an alternative that gives the Blood Center the flexibility it needs to build a new facility, while preserving residential side streets and protecting public schools and a park.

This application is not a referendum on the Blood Center’s good work. The New York Blood Center plays an important role in the City’s health care ecosystem, and we want to see it thrive over the coming decades. It is about land use planning, and whether it makes sense to convert residential blocks into commercial office towers with floorplates the size of the Freedom Tower when alternatives exist.

The Tower Proposal Is Wrong for this Dense Residential Location

The Blood Center asks for zoning changes to allow replacement of its dated facility – changes the community supports – plus changes to build a commercial tower reaching nearly 300 feet. Only 1/3rd of the space would be for the Blood Center’s activities, and over 2/3rd would be commercial lab space for Longfellow, a Boston-based developer. To accommodate the commercial labs, the proposed building would rise 286 feet – nearly 4 times current maximum height – and have huge floorplates on par with the Empire State Building and other Midtown office buildings. While a project of that scale might make sense in some Upper East Side locations, it does not make sense on the proposed site.

The Upper East Side is the densest neighborhood in New York City. Nearly all its wide streets allow the highest density residential and community facility buildings afforded by state law. Some nearby side streets closer to the Medical Corridor allow high density, the result of intentional planning decisions to accommodate institutional growth by the neighborhood’s important medical institutions. But the proposed project site has a very different context. It fronts on two narrow side streets lined with residential uses, including a bustling 6-story school complex, low and mid-rise residential buildings, a library, medical offices and the only public park in the neighborhood. The vast majority of buildings comply with the side street zoning’s 75’ height limit.

This Site Is Unlike Any Other Life Science Development Site

The primary rationale the Blood Center offers for constructing the Longfellow tower at this location is that it would help pay for the Blood Center’s new facility and advance the goals of the City’s LifeSci initiative. While we support the goals of that initiative, we note that the City has carefully studied where to site life science facilities, and it has never identified a site like this as “appropriate.” Instead, it has identified sites on institutional campuses, in high-density zones on wide streets, in high-density commercial zones, and in manufacturing zones.

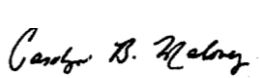
As a land use matter, this is a terrible project. There are numerous alternatives on-site and off-site, in the neighborhood and across the City. NYC EDC recently released a comprehensive vision plan for the life sciences industry, clearly demonstrating how this sector has grown into a “citywide ecosystem” with 11 life science clusters located across the city, in four of five boroughs, including many commercial and manufacturing sites repurposed for life science uses. Medical institutions have found ways to expand without violating key planning principles. Just last week, Extell announced that the Hospital for Special Surgery would be taking 200,000 sf of space in a new medical tower blocks away at 79th Street and First Avenue, and Mt. Sinai recently leased life science space miles from its campus.

On-Site Alternatives Fully Satisfy the Blood Center’s Needs

And there are smart and achievable alternatives on the current Blood Center site that could be approved within the scope of the current ULURP application. A six-story full-coverage alternative would generate about 370,000 gross square feet of space – more than enough to give the Blood Center all the space it seeks plus an extra 161,000 gsf to advance the City’s Life Science initiative and help the Blood Center pay for its new facility.

Again, we are not asking you to send the applicant away empty handed. Rather, we urge you to reject their all-or-nothing approach and embrace the community’s full-coverage alternative. It achieves many of the Blood Center’s goals without setting a terrible land-use precedent that could come back to bite all of our communities. We urge you to support reasonable alternatives to this proposal.

Sincerely,



Carolyn Maloney
Member of Congress



Liz Krueger
State Senator



Rebecca Seawright
State Assemblymember



Gale Brewer
Manhattan Borough President

- cc: Mayor Bill de Blasio
- Council Member Ben Kallos
- Council Member-Elect Julie Menin
- Manhattan Community Board 8 Chair Russell Squire

From: [Gail Benjamin](#)
To: [Land Use Testimony](#)
Cc: [Home](#)
Subject: [EXTERNAL] New York City Blood Center - Reasons Why This Project Should Not Go Forward
Date: Sunday, October 17, 2021 5:53:42 PM

Dear City Council Members ,

I live on East 72nd Street and First Avenue and I am opposed to the Longfellow Proposal for the New York City Blood Center on East 67th Street between First and Second Avenues.

- This project would require a variance in a zoning law that is specifically intended to prevent high rise towers being built mid-block. Approval of this project could open the floodgates for other developers to seek out mid-block sites. While I am not opposed to development and expansion, what about preserving our neighborhoods? Shouldn't that be a priority?

- Does the blood center really need this big a building for its business? The answer is "no". It's the developer who wants a 334 foot tower so they have space for leasing out to other commercial/labs. Longfellow could construct a building within the zoning limits and still have considerable space to lease out but they are adamant about having a 334 foot tower. They have never come forward with an alternate proposal or showed any desire to work with the community.

- St. Catherine's Park is the second most widely used park after Central Park. Shadow studies indicate that the proposed new tower would block precious sunlight during the afternoon hours depriving park goers of something important for good health. Sun, in general, makes most people feel better. I am a senior and on days when my knees can't make it to Central Park I will take a book and hang out at St. Catherine's Park.

- The construction, which is anticipated to last five years, would pose a safety hazard to the children who attend the Julia Richmond School Complex, which is located directly opposite the Blood Center. The children who attend Julia Richmond range in age from pre-K through high school. Some of these children are special needs children who may be sensitive to noise. Anyone walking uptown to the park from the South to get to either the school or park would be open to these safety hazards.

- East 67th is a major thoroughfare and home to the East 66 Crosstown Bus. The stretch between First and Second Avenue is especially congested/crowded during morning and afternoon school hours when school buses are bringing/taking children to and from Julia

Richmond. Ambulances from Cornell Weill-Presbyterian also use this street when they need to head west.

Community Board 8 voted 'no' this project. Out local politicians are against it. I have protested in front of Julia Richmond with several hundred of my fellow neighbors to show our opposition. I hope you hear our voice and vote "no" as well.

Respectfully,

Gail Benjamin



From: [333E66 Shareholders](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] I want you to APPROVE the Blood Center/Longfellow Tower
Date: Sunday, October 17, 2021 12:31:04 AM

Dear City Council,

We are resident in the co-op at 333 East 66th Street, New York, zip 10065. The proposed Blood Center/Longfellow tower is an egregious project bringing benefits to the neighborhood and to scientific research in the U.S.

The building would leave, as largely documented, complete sunlight to St. Catherine's Park most of the daylight time, adding some shadow to the natural twilight, only a few hours on Winter evenings. The project is a GOOD plan for the neighborhood and the City.

Our primary housing co-op is victim of repeated white collar crimes by the current President of the Board of Directors Ellyn Berk and by the colluded managing agent Rudd Realty. To discriminate among shareholders, they refuse to share the waiting list for minor alterations authorized by Public Authorities and assigned to certified and insured contractors. For months the poor management has determined delays because the very easy communication of workdays with noisy apartment interior demolitions are not communicated and the neighbors immediately protest. The decent management is to inform ahead which days have noisy demolitions, allowing neighbor shareholders paying expensive maintenance fees to properly plan their schedules, avoiding complaints of noise. Demolitions for minor alterations in a studio apartment can take 2-3 days, while suffering them for months from the same studio is certainly caused by white collar crimes in the attempt of managing our co-op building.

Ellyn Berk abused systematically of the co-op email system Buildinglink.com, with the complicity of Rudd Realty and Buildinglink management. In 11 months she sent at least 39 spams, summarized below, with her own anti-democratic anti-capitalism point of view on the Longfellow project. Her unilateral delirium and lack of democratic debate does not represent shareholders at all. The project has been backed by the Mayor of New York City and democratically elected committees. Her repeated flat-earther mistakes about sun lighting of St. Catherine's Park is not representative of our neighborhood. She has a compulsive spamming attitude with false alarmism because of her access to the mandatory Buildinglink system. The appropriate mental health authorities should be alerted. We cannot mark as spam her unsolicited messages in our email systems, as we would lose emails from the same account, genuinely sent with legal value about our co-op. The lack of normal democratic debate through the same email system requires correction. Obviously if someone sends an email through the system, is immediately subject to retaliation, threat of eviction, attack by their dogs in the common spaces, stalking by doormen, etc. The email system must be reserved for reasons pertaining our expensive co-op, not for the mental problems of Ellyn Berk, with medieval belief on sunrise and lack of mental lucidity, as in her most recent spams, opening two brackets and closing one. She does not even re-read emails before sending to 180 families in her building, just because she has access to your system. This is another subtraction of real value to shareholders from Rudd Realty/Ellyn Berk.

Ellyn Berk and Rudd Realty regularly commit white collar crimes in violation of our rights. They must be inhibited from using the Buildinglink.com system for their own interests. They must be inhibited from their retaliation and discrimination, while cooperation among shareholders must be guaranteed. Minor alterations to avoid unsanitary conditions must be guaranteed. Currently, several months of waiting are needed without anthropological reason and with total discrimination among shareholders.

We support the Blood Center's mission, since the applicant has demonstrated attention to the community and the tower would bring innovation, value and opportunities to the area, replacing an old and degraded low-valued building. Ellyn Berk, Rudd Realty and Buildinglink.com do not represent instead our interests and do not guarantee cooperation among shareholders. I urge you to accept this proposal.

Regards,

333 East 66th Street zip 10065 Shareholders

Spam from Ellyn Berk:

Time	Subject:	From:	Sender:
Thu, Oct 14, 2:59 PM	333E66-Blood Center Tower - City Counsel Hearing on Wednesday, October 20th	Rudd Realty Mgmt. Corp. < notify@buildinglink.com >	Ellyn Berk
Fri, Oct 8, 2:42 PM	333E66-Blood Center Tower -Save the Date and the Neighborhood	Rudd Realty Mgmt. Corp. < notify@buildinglink.com >	Ellyn Berk
Fri, Oct 8, 1:35 PM	33e66-Blood Center Tower- Save the Date and the Neighborhood	Rudd Realty Mgmt. Corp. < notify@buildinglink.com >	Ellyn Berk
Thu, Sep 30, 12:59 PM	333E66- IMPORTANT! Blood Center Tower - Note to 333	Rudd Realty Mgmt. Corp. < notify@buildinglink.com >	Ellyn Berk
Mon, Sep 27, 8:20 PM	333E66- CB8 Zone Committee Meeting - Note from Ellyn	Rudd Realty Mgmt. Corp. < notify@buildinglink.com >	Ellyn Berk
Wed, Sep 22, 5:40 PM	333E66 - Memo - Blood Center Tower Update	Rudd Realty Mgmt. Corp. < notify@buildinglink.com >	Ellyn Berk
Mon, Aug 30, 3:20 PM	333E66 - Memo - Blood Center Tower Update	Rudd Realty Mgmt. Corp. < notify@buildinglink.com >	Ellyn Berk
Wed, Aug 4, 6:55 PM	333E66- Blood Center Tower - Note to 333	Rudd Realty Mgmt. Corp. < notify@buildinglink.com >	Ellyn Berk
Wed, Jul 28, 10:05 PM	333E66-Reminder-City Planning Commission Hearing - Tomorrow (Thurs. July 29th) at 10 am	Rudd Realty Mgmt. Corp. < notify@buildinglink.com >	Ellyn Berk
Mon, Jul 26, 12:10 PM	333E66 - Memo - Blood Center Tower - Note to Shareholders	Rudd Realty Mgmt. Corp. < notify@buildinglink.com >	Ellyn Berk
Mon, Jul 26, 11:35 AM	333E66- Blood Center Tower - Note to 333	Rudd Realty Mgmt. Corp. < notify@buildinglink.com >	Ellyn Berk
Mon, Jul 19, 12:25 AM	333E66- Blood Center Tower - Reminder	Rudd Realty Mgmt. Corp. < notify@buildinglink.com >	Ellyn Berk
Sun, Jul 11, 10:40 PM	333E66-Blood Center Tower- Reminder for Monday Night's In Person Public Hearing	Rudd Realty Mgmt. Corp. < notify@buildinglink.com >	Ellyn Berk
Fri, Jul 9, 1:50 PM	333E66- Blood Center Tower - Updated Information on the In Person Public Hearing - Monday, July 12th from 6-8 pm	Rudd Realty Mgmt. Corp. < notify@buildinglink.com >	Ellyn Berk
Thu, Jul 8, 3:45 PM	333E66- Blood Center Tower - In Person Public Hearing - Monday, July 12th from 6-8 pm	Rudd Realty Mgmt. Corp. < notify@buildinglink.com >	Ellyn Berk
Fri, Jul 2, 1:05 PM	333E66-Blood Center Update - Important Memo from Gale Brewer's Office	Rudd Realty Mgmt. Corp. < notify@buildinglink.com >	Ellyn Berk
Mon, Jun 21, 11:25 AM	333E66 - Video of Comments on the Blood Center - A Note from Ellyn	Rudd Realty Mgmt. Corp. < notify@buildinglink.com >	Ellyn Berk
Tue, May 25, 1:55 PM	Blood Center Responses to Our Questions: IMPORTANT TO READ	Rudd Realty Mgmt. Corp. < notify@buildinglink.com >	Ellyn Berk
Tue, May 25, 12:50 PM	CB8 Meeting Reminder - Zoom Info - Tonight at 630 pm	Rudd Realty Mgmt. Corp. < notify@buildinglink.com >	Ellyn Berk
Sun, May 16, 1:20 PM	IMPORTANT BULLETIN - Blood Center Protest Rally - Sun. May 23rd at 2 pm	Rudd Realty Mgmt. Corp. < notify@buildinglink.com >	Ellyn Berk
Mon, May 10, 10:55 PM	REMINDER - CB8 Zoom Meeting- Wed. May. 12th at 6:30 p.m.	Rudd Realty Mgmt. Corp. < notify@buildinglink.com >	Ellyn Berk
Wed, May 5, 5:25 PM	333E66-Update Blood Center Tower Action	Rudd Realty Mgmt. Corp. < notify@buildinglink.com >	Ellyn Berk
Mon, Apr 26, 1:30 PM	333E66- CB8 Community Board Meeting - Tuesday, April 27th at 6:30 pm - Zoom Info	Rudd Realty Mgmt. Corp. < notify@buildinglink.com >	Ellyn Berk
Tue, Apr 20, 4:59 PM	333E66- Immediate Update on Longfellow Tower	Rudd Realty Mgmt. Corp. < notify@buildinglink.com >	Ellyn Berk
Fri, Apr 9, 5:45 PM	REMINDER - Julie Menin at 333 - This Saturday (Tomorrow)	Rudd Realty Mgmt. Corp. < notify@buildinglink.com >	Ellyn Berk
Tue, Apr 6, 6:59 PM	333E66- Julie Menin at 333 - This Saturday!	Rudd Realty Mgmt. Corp. < notify@buildinglink.com >	Ellyn Berk
Mon, Mar 29, 12:45 PM	333E66- Kramer Levin & The Mayor	Rudd Realty Mgmt. Corp. < notify@buildinglink.com >	Ellyn Berk
Thu, Mar 25, 3:50 PM	333E66- A Follow-up to Last Night's CB8 Meeting & Link to the Webinar	Rudd Realty Mgmt. Corp. < notify@buildinglink.com >	Ellyn Berk
Mon, Mar 22, 1:59 PM	333E66- CB8 Zoom on the Blood Center Tower - Tues. Mar. 23rd at 6:30 pm	Rudd Realty Mgmt. Corp. < notify@buildinglink.com >	Ellyn Berk
Wed, Mar 17, 10:45 AM	333E66- ALERT - NOON TODAY! Story on the Blood Center Tower on CBS News	Rudd Realty Mgmt. Corp. < notify@buildinglink.com >	Ellyn Berk
Fri, Mar 12, 10:40 AM	333E66- Memo - Julie Menin	Rudd Realty Mgmt. Corp. < notify@buildinglink.com >	Ellyn Berk
Tue, Jan 19, 2:35 PM	333E66- Meet & Greet with Julie Menin on Tues. Jan. 26th at 6:30 pm - Please Register Now!	Rudd Realty Mgmt. Corp. < notify@buildinglink.com >	Ellyn Berk
Tue, Dec 29, 2020, 5:45 PM	333E66-Blood Center - Writing Letters to the Planning Commission	Rudd Realty Mgmt. Corp. < notify@buildinglink.com >	Ellyn Berk
Tue, Dec 29, 2020, 6:20 PM	Blood Center - Memos to those writing letters to the Planning Commission	Rudd Realty Mgmt. Corp. < notify@buildinglink.com >	Ellyn Berk
Mon, Dec 14, 2020, 2:30 PM	333E66- Talking Points & Zoom Details for Meeting with Councilman Kallos - Dec. 15th from 8-9 pm	Rudd Realty Mgmt. Corp. < notify@buildinglink.com >	Ellyn Berk
Tue, Dec 8, 2020, 4:05 PM	333E66-Memo-Blood Bank Center Info	Rudd Realty Mgmt. Corp. < notify@buildinglink.com >	Ellyn Berk

Fri, Dec 4, 2020, 12:20 PM 333E66- Blood Bank Center Update

Fri, Nov 20, 2020, 1:15 PM 333E66-Memo - Blood Bank Petition

Mon, Nov 16, 2020, 12:20 PM Emergency for All 333 Shareholders- New York Blood Center's 66th Street Expansion Plan

Rudd Realty Mgmt. Corp. <notify@buildinglink.com>

Rudd Realty Mgmt. Corp. <notify@buildinglink.com>

Rudd Realty Mgmt. Corp. <notify@buildinglink.com>

Ellyn
Berk
Ellyn
Berk
Ellyn
Berk

From: [333e66st Shareholders](#)
To: [Land Use Testimony](#); [Guerra, Marian](#); [Solano, Phiveline](#); [District2](#); [Salamanca](#); [helen@helenrosenthal.com](#); [Moya, Francisco](#); [Gjonaj, Mark](#); [Diaz, Ruben](#); [Matteo, Steven](#); [Maisel, Alan](#); [Speaker Corey Johnson](#); [AskKalman](#); [Lipkind, Arna](#); [Allen, Lucien](#); [Diaz, Darma V.](#); [Cabrera, Fernando](#); [Barron, Inez](#); [Adams, Ayala, Diana](#); [AskJB](#); [Van Bramer, Jimmy](#); [Richards, Donovan](#); [Reynoso, Antonio](#); [Council Member Lander](#); [Grodenschik, Barry S.](#); [District16Bronx](#); [Cumbo, Laurie](#); [Joseph Borelli](#); [Boucher, Jonathan](#); [District45](#); [distrcit2@council.nyc.gov](#); [District19](#); [Ulrich, Eric](#); [Treyger, Mark](#); [Koslowitz, CM](#); [Koo, Peter](#); [Eugene, Mathieu](#); [Coello, Jasmin](#); [Deutsch, Chaim](#); [District30](#); [District36](#); [Dinowitz, Ofeliz@council.nyc.com](#); [District41](#); [Office of Council Member Powers](#); [Rose, Deborah](#); [Rodriguez, Ydanis](#); [D09Perkins](#); [District27](#); [info38](#); [District7](#); [Levin, Stephen](#)
Cc: [support@buildinglink.com](#)
Subject: [SUSPECTED SPAM] [EXTERNAL] Longfellow Tower - Ellyn Berk delirating
Date: Monday, October 18, 2021 5:06:12 PM

Dear City Council/Council Member,

It is with much regret that today Elly Berk delirated by spam email to shareholders of 333 East 66th St. co-op, falsely stating without approval: "shareholders are united on our justified opposition to this monstrosity" and [sic] "it is not enough to just say you are opposed (as all too many of us do)". Her English is worsening together with her mental conditions. She does not represent 333 East 66th St. co-op shareholders. Please take action to reprimand legality.

333 East 66th St. Shareholders

Sent with [ProtonMail](#) Secure Email.

From: [Abby Hanlon](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] VOTE AGAINST the Blood Center/Longfellow application
Date: Saturday, October 23, 2021 1:34:31 PM

My child is one of the over 2,000 students of all ages of diverse backgrounds from throughout the city who attend a school in the Julia Richman Complex. The construction of this unnecessarily oversized building will disrupt the tranquility of the outdoor space on the block during a pandemic -- a time when these 2000+ children should be utilizing the outdoor space as much as possible. These children should not be exposed to additional health and safety hazards from construction vehicles at this time. I support the Blood Center's work and understand construction is unavoidable in NY -- but this oversized building is unnecessary and the construction will take far too long and be far too disruptive.

Abby Hanlon



Brooklyn NY 11215

abbyhanlon.com

From: [Alyson Gindi](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote Against Blood Center Re-Zoning.
Date: Tuesday, October 19, 2021 4:34:31 PM

October 19, 2021

Dear Council Members:

I vehemently oppose the egregious new tower project proposed by the New York Blood Center and Longfellow. Among my many concerns and fears over the dense, massive potential construction: overly burdening the infrastructure of our neighborhood, already taken advantage of by the medical community; how will the new building further tax the already fragile ConEdison electric grid?

I currently tolerate liquid nitrogen trucks that block our sidewalks. A proposed addition of a 334-foot, 33-story research tower replete with dangerous chemicals, is just too much for our neighborhood to handle. Not to mention the additional 2,400 new workers to an already overcrowded block.

The Blood Center's representatives have claimed they want to create a humane experience for residents of the Upper East Side, but this only refers to the aesthetic look of the new building. The residents in our neighborhood deserve to be treated humanely.

The mission of the Blood Center is to do good work. They should be able to do their work in a modest sized building... one that does not require a precedent-setting re-zoning of the mid-block. I urge you to take swift action and block this proposal.

Sincerely,
Alyson Gindi

From: [Alyssa Crivelli](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] NY Blood Center
Date: Monday, October 18, 2021 11:54:42 AM

Hello,

I am writing regarding an opposition to the NY Blood Center. Rezoning in this mostly residential area will lead to a terrible precedent. St. Catherine's Park is one of the only parks in the area for children to enjoy and this massive building will cast a shadow on the beloved park. There are multiple other options for the blood center that will not disrupt the neighborhood. The massive tower is unnecessary and not needed by the blood Center. They could occupy a 75 foot building and not need rezoning. I have small children and part of the reason we love our neighborhood is the lovely park and the residential feel of the shorter buildings.

The area will lose many residents to more residential neighborhoods if this change is made.

Thank you,
Alyssa

Sent from Alyssa Crivelli's iPhone

From: [Amy Sklar](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Testimony in Opposition to Development of Blood Center Site on Upper East Side
Date: Monday, October 18, 2021 12:52:26 PM

The DiBlasio administration is pushing a rezoning to allow a 16 story tower to be constructed on a mid-block site presently occupied by a 3 story building on East 67th Street. This relentless attempt by the DiBlasio administration to circumvent existing zoning laws threatens the preservation of neighborhoods throughout the city. If Mr. DiBlasio is successful, future mid-block development will be aggressively pursued by developers, adversely impacting the quality of life for all New York City residents and resulting in irreversible changes to the character of New York City as well as possibly dangerous consequences.

In this particular instance of rezoning promoted by Mayor DiBlasio, the proposed mid-block tower will be the site of laboratories conducting potentially dangerous experiments. Should hazardous products escape the tower, occupants of nearby schools and playgrounds as well as neighborhood residents (and even people beyond neighborhood boundaries- think COVID), could be exposed to toxic and life threatening contaminants.

Also, the colossal size of this proposed mid-block tower will block light from schools and playgrounds, require the operation of ventilation and other building systems up to 24 hours a day, every day; and significantly increase noise and traffic related to the tower's operation (i.e., the loading docks proposed to service the structure) on a scale never before endured at said location. The neighborhood will be permanently disfigured and disrupted, while such a rezoning will make other New York City neighborhoods vulnerable to the same fate.

Surely there are numerous other non-residential sites in New York City better suited for construction of a high rise devoted to life science laboratories. The idea that such laboratories need to be located on East 67 Steet for proximity to various hospitals is nonsense. There are plenty of other far more suitable New York City sites that could accommodate life science labs without upending long-standing zoning laws designed to protect and preserve neighborhoods and their residents. Further, the same employment opportunities will be available to New Yorkers if the proposed life science laboratories are constructed in a more appropriate non-residential area of New York City.

Sent from my iPhone

From: [Andrea Dacquino](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Stop the Blood Center Tower
Date: Thursday, October 14, 2021 1:15:29 PM

Dear City Council Members:

The proposed Blood Center/Longfellow commercial tower is an egregious project that has no place in this or any residential neighborhood. By rising to a height of 334 feet on a narrow side street where height is currently limited to 75 feet, and introducing nearly 400,000 sf of commercial space to a residential block, the project is unprecedented in nearly every way. The rezoning violates the bedrock urban planning principle of directing density to wide streets, central commercial districts, or institutional campuses, and preserving narrow residential side streets for lower scale residential uses. If this residential midblock could be rezoned so dramatically, so could other residential blocks in every Council District.

Though the Blood Center itself would occupy only the lower third of the building, with the rest owned by Longfellow, the building's floorplates rival the Empire State Building. That bulk would cast the 2,000 students from all over the city in the 6-school Julia Richman Educational Complex and much of St. Catherine's Park in perpetual shadow. The project is a BAD plan for the neighborhood and the City.

I support the Blood Center's mission, but this proposal is nothing more than zoning for dollars. The applicant has demonstrated a complete disregard for the community and for decades of successful zoning, and it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge you to reject this proposal.

Sincerely,
Andrea Dacquino and Dr. Ana G. Alzaga Fernandez

From: [Andrew Soussloff](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] 10-20 Hearing--Statement
Date: Friday, October 15, 2021 11:58:33 AM
Attachments: [New York Blood CenterLongfellow Opposition Statement.docx](#)

The attached written statement is being submitted in opposition to the New York Blood Center's ULURP application. Please contact me with any questions.

Andrew Soussloff



COMMITTEE TO PROTECT OUR LENOX HILL NEIGHBORHOOD, INC.

Statement in Opposition to the New York Blood Center/Longfellow Tower

I am submitting this statement on behalf of the Committee to Protect Our Lenox Hill Neighborhood, a community 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 unprecedented 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 long-standing zoning limits by more than two times on Lexington Avenue and more than six times in the mid-block. While opposition from the community has resulted in Northwell modifying 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, its development timetable and its long-term detrimental impact on community life.

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.

While the Lenox Hill project differs in a number of respects from the proposed Blood Center project, both share some common egregious traits. Both are proceeding despite the overwhelming public opposition of the neighborhood residents and their Community Board. In the case of Northwell's proposal, Community Board 8 voted 38 to 3 against the wholesale zoning changes being sought by Northwell; CB8 voted unanimously to reject the Blood Center/Longfellow project. We have collected over 1,800 signatures on our petition to force the Northwell project back to the drawing board. We have alerted the media and received extensive coverage for our fact-based opposition to the project: that investing billions in a massive hospital expansion on the UES does nothing to serve the health care needs of New Yorkers in communities that were devastated by a lack of access to health care during the COVID-19 pandemic; that a massive in-patient care facility is contrary to all trends in the delivery of medical care in the 21st Century; and that 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.

What is true in both cases is that large institutional 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. The change in mid-block zoning sought by the Blood Center/Longfellow is a threat to residential life throughout New York City. Allowing these projects to go ahead as proposed will destroy a part of New York City the zoning code was meant to protect.

We want to be clear--we are not against development. On the contrary, we would support projects that 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. Neither the Blood Center/Longfellow nor Northwell, not for one moment, has considered the impact its grandiose project will have on its neighbors. We would support a responsible redevelopment of the Blood Center's East 67th Street site. However, in its present form, this Blood Center's project presents health and environmental hazards and zoning law violations that we vehemently oppose.

Respectfully submitted,

Committee to Protect Our Lenox Hill Neighborhood, Inc.

Andrew Soussloff, President

From: [Andrew Soussloff](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] 10-20 Hearing--Statement
Date: Friday, October 15, 2021 11:58:33 AM
Attachments: [New York Blood CenterLongfellow Opposition Statement.docx](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Forward suspect email to phish@cyber.nyc.gov as an attachment (Click the More button, then forward as attachment).

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Andrew Soussloff



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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.

While the Lenox Hill project differs in a number of respects from the proposed Blood Center project, both share some common egregious traits. Both are proceeding despite the overwhelming public opposition of the neighborhood residents and their Community Board. In the case of Northwell's proposal, Community Board 8 voted 38 to 3 against the wholesale zoning changes being sought by Northwell; CB8 voted unanimously to reject the Blood Center/Longfellow project. We have collected over 1,800 signatures on our petition to force the Northwell project back to the drawing board. We have alerted the media and received extensive coverage for our fact-based opposition to the project: that investing billions in a massive hospital expansion on the UES does nothing to serve the health care needs of New Yorkers in communities that were devastated by a lack of access to health care during the COVID-19 pandemic; that a massive in-patient care facility is contrary to all trends in the delivery of medical care in the 21st Century; and that 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.

What is true in both cases is that large institutional 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. The change in mid-block zoning sought by the Blood Center/Longfellow is a threat to residential life throughout New York City. Allowing these projects to go ahead as proposed will destroy a part of New York City the zoning code was meant to protect.

We want to be clear--we are not against development. On the contrary, we would support projects that 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. Neither the Blood Center/Longfellow nor Northwell, not for one moment, has considered the impact its grandiose project will have on its neighbors. We would support a responsible redevelopment of the Blood Center's East 67th Street site. However, in its present form, this Blood Center's project presents health and environmental hazards and zoning law violations that we vehemently oppose.

Respectfully submitted,

Committee to Protect Our Lenox Hill Neighborhood, Inc.

Andrew Soussloff, President

From: [Arlene Silverman](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] I Oppose the Blood Center / Longfellow Tower
Date: Tuesday, October 19, 2021 6:26:59 PM

I strongly oppose the Blood Center/Longfellow scheme for the following reasons:

- 1-The unreasonable bulk, width and height, permanently blocking out much needed and sufficient sunlight.
- 2- Taller buildings trap greenhouse gasses, at a time where we should be interested in preventing further climate change.
- 3- The Bio 3 Lab is of great concern, possibly exposing residents to dangerous pathogens as well as toxic chemicals. This has no place in a residential neighborhood.
- 4- I am sure that no one has bothered to do serious traffic studies within the surrounding area? Traffic and congestion is abominable along these narrow cross town streets. During the week, there are several parked school buses along 67th street and is the route of the M66 crosstown bus. The traffic on 66th Street is no better and just making a left turn on second Avenue is a Herculean task.
- 5-Despite “bogus claims” of lost union jobs, if it is the intention of the Longfellow/Blood Center Tower is to use union labor which they damn well should, location should not affect this one iota.
- 6- As far as the “racial insinuations,” JREC, Saint Catharine’s Park and Julia Richmond High school have young people of color as well as white, who, by the way, will be the future of this country. These students will be adversely affected by the constant noise this expansion will create, interfering with the education these students desperately need.
- 7- The idea that the study of Sickle Cell affecting mostly people of color “will cease to exist” if not at this location, is preposterous! You cannot tell me that a different site will stop their research.
- 8-Available, are ready sites within proximity to the hospitals that can be used without altering the mid-block zoning laws designed to protect the integrity and quality of life of residential neighborhoods. This building will make life unbearable for this neighborhood and set a precedent for all neighborhoods.
- 9-There is no good reason that justifies the Blood Center / Longfellow expanding to this unreasonable bulk and height except for big profits for them at the expense of everyone who will have to live with it. It is nothing but a land grab and pushing this forward has been disingenuous from day one.
- 10-The important work of the Blood Center will continue no matter where they build. God willing and hopefully, with the good sense of our representatives, the Blood Center can continue in a space more appropriate.

A concerned New York City resident
Arlene Sulkis

Sent from my iPad

From: [Barbara Gentile](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Proposed NY Blood Center\Longfellow Building
Date: Tuesday, October 19, 2021 9:06:02 AM

I'm writing to register my opposition to the proposed NY Blood Center\Longfellow Building that would be built mid-block on East 67 Street.

This proposed building should not be allowed for the following reasons:

- The proposed building is an extreme violation of low-scale, mid-block zoning. Its height at 334 feet is four times that allowed (75 feet).
- The proposed building is a for-profit development, being built on top of the Blood Center's own updated Blood Center\Longfellow Building space. It represents a huge subsidy to the Blood Center and the private developer.
- The proposed building will set a terrible precedent and weaken the protection of low-scale, mid-blocks that are so important to other residential neighborhoods in the city. It is the first significant break with low-scale, mid-block zoning since it was introduced in the mid-1980s.

New York City must remain firm in not allowing such proposed large-scale mid-block projects to exceed the zoning codes for building heights.

New York City needs more sunlight—not more large-scale buildings that block out light.

Thank you for your consideration of the above.

Barbara Gentile


New York, NY 10128

From: [BARBARA SULZER](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote against the blood center re-zoning
Date: Tuesday, October 19, 2021 4:28:01 PM

Sent from my iPhone

From: [B Moon](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Opposing the proposed rezoning of NY Blood Center East
Date: Tuesday, October 19, 2021 6:52:44 PM

To Whom it May Concern:

I am writing to oppose the proposed rezoning of the New York Blood Center East. My son attends the Ella Baker school located in the Julia Richmond Educational Complex (JREC).

Although I support the work of the Blood Center and Life Sciences, this expansion does NOT have to happen on this residential block across from the JREC and a public park. The Blood Center has viable alternatives, including vacant commercial space that has opened up due to the pandemic.

Please think of the 2000+ children who attend school at the JREC and the many young children and families who use St. Catherine's Park.

The community is opposed to the expansion at this particular location.

Please do the right thing and put the children, families and the community over profits.

Thank you.

Beata Moon

From: [Ben Weintraub](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] VOTE AGAINST the Blood Center/Longfellow application
Date: Saturday, October 23, 2021 2:18:22 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Forward suspect email to phish@cyber.nyc.gov as an attachment (Click the More button, then forward as attachment).

I am a native New Yorker and a 25+ year Upper East Side resident. I have fought for rent-stabilized tenants' rights. Rent stabilized tenants are in danger because of this proposal.

Approving a mid-block tower will cause owners of other Upper East Side mid-block buildings (which mostly house rent stabilized tenants) to seek life science company partners. Current DHCR rules allow buildings to be razed if an owner wants to use the space for its own purposes. Rent stabilized tenants need to be accommodated, but there is no time-table for doing so. Ultimately, many current rent stabilized tenants on the Upper East Side will be forced to move with no affordable place to go.

The Blood Center was offered other sites to expand. :Let them go somewhere else.

Please vote against the Blood Center/Longfellow application.

Sincerely,

Ben Weintraub



From: [Carol SIRACUSANO](#)
To: [Land Use Testimony](#)
Cc: [Carol Siracusano](#)
Subject: [EXTERNAL] Opposition to proposed Blood Center
Date: Monday, October 18, 2021 4:09:24 PM

October 18, 2022

Dear Council Members:

We vehemently oppose the egregious new tower project proposed by the New York Blood Center and Longfellow. Among our many concerns and fears over the dense, massive potential construction: overly burdening the infrastructure of our neighborhood, already taken advantage of by the medical community; how will the new building further tax the already fragile ConEdison electric grid?

We currently tolerate liquid nitrogen trucks that block our sidewalks. A proposed addition of a 334-foot, 33-story research tower replete with dangerous chemicals, is just too much for our neighborhood to handle. Not to mention the additional 2,400 new workers to an already overcrowded block.

The Blood Center's representatives have claimed they want to create a humane experience for residents of the Upper East Side, but this only refers to the aesthetic look of the new building. The residents in our neighborhood deserve to be treated humanely.

The mission of the Blood Center is to do good work. They should be able to do their work in a modest sized building... one that does not require a precedent-setting re-zoning of the mid-block. I urge you to take swift action and block this proposal.

Sincerely,
Carol & Joe Siracusano
333 East 66th St.

Sent from my iPhone

Michele Birnbaum
[REDACTED]
New York, New York 10028
Tel : [REDACTED]
Fax: (212)427-8250
E-mail: mbfany@nyc.rr.com

October 20, 2021

NEW YORK CITY COUNCIL/SUB-COMMITTEE ON ZONING

TESTIMONY IN OPPOSITION TO THE BLOOD CENTER DEVELOPMENT

Chair Moya and Council Members:

My name is Michele Birnbaum, and I am a member of Community Board 8 Manhattan, and while I am not speaking on behalf of the Board today, I should note that the Board unanimously disapproved this application. As one who has attended all of the community meetings addressing the development of the New York Blood Center site, I am testifying today in firm opposition to the proposed development on East 67th and East 66th Streets. I am here to affirm support for the unanimous vote by Community Board 8 to disapprove of the Longfellow Real Estate Partners re-development proposal.

For all the reasons stated in the seven-page CB8 resolution and for the noteworthy and important concerns that such a breach of mid-block zoning will conjure, it is without doubt that such a breach of the mid-block zoning, that many fought so hard for and which has protected the character and quality of life of the neighborhood for all these years, will adversely affect many communities in all five boroughs far in to the future. So, it is imperative that this application be denied.

Zoning regulations are the only thing that stand between communities and development chaos and, therefore, they must be respected and protected.

A precedent for building the equivalent of a 33 story commercial building in the middle of a block in a residential community is abhorrent and in this case, unnecessary as any need of the Blood Center can be achieved under the current zoning regulations.

Any as-of-right construction by the Blood Center on its current site and any construction by Longfellow Real Estate Partners on any other site, will satisfy their programmatic needs. Development will employ a full compliment of union labor workers, so the argument that denying this application would result in a loss of union jobs, is untrue. Any social equity issue that was brought into this conversation was done so with an eye towards ascribing false motives and muddying the waters. Likewise, pointing to any specific disease and implying that if this application were denied, that the research on that

disease would be impeded, is also untrue, and the fact that any of these concerns were brought into the conversation was disingenuous and divisive.

This application addresses a zoning issue, and that is why it is before your Committee. The Blood Center can build as-of-right which will provide substantially more square footage than it will be afforded by the Longfellow plan. The as-of-right construction will more than accommodate its expansion needs.

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

Thank you !

Michele Birnbaum

From: [Charlie Allenson](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Blood Center Testimony
Date: Friday, October 15, 2021 12:51:41 PM

Hello.

The proposed Blood Center/Longfellow commercial tower has no place in this or any residential neighborhood. At 334 feet on a narrow side street where height is currently limited to 75 feet, with nearly 400,000 sf of commercial space to a residential block, the project is horrifyingly unprecedented.

The rezoning violates the bedrock urban planning principle of directing density to wide streets, central commercial districts, or institutional campuses, and preserving narrow residential side streets for lower scale residential uses. If this residential mid-block could be rezoned so dramatically, so could other residential blocks in every Council District.

I support the Blood Center's mission, but this proposal is nothing more than a Donald Trump-style land grab.

Though the Blood Center itself would occupy only the lower third of the building, with the rest owned by Longfellow, the building's floorplans rival the Empire State Building. Longfellow claims it will be a "Life Sciences Center." No guarantees on that one. It could end up being almost anything.

Clearly nobody involved in building this project won't be living here after it's built. Should it be built, the projected thousands of additional workers in the neighborhood will tax an already over-taxed transportation system and increase traffic. Do you want to be the person the ambulance can't get to in time? Have you tried to get on an M66 bus at rush hour or shift change?

Laborer's Local 79 has played the race card here which is something people do when the facts don't fit their narrative. They claim and I quote, "opposition to the project, which comes from a small group of wealthy, white residents of the Upper East Side." Many of the people who'll be negatively impacted by this horror of a project will be the people who work around here and go to school around here: people of color.

The Longfellow has demonstrated time and again a complete disregard for the community and for decades of successful zoning. The Blood Tower will crush a residential community only for the benefit a private developer. I urge you to reject this proposal.

Charlie Allenson

Charlie Allenson
Volunteer Producer
Concert Across America to End Gun Violence

concertacrossamerica.org



From: [Cinzia Pontillo](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote Against Blood Center Re-Zoning
Date: Tuesday, October 19, 2021 3:27:13 PM

Dear Council Members:

We vehemently oppose the egregious new tower project proposed by the New York Blood Center and Longfellow. Among our many concerns and fears over the dense, massive potential construction: overly burdening the infrastructure of our neighborhood, already taken advantage of by the medical community; how will the new building further tax the already fragile ConEdison electric grid?

We currently tolerate liquid nitrogen trucks that block our sidewalks. A proposed addition of a 334-foot, 33-story research tower replete with dangerous chemicals, is just too much for our neighborhood to handle. Not to mention the additional 2,400 new workers to an already overcrowded block.

The Blood Center's representatives have claimed they want to create a humane experience for residents of the Upper East Side, but this only refers to the aesthetic look of the new building. The residents in our neighborhood deserve to be treated humanely.

The mission of the Blood Center is to do good work. They should be able to do their work in a modest sized building... one that does not require a precedent-setting re-zoning of the mid-block. I urge you to take swift action and block this proposal.

Sincerely,

Cinzia Pontillo

From: [Corey Walker](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Testimony in Opposition to the New York Blood Center Rezoning
Date: Monday, October 18, 2021 4:07:36 PM

To Whom It May Concern:

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. If the Blood Center needs more space, there are plenty of other locations already zoned for the type of building they would like to create. 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. In addition, residents are increasingly working from home and need the quiet to work effectively.

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 and I strongly believe there shouldn't be zoning changes to accommodate this project. There is a reason the current zoning laws exist and there shouldn't be changes made to them that negatively impact our community.

Thank you for your consideration.

Best,

Corey Walker
Resident
333 East 66th Street
New York, NY 10065

From: [Anderson Family](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Blood Bank Center East 67th Street proposed project
Date: Tuesday, October 19, 2021 2:37:27 AM

I am sure you will receive much testimony and communication regarding the Blood Bank Center proposed project on East 67th Street, so in that vein I will keep this short. NYC has rules in place for developments of this sort, and it has enforced such rules fairly and evenly through the oversight process on a neighborhood level and a city-wide level. This particular project, through that oversight process on the local level, has been exposed as the Blood Center simply 'prostituting' its name to a developer in exchange for new facilities for itself that will be of the same size as their current facilities, but while also allowing the developer to skirt development rules and enrich only itself and not the immediate community.

I oppose this project and hope you will stop it in its tracks.

Thank you,

Dan Anderson

315 East 68th Street, Apt [REDACTED]

From: [Dan Kaplan](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Opposition letter to Proposed NY Blood Center Tower Project
Date: Monday, October 18, 2021 2:55:43 PM
Attachments: [DKaplan Letter, Blood Ctr Project, 10-18-21.docx](#)

October 18, 2021

To: New York City Council's Subcommittee on Zoning and Franchises

Re: Objections to Proposed new Blood Center Project on East 66th Street

To the Council:

As a shareholder of a co-op located at 333 East 66th Street, I am strongly opposed to this project as proposed by The Blood Center and its construction partner, Longfellow.

My family has lived on 66th Street for more than 25 years. We have always valued the quality of life in this neighborhood; its character has made it a sort of urban oasis in the midst of what can be a very stressful city habitat. This quality has loomed even more importantly as we raise our son.

However, this proposal clearly will destroy any vestige of calm or relief on a permanent basis for the neighborhood. The reasons are many:

- This massive 334 ft Tower is out of proportion for any mid-block, especially one zoned for buildings no more than 75 feet high. (I have no objection to the Blood Center building out to its zoned allowance. The Blood Center, as it has stated elsewhere, actually does not need all this additional space; and it has also been offered alternative sites in the city that are more than adequate to its special needs and more appropriate to its mission.)
- Four plus years of construction will disrupt the community for an unacceptable period time. PLUS, it must be pointed out that The Blood Center will have to move its operations during that timeframe, which obviates many of the Blood Centers arguments for remaining where it is.
- The rezoning will set an unacceptable precedent for all development in both residential UES and residential neighborhoods throughout Manhattan.
- The rationale for the project is more than questionable in an era when vacant office space is rocketing, current vacant space is urgently being repurposed by management companies and landlords all over the city, and the trend to remote work is growing and likely irreversible.
- The rezoning is further questionable given that the business district (which can accommodate the tower within its zoning) is a mere seven blocks south of the proposed location.
-

There is no certainty that the buildings spaces won't be utilized for commercial purposes, thereby negatively impacting even further all of the following points -

1. The impact on the transportation infrastructure and public transportation (which are already over-used) would be massive.
 2. Traffic conditions will clearly worsen on both the narrow East 66th and 67th Streets but add to clogging 1st and 2nd Avenues all the way to the 59th St. Emergency vehicles will find it impossible to move in our area when servicing our population and the concentration of hospitals located here.
 3. East 67th Street is a critical cross-town bus route for the city as well as the transportation lane for Julia Richmond High School; it's not hard to predict how the addition of more and larger Blood Center service bays, driveways and service vehicles will impact both E. 66th and 67 streets, as well as 2nd Avenue.
 4. There will be an over-concentration of foot traffic on our narrow sidewalks, particularly given the current Blood Center plans for wide access driveways.
- The increase of both toxic waste and the use of dangerous chemicals on blocks where there are schools, Pre-K and special education populations is very worrisome.
 - The vulnerability of the neighborhood to a potential breach of the proposed BSL-3 laboratory within the facility is UNACCEPTABLE.
 - The shadow literally cast by such a massive structure will utterly denigrate the quality of St. Catherine's Park on E.67th Street, which is the primary park for a large section of the UES, used day and night by children and residents.

There are yet many more reasons to doubt the wisdom of such project. I urge that the New York City Council's Subcommittee on Zoning and Franchises reject this project's application.

Sincerely,

Dan Kaplan
333 E.66th Street, [REDACTED]
New York, NY 10065
dan@lcpremiums.com

October 18, 2021

To: New York City Council's Subcommittee on Zoning and Franchises

Re: Objections to Proposed new Blood Center Project on East 66th Street

To the Council:

As a shareholder of a co-op located at 333 East 66th Street, I am strongly opposed to this project as proposed by The Blood Center and its construction partner, Longfellow.

My family has lived on 66th Street for more than 25 years. We have always valued the quality of life in this neighborhood; its character has made it a sort of urban oasis in the midst of what can be a very stressful city habitat. This quality has loomed even more importantly as we raise our son.

However, this proposal clearly will destroy any vestige of calm or relief on a permanent basis for the neighborhood. The reasons are many:

- This massive 334 ft Tower is out of proportion for any mid-block, especially one zoned for buildings no more than 75 feet high. (I have no objection to the Blood Center building out to its zoned allowance. The Blood Center, as it has stated elsewhere, actually does not need all this additional space; and it has also been offered alternative sites in the city that are more than adequate to its special needs and more appropriate to its mission.)
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- The rezoning is further questionable given that the business district (which can accommodate the tower within its zoning) is a mere seven blocks south of the proposed location.
- There is no certainty that the buildings spaces won't be utilized for commercial purposes, thereby negatively impacting even further all of the following points -
 1. The impact on the transportation infrastructure and public transportation (which are already over-used) would be massive.
 2. Traffic conditions will clearly worse on both the narrow East 66th and 67th Streets but add to clogging 1st and 2nd Avenues all the way to the 59t St. Emergency vehicles will find it impossible to move in our area when servicing our population and the concentration of hospitals located here.
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There are yet many more reasons to doubt the wisdom of such project. I urge that the New York City Council's Subcommittee on Zoning and Franchises reject this project's application.

Sincerely,

Dan Kaplan
333 E.66th Street, 
New York, NY 10065
dan@lcpremiums.com

From: [Dan Kaplan](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Please Veto the Blood Center
Date: Tuesday, October 19, 2021 2:01:18 PM

October 19, 2021

Dear Council Members:

We vehemently oppose the egregious new tower project proposed by the New York Blood Center and Longfellow. Among our many concerns and fears over the dense, massive potential construction: overly burdening the infrastructure of our neighborhood, already taken advantage of by the medical community; how will the new building further tax the already fragile ConEdison electric grid?


We currently tolerate liquid nitrogen trucks that block our sidewalks. A proposed addition of a 334-foot, 33-story research tower replete with dangerous chemicals, is just too much for our neighborhood to handle. Not to mention the additional 2,400 new workers to an already overcrowded block.

The Blood Center's representatives have claimed they want to create a humane experience for residents of the Upper East Side, but this only refers to the aesthetic look of the new building. The residents in our neighborhood deserve to be treated humanely.

The mission of the Blood Center is to do good work. They should be able to do their work in a modest sized building... one that does not require a precedent-setting re-zoning of the mid-block. I urge you to take swift action and block this proposal.

Sincerely,

Dan Kaplan

333 E. 66th Street, 
Ny, Ny 10065

From: [Daniella Sade](#)
To: [Land Use Testimony](#)
Subject: "[EXTERNAL] VOTE AGAINST the Blood Center/Longfellow application"
Date: Saturday, October 23, 2021 3:39:24 PM

I'm voting against this tower on the UES, as an architect and resident of the area for the last 15 years I have been astounded by the deterioration of the aesthetics of the neighborhood by the creeping up of these high rise buildings. It does nothing of benefit to add to the area

D Sade



NY 10028

From: deborah92@everyactioncustom.com on behalf of [Deborah Yu](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Written Testimony in OPPOSITION to the New York Blood Center Rezoning
Date: Saturday, October 23, 2021 7:44:46 PM

.Dear City Council Zoning Subcommittee,

I hereby oppose Applications No. C 210351 ZMM, N 201352 ZRM, and N 201353 ZSM.

The proposed Blood Center/Longfellow commercial tower is an egregious project that has no place in this or any residential neighborhood. By rising to a height of 284 feet on a narrow side street where height is currently limited to 75 feet, and introducing nearly 400,000 sf of commercial space to a residential block, the project is unprecedented in nearly every way. The rezoning violates the bedrock urban planning principle of directing density to wide streets, central commercial districts, or institutional campuses, and preserving narrow residential side streets for lower scale residential uses. If this residential midblock could be rezoned so dramatically, so could other residential blocks in every Council District.

Though the Blood Center itself would occupy only the lower third of the building, with the rest owned by Longfellow, the building's floorplates rival the Empire State Building. That bulk would cast the 2,000 students from all over the city in the 6-school Julia Richman Educational Complex and much of St. Catherine's Park in perpetual shadow. The project is a BAD plan for the neighborhood and the City.

I support the Blood Center's mission, but this proposal is nothing more than zoning for dollars. I am in favor of alternatives, such as the full coverage presented by planner George Janes. But the proposal as presented demonstrates a complete disregard for the community and for decades of successful zoning, and it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge you to reject this proposal as presented and maintain the 75 ft height limit.

Sincerely,
Deborah Yu
201 E 66th St Apt ■ New York, NY 10065-6460
deborah92@gmail.com

From: denisehoguet@everyactioncustom.com on behalf of [Denise Hoguet](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Written Testimony in OPPOSITION to the New York Blood Center Rezoning
Date: Saturday, October 23, 2021 5:00:14 PM

Dear City Council Zoning Subcommittee,

I hereby oppose Applications No. C 210351 ZMM, N 201352 ZRM, and N 201353 ZSM.

The proposed Blood Center/Longfellow commercial tower is truly an egregious project that has no place in this or any residential neighborhood. A height of 284 feet on a narrow side street where height is currently limited to 75 feet is ridiculous! The rezoning would violate the intention of directing density to wide streets, central commercial districts, or institutional campuses, and preserving narrow residential side streets for lower scale residential uses. If this residential midblock could be rezoned so dramatically, so could other residential blocks in every Council District. It would be a terrible precedent.

Although the Blood Center itself would occupy only the lower third of the building, with the rest owned by Longfellow, the building's floorplates rival the Empire State Building. Its bulk would cast the 2,000 students from all over the city in the 6-school Julia Richman Educational Complex and much of St. Catherine's Park in perpetual shadow. The project is NOT a good plan for the neighborhood and the City.

I support the Blood Center's mission (and have been a regular blood donor!) but this proposal is nothing more than zoning for dollars. I am in favor of alternatives, such as the full coverage presented by planner George Janes (which I watched). The proposal as presented demonstrates a complete disregard for the community and for decades of successful zoning, and it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge you - please reject this proposal as presented and maintain the 75 ft height limit. Thank you.

Denise Hoguet 209 East 66th Street New York, NY 10065 (just a block away)

Sincerely,
Denise Hoguet
[REDACTED] New York, NY 10065-6443
denisehoguet@yahoo.com

From: [Diane Cramer](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] blood bank
Date: Monday, October 18, 2021 3:27:58 PM

As a resident of 333 E. 66 St I am appalled and worried about the idea of having a building with a lab testing unknown viruses among other things across the street from a school and in the middle of a residential neighborhood. This is very scary and dangerous to me. I am also concerned over the increase in both pedestrian and vehicle traffic that will occur. This area is already overcrowded and we have car traffic, the crosstown bus and school buses during the school year. Isn't that enough traffic and congestion? There are many other places the Blood Center can rebuild without destroying the look of our neighborhood with an oversized mid-block building, This Tower will be a catastrophe for our neighborhood. Diane Cramer

From: [Diane Smykowski](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] I oppose the Blood Center/Longfellow proposal
Date: Thursday, October 14, 2021 1:46:46 PM

I have lived at [REDACTED] for almost 16 years, and on the Upper East Side for almost 30 years - all between 68th and 80th, 2nd Avenue to York Avenue.

I strongly oppose the over-development of the Blood Center building on East 67th Street. This building will have a significant detrimental impact on the character of my neighborhood.

Between the additional people, the traffic (in an already congested area) and most importantly the effect it will have on Julia Richman High School and St. Catherine's park - this building can not be allowed to be built.

In addition, setting a precedent for an exception to mid-block zoning laws is a dangerous path to do down. What comes next? Where do you say no?

This kind of development is ruining the community feeling of the Upper East Side.

Just say no.

Thank you.

Diane Smykowski

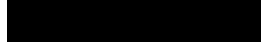
[REDACTED]
NY, NY 10065

From: [Don Wood](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Blood Bank Tower
Date: Tuesday, October 19, 2021 10:39:27 AM

STOP THE CORRUPTION!
DON'T RUIN THE NEIGHBORHOOD SO THE CEO WHO MADE \$11M AS HEAD OF A
'NON-PROFIT' LAST YEAR, CAN MAKE MULTIPLES OF THAT THIS YEAR.

DO THE RIGHT THING PLEASE.

Don Wood

 .

From: [Dr. Elynn Berk](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Testimony in OPPOSITION to the Blood Center
Date: Tuesday, October 19, 2021 10:26:13 AM

October 17, 2021

Dear City Council Members:

I am the president of 333 East 66th St, a large co-op on the Upper East Side and have lived here for 36 years. I am also a member of The Coalition to Stop the Blood Center Tower. This letter serves as my strong opposition to this land-grab by the Blood Center.

The New York Blood Center has proposed to destroy more than 34 years of residential midblock zoning (75' limit) to construct a massive 334' tower equivalent to a 32 story tower. Their current 3 story building will be replaced by this one with nearly 600,000 square ft. The Blood Center plans to occupy less than 1/3 of this enormous structure: its "out-of-town developer partner" renting the remainder of the space to lucrative Life Science laboratory tenants.

Since 1985, no buildings within the protected zone area have been rezoned to disregard the law. If this blatant rezoning law change is allowed here, many developers all over NYC will also request this type of re-zoning based on this one precedent, thereby certainly slowly destroying livability and the fabric of our neighborhoods.

The site also is mid-block running between East 66th & 67th Streets (between First and Second Avenues) which are residential blocks for schools, a Public Library, a heavily used UES park and a properly zoned medical facility. There should be no mistake: this Tower will negatively affect not just a few blocks but an entire neighborhood (and beyond by setting precedent for mid-block rezoning.)

This proposed Tower will create density problems that will destroy this entire neighborhood and disrupt life for thousands of residents, students and those who already work within our blocks. Traffic on these streets as well as on 1st and 2nd Avenues is already at a standstill most times. 66th Street is a crosstown street through the park to the west side. 67th Street has lineups of school buses to serve the more than 2000 students there. The increased vehicle traffic will back up the 59th Street Bridge even more than it is now. Massive Tower loading docks will further impede traffic flow.

The proposed Congestion Pricing initiative will further clog the streets of the East 60s. Foot traffic also will be affected; more than 2500 additional workers will work in the Tower, crowding sidewalks and overtax a public transportation system already overflowing

What seems most unfair is that the 3000 public school students being educated in several schools within a block radius of the Tower will be unbearably challenged; there is no possible mitigation for the issues the schools they attend will permanently face. The increase of both toxic waste and the use of dangerous chemicals on blocks where there are schools, pre-k and special education populations is very worrisome.

A Life Sciences Tower by definition brings with it vastly increased medical waste, dangerous chemicals and self-stated, dangerous level labs. The proposed BSL-3 lab is described as having lethal and contagious pathogens, the potential for aerosol transmissions, etc. There also will be animal testing. In order to house the desperately needed air cleansing and waste water treatment equipment necessary for 24/7 operations there will be mechanical facilities on lower floors nearer to local residents. The plans call for several wide loading docks on 66th Street with deliveries scheduled every 9 minutes. Chemical vapors will train up into the air on a stated 24/7 basis. The prospect of a catastrophic accident is very real.

The essentials for a good quality life for a wide swath of New Yorkers living, learning and working in the area will also be sharply reduced by the lack of sunlight, good air quality, and increased noise. The sheer height and bulk of the Tower makes it incapable of viable mitigation of sunlight, air and reasonable quiet. The Tower will cast enormous shadows on the streets and the park, leaving them in permanent shade for hours daily. The Tower is presented as a 24/7 operation, meaning its functioning sounds, lights and smells will be constant. Workers will also be coming and going on this 24/7 basis adding to the concerns.

The neighborhood has been supportive of the Blood Center's work. However, the Center would have greater space if it simply built the as of right building it is entitled to build with no change in zoning. Of course, that would not give them a free building. The immensity of this tower is merely a revenue producing initiative for a developer. The Blood Center has tried this land grab before to no avail. They want a free building even though they have large financial resources and have never attempted major fundraising for their institution which is suspicious in itself in a serious non-profit organization.

It is critical to emphasize: There is no need for this Tower in this location.

- The Blood Center is not expanding; it will have basically the same space as it does now

- The Blood Center currently has a major facility in Long Island City among other facilities

- 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 them

- No one is opposing the right of the Blood Center to expand to the current 75 ft zoning allowance
- There is plenty of empty commercial real estate in NYC to be re-purposed
- The construction jobs touted by the Blood Center will exist wherever the building is located

I hope that City Council members will see this land grab for what it is and deny this massive and dangerous intrusion into a densely populated, diversified neighborhood of working and learning New Yorkers. For all these reasons, I, as well as hundreds of our shareholders, strongly oppose this deplorable project.

Sincerely,

Dr. Ellyn Berk

President, 333 East 66th Street Corporation

Dr. Ellyn Berk
333 East 66th Street
New York, NY 10065

mobile [REDACTED]



Testimony to NYC Council subcommittee on Zoning & Franchises”

East86thStreetMerchants/Residents Association opposes the Blood Center/Longfellow Tower application

Re: ULURP Hearing on October 20,2021 by NYC Council subcommittee on Zoning & Franchises”

Application for an up zoning on an R8B zoned block.This will require several actions by the city council : a zoning map amendment to rezone the Development site from R8B to C2-7; designation of the development site for MIH and rezone a lot 100’east from C-1 to C2-8; request a zoning text amendment to Section 74-48 to modify various sections of the Zoning Resolution. Additionally they are requesting a revocable consent from DOT to allow a Marquee projection over the build entrance.

My name is Elaine M. Walsh, testifying and written comments on behalf of the East 86th Street Merchants/Residents Association, in my capacity as its President. I was born and raised in Yorkville and the UES and continue to live here; I am also on community board 8 and former co-chair of zoning and development. I was co-chair during the initial deliberations and the resolution opposing the blood center ??? **I am not testifying on behalf of the community board). During that time the applicant never participated in any meaningful discussion -- there was no cooperation, no negotiation nor offer to make any changes to the application. Their testimony on October 20 saying they would reduce the building by 50’ has little impact on the issues raised by the community and all of the elected officials.** This is as bad as saying at the CPC hearing on July 29 that the blood center would provide air conditioners to the school The East 86th Street Association is writing to go on **the public record with our strong opposition to the New York Blood Center’s application to request an up zoning to build a 334 foot tower, at 310 East 67 Street,** (includes the site rear thru East 66 street.

We join all the other opponents to this Longfellow Tower reject this application.

This site and all mid blocks except for carve outs for institutions have been zoned R8B since 1985. East 67Street block houses a public library, residential buildings, a recreational park used by young and old alike and an educational complex JREC consisting of 4 High Schools, elementary school, school for autistic students and the Life program, Five of the schools have students hailing from all five boroughs.

We fully support the resolution of Community Board 8 that opposes the application by the Blood Center. The applicant’s proposal is **Spot Zoning** that violates the zoning rules of the city. **Any change to the R8B zoning will set a precedence for the undermining of our zoning in R8B as**

225 East 79th Street #13B, New York NY 10075
tel: 917-327-5614



well as in Brooklyn and the Bronx that have: R4B, R5B, R6B and R7B zoning that is similar to our R8B. R4B part of Bayridge, Bklyn, Middle Village and Rego Park, Queens

R5B Brooklyn 3 story row houses - permits attached and semi attached houses found in Windsor Terrace, Bed Sty and in Ridgewood Queens has height and setback ,front yard and curb regulations

R6B row house districts designed to preserve the scale and harmonious streetscape of neighborhoods developed in the 19th century these are typical Brownstone neighborhoods(like we have) found in Park Slope, or Boerum Hill in Brooklyn these are only examples there are other areas

R7B mandatory Quality Housing regulations are similar to those in R6B but a higher floor area ratio(FAR)

Height limit rested to 6-7 story apartment buildings rather than the row houses in R6B . There are R7B districts throughout Brooklyn and Queens including parts of Elmhurst and Rego Park

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

This presents no problems. Under current zoning and as of right the Blood Center as the entity can easily be accommodated within the site's R8-B Zoning-providing even more space than current on the site.

It is their collaboration with the commercial entity Longfellow Real Estate Partners who proposes to build a commercial tower (334' +mechanicals and venting systems) above the Blood Center and rent out to tenants is the problem. The total project is out of scale in a residential community and belongs as the other Life Science projects have done in M1 zones.

This entity has no experience in building such a large complex. They saw a chance to have the city pay for most of the development by partnering with the NY Blood Center and meet the requirement from EDC to partner with a non profit and thus be eligible for over \$20Million in funds from the city.

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

225 East 79th Street #13B, New York NY 10075
tel: 917-327-5614



Their argument for the need for proximity to the nearby medical facilities is unsupportable. All of their research and other activities reflect minimal collaboration with nearby institutions and there is no research that supports near for proximity. Indeed most research is global.

Not one research or medical institution in the area has come out to support the Blood Center, nor has the Blood Center indicated any support from the science community. In fact the Blood Center/ Longfellow commercial tower has had no discussion with the community be it the schools or even City Council member Keith Powers.

In dealing with the community board and the community during ULURP review the applicant has **made no effort to respond** to questions neither raised nor showed willingness to discussion any alternatives or concessions. The law firm Kramer Levin's land use attorney Paul Selver, has made it clear there are no alternatives (testified to this at hearing 7/29/2021 before the commissioners) As former co chair of zoning and development for CB8 I have never experienced a total lack of community support for a project, nor had an applicant that functioned as if the deal was done and they did not have to make an effort to work with the community. When I was co chair we asked the Blood Center to come to a committee meeting prior to the DEIS. They refused to attend a meeting and in fact the face and mouth piece for the project was Paul Selver. We were never able to ascertain the legal relationship between the Blood Center and Longfellow. Initially Mr. Selver stated there was a partnership between the two and Longfellow would have partners who would occupy the site. The truth now is that Longfellow will be a condominium will have tenants who will purchase or rent space. These tenants can be occupied as medical labs or doctors' offices. Currently there are no known tenants.

In Life Sciences there is a relationship to a university – none exists here In fact Mr. Selver stated that Hunter College, CUNY was approached but they declined. Their only reference is to a CUNY college in Brooklyn that would be offered internships. This is not what has been the relationship with other Life Science initiatives; the collaboration includes an University with faculty engaged in the research. Most grants for this work are obtained by individual researchers/scientists or team of researchers

We believe that this application did not receive appropriate review by the City Planning Commission and is being pushed, for some unknown reason to receive approval by the end of this year. In addition, we believe that it did not receive the appropriate environmental scrutiny that should accompany any request to override a zoning regulation that has been in place for 35years. This zoning was put in place in 1985 by NYC department of Planning –your own agency to support the neighborhood character of the area. In 1986 city planning reviewed requests by institutions to have a carve out the Blood Center was never part or a player in this endeavor.

225 East 79th Street #13B, New York NY 10075
tel: 917-327-5614



R8-B Zoning

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

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

Longfellow Tower

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

A Longfellow commercial laboratory building, and all other similar buildings, must be located where, and only where, permitted by the Zoning Resolution. Currently that is in a M1 zoning District

Problems and Illegality of Current Proposal

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

The proposed zoning changes are “Spot Zoning.” The pointless inclusion of the avenue property (66-67 Second Avenue) is an obvious attempt to conceal this fact.

To rezone an R8-B midblock to a high-density commercial zone would set a dangerous, city-wide, precedent for future such inappropriate applications. Any change to the R8B zoning will set a precedent for the undermining of our zoning in R8B as well as in Brooklyn and the Bronx that have R4B, R5B, R6B and R7B zoning that is similar to our R8B

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

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

225 East 79th Street #13B, New York NY 10075
tel: 917-327-5614



Among the numerous adverse impacts are:

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

** The NYC Department of parks is the city agency that has authority over green space and open space. I have had a conversation with the Director of Environmental Planning. The department must comment on this proposal and have stated in an email that it agrees with the DEIS regarding the negative impact on St Catherine's Park and can find no way that this proposal can be mitigated.

East 86streetMerchants/Residents Association is hopeful that you will turn down this application. Please vote no and defeat this calamitous proposal Thank you

Elaine M. Walsh, Ph.D., LCSW
President East 86Street Merchants/Residents Association
225 East 79 St, Suite 13B NY,NY 10075
9173275614

225 East 79th Street #13B, New York NY 10075
tel: 917-327-5614

From: [E79 SNA](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Testimony in Opposition to Longfellow/Blood Center Variances
Date: Saturday, October 23, 2021 3:16:06 PM
Attachments: [Testimony Opposing Longfellow Expansion \(E79SNA\) 10.23.21.pdf](#)

Dear Members of the New York City Council,

Please accept our Testimony in Opposition to the proposed Longfellow Real Estate Partner's expansion at the site of the New York Blood Center.

We have attached our testimony as a PDF document to this email and have copied its contents into this email for your convenience.

Thank you for your consideration.

Sincerely,

Betty Cooper Wallerstein
President, East 79th Street Neighborhood
Association

Wendy Machaver
Board Member, East 79th Street
Neighborhood Association

Andrew Ravaschiere
Board Member, East 79th Street
Neighborhood Association

Christine Donovan
Board Member, East 79th Street
Neighborhood Association

John McClement
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~ ~ ~

**Written Testimony in
OPPOSITION to the Longfellow
Real Estate Partners-New York
Blood Center Proposed Rezoning**

**To the New York City Council
Zoning Subcommittee,**

**The East 79th Street
Neighborhood Association hereby
opposes Applications No. C
210351 ZMM, N 201352 ZRM,
and N 201353 ZSM.**

October 23, 2021

Executive Summary

**1. Environmental Considerations and
Zoning**

- Building above the height permitted by current R8B zoning of 75-feet of height will result in long-lasting devastating environmental effects across New York City.
- These effects will be borne at a disproportionately higher rate by our residents, workers, and students of color.

2. Respect Mid-Block Zoning

- R8B Zoning helps to preserve the health, safety, and welfare of our workers, residents, and students, as well as preserving increasingly scarce affordable housing.
- Destroying the R8B zoning designation through variances sets a dangerous precedent throughout New York City, encouraging irresponsible, unsafe overdevelopment.

This variance is not necessary for the New York Blood Center's continued operations.

- Supposed laboratory job opportunities for under-represented populations are unlikely to be created due to the nature of commercial labs.
- The mayor's initiative for a Life Sciences Center can be achieved without destroying the R8B zoning for this site.

3. Level Three Biohazard Labs Do Not Belong on a Densely-Populated Residential Mid-Block

The East 79th Street Neighborhood Association opposes the construction of the equivalent of a 29-story building on the midblock of an R8B-zoned block for environmental and biological hazard, zoning, and economic considerations.

**East 79th Street
Neighborhood Association
Testimony**

Environmental Concerns and Zoning

Longfellow Real Estate Partners, LLC proposes building a facility to a height of 284 feet on a narrow side street where height is

currently limited to 75 feet. Holding a building to the currently zoned height of 75-feet is crucial in protecting New York City from the disastrous effects of climate change pollution.

New York City is a fragile coastal environment comprised of three islands and a peninsula - all of which are sensitive to the damage caused by the rising water levels of the Atlantic Ocean and the devastating climate change related air pollution emissions' effects on the health of residents and workers of all five of our boroughs. These health effects are disproportionately felt by our residents, workers, and students of color.

Several studies around the world, particularly in China and London, who are ahead of us on the over-development curve, have demonstrated that buildings emit an exponentially greater amount of greenhouse gas emissions and use an exponentially greater amount of energy after 100 feet, or 10 stories, and another exponential jump in emissions at 210 feet, after 21 stories (see, e.g., <https://global.ctbuh.org/resources/papers/download/tall-buildings-sustainability-from-the-bottom-up.pdf>, a real estate developer-friendly publication). This increase, in turn, heats up our, trapping energy in the atmosphere. This increased atmospheric energy is the chief cause of rising sea levels.

As we have seen both with Superstorm Sandy and Hurricane Ida, rising sea levels are deadly and costly - **across all five boroughs**.

We not only feel the effects of increased atmospheric temperature, but we experience

increased illness, particularly respiratory and cardiac morbidity.

In addition, this heat increase worsens our air quality through the trapping of particulate matter, and exacerbates the urban heat island effect. The urban heat island effect can be defined as "the propensity of cities to trap heat and grow considerably warmer than the surrounding natural environment." It is caused by the interaction between tall buildings. According to the Environmental Protection Agency, locales within our urban heat islands can be up to 10°F warmer than surrounding areas

(<https://earthobservatory.nasa.gov/features/HotI>)

While it may just sound like a mere inconvenience to live in a roasting city, this temperature increase has a massive impact in rising asthma, cardiovascular, and infectious disease rates, according to the New York State Energy Research and Development Authority

(<https://www.nyserda.ny.gov/About/Publication>)

Numerous other peer-reviewed periodicals report the same data-based findings. (See also,

<https://www.thecity.nyc/2021/7/27/22596829/e>

[heat-sends-new-yorkers-to-emergency-rooms](#)

and https://scholar.google.com/scholar?as_ylo=2020&q=race+climate+change+%22ne

Morbidity and mortality related to these illnesses caused by climate change disproportionately affect our and brown residents, workers, and students of color.

In addition, the urban heat island begins a problematic never-ending positive feedback loop in which people use their air conditioners more due to the increased heat

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Our current midblock zoning of 75-foot building height stands as our protection to curb the ill effects of builders' race to the sky.

Both New York City and New York State have committed to working within the principles of the Paris Climate Accord of 2015. Specifically, we are committed to substantially reduce global greenhouse gas emissions to limit the global temperature increase in this century to 2 degrees Celsius while pursuing efforts to limit the increase even further to 1.5 degrees

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An independent review article published by *Scientific American* puts the climate change pollution contribution of tall buildings at 75%

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Those figures include the remediation done under the LEEDS certification program.

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Respect Mid-Block Zoning

The R8B Zoning regulations were set in place in the 1980s after a hard-fought battle against developers' destruction of 5-floor walk-up tenement buildings that are found throughout sections of Brooklyn, Queens, and Manhattan. These tenement buildings are often the site of affordable and rent-stabilized units. The buildings that replace them are almost always tall luxury developments, which often displace people of color, even when "affordable housing" is included (<https://patch.com/new-york/bushwick/locals-protest-27-story-luxury-tower-slated-rise-bushwick>).

R8B Zoning also designates permissible height, set-backs from the street to ensure adequate sunlight, mandatory green space, etc. (<https://www1.nyc.gov/site/planning/zoning/dis-tools/r8.page>). These considerations fall properly within the legislature's ability to regulate building height and density as derived from the policing powers under the Fourteenth Amendment of The Constitution of the United States.

There are two main zoning reasons why the Longfellow Real Estate Partners' development of the New York Blood site at 310 East 67th Street must not be permitted to violate R8B Zoning.

First, a variance or "upzoning" is unnecessary for both the renovation of the New York Blood Center and the development of biological laboratory space by Longfellow Real Estate Partners.

Under current zoning law, the New York Blood Center has the ability to expand its own

facility or to invite additional partners into its development by building up to a height of 75-feet (which, as a permissible matter, means a height of 100-feet, which includes mechanicals.)

The New York Blood Center has stated that it is not seeking expanded facilities. Therefore, additional space gained from as-of-right development can be used to help support the ongoing operations of the Blood Center.

Over many decades, the New York Blood Center has acted irresponsibly in failing to fundraise or otherwise secure adequate funds to plan for keeping this facility up-to-date. Meanwhile, the President of the New York Blood Center receives a salary of \$1,689,851 (one-million, six-hundred-eighty-nine thousand, eight-hundred-fifty-one dollars) (<https://nonprofitlight.com/ny/new-york/new-york-blood-center>). Clearly, the management of the New York Blood Center, including, but not limited to its fiscal matters, needs to be rigorously reviewed before taxpayers can be asked to set aside health and safety considerations, and expected to allocate public funds to a for-profit development.

Moreover, regarding the necessity of their *particular* 67th Street location, the New York Blood Center, in its work, does *not* require proximity to the Weill-Cornell Hospital complex nor to The Rockefeller University in order to fulfill its purpose. According to their own website,

Our cutting-edge innovation, decades of experience, and world-renowned expertise make us one of the largest independent, community-based blood centers in the world. Along with

partner organizations Community Blood Center of Kansas City, Missouri, Innovative Blood Resources, and Rhode Island Blood Center, and Blood Bank of Delmarva, we collect approximately 4,000 units of blood products each day and serve a population approaching 50 million people in the Tri-State area (NY, NJ, CT), Mid-Atlantic area (PA, DE, MD), Kansas City metropolitan area, Minnesota, Nebraska, Rhode Island, and Southern New England.

[https://nybloodcenter.org/about-us/nybc-overview/#:~:text=Along%20with%20partner%\(NY%2C%20NJ%2C%20CT\)](https://nybloodcenter.org/about-us/nybc-overview/#:~:text=Along%20with%20partner%(NY%2C%20NJ%2C%20CT))

With our pandemic-induced proficiency in Zoom and other electronic conference platforms, face-to-face conversations are no longer preferred and are not an appropriate reason for the construction of an over-large facility on this site.

Therefore, by their own words, physical proximity to medical facilities is not, and has never been, a factor in the Blood Center providing service. In fact, the New York Blood Center has 18 *other* facilities in the New York-New Jersey area. These facilities do not appear to be proximate to medical institutions.

The assertion that Longfellow must build - in anticipation of commercial laboratory tenants - a facility for the Blood Center at this location and only at this location in order to foster scientific inquiry and communication is simply not credible.

Meanwhile, Longfellow Real Estate Partners seeks to build the equivalent of a mid-block 29-story building on the 67th Street New York Blood Center site and offers, in exchange, to pay for the Blood Center's new facilities.

Upon questioning at various Community Board 8 meetings, all of which members of the East 79th Street Neighborhood Association attended, a Longfellow Real Estate Partners representative admitted that there is no guarantee that the new structure would contain the commercial research laboratory facilities that are the purported reason for considering this monstrously expansive construction in the first place.

Longfellow Real Estate Partners claims that they wish to develop commercial laboratory space in close physical proximity to existing hospital space that exists to the east, predominantly along the East River corridor. They, however, refuse to consider other available sites either in the same area or available sites in Harlem close to other hospital spaces. In fact, so adamant is Longfellow Real Estate Partners in developing this, and only this, site, that they have promised Local 79 construction jobs to the union only for work at this site. The reality is that Longfellow Real Estate Partners is well able to offer the same construction job opportunities at *any* of the sites that they have been offered.

Further, Longfellow Real Estate Partners claims that they will seek to hire lab workers among populations that have historically been racially under-represented in the field.

These are hollow promises. As discussed

above, there is no guarantee that *any* commercial laboratory space will come to fruition. Instead, Longfellow Real Estate Partners could substitute office or luxury residential space in place of their stated purpose of lab development, thereby providing *no* lab jobs to *anyone*, let alone under-represented communities.

In addition, the nature of independent commercial biological laboratories, such as the type that is proposed by Longfellow Real Estate Partners, is that they are retained on a short-term basis by an entity whose sole purpose is to develop a single pharmacological product that can then be sold to an established, large pharmaceutical company, after which the research entity is dissolved. These companies are usually formed by research scientists and venture capitalists. There are no robust or long-term employment opportunities for lab workers at these sites.

Second, destroying the R8B midblock zoning for this proposed project would set a dangerous and compelling precedent for other developers *throughout New York City* to do the same - destroying the health, safety, and welfare protections that are currently in place.

The proposed rezoning eviscerates the fundamental urban planning principle of sensibly directing density to wide streets, central commercial districts, or institutional campuses, and the preservation of narrow residential side streets for health, safety, and welfare considerations.

If this residential midblock could be rezoned so dramatically, so could other residential

blocks in every Council District.

The New York City Council may be considering the proposed Longfellow Real Estate Partners development in light of the mayor's initiative for a Life Sciences Center. The mayor's initiative can still be achieved in several ways described, throughout this testimony, without building an out-of-current-zoning building at this site. Several other appropriate sites have been proposed, many within blocks of the current hospital complex that currently exists along the East River.

It must be noted that other sites have been offered to Longfellow Real Estate Partners that are located on wide streets, as is appropriate - particularly in the case of biohazard accidents as discussed, below.

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Biohazard Labs Do Not Belong on a Densely-Populated Residential Mid-Block

Out of four Biosafety levels, with one being the lowest danger classification and four being highest, the work in the proposed new Longfellow Real Estate Partners - Blood Center development has earned **Biosafety Level 3 (BSL-3)** status. BSL-3 laboratories are used to study infectious agents or toxins that may be transmitted through the air and cause potentially lethal infection through inhalation exposure. Researchers perform all experiments in biosafety cabinets (<https://www.phe.gov/s3/BioriskManagement/bCabinets.aspx>) that use carefully controlled air flow or sealed enclosures to prevent infection. BSL-3 laboratories are designed to be easily decontaminated. These laboratories must use controlled, or "directional," air flow

to ensure that air flows from non-laboratory areas (such as the hallway) into laboratory areas as an additional safety measure.

Other engineered safety features include the use of two self-closing, or interlocked, doors, sealed windows and wall surfaces, and filtered ventilation systems. BSL-3 labs must also have access to equipment that can decontaminate laboratory waste, including an incinerator, an autoclave, and/or another method, depending on the biological risk assessment.

According to the Centers of Disease Control and Prevention

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Biosafety Level 3 BSL-3 is suitable for work with infectious agents which may cause serious or potentially lethal diseases as a result of exposure by the inhalation route. BSL-3 laboratories should be located away from high-traffic areas. Examples of agents that should be manipulated at BSL-3 are M. tuberculosis (research activities), St. Louis encephalitis virus, and Coxiella burnetii.

COVID-19 is one example of a virus studied in BSL-3 labs.

Due to the potential harm that such biological vectors contain, there are many technical construction and maintenance requirements for Level 3 (sometimes noted as Class III)

labs. Some requirements may be found at:
<https://web.archive.org/web/20160409233223/>
particularly on pages 64-66, and 312, and
onward.

What independent community entity will monitor the adherence to appropriate practices and procedures and with what funds? Will the developer be required to set aside such funds to be administered by the Community Board for this purpose? Does the New York City Council expect our taxpayers to cover this expense while Longfellow Real Estate Partners profit? No safety monitoring funds are currently specified in the proposal.

The CDC mentions HEPA filters being replaced "as necessary." Who determines what is "necessary"? Will commercial budgetary concerns govern that decision? Is this a matter for an expert retained by a community-governed entity?

We might assume that a Biosafety Level 3 Lab will have contracted with an appropriate disposal company. What outside entity/agency will monitor that disposal process? How would removal of hazardous waste be accommodated on a narrow side street?

Will there be a fund that the developer would put aside, the interest from which will permit community ongoing oversight?

In the article, above, contamination due to human error of a ripped glove is mentioned. Also, the necessity of N-95 masks is noted.

What happens if there is an N-95 mask scarcity, as we have seen during this coronavirus pandemic? Will reuse of N-95

masks be encouraged in a residentially dense neighborhood?

Until these urgent questions are answered thoughtfully and clearly, the proposal as currently constructed must not move forward.

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In accord with the information above, as well as based on the recommendations of Council Member Kallos, State Assembly Member Seawright, State Senator Krueger, Congresswoman Maloney, Manhattan Borough President Brewer, **we oppose the proposed Longfellow Real Estate Partners - New York Blood Center real estate expansion because it is unnecessary and harmful. We are asking that the rest of the City Council of New York do so, as well.**

Thank you for your consideration.

Sincerely,

Betty Cooper Wallerstein
President, East 79th Street Neighborhood
Association

Christine Donovan
Board Member, East 79th Street
Neighborhood Association

Wendy Machaver
Board Member, East 79th Street
Neighborhood Association

John McClement
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These are hollow promises. As discussed above, there is no guarantee that *any* commercial laboratory space will come to fruition. Instead, Longfellow Real Estate Partners could substitute office or luxury residential space in place of their stated purpose of lab development, thereby providing *no* lab jobs to *anyone*, let alone under-represented communities.

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The proposed rezoning eviscerates the fundamental urban planning principle of sensibly directing density to wide streets, central commercial districts, or institutional campuses, and the preservation of narrow residential side streets for health, safety, and welfare considerations.

If this residential midblock could be rezoned so dramatically, so could other residential blocks in every Council District.

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Biosafety Level 3 BSL-3 is suitable for work with infectious agents which may cause serious or potentially lethal diseases as a result of exposure by the inhalation route. BSL-3 laboratories should be located away from high-traffic areas. Examples of agents that should be manipulated at BSL-3 are M. tuberculosis (research activities), St. Louis encephalitis virus, and Coxiella burnetii.

COVID-19 is one example of a virus studied in BSL-3 labs.

Due to the potential harm that such biological vectors contain, there are many technical construction and maintenance requirements for Level 3 (sometimes noted as Class III) labs.

Some requirements may be found at:

<https://web.archive.org/web/20160409233223/http://www.cdc.gov/biosafety/publications/bmbl5/BMBL.pdf>, particularly on pages 64-66, and 312, and onward.

What independent community entity will monitor the adherence to appropriate practices and procedures and with what funds? Will the developer be required to set aside such funds to be administered by the Community Board for this purpose? Does the New York City Council expect our taxpayers to cover this expense while Longfellow Real Estate Partners profit? No safety monitoring funds are currently specified in the proposal.

The CDC mentions HEPA filters being replaced "as necessary." Who determines what is "necessary"? Will commercial budgetary concerns govern that decision? Is this a matter for an expert retained by a community-governed entity?

We might assume that a Biosafety Level 3 Lab will have contracted with an appropriate disposal company. What outside entity/agency will monitor that disposal process? How would removal of hazardous waste be accommodated on a narrow side street?

Will there be a fund that the developer would put aside, the interest from which will permit community ongoing oversight?

In the article, above, contamination due to human error of a ripped glove is mentioned. Also, the necessity of N-95 masks is noted.

What happens if there is an N-95 mask scarcity, as we have seen during this coronavirus pandemic? Will reuse of N-95 masks be encouraged in a residentially dense neighborhood?

Until these urgent questions are answered thoughtfully and clearly, the proposal as currently constructed must not move forward.

~ ~ ~

In accord with the information above, as well as based on the recommendations of Council Member Kallos, State Assembly Member Seawright, State Senator Krueger, Congresswoman Maloney, Manhattan Borough President Brewer, **we oppose the proposed Longfellow Real Estate Partners - New York Blood Center real estate expansion because it is unnecessary and harmful. We are asking that the rest of the City Council of New York do so, as well.**

Thank you for your consideration.

Sincerely,

Betty Cooper Wallerstein
President, East 79th Street Neighborhood
Association

Wendy Machaver
Board Member, East 79th Street
Neighborhood Association

Andrew Ravaschiere
Board Member, East 79th Street
Neighborhood Association

Christine Donovan
Board Member, East 79th Street
Neighborhood Association

John McClement
Board Member, East 79th Street
Neighborhood Association

Francis Barany, Ph.D.

Professor of Microbiology and Immunology
Weill Cornell Medicine

October 19, 2021

Dear Subcommittee on Zoning and Franchises,

I am writing to you as a resident of 450 East 63rd Street, and as a researcher at Weill Cornell Medicine for the past 36 years.

It is with heavy heart that I have learned about the New York Blood Center attempt to push forth a redevelopment plan that serves neither the best interests of the Blood Center, nor the best interest of the community.

Over the past 18 months – a.k.a. the COVID-19 era every first-rate faculty or researcher has become adept at holding meetings and attending lectures via Zoom and MS Teams. Indeed, I am part of a consortium that is building new drugs to fight COVID-19 – a consortium that includes researchers not only at Weill Cornell Medicine, and across the street at The Rockefeller University, but also at Duke in North Carolina, the Broad Institute in Boston, and UC Davis. The truth is that all these sites are equally interactive.

NY blood Center's leadership is thus making a knowingly false statement when they claim they need to be within 2-blocks of The Rockefeller University, Memorial Sloan Kettering Cancer Center, and Weill Cornell Medicine. Leave alone that their most recent publications are overwhelmingly with collaborators at other institutions, the statement ignores the reality of the extraordinary evolution in scientific research that has occurred during the COVID era. The top work is now being done by Scientists and Physicians collaborating throughout the City and the world. Those researchers who still think their work is dependent on interacting only with potential collaborators within a 2-block radius will be left behind and no longer do top work – which is part of the rationale for the Blood Center to build within the current location.

Further, the Blood Center's leadership's insistence that a large amount of research space for startup companies is needed in this location is also out-of-touch with the reality that building a top company requires being nimble and having a virtual footprint. As an entrepreneur who has started 3 companies, the post-COVID-19 world has validated the importance of properly collaborating with excellent CROs (contract research organizations) around the world, while minimizing the footprint within the 3 institutions. I would welcome incubator space in the neighborhood, such space is being built at Rockefeller University, and more could be put into a future building adjacent to the Weill Cornell Medicine Belfer building, without violating current zoning laws.

A very sensible compromise proposal was presented by the urban planner, one that would provide ample space for current blood center researchers, as well as plenty of incubator space for nimble and collaborative biotech companies. This would enable the NY Blood Center to get the best of both worlds AND fit within the 75ft height limitations for midblock buildings, and thus not cast any shadows or cause other irreparable harm to the neighborhood. A win-win for all parties concerned.

Respectfully,



Francis Barany
Professor of Microbiology and Immunology
Program of Biochemistry and Structural Biology
National Academy of Inventors Fellow
Tel. 212.746.6509 office
Email: barany@med.cornell.edu



From: [Gail Tavelman](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Blood Center
Date: Sunday, October 17, 2021 11:04:13 PM

The proposed Blood Center/Longfellow commercial tower is an egregious project that has no place in this or any residential neighborhood. By rising to a height of 334 feet on a narrow side street where height is currently limited to 75 feet, and introducing nearly 400,000 sf of commercial space to a residential block, the project is unprecedented in nearly every way. The rezoning violates the bedrock urban planning principle of directing density to wide streets, central commercial districts, or institutional campuses, and preserving narrow residential side streets for lower scale residential uses. If this residential midblock could be rezoned so dramatically, so could other residential blocks in every Council District.

Though the Blood Center itself would occupy only the lower third of the building, with the rest owned by Longfellow, the building's floorplates rival the Empire State Building. That bulk would cast the 2,000 students from all over the city in the 6-school Julia Richman Educational Complex and much of St. Catherine's Park in perpetual shadow. The project is a BAD plan for the neighborhood and the City.

I support the Blood Center's mission, but this proposal is nothing more than zoning for dollars. The applicant has demonstrated a complete disregard for the community and for decades of successful zoning, and it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge you to reject this proposal.

Thank you.

Gail Schwartzberg

From: [Gail Tavelman](#)
To: [Land Use Testimony](#)
Cc: [Gail Schwartzberg](#)
Subject: [EXTERNAL] Blood Center / Longfellow - this cannot be allowed to go forward
Date: Sunday, October 17, 2021 10:48:14 PM

This project cannot be allowed to go forwards.

Rezoning will change the neighborhood. The present zoning allows a 75 foot building. This project will be 334 feet.

If the rezoning is allowed this could then be allowed all over New York City and the boroughs. **I could happen to your neighborhood.**

If this is allowed traffic in the neighborhood would be unbearable and would affect children by shading and creating shadows on the school and park across the street.

Labs in the building would create dangerous fumes, dangerous waste and disregard for the safety of the neighborhood.

Thank you,

Gail Tavelman
Concerned Neighbor

From: [Harriet Bell](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Blood Bank Tower on 66 Street
Date: Saturday, October 16, 2021 5:03:05 PM

While many people have expressed opposition to this proposed monstrosity, because light will be blocked at Julia Richman Educational Complex and St. Catherine's Park, my concerns are greater. Several major hospital exist in this area with HSS building a new tower over the FDR Drive and a new building on First Avenue between 65th and 66th Streets. The Q train and the Lexington Avenue lines are already overcrowded with health care workers and students. East 67 and 68 streets are through roads for ambulances, police cars, the M66 bus routes, and fire trucks. These vehicles spend precious minutes blasting their horns and sirens to get to the medical centers, including MSKCC, HSS, NY Presbyterian/Weil Cornell, and Rockefeller University. The infrastructure can't handle the five-year construction and this future nightmare.

Most egregious of all is the rezoning changing corner constructions to mid-block edifices. This change will affect every neighborhood in New York City in the coming years. This is a land grab by a greedy developer, who doesn't care about the neighborhood and will be renting space to non-medical clients. Do not believe for one moment that the blood bank will increase its footprint—the square footage will remain virtually the same.

Please vote "no." Also, if it's something that deBlasio says yes to, it can't possibly be good for New York.

Do the right
thing....

Harriet Bell



NYC

From: [Hayley Kaye](#)
To: [Land Use Testimony](#)
Cc: [Adam Kaye](#)
Subject: [EXTERNAL] Written testimony in Opposition to Proposed Expansion of New York Blood Center
Date: Thursday, October 14, 2021 1:24:06 PM

To Whom It May Concern:

I would like to express my opposition to the proposed expansion of the NY Blood Center. I live with our two young children in a neighboring building of the blood center. Now more than ever, we have realized the crucial importance of outdoor spaces in the city, particularly ones where children can play. During this pandemic, and really, at all times, parks are one of the only places where children in the city can gather for unstructured play and physical activity. As we know, New York is cold for many months during the year, and it is only warm enough to be comfortable utilizing a park during sunlight hours. The construction of this new blood center building will cast a shadow over St Catherine's park for a large part of the afternoon, during the after school hours when the park is most heavily used. In addition, the noise, dust, and necessary street closures associated with the construction may make it unpleasant to be outdoors anywhere in the proximity of that building. I have no doubt that the construction will affect the adjacent NY Public library, further harming the neighborhood children.

There are **no** other parks in this neighborhood, and this park is already overcrowded. We need **more** parks in the neighborhood, so compromising the only existing one makes no sense.

The positive effects of sunlight in the winter as well as the detriments of lack of sunlight are well documented. And this park is many of the neighborhood children's only opportunity to spend time in the sun.... unless the blood center literally steals their sunshine.

Such an enormous building will also change the residential quality of this neighborhood, creating a huge amount of traffic on both 66 and 67 street, which are already congested, and negatively affect the function of the M66 crosstown bus which stops on that block. And will set a precedent for building enormous buildings mid block in residential areas which can ruin the feel of any neighborhood.

In addition, I am very concerned about the impact of such a huge demolition and construction project on the air quality in the area, particularly children's inhalation of particulate matter.

Of course we believe in the mission of the blood center and have no problem with a renovation or even slight increase in the size of the blood center, but the height they have proposed will have a profound negative impact on the neighborhood.

Thank You,
Hayley Kaye

From: [Heather Martin](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] blood center tower
Date: Tuesday, October 19, 2021 5:19:02 PM

For the record, I would like to vote in opposition to the Blood Center Tower.
Thanks,
Heather

From: [Helga Schliesser](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Blood Center
Date: Tuesday, October 19, 2021 1:07:58 PM

> To the Members of the City Council:

>

> Our representatives always remind us Citizens to go and vote, that it is our civic duty, and they are right! But would it not also be the civic duty of our representatives we voted for to uphold the laws that are already on the books? I refer to a NYC law that does not allow construction in the MIDDLE OF A BLOCK to exceed 75 feet! This is a City law! So why do we have to fight the construction for a new Blood Center? Because this new planned construction breaks this law: it is supposed to be 334 feet high while the law allows only 75 feet height in Mid Block construction! This transgression would be a bad example for the rest of our city and a tragedy, not to say chaos, for this residential neighborhood!

>

> We all agree that the Blood Center needs more space and it would get 5 additional floors in the new building! But the rest of it will be condos and office space. The riches would all go to the out-of-town Real Estate Agent Longfellow from Boston who does not have NY City's interest in mind. Instead of respecting our laws, our City Planning, our Environment and Neighborhood, their only interest seem to be money!

>


> The Quality of life for the whole neighborhood is at stake: increase in traffic on all streets and avenues which is already bad now. It affects MTA bus service on 67th and 68th streets: it can be a question of life or death for the many ambulances in our neighborhood! Loss of sun and green habitat have been mentioned often in connection with St. Cathrin's Park. This Park is an oasis for city kids in general and for the kids in the schools directly across from the planned construction site in particular. It would not only lose hours of sun, so important for children's health, but the Park could be taken over by some of the 2000 new expected employees at lunch time! And who needs in times of Pandemics more office space when half of New York's office buildings are vacant?

>

> This is a residential area and we should keep it that way! We read and hear every day about how important it is to improve anywhere in the world the environment for the survival of nature, animals and Humans but here we see Longfellow and the Blood Center totally ignoring it!

> This project needs to be voted down. It does not have a single redeeming feature except for the Real Estate Agent in Boston. I trust the members of the City Council will do the right thing and vote NO!

Helga Schliesser


helpet.schliesser@gmail.com

From: [dl.wu](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] blood center
Date: Saturday, October 23, 2021 7:13:53 PM

Hi,

I would like to express our grave concerns about changing the residential nature of the Upper East Side with the proposed very large, commercial building on East 67th Street anchored by the proposed blood center.

This would irreparably harm the historical residential neighborhood, impair property values and create traffic/ logistics issues.

With many thanks for your assistance and consideration.

--

Hope Whitney/ Douglas Wu

[REDACTED]

New York, NY 10065

From: [Colson, Brandon](#) on behalf of [Speaker Corey Johnson](#)
To: [Mann, Raju](#); [Levitan, Amy](#)
Cc: [Land Use Testimony](#)
Subject: FW: Support for NY Blood Center's Center East Project
Date: Friday, October 15, 2021 4:30:58 PM
Attachments: [Inspirna Center East LOS.pdf](#)

From: Melissa Rosenberg <Melissa@kasirer.nyc>

Sent: Friday, October 15, 2021 4:28 PM

Subject: [EXTERNAL] Support for NY Blood Center's Center East Project

Good afternoon,

I'm sharing the attached letter in support of the New York Blood Center's Center East project, which is set to be heard at the Council Subcommittee on Zoning and Franchises on Wednesday. The letter comes from Inspirna, a biotech company that develops groundbreaking new cancer treatments, who partners with the New York Blood Center on research and development efforts. The realization of the Center East life sciences hub will help spur the creation and expansion of other companies like Inspirna who can help to innovate new treatments, cures, and scientific discoveries.

Let me know if you have any questions.

Best,
Melissa

Melissa Rosenberg
Associate Vice President, Real Estate
Kasirer LLC
Cell: 973-876-1255



Dear Colleagues:

The New York Blood Center is a lifesaving institution for New York City. It not only supplies safe, inexpensive blood products to nearly every hospital across the five boroughs but helps countless New Yorkers through groundbreaking research of cures for blood-related diseases like Covid-19, HIV, and Sickle Cell anemia.

I'm writing to you as a proud partner of the Blood Center and firm supporter of its proposal to develop a world-class life science hub called Center East. We can no longer accept having this important hub for scientific innovation and blood services operate in an outdated facility constructed as a vocational school in 1930.

Center East would significantly enhance and expand the Blood Center's capacity for life-saving research with a state-of-the-art campus that would be a pillar of New York's post-pandemic response infrastructure. It would also begin to address New York's glaring lag in life science lab space compared to industry leaders like Boston and San Francisco. Finally, the Blood Center's plan would create a campus where research institutions like the Blood Center can collaborate with biotechnology companies to accelerate the development of new treatments—space New York currently lacks, but that we know drives innovation.

We believe this would be immensely helpful to our company that is developing new cancer medicines as well as many other local biotechnology companies, and also contribute to our ability to grow as we add employees in the coming years locally in the New York City area.

The pandemic has underscored New York City's need for the Blood Center's work and to invest more boldly in our life science infrastructure.

Center East is the right project for the Blood Center and New York City now more than ever.

Thank you for your consideration. I urge you to help bring this long-overdue project to fruition.

Sincerely,

A handwritten signature in black ink that reads "David M. Darst". The signature is written in a cursive, flowing style.

David M. Darst
Chief Operating Officer
Inspirna, Inc.

From: [Jens Eriksen](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] I want you to APPROVE the Blood Center/Longfellow Tower
Date: Sunday, October 17, 2021 1:10:52 PM

Dear City Council,

We are residents in the co-op at 333 East 66th Street, New York, zip 10065, writing in support of the proposed Blood Center/Longfellow tower. It is an egregious project bringing benefits to the neighborhood and to scientific research in the U.S.

The building would leave, as largely documented, complete sunlight to St. Catherine's Park most of the daylight time, adding some shadow to the natural twilight, only a few hours on Winter evenings. The project is a GOOD plan for the neighborhood and the City.

Our primary housing co-op is victim of repeated white collar crimes by the current President of the Board of Directors Ellyn Berk and by the colluded managing agent Rudd Realty. To discriminate among shareholders, they refuse to share the waiting list for minor alterations authorized by Public Authorities and assigned to certified and insured contractors. For months the poor management has determined delays because the very easy communication of workdays with noisy apartment interior demolitions are not communicated and the neighbors immediately protest. The decent management is to inform ahead which days have noisy demolitions, allowing neighbor shareholders paying expensive maintenance fees to properly plan their schedules, avoiding complaints of noise. Demolitions for minor alterations in a studio apartment can take 2-3 days, while suffering them for months from the same studio is certainly caused by white collar crimes in the attempt of managing our co-op building.

Ellyn Berk abused systematically of the co-op email system Buildinglink.com, with the complicity of Rudd Realty and Buildinglink management. In 11 months she sent at least 39 spams, summarized below, with her own anti-democratic anti-capitalism point of view on the Longfellow project. Her unilateral delirium and lack of democratic debate does not represent shareholders at all. The project has been backed by the Mayor of New York City and democratically elected committees. Her repeated flat-earther mistakes about sun lighting of St. Catherine's Park is not representative of our neighborhood. She has a compulsive spamming attitude with false alarmism because of her access to the mandatory Buildinglink system. The appropriate mental health authorities should be alerted. We cannot mark as spam her unsolicited messages in our email systems, as we would lose emails from the same account, genuinely sent with legal value about our co-op. The lack of normal democratic debate through the same email system requires correction. Obviously if someone sends an email through the system, is immediately subject to retaliation, threaten of eviction, attack by their dogs in the common spaces, stalking by doormen, etc. The email system must be reserved for reasons pertaining our expensive co-op, not for the mental

problems of Ellyn Berk, with medieval belief on sunrise and lack of mental lucidity, as in her most recent spams, opening two brackets and closing one. She does not even re-read emails before sending to 180 families in her building, just because she has access to your system. This is another subtraction of real value to shareholders from Rudd Realty/Ellyn Berk.

Ellyn Berk and Rudd Realty regularly commit white collar crimes in violation of our rights. They must be inhibited from using the Buildinglink.com system for their own interests. They must be inhibited from their retaliation and discrimination, while cooperation among shareholders must be guaranteed. Minor alterations to avoid unsanitary conditions must be guaranteed. Currently, several months of waiting are needed without anthropological reason and with total discrimination among shareholders.

We support the Blood Center's mission, since the applicant has demonstrated attention to the community and the tower would bring innovation, value and opportunities to the area, replacing an old and degraded low-valued building. Ellyn Berk, Rudd Realty and Buildinglink.com do not represent instead our interests and do not guarantee cooperation among shareholders. I urge you to accept this proposal.

Regards,

333 East 66th Street zip 10065 Shareholders

Spam from Ellyn Berk:

Thu, Oct 14, 2:59 PM October 20th	333E66-Blood Center Tower - City Counsel Hearing on Wednesday,
Fri, Oct 8, 2:42 PM	333E66-Blood Center Tower -Save the Date and the Neighborhood
Fri, Oct 8, 1:35 PM	33e66-Blood Center Tower- Save the Date and the Neighborhood
Thu, Sep 30, 12:59 PM	333E66- IMPORTANT! Blood Center Tower - Note to 333
Mon, Sep 27, 8:20 PM	333E66- CB8 Zone Committee Meeting - Note from Ellyn
Wed, Sep 22, 5:40 PM	333E66 - Memo - Blood Center Tower Update
Mon, Aug 30, 3:20 PM	333E66 - Memo - Blood Center Tower Update
Wed, Aug 4, 6:55 PM	333E66- Blood Center Tower - Note to 333
Wed, Jul 28, 10:05 PM (Thurs. July 29th) at 10 am	333E66-Reminder-City Planning Commission Hearing - Tomorrow
Mon, Jul 26, 12:10 PM	333E66 - Memo - Blood Center Tower - Note to Shareholders
Mon, Jul 26, 11:35 AM	333E66- Blood Center Tower - Note to 333
Mon, Jul 19, 12:25 AM	333E66- Blood Center Tower - Reminder
Sun, Jul 11, 10:40 PM Person Public Hearing	333E66-Blood Center Tower- Reminder for Monday Night's In
Fri, Jul 9, 1:50 PM	333E66- Blood Center Tower - Updated Information on the In Person
Public Hearing - Monday, July 12th from 6-8 pm	
Thu, Jul 8, 3:45 PM	333E66- Blood Center Tower - In Person Public Hearing - Monday,
July 12th from 6-8 pm	
Fri, Jul 2, 1:05 PM	333E66-Blood Center Update - Important Memo from Gale Brewer's
Office	
Mon, Jun 21, 11:25 AM from Ellyn	333E66 - Video of Comments on the Blood Center - A Note
Tue, May 25, 1:55 PM	Blood Center Responses to Our Questions: IMPORTANT TO READ

Tue, May 25, 12:50 PM	CB8 Meeting Reminder - Zoom Info - Tonight at 630 pm
Sun, May 16, 1:20 PM	IMPORTANT BULLETIN - Blood Center Protest Rally - Sun. May
23rd at 2 pm	
Mon, May 10, 10:55 PM	REMINDER - CB8 Zoom Meeting- Wed. May. 12th at 6:30 p.m.
Wed, May 5, 5:25 PM	333E66-Update Blood Center Tower Action
Mon, Apr 26, 1:30 PM	333E66- CB8 Community Board Meeting - Tuesday, April 27th at
6:30 pm - Zoom Info	
Tue, Apr 20, 4:59 PM	333E66- Immediate Update on Longfellow Tower
Fri, Apr 9, 5:45 PM	REMINDER - Julie Menin at 333 - This Saturday (Tomorrow)
Tue, Apr 6, 6:59 PM	333E66- Julie Menin at 333 - This Saturday!
Mon, Mar 29, 12:45 PM	333E66- Kramer Levin & The Mayor
Thu, Mar 25, 3:50 PM	333E66- A Follow-up to Last Night's CB8 Meeting & Link to the
Webinar	
Mon, Mar 22, 1:59 PM	333E66- CB8 Zoom on the Blood Center Tower - Tues. Mar. 23rd at
6:30 pm	
Wed, Mar 17, 10:45 AM	333E66- ALERT - NOON TODAY! Story on the Blood Center Tower
on CBS News	
Fri, Mar 12, 10:40 AM	333E66- Memo - Julie Menin
Tue, Jan 19, 2:35 PM	333E66- Meet & Greet with Julie Menin on Tues. Jan. 26th at 6:30
pm - Please Register Now!	
Tue, Dec 29, 2020, 5:45 PM	333E66-Blood Center - Writing Letters to the Planning Commission
Tue, Dec 29, 2020, 6:20 PM	Blood Center - Memos to those writing letters to the
Planning Commission	
Mon, Dec 14, 2020, 2:30 PM	333E66- Talking Points & Zoom Details for Meeting with Councilman
Kallos - Dec. 15th from 8-9 pm	
Tue, Dec 8, 2020, 4:05 PM	333E66-Memo-Blood Bank Center Info
Fri, Dec 4, 2020, 12:20 PM	333E66- Blood Bank Center Update
Fri, Nov 20, 2020, 1:15 PM	333E66-Memo - Blood Bank Petition
Mon, Nov 16, 2020, 12:20 PM	Emergency for All 333 Shareholders- New York Blood Center's 66th
Street Expansion Plan	

From: [Jason Letchko](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Written Testimony Against Blood Center Tower
Date: Thursday, October 14, 2021 12:11:00 PM

To Whom it May Concern:

I am writing to oppose the Blood Center Tower. This is a proposal that has been opposed at every step of the process by anyone who lives in the area, and every politician who wants to be re-elected.

This will negatively affect neighboring businesses recovering from the pandemic, school children trying to learn, the environment, traffic, our health, and everyone in the neighborhood. Not to mention, this would set a dangerous precedent for the rest of New York City development.

I am in my 30s, run a small business, and live in this neighborhood. If this tower gets approved, I'll not only be leaving the neighborhood, I'll be leaving the city, taking my business with me. I can't speak for everyone but I can certainly say that I don't want to live in a city where it's leaders don't care about it's very high tax paying residents and small businesses.

Thank you,
Jason Letchko



From: [Jos Prikazsky](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Blood Center Project
Date: Thursday, October 14, 2021 11:14:10 AM

Good morning Council members,

I am respectfully writing to express my opposition to the proposed blood center tower on the UES. I am a local resident that lives 1 block away from the blood center and am concerned by the egregious plans some Boston based developer is looking to execute on.

The blood center has tried unsuccessfully for a rezoning and expansion several times. There is a reason they've been unsuccessful so many times - because the community is unified in its opposition to the project. They should do it at a location that doesn't break 30+ years of mid block zoning precedent, not to mention the impact it would have on a school and park, where my own 1 year old spends countless hours every day. If approved this project will be step 1 in the destruction of the residential communities of the UES and UWS. Our zoning laws have a purpose - to prevent projects like these. What message would you be sending by pushing our laws aside and allowing this monstrosity?

Thank you for your attention to this matter and I hope you keep in mind the negative impact this project would have on our community, including the thousands of kids that every day go to school and visit the park directly across from the blood center when voting.

Sincerely

Jos Prikazsky



From: [Jackie Schwimmer](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Please count my vote supporting Carnegie Hill Neighbors
Date: Tuesday, October 19, 2021 4:54:52 PM

Member: Jacquelyn Schwimmer

[REDACTED]

NY NY 10128

Sent from my iPad

From: [Janet Nonamaker](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote Against The Blood Center/Longfellow application
Date: Saturday, October 23, 2021 2:09:05 PM

Dear City Council,

I am very much opposed to the building of this tower. It is not right to go against the building rules as we have known them for years: no towers mid block. We do not need another tower and it would be bad for the neighborhood. We have enough darkness in our lives as it is. This would be bad for the children who use St. Catharine's Park as well as students at Julia Richmond H.S. as it would prevent any sunlight where it is most needed. It would be the beginning of the end for any sunlight in our city at all as others will want to follow suit.

The Blood Center can build a new building but one in keeping with the neighborhood, 8 stories max. Nobody but them wants anything taller here. Let them go build their tower in a business neighborhood, not a residential one. We have enough problems with the hospitals taking over this area too much as is.

Sincerely,

Janet Nonamaker



New York, NY 10065

jnonamaker@gmail.com



From: [Jason Harvey](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] 10-20 Hearing Registration : UES Bloodbank new Build and Zoning Testimony AGAINST
Date: Tuesday, October 19, 2021 9:20:35 AM

To whom it may concern

I hope I am able to convey the reasons that the UES Bloodbank building is mis-aligned to the zone that is currently designated a less dense residential zone.

1. With the amount of space available to life sciences in the area, particularly on York and the other zoned dense office blocks – there are multiple options to satisfy any requirements for space for collaboration of life sciences for the stated intention of the blood bank. Therefore, I believe that the goal stated by the blood bank center is untrue and sole target is purely monetization of a not for profit organization.
2. The over abundance of space proposed is not for bloodbank use nor for collaboration with the purpose of the bloodbank.
3. The excessive and garish floor heights is an attempt to build higher for commercial and monetization reasons i.e The space has a premium rental due to it's grand nature.
4. The disruption to the educators across the road for 4 to 5 years will result in a lower quality education for students.
5. The disruption will effect the harmony and balance of the park which is a source of meeting places for our youth, which could result in long term negative outlooks for our next generation.

I am sincere in my comments above, and I hope that the decision makers adjust their thinking to constrain this development for the betterment of all.

Regards
Jason Harvey

From: [J. Leclercq](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] New York Blood Center
Date: Tuesday, October 19, 2021 5:54:10 PM

Dear Sir or Madam,

I am totally against the New York Blood Center's proposed mid-block skyscraper for all the same reasons that you will hear from the over 250 people that will be testifying on October 19, 2021.

In addition, I find it absolutely incredible that the community board, the people, the politicians representing the UES are all against this, and the only person who is for it is Bill DeBlasio. Our mayor who destains the residence of the UES, and could care less what happens here as he is about to walk out the door and go back to his Brooklyn home. Our mayor who will be out of work in a few months with no law firm or business to offer him a position. Our mayor who is probably in need of something in return from either the developer or the Blood Center or both when he is out of office and out of a paycheck.

Please vote against this pet project of the departing mayor.
Jenniene Leclercq

From: jbinkg@aol.com
To: [Land Use Testimony](#)
Subject: [EXTERNAL] UES Blood Center--DO NOT APPROVE
Date: Monday, October 18, 2021 11:53:45 AM

Dear City Council,

Pease **do not approve** a politically motivated plan to destroy the Upper East Side by allowing the Blood Center to build an unsafe, unsightly building that has no necessity on the Upper East Side.

Protect our community and stop driving families and residents out on New York City.

Thank you.

Jennifer Greenblatt

From: [Colson, Brandon](#) on behalf of [Speaker Corey Johnson](#)
To: [Land Use Testimony](#)
Subject: FW: 333 East 66 Street Resident Opposed to Blood Center Project
Date: Saturday, October 16, 2021 3:20:29 PM
Attachments: [Blood Center Letter.pdf](#)

-----Original Message-----

From: jennifer kratish <jkratish@gmail.com>
Sent: Saturday, October 16, 2021 2:30 PM
Subject: [EXTERNAL] 333 East 66 Street Resident Opposed to Blood Center Project

Hello,

Attached, please find my letter in opposition to the proposed blood center project.

Regards,
Jennifer

October 16, 2021

Jennifer Kratish

[REDACTED]
New York, NY 10065

RE: Manhattan Blood Center on 67th Street

To Whom It May Concern:

I am a co-op shareholder at [REDACTED] and I oppose the proposed Blood Center project, located mid-block between 1st and 2nd Avenues, 66th and 67th Streets.

The mid-block is zoned for a height of 75 feet. The proposed project is 334 feet tall. The zoning laws were put into place to protect the look and feel of our neighborhoods as they are known and enjoyed today. Rezoning to permit this project would set a harmful precedent that would impact the entire island of Manhattan.

The Blood Center currently stands four floors tall, and would only occupy the first four floors of the new sixteen-floor structure. It is understandable that the Blood Center would want to update and expand its space; but, it can clearly do so within the current zoning guidelines.

The benefits of the proposed project do not outweigh the costs. The only beneficiary would be the developer, whereas a rezoning would signal to developers that the entire island of Manhattan may be rezoned, which will change the face of Manhattan and sacrifice our neighborhoods.

Yours truly,

Jennifer Kratish

Jennifer Kratish

From: [Jennifer OLaughlin](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Blood Center Tower
Date: Tuesday, October 19, 2021 11:57:29 AM

To Whom it May Concern:

I am currently a resident of 315 E. 68th Street, and I am writing to oppose the proposed Blood Center tower.

Our neighborhood is a warm, welcoming place to live. It has a small town community feel.

There are many independent businesses that make it a pleasure to live here and the scale of the neighborhood makes a comfortable place for children and older adults.

As a medical professional, I have no issue with the blood center portion of the new building, but the mixed use areas in my opinion would do vastly more harm than good in terms of crowding, traffic and blocked sunlight in our public gathering places.

Please consider the people who live here, who need a sunny park, enough space to walk and play, businesses that support the fabric of our lovely blocks, and streets that are safe for children and older adults.

Sincerely,

Jennifer O'Laughlin, RN (and recent grandmother)

Resident of 315 E. 68th Street

Sent from my iPhone

From: [Jim Giller](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Blood Center Expansion Application
Date: Monday, October 18, 2021 6:23:14 PM

As a resident of 315 East 68th Street and a longtime NYC citizen, I'm writing to add my opposition to the planned expansion of the Blood Center.

The reasons will be a restatement of my friends and neighbors but they are:

1. It violates the rules established for development in this neighborhood.
2. Its extraordinary height and footprint will cast the school and St. Catherine Park in darkness.
3. The added traffic created by the additional 2500 employees will negatively affect the quality of life our UES neighborhood has enjoyed for years.
4. Commercial space for life sciences is widely available in the city with over 60 million square feet of space unoccupied due to the recent pandemic. The Blood Center already has expanded space in Long Island City.
5. Finally at 77 years old, I do not want to spend the next 5 years with the construction, noise and transportation disturbance that will occur one block away for no reason.

Sincerely,
James Giller

Jim Giller [REDACTED]
[REDACTED]

Jim Giller
[REDACTED]

From: [JoAnne Tyner](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] VOTE AGAINST the Blood Center/Longfellow application
Date: Saturday, October 23, 2021 1:26:32 PM

Dear Council members, I live at 315 E. 68th and feel that a building can be built within the present city code without going any higher. 68th and 67th St are frequently use for the crosstown buses and Ambulances going to NY Hospital. Frequently they are not able to move because of traffic all ready in this area. The proposed building would put even a greater strain on this situation. Parking for local residents is already difficult and limited because of all the hospital workers and the Richmond school staff. There are also many other reasons which have already been mentioned by residents in this area why this application should be turned down.. Please VOTE AGAINST. Jo Anne Tyner, 315 E. 68th St. [REDACTED], New York, NY 10065.

From: [John Rice](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] I want you to APPROVE the Blood Center/Longfellow Tower
Date: Sunday, October 17, 2021 10:24:03 PM

Dear City Council,

We are residents in the co-op at 333 East 66th Street, New York, zip 10065, writing in support of the proposed Blood Center/Longfellow tower. It is an egregious project bringing benefits to the neighborhood and to scientific research in the U.S.

The building would leave, as largely documented, complete sunlight to St. Catherine's Park most of the daylight time, adding some shadow to the natural twilight, only a few hours on Winter evenings. The project is a GOOD plan for the neighborhood and the City.

Our primary housing co-op is victim of repeated white collar crimes by the current President of the Board of Directors Ellyn Berk and by the colluded managing agent Rudd Realty. To discriminate among shareholders, they refuse to share the waiting list for minor alterations authorized by Public Authorities and assigned to certified and insured contractors. For months the poor management has determined delays because the very easy communication of workdays with noisy apartment interior demolitions are not communicated and the neighbors immediately protest. The decent management is to inform ahead which days have noisy demolitions, allowing neighbor shareholders paying expensive maintenance fees to properly plan their schedules, avoiding complaints of noise. Demolitions for minor alterations in a studio apartment can take 2-3 days, while suffering them for months from the same studio is certainly caused by white collar crimes in the attempt of managing our co-op building.

Ellyn Berk abused systematically of the co-op email system Buildinglink.com, with the complicity of Rudd Realty and Buildinglink management. In 11 months she sent at least 39 spams, summarized below, with her own anti-democratic anti-capitalism point of view on the Longfellow project. Her unilateral delirium and lack of democratic debate does not represent shareholders at all. The project has been backed by the Mayor of New York City and democratically elected committees. Her repeated flat-earther mistakes about sun lighting of St. Catherine's Park is not representative of our neighborhood. She has a compulsive spamming attitude with false alarmism because of her access to the mandatory Buildinglink system. The appropriate mental health authorities should be alerted. We cannot mark as spam her unsolicited messages in our email systems, as we would lose emails from the same account, genuinely sent with legal value about our co-op. The lack of normal democratic debate through the same email system requires correction. Obviously if someone sends an email through the system, is immediately subject to retaliation, threaten of eviction, attack by their dogs in the common spaces, stalking by doormen, etc. The email system must be reserved for reasons pertaining our expensive co-op, not for the mental

problems of Ellyn Berk, with medieval belief on sunrise and lack of mental lucidity, as in her most recent spams, opening two brackets and closing one. She does not even re-read emails before sending to 180 families in her building, just because she has access to your system. This is another subtraction of real value to shareholders from Rudd Realty/Ellyn Berk.

Ellyn Berk and Rudd Realty regularly commit white collar crimes in violation of our rights. They must be inhibited from using the Buildinglink.com system for their own interests. They must be inhibited from their retaliation and discrimination, while cooperation among shareholders must be guaranteed. Minor alterations to avoid unsanitary conditions must be guaranteed. Currently, several months of waiting are needed without anthropological reason and with total discrimination among shareholders.

We support the Blood Center's mission, since the applicant has demonstrated attention to the community and the tower would bring innovation, value and opportunities to the area, replacing an old and degraded low-valued building. Ellyn Berk, Rudd Realty and Buildinglink.com do not represent instead our interests and do not guarantee cooperation among shareholders. I urge you to accept this proposal.

Regards,

333 East 66th Street zip 10065 Shareholders

Spam from Ellyn Berk:

Thu, Oct 14, 2:59 PM October 20th	333E66-Blood Center Tower - City Counsel Hearing on Wednesday,
Fri, Oct 8, 2:42 PM	333E66-Blood Center Tower -Save the Date and the Neighborhood
Fri, Oct 8, 1:35 PM	33e66-Blood Center Tower- Save the Date and the Neighborhood
Thu, Sep 30, 12:59 PM	333E66- IMPORTANT! Blood Center Tower - Note to 333
Mon, Sep 27, 8:20 PM	333E66- CB8 Zone Committee Meeting - Note from Ellyn
Wed, Sep 22, 5:40 PM	333E66 - Memo - Blood Center Tower Update
Mon, Aug 30, 3:20 PM	333E66 - Memo - Blood Center Tower Update
Wed, Aug 4, 6:55 PM	333E66- Blood Center Tower - Note to 333
Wed, Jul 28, 10:05 PM (Thurs. July 29th) at 10 am	333E66-Reminder-City Planning Commission Hearing - Tomorrow
Mon, Jul 26, 12:10 PM	333E66 - Memo - Blood Center Tower - Note to Shareholders
Mon, Jul 26, 11:35 AM	333E66- Blood Center Tower - Note to 333
Mon, Jul 19, 12:25 AM	333E66- Blood Center Tower - Reminder
Sun, Jul 11, 10:40 PM Person Public Hearing	333E66-Blood Center Tower- Reminder for Monday Night's In
Fri, Jul 9, 1:50 PM	333E66- Blood Center Tower - Updated Information on the In Person
Public Hearing - Monday, July 12th from 6-8 pm	
Thu, Jul 8, 3:45 PM	333E66- Blood Center Tower - In Person Public Hearing - Monday,
July 12th from 6-8 pm	
Fri, Jul 2, 1:05 PM	333E66-Blood Center Update - Important Memo from Gale Brewer's
Office	
Mon, Jun 21, 11:25 AM from Ellyn	333E66 - Video of Comments on the Blood Center - A Note
Tue, May 25, 1:55 PM	Blood Center Responses to Our Questions: IMPORTANT TO READ

Tue, May 25, 12:50 PM	CB8 Meeting Reminder - Zoom Info - Tonight at 630 pm
Sun, May 16, 1:20 PM	IMPORTANT BULLETIN - Blood Center Protest Rally - Sun. May
23rd at 2 pm	
Mon, May 10, 10:55 PM	REMINDER - CB8 Zoom Meeting- Wed. May. 12th at 6:30 p.m.
Wed, May 5, 5:25 PM	333E66-Update Blood Center Tower Action
Mon, Apr 26, 1:30 PM	333E66- CB8 Community Board Meeting - Tuesday, April 27th at
6:30 pm - Zoom Info	
Tue, Apr 20, 4:59 PM	333E66- Immediate Update on Longfellow Tower
Fri, Apr 9, 5:45 PM	REMINDER - Julie Menin at 333 - This Saturday (Tomorrow)
Tue, Apr 6, 6:59 PM	333E66- Julie Menin at 333 - This Saturday!
Mon, Mar 29, 12:45 PM	333E66- Kramer Levin & The Mayor
Thu, Mar 25, 3:50 PM	333E66- A Follow-up to Last Night's CB8 Meeting & Link to the
Webinar	
Mon, Mar 22, 1:59 PM	333E66- CB8 Zoom on the Blood Center Tower - Tues. Mar. 23rd at
6:30 pm	
Wed, Mar 17, 10:45 AM	333E66- ALERT - NOON TODAY! Story on the Blood Center Tower
on CBS News	
Fri, Mar 12, 10:40 AM	333E66- Memo - Julie Menin
Tue, Jan 19, 2:35 PM	333E66- Meet & Greet with Julie Menin on Tues. Jan. 26th at 6:30
pm - Please Register Now!	
Tue, Dec 29, 2020, 5:45 PM	333E66-Blood Center - Writing Letters to the Planning Commission
Tue, Dec 29, 2020, 6:20 PM	Blood Center - Memos to those writing letters to the
Planning Commission	
Mon, Dec 14, 2020, 2:30 PM	333E66- Talking Points & Zoom Details for Meeting with Councilman
Kallos - Dec. 15th from 8-9 pm	
Tue, Dec 8, 2020, 4:05 PM	333E66-Memo-Blood Bank Center Info
Fri, Dec 4, 2020, 12:20 PM	333E66- Blood Bank Center Update
Fri, Nov 20, 2020, 1:15 PM	333E66-Memo - Blood Bank Petition
Mon, Nov 16, 2020, 12:20 PM	Emergency for All 333 Shareholders- New York Blood Center's 66th
Street Expansion Plan	

From: [John Rice](#)
To: [Land Use Testimony](#); [Guerra, Marian](#); [Solano, Phiveline](#); [District2](#); [Salamanca](#); [helen@helenrosenthal.com](#); [Moya, Francisco](#); [Gjonaj, Mark](#); [Diaz, Ruben](#); [Matteo, Steven](#); [Maisel, Alan](#); [Speaker Corey Johnson](#); [AskKalman](#); [Lipkind, Arna](#); [Allen, Lucien](#); [Diaz, Darna V.](#); [Cabrera, Fernando](#); [Barron, Inez](#); [Adams, Ayala, Diana](#); [AskJB](#); [Van Bramer, Jimmy](#); [Richards, Donovan](#); [Reynoso, Antonio](#); [Council Member Lander](#); [Grodenschik, Barry S.](#); [District16Bronx](#); [Cumbo, Laurie](#); [Joseph Borelli](#); [Boucher, Jonathan](#); [District45](#); [distrcit2@council.nyc.gov](#); [District19](#); [Ulrich, Eric](#); [Treyger, Mark](#); [Koslowitz, CM](#); [Koo, Peter](#); [Eugene, Mathieu](#); [Coello, Jasmin](#); [Deutsch, Chaim](#); [District30](#); [District36](#); [Dinowitz, Ofeliz@council.nyc.com](#); [District41](#); [Office of Council Member Powers](#); [Rose, Deborah](#); [Rodriguez, Ydanis](#); [D09Perkins](#); [District27](#); [info38](#); [District7](#); [Levin, Stephen](#); [bkallos@benkallos.com](#); [ConstituentService@benkallos.com](#); [Lightbody, Debbie](#)
Cc: [support@buildinglink.com](#)
Subject: [EXTERNAL] Longfellow Tower - Ellyn Berk delirating
Date: Monday, October 18, 2021 11:17:55 PM

Dear City Council/Council Member,

It is with much regret that today Elly Berk delirated by spam email to shareholders of 333 East 66th St. co-op, falsely stating without approval: "shareholders are united on our justified opposition to this monstrosity" and [sic] "it is not enough to just say you are opposed (as all too many of us do)". Her English is worsening together with her mental conditions. She does not represent 333 East 66th St. co-op shareholders. Please take action to repristinate legality.

Regards,
John Rice
333 East 66th St. co-op shareholder

From: [John Hatty](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] "VOTE AGAINST the Blood Center/Longfellow application"
Date: Saturday, October 23, 2021 2:13:05 PM

Dear City Council Members,

I am writing to voice my opposition against the Blood Center/Longfellow application. While I support the work of the Blood Center, please do not let them circumvent the laws that were created to protect the integrity of the city.

Although I am not a lawyer, my understanding is that an exception to allow the Blood Center/Longfellow to build this large building will create detrimental effects throughout the city. This will open the flood gates and send a message to all developers that it is acceptable to build tall and giant buildings without recourse anywhere and anytime in the city.

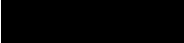
Please also don't forget the real people and families that this project would impact negatively, given the multiple years of construction, the increased congestion and noise, overcast shadows to St. Catherine's Park/neighborhood and the overall decreased quality of life, just to name a few.

Please take these facts into consideration when you make your decision. While I believe in the work of the medical field and the Blood Center, I do not believe they have considered the future impact this will have on the city (building large mid-block buildings without recourse) or the negative impact this will have on the greater community.

Thank you.

Sincerely,

Johnny Teng


New York, NY 10065

Blood Center Testimony - Opposition

October 20, 2021

My name is Jon Salony, I live with my wife Meg on the Upper East Side. I was born in Manhattan and grew up in Connecticut. I have been living on the Upper East Side for 53 years. I oppose the Blood Center plan as it is currently conceived.

I retired from a career in real estate finance at JPMorgan and currently do volunteer work focusing on education and career development for the Urban Land Institute, an industry not for profit.

I was also a board member for about ten years of a not for profit, New Partners for Community Development. Its focus was creating standards for real estate development on contaminated Brownfield sites in New York and on building consensus amongst all stakeholders.

One of my hobbies is sailing. and I have cruised Long Island Sound for more than 30 years. Places we love to sail to include Shelter Island and East Hampton. To get there, you must pass through a narrow channel called Plum Gut. Named after nearby Plum Island. So, what is Plum Island?

Well, it's at the very tip of the North Fork of Long Island across from Orient Point. Owned by the US Government, it's restricted from public access. Why? Since 1954, and for 67 years, the island has been the site of the Plum Island Animal Disease Center. The government conducts research on animal pathogens to protect farmers, ranchers, and the national food supply. Because of this research, and danger to public health, public access is strictly prohibited. Certainly, it makes very good sense to have the testing of communicable diseases in a very remote location. Even the prevailing wind that heads northeasterly out to sea makes good sense for this remote location.

Looking a little further into Plum Island, I found that it is scheduled to be closed and relocated to Kansas.

So why do I tell this story? What will the Blood Center building be used for? Life Science tenants? Other than the Blood Center who will relocate to its space after completion, we do not know the identity and potential use of the speculative tenant space. Life Science is defined broadly and includes immunology, bacteriology, pathology, synthetic biology (design and construction of new biological entities) and 38 other branches of life science. Since we do not know who the tenants will be, possibly for 8-10 years hence, why are we giving the developer pretty much unrestricted opportunity to tenant the building with a variety of potentially dangerous, disease-testing uses?

The office vacancy rate in NYC was 16.1% in early 2021, the highest since 1994 according to Cushman and Wakefield. There is plenty of space to modify for “life science” uses.”

Are there alternatives? Yes. The Blood Center could commence a professional fund raise to get the necessary money to rehab and reconstruct its existing building. They would get exactly what they want. It would be an example of outstanding community stewardship.

So, assuming Plum Island is opened to the public, what would your decision be if you were asked to approve and permit alternative uses there? Would you agree to locate six public elementary schools on Plum Island, even after it closed and “remediated?” Would you also approve a two-acre park space for children there? How about some high-density housing?

Now consider 66th Street. Does it make sense to approve this project in a very dense residential community for science experimentation next to six schools when there are numerous alternatives today? Should you allow the structure to forever restrict the daylight exposure over beloved St. Catherine’s Park? There is no alternative park for recreation in the area, nor is one proposed by the developer. By the way, that park is directly in the path of the prevailing wind from the Blood Center!

So, given there are several highly feasible alternatives, I respectfully recommend that you decline to approve the rezoning.

Submitted by

Jon Salony



jrsalony@gmail.com

October 20, 2021

From: [Judith Fass](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] VOTE AGAINST the Blood Center/Longfellow application
Date: Saturday, October 23, 2021 1:31:57 PM

To the Members of the NYC Land Use Council,
I was born in the Brooklyn, live in the NY Metro area less than 20 miles from midtown Manhattan, and my daughter has lived at 301 East 66th Street, New York, NY 10022 in the past. I been on that neighborhood many times and I am writing this email in opposition to the attempt to commercialize the area. People who rely on the nature of a neighborhood when choosing a place to live should not have their neighborhood substantially changed, and I am in opposition to this application. Thank you.

Very truly yours,
Judith Fass


Glen Cove, NY 11542

From: [Judy Rothstein](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Blood Bank proposal
Date: Thursday, October 14, 2021 4:00:59 PM

Do any of the people who voted in favor of the Blood Bank skyscraper live in this neighborhood? I think not. Please let me know whether I'm correct about this.

2nd Ave is already a bottleneck on weekday mornings and late afternoon. This Blood Bank construction will only add to the congestion. East 67th St is a X-town bus route, and the construction will serve to interfere with traffic all the way across town.

Please, please please stop the tower! Yours truly, Judith
[REDACTED] Rothstein [REDACTED]

|

From: [Karen Turner](#)
To: [Land Use Testimony](#)
Subject: Fwd: [EXTERNAL] Re: 10/20 City Council Hearing - New York Blood Center
Date: Tuesday, October 19, 2021 4:45:02 PM

It was suggested that I email you if I would like my vote recorded against the New York Blood Center. Please do count my vote as one against the building.

Kind regards,

Karen Turner

-----Original Message-----

From: Kelley, Chelsea <CKelley@council.nyc.gov>
To: 'Karen Turner' <karen.a.turner@aol.com>
Sent: Tue, Oct 19, 2021 4:39 pm
Subject: RE: [EXTERNAL] Re: 10/20 City Council Hearing - New York Blood Center

Thank you for letting me know. You can watch the livestream of the hearing at <https://council.nyc.gov/livestream/> rather than joining the Zoom hearing. If you would like your vote recorded for the record, you should email landusetestimony@council.nyc.gov

From: Karen Turner <karen.a.turner@aol.com>
Sent: Tuesday, October 19, 2021 4:39 PM
To: Kelley, Chelsea <CKelley@council.nyc.gov>
Subject: [EXTERNAL] Re: 10/20 City Council Hearing - New York Blood Center

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Forward suspect email to phish@cyber.nyc.gov as an attachment (Click the More button, then forward as attachment).

Hi Chelsea,

I will not be testifying after all.

Kind regards,

Karen Turner

-----Original Message-----

From: Kelley, Chelsea <CKelley@council.nyc.gov>
To: Kelley, Chelsea <CKelley@council.nyc.gov>
Sent: Tue, Oct 19, 2021 4:16 pm
Subject: 10/20 City Council Hearing - New York Blood Center

You are receiving this message, it is because you have signed up to testify at the New York City Council Subcommittee on Zoning and Franchises' hearing on the New York Blood Center land use application on October 20, 2021.

If you do not wish to testify, please reply to this message to let me

know as soon as possible (thank you to those of you who have already let me know you will not testify) – please watch the livestream of the hearing at <https://council.nyc.gov/livestream/> rather than joining the Zoom meeting.

For those of you who still wish to testify tomorrow, we estimate that the public testimony portion of the hearing will start around 11:30am and will go into the evening.

We have over 250 members of the public who have signed up to testify, so this will be a long day for those who will wait to testify as well as for the Land Use Division staff who will be working hard to make sure your testimony is heard as swiftly as possible. As is the case with our in-person hearings at City hall, we are not able to give you an estimate of when you will be called on to speak by the Chair. We apologize in advance for any frustration this may cause and we welcome written testimony at landusetestimony@council.nyc.gov within 72 hours of the end of the hearing. Written testimony will be added to the public record for this application.

We thank you for your cooperation and patience tomorrow.

Best,
Chelsea

Chelsea Kelley
New York City Council | Land Use Division
646 370 0171 | cell
ckelley@council.nyc.gov

CONFIDENTIALITY NOTICE: This e-mail message is intended only for the person or entity to which it is addressed and may contain CONFIDENTIAL or PRIVILEGED material. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message. If you are the intended recipient but do not wish to receive communications through this medium, please so advise the sender immediately.

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From: [kate lowe](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Blood Center Height Extension
Date: Monday, October 18, 2021 7:22:25 PM

the proposed building is an extreme violation of low-scale, mid-block zoning. Its height at 334 feet is four times that allowed (75 feet).

That this is a private, for profit development, being built on top of the Blood

- Center's own updated space. It represents a huge subsidy to the Blood Center and the private developer.
- This will set a terrible precedent and weaken the protection of low-scale, mid-blocks which are so important.

It is the first significant break with low-scale, mid-block zoning since it was

- introduced in the mid-1980s

Kate Lowe

[Sent from Yahoo Mail on](#)

[Android](#)

From: [kelly Dunne](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] The blood bank tower
Date: Saturday, October 23, 2021 5:31:25 PM

Dear Council Members -

As a parent, long-time New Yorker and UES resident - I am vehemently opposed to the above-referenced project. The Council should be too. The Blood Bank's work is good, but the project is bad and here is why:

-OUR CHILDREN - The Julia Richmond Educational Complex/St. Catherine's Park block is so critical to a bustling and vibrant neighborhood. There are 6 schools at the complex which serve 1,800 DIVERSE students from all over the city. This project will completely devastate these students for the 5 years of construction/development and after. The noise and debris this type of project generates will have a significant negative impact on these children of all ages and all educational needs. The Park will be shrouded in darkness from the tower. I have spent a ridiculous amount of time with my own children enjoying the park given it is the only green space for blocks. This project will eliminate the sunshine and goodness of the park. How can we possibly do that to our children and the residents of the neighborhood? It is unconscionable.

-The out-of-town developer completely disregarded any attempts to work together with the local community/elected officials for a viable solution. COMPLETELY ignored. That is not a partnership and the local residents have to deal with the fallout and the developer will just walk away - out of NYC - after thoroughly ruining a neighborhood.

-The proposed skyscraper is in the middle of a residential neighborhood. Mid block. Which had - up until last month's vote - very strict development zoning. Imagine building a skyscraper in the middle of a cul-de-sac in the suburbs. That is exactly what is happening. Does that make any sense? No. Especially, since there is plenty of empty commercial/life sciences spaces already updated and available in many parts of the city - commercially zoned! The Blood Center should fill that space and begin their great work immediately instead of in five years.

-The havoc the tower construction would reap is unthinkable. 2nd Ave is the conduit for trucks, buses etc., en route to the Ed Koch Queensboro Bridge. It is already an absolute disaster from a traffic perspective. Introducing construction vehicles into that traffic would be quite irresponsible.

-The Blood Bank's work is important - everyone agrees with that. However, the Blood Bank only needs 75' of zoning to upgrade the facilities. The proposal for a 334' BEHEMOTH tower is bad for the neighborhood, the city's kids and bad for quality of life on the entire upper east side.

I hope you vote AGAINST the project. Thank you.

Kelly Dunne

315 East 68th Street

From: [kelly Dunne](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] VOTE AGAINST the Blood Center/Longfellow application
Date: Saturday, October 23, 2021 5:34:00 PM

RE - SENDING WITH NEW SUBJECT LINE

Dear Council Members

-

As a parent, long-time New Yorker and UES resident - I am vehemently opposed to the above-referenced project. The Council should be too. The Blood Bank's work is good, but the project is bad and here is why:

-OUR CHILDREN - The Julia Richmond Educational Complex/St. Catherine's Park block is so critical to a bustling and vibrant neighborhood. There are 6 schools at the complex which serve 1,800 DIVERSE students from all over the city. This project will completely devastate these students for the 5 years of construction/development and after. The noise and debris this type of project generates will have a significant negative impact on these children of all ages and all educational needs. The Park will be shrouded in darkness from the tower. I have spent a ridiculous amount of time with my own children enjoying the park given it is the only green space for blocks. This project will eliminate the sunshine and goodness of the park. How can we possibly do that to our children and the residents of the neighborhood? It is unconscionable.

-The out-of-town developer completely disregarded any attempts to work together with the local community/elected officials for a viable solution. COMPLETELY ignored. That is not a partnership and the local residents have to deal with the fallout and the developer will just walk away - out of NYC - after thoroughly ruining a neighborhood.

-The proposed skyscraper is in the middle of a residential neighborhood. Mid block. Which had - up until last month's vote - very strict development zoning. Imagine building a skyscraper in the middle of a cul-de-sac in the suburbs. That is exactly what is happening. Does that make any sense? No. Especially, since there is plenty of empty commercial/life sciences spaces already updated and available in many parts of the city - commercially zoned! The Blood Center should fill that space and begin their great work immediately instead of in five years.

-The havoc the tower construction would reap is unthinkable. 2nd Ave is the conduit for trucks, buses etc., en route to the Ed Koch Queensboro Bridge. It is already an absolute disaster from a traffic perspective. Introducing construction vehicles into that traffic would be quite irresponsible.

-The Blood Bank's work is important - everyone agrees with that. However, the Blood Bank only needs 75' of zoning to upgrade the facilities. The proposal for a 334' BEHEMOTH tower is bad for the neighborhood, the city's kids and bad for quality of life on the entire upper east side.

I hope you vote AGAINST the project. Thank you.

Kelly Dunne

315 East 68th Street

█ NY NY 10065

From: [Kevin Kolack](#)
To: [Land Use Testimony](#)
Cc: [Kelley, Chelsea](#)
Subject: [EXTERNAL] Re: 10/20 City Council Hearing - New York Blood Center
Date: Tuesday, October 19, 2021 4:53:19 PM

Dear members of the New York City Council Subcommittee on Zoning and Franchises:

I submit this public testimony in opposition to the New York Blood Center's proposed project on the upper east side. This planned project is across the street from a park and a school, which would effectively be cast into perpetual shadow. Construction and environmental safety cannot be guaranteed. The project is ABSOLUTELY an example of spot zoning. The Blood Center's spurious assertion that this is the only location which can provide immediate access to research partners is demonstrably false, in addition to being ludicrous to anyone who has actually performed laboratory research (such as myself). While I love the work that the Blood Center traditionally does, which the Blood Center somehow ties to this specific location, I am not in favor of this project, especially when there is so much vacant commercial space at present. The Blood Center's attempt at getting a "free building upgrade" on Longfellow's dime in fact unfairly shifts the cost to the surrounding community and sets an incredibly poor precedent for zoning policy in New York City.


I have personally borne witness to a similar act of hubris in the past, as a chemistry faculty member at the Cooper Union. The Board of Trustees there, like the Board of the Blood Center, vainly sought to "leave their mark" with an overly ambitious construction project- their legacy effectively bankrupted the school in a manner that was eventually deemed improper, though not illegal...

Spot zoning is not legal.

This project must be moved to a more appropriate location.

Thank you,
Kevin

Kevin Kolack, Ph.D.


Woodside, NY 11377-6828
212-604-4659
Parent of Ella Baker School student

2015-2019 Chair, Committee on e-Learning
2016 Chair, American Chemical Society, Long Island Subsection
2020 Director-at-Large, American Chemical Society, New York section
Lecturer (tenured)
Department of Chemistry, S-408
Queensborough Community College - CUNY
222-05 56th Avenue
Bayside, NY 11364

(718) 281-5037

<http://www.qcc.cuny.edu/chemistry/facultyPages/kkolack/index.html>

<http://www.facebook.com/ProfessorKShow/>

<http://www.facebook.com/groups/QCCForensicScience/>

<http://twitter.com/ProfessorKShow>

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Indiana University

kevin@professorKshow.com

On Tue, Oct 19, 2021 at 4:16 PM Kelley, Chelsea <CKelley@council.nyc.gov> wrote:

You are receiving this message, it is because you have signed up to testify at the New York City Council Subcommittee on Zoning and Franchises' hearing on the New York Blood Center land use application on October 20, 2021.

If you do not wish to testify, please reply to this message to let me know as soon as possible (thank you to those of you who have already let me know you will not testify) – please watch the livestream of the hearing at <https://council.nyc.gov/livestream/> rather than joining the Zoom meeting.

For those of you who still wish to testify tomorrow, we estimate that the public testimony portion of the hearing will start around 11:30am and will go into the evening.

We have over 250 members of the public who have signed up to testify, so this will be a long day for those who will wait to testify as well as for the Land Use Division staff who will be working hard to make sure your testimony is heard as swiftly as possible. As is the case with our in-person hearings at City hall, we are not able to give you an estimate of when you will be called on to speak by the Chair. We apologize in advance for any frustration this may cause and we welcome written testimony at landusetestimony@council.nyc.gov within 72 hours of the end of the hearing. Written testimony will be added to the public record for this application.

We thank you for your cooperation and patience tomorrow.

Best,
Chelsea

Chelsea Kelley

New York City Council | Land Use Division

646 370 0171 | cell

ckelley@council.nyc.gov

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From: [Kristen Simone](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Proposed design for new Blood Center
Date: Tuesday, October 19, 2021 1:04:41 PM

Dear Committee Members:

I urge you to NOT approve the rezoning request for the New York Blood Center. As a longtime resident of the Upper East Side, I object for three reasons to the current plans for constructing a new blood center on the site of the existing blood center on East 67th Street:

1. It would set a troubling precedent for rezoning of mid-block construction projects for buildings out of scale with those surrounding it. It would disrupt the low-rise character of the block and the residential side streets of the neighborhood.
2. The currently proposed plan would result in a building that would put into shadow the vital open spaces of the school yard and basketball courts adjoining the Julia Richman Educational Complex and the St. Catherine's playground. Each week, these recreational sites serve thousands of youth, from infants to teens, who reside in and out of the neighborhood, including students from PS 183 and Julian Richman. For many, it is their only access to open recreational space in direct sunlight.
3. The proposed building, much larger than the current blood center, would bring increased vehicular traffic and greater risks to pedestrians on a street traveled largely by youth and families to PS 183, Julia Richman, the St. Catherine's playground, and the branch library of the NYPL. In addition, East 67th Street is already a crosstown bus route, and standing vehicles and increased traffic will slow down the crosstown buses.

Thank you for considering my concerns and those of numerous other community residents.

Kristen Simone
[REDACTED]
New York, NY 10021

From: [hal WITT](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Anti proposed blood center building
Date: Monday, October 18, 2021 7:01:55 PM

Already the traffic is overwhelming in the Carnegie Hill Neighborhood with resulting noise and exhaust Pollution out of control. The number of accidents and near misses are steadily increasing. Any addition to the neighborhood Should add to the serenity of the area, not destroy it. L Witt

Sent from my iPhone



THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE

**Testimony of LANDMARK WEST!
Before the New York City Council
Re: New York Blood Center, 310 East 67th Street
October 20, 2021**

LANDMARK WEST! is a not-for-profit community organization committed to the preservation of the architectural heritage of the Upper West Side.

LANDMARK WEST! wishes to comment on the proposal of the New York Blood Center (NYBC) to construct a commercial tower in an R8B-zoned district on an Upper East Side side street.

The LANDMARK WEST! Appropriateness Committee believes in the mission of the Blood Center, and is grateful for the many benefits it offers to New York City. So many gaps are filled by the tireless efforts of our nonprofit sector which help New York City to function and thrive. These very institutions make us the leading global metropolis we've become, but they also must coexist with our City in a symbiotic relationship.

For their benefit, they are given tax-free status, direct funding through state and local grants and the support and trust of the public, but one must remember that first and foremost, they exist to give back and serve the community, not dominate over it. The proposal today seeks to maintain all the benefits of a non-profit while casting themselves as a for-profit developer: asking the neighbors to support for-profit life sciences developer Longfellow. This arrangement not only distracts from the NYBC stated mission of being the most "preeminent and comprehensive blood center" but runs counter to the values they enumerate as "to continually earn and maintain public trust."

The New York Blood Center seeks to build 16 stories in a neighborhood characterized by 3-6 story residences. City Planning has recognized this underlying character and granted it R8B status nearly four decades ago, specifically to protect that sense of place. A designation which midblock sites from East 59th to East 86th Street (Save for E72 & E79) adhere to across the district, which have allowed it to thrive while increasing property values and desirability. Exploding an FAR 4 to FAR 10 would not only run counter to the longstanding context and overlaid zoning but this intrusion would dominate the residential block.

Nonprofits across the Upper West Side have managed their needs in creative, ingenious ways while respecting the built context. Several private schools and institutions excel in part due to their sought-after context, one that they help enhance. If the New York Blood Center truly needs a for-profit tenant to serve its mission it should seek an as-of-right site to do so. The community has identified several such locations but the narrow-focus of the NYBC has blocked them out as alternatives.

The LANDMARK WEST! Appropriateness Committee urges the City Council to encourage the NYBC to respect R8B Zoning and its underlying community, to explore alternate sites, and to focus on its stated mission, which is to develop the field of hematology, not New York City Real Estate.

From: [Laura Jackson](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Blood Center - opposed
Date: Tuesday, October 19, 2021 4:27:03 PM

I'm writing to express my opposition to the proposed Blood Center tower and will be watching the livestream tomorrow.

-Laura Jackson
E. 66th St.

From: [Lauren Glenn](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Please Reject the NYBC/Longfellow Tower
Date: Tuesday, October 19, 2021 9:58:23 AM

Dear Council,

I am writing to strongly oppose the mid-block expansion of the NY Blood Center building on this narrow residential side street. There is truly no good reason why this commercial high rise needs to be placed at this location when there are several other more appropriate and available locations for this massive 334' tower.

I am a shareholder at 333 East 66th Street but living on the NYBC block is only one reason why I oppose this project. I have lived in or near this neighborhood my entire adult life and am also a frontline healthcare worker. I have worked in several major medical centers in New York City including MSK and HSS and so I understand and respect the needs of healthcare institutions to rebuild and expand to meet the needs of the populations they serve. However, this is not the appropriate place for this construction for a multitude of reasons.

This mid-block rezoning would create a major precedent for the UES and all other Manhattan residential areas. If the Blood Center can 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 the other medical-related mid-block buildings could assert the same right to build huge mid-block towers throughout the neighborhood. Furthermore, there is no guarantee that this building will not be repurposed once the zoning is changed because NYBC only plans to occupy one third of this high rise.

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, and of significant importance to consider-our schools, our bike lanes, our sunlight, our park. Again, this is NOT the right place for an unnecessary "life sciences" building that has so many other options, especially now. After this pandemic NYC has a surplus of already erected commercial building space going unused. One must wonder why NYBC would want to interrupt their work to build this tower, which will take years, when they could move into an already existing or much more easily renovated/erected space.

This for-profit project is at the expense of our neighborhood, our children and our community. It is not justified, it is not necessary, and it is not acceptable. This was justly opposed 35 years ago and again 15 years ago. It makes even less sense today than it did then. Please hear this community now, as we were heard then.

Thank you so much,
Lauren Glenn

From: [Linda Carlish Kaplan](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Opposition letter to Proposed NY Blood Center Tower Project
Date: Monday, October 18, 2021 3:08:34 PM
Attachments: [LCKaplan Letter, Blood Ctr Project, 10-18-21.docx](#)

October 18, 2021

To: New York City Council's Subcommittee on Zoning and Franchises

Re: Objections to Proposed new Blood Center Project on East 66th Street

To the Council:

As a shareholder of a co-op located at 333 East 66th Street, I am strongly opposed to this project as proposed by The Blood Center and its construction partner, Longfellow.

My family has lived on 66th Street for more than 25 years. We have always valued the quality of life in this neighborhood; its character has made it a sort of urban oasis in the midst of what can be a very stressful city habitat. This quality has loomed even more importantly as we raise our son.

However, this proposal clearly will destroy any vestige of calm or relief on a permanent basis for the neighborhood. The reasons are many:

- This massive 334 ft Tower is out of proportion for any mid-block, especially one zoned for buildings no more than 75 feet high. (I have no objection to the Blood Center building out to its zoned allowance. The Blood Center, as it has stated elsewhere, actually does not need all this additional space; and it has also been offered alternative sites in the city that are more than adequate to its special needs and more appropriate to its mission.)
- Four plus years of construction will disrupt the community for an unacceptable period time. PLUS, it must be pointed out that The Blood Center will have to move its operations during that timeframe, which obviates many of the Blood Centers arguments for remaining where it is.
- The rezoning will set an unacceptable precedent for all development in both residential UES and residential neighborhoods throughout Manhattan.
The rationale for the project is more than questionable in an era when vacant office space is rocketing, current vacant space is urgently being repurposed by management companies and landlords all over the city, and the trend to remote work is growing and likely irreversible. The rezoning is further questionable given that the business district (which can accommodate the tower within its zoning) is a mere seven blocks south of the proposed location.
-

There is no certainty that the buildings spaces won't be utilized for commercial purposes, thereby negatively impacting even further all of the following points -

1. The impact on the transportation infrastructure and public transportation (which are already over-used) would be massive.
 2. Traffic conditions will clearly worsen on both the narrow East 66th and 67th Streets but add to clogging 1st and 2nd Avenues all the way to the 59th St. Emergency vehicles will find it impossible to move in our area when servicing our population and the concentration of hospitals located here.
 3. East 67th Street is a critical cross-town bus route for the city as well as the transportation lane for Julia Richmond High School; it's not hard to predict how the addition of more and larger Blood Center service bays, driveways and service vehicles will impact both E. 66th and 67 streets, as well as 2nd Avenue.
 4. There will be an over-concentration of foot traffic on our narrow sidewalks, particularly given the current Blood Center plans for wide access driveways.
- The increase of both toxic waste and the use of dangerous chemicals on blocks where there are schools, Pre-K and special education populations is very worrisome.
 - The vulnerability of the neighborhood to a potential breach of the proposed BSL-3 laboratory within the facility is UNACCEPTABLE.
 - The shadow literally cast by such a massive structure will utterly denigrate the quality of St. Catherine's Park on E.67th Street, which is the primary park for a large section of the UES, used day and night by children and residents.

There are yet many more reasons to doubt the wisdom of such project. I urge that the New York City Council's Subcommittee on Zoning and Franchises reject this project's application.

Sincerely,
Linda Kaplan

October 18, 2021

To: New York City Council's Subcommittee on Zoning and Franchises

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To the Council:

As a shareholder of a co-op located at 333 East 66th Street, I am strongly opposed to this project as proposed by The Blood Center and its construction partner, Longfellow.

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However, this proposal clearly will destroy any vestige of calm or relief on a permanent basis for the neighborhood. The reasons are many:

- This massive 334 ft Tower is out of proportion for any mid-block, especially one zoned for buildings no more than 75 feet high. (I have no objection to the Blood Center building out to its zoned allowance. The Blood Center, as it has stated elsewhere, actually does not need all this additional space; and it has also been offered alternative sites in the city that are more than adequate to its special needs and more appropriate to its mission.)
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- The rationale for the project is more than questionable in an era when vacant office space is rocketing, current vacant space is urgently being repurposed by management companies and landlords all over the city, and the trend to remote work is growing and likely irreversible.
- The rezoning is further questionable given that the business district (which can accommodate the tower within its zoning) is a mere seven blocks south of the proposed location.
- There is no certainty that the buildings spaces won't be utilized for commercial purposes, thereby negatively impacting even further all of the following points -
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 - The shadow literally cast by such a massive structure will utterly denigrate the quality of St. Catherine's Park on E.67th Street, which is the primary park for a large section of the UES, used day and night by children and residents.

There are yet many more reasons to doubt the wisdom of such project. I urge that the New York City Council's Subcommittee on Zoning and Franchises reject this project's application.

Sincerely,

Linda Carlish Kaplan
333 E.66th Street, [REDACTED]
New York, NY 10065
dan@lcpremiums.com

From: [E-Line](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Blood Center : Comment for 10/20 hearing
Date: Monday, October 18, 2021 1:15:58 PM

I'd urge the committee to ignore all the grand and airy abstractions and focus on the actual specifics of this plan that, not just the neighborhood, but **Caroline Maloney, Liz Krueger and Gale Brewer have strongly opposed.**

I urge you to read the detailed presentation by Councilman Kallos that hits the full range of reasons to oppose it, and refutes every step of the Blood Center's highly misleading rationale.

And ask yourselves, please:

What kind of insanity would place a tower with biohazardous labs—a kind of Wuhan West, working with contagious airborne pathogens— within yards of homes and schools?

What kind builder, claiming to promote education and inclusion would disrupt—with 4 years of the mind-eating din of demolition and construction—one of the finest schools in the city—one that serves students from all boroughs, over 60% minority and 20% disabled? And force it to close its windows against airborne particulates that fly from such sites —when we know ventilation is vital to safe schools.

The Center has been offered many other locations, some nearby, where it could build the same tower with the same unions that we all support, but without imperiling our homes and schools, our park and our safety, while the only entity to profit from this venture is a real estate developer.

Please vote no

Linda Stewart, 10065

The NYC Blood Center/Longfellow Development

Statement of Opposition by Carnegie Hill Neighbors, October 23, 2021

My name is Lo van der Valk. I am president, and representing the views, of Carnegie Hill Neighbors a civic membership organization with its catchment area in the north of the Upper East Side. We are located some two miles from the NYC Blood Center but very concerned about the potential adverse precedent on our own mid-blocks that are now protected by R8B zoning, the same low-scale zoning currently at the Blood Center. We oppose this project and note that there are scaled-back alternatives that would still benefit the Blood Center and the developer.

- 1. The City Planning Commission created R8B districts in the mid-1980s to preserve the lower-scale of the mid-blocks. This would be the first case of a major break with that pattern on the East Side since that district was mapped in the mid-1980s. This is our organization's main concern, being far from the impacted area. But we cannot help but be shocked at the egregious, outside of any reasonable scale that is being proposed by the Blood Center and the Longfellow developers for this block, and therefore doubly oppose it.**
- 2. We note that an alternative site for this project in its current dimensions was identified earlier this year by city planner George M. Janes. It would be located in East Harlem on a vacant City-owned site between 126th and 127th Streets, west of Second Avenue. Also we understand that this development would be welcomed by that district's Council Member.**
- 3. We note the strong support for the opposition of the two impacted Council Members Ben Kallos and Keith Powers. And also of Manhattan Borough President Gale Brewer.**
- 4. As pointed out by Manhattan Borough President Gale Brewer the mammoth bulk of the tower at a height of 334 feet (only just now reduced by 50 feet by lowering the floor ceilings, which earlier the developers said could not be done), which is approximately four times the maximum height of 75-foot height allowed for this low-scale mid-block, represents a huge subsidy to both the Blood Center and the for-profit developer. This is highly inappropriate; given the many adverse impacts the project will have on the neighborhood. One estimate has it that the gain to the developers will be as much as \$100 million.**
- 5. In addition to the alternate site CHN supports the zoning alternatives that would allow the two so-called "Full Coverage Alternatives" proposed by the opposing Coalition with the input of urban planner George M. Janes: the "Full Coverage Alternative" and the "Commercial Full Coverage Alternative." Both alternatives offer large floor plates and observe the 75-foot height limit of the current R8B zoning. And both have been shaped with the other alternative zoning districts identified that would fit within the current ULURP scope and time frame without requiring a restart of the process.**

Thank you for this opportunity to present our views.

From: [Lori Stein](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] VOTE AGAINST THE BLOOD CENTER
Date: Saturday, October 23, 2021 12:59:01 PM

Though I think that a hub for Life Sciences could be a useful addition to the city--I don't think that we need to create a monstrosity in order to have one. There is a great deal of empty space available in the neighborhood; building more would be wasteful and would mean that other buildings have vacancies.

Breaking zoning rules to create this building would not only cast shadows and bring traffic to the blocks affected, it would pave the way for more such buildings like this and would result in unliveable neighborhoods.

We need to keep our neighborhood safe and full of light.

This building would make its developers rich; its other goals could be accomplished with much less harm.

Lori Stein

[REDACTED]

New York, NY 10021.

From: [Luc De Clapiers](#)
To: [Land Use Testimony](#)
Cc: [Luc De Clapiers \(Home\) \(l.declapiers@msn.com\)](#)
Subject: [EXTERNAL] Blood Center project, East 67th Street
Date: Tuesday, October 19, 2021 6:34:12 PM

Good afternoon,

As it stands now, October 18th 2021, the project will disfigure the classic and quiet environment in the block in which it stands.

It may create a lot of additional road traffic in front of a high school complex, increasing the risk of accidents.

It is too massive and too high.

My own view of this old neighborhood will also be diminished.

I wish the project be reviewed in light of all the comments received.

Thank you.

Regards

Luc De Clapiers

, New York, Ny10065

From: [Lyn Alessi](#)
To: [Land Use Testimony](#)
Cc: "[Lyn Alessi](#)"
Subject: [EXTERNAL] Against raising the Blood Center
Date: Monday, October 18, 2021 4:15:44 PM

October 18, 2021

I have always loved living on the UES, it has been a nice neighborhood for friends and family, to grow up

There is the Julia Richman Educational complex, for many different types of students on 67 street, the library, and St Catherine's Park .

St Catherine's is the only park in the city, in area, for all ages escape to.

Raising the Blood Center for the equivalent of 32 stories, and reversing the mid block zoning laws,

Putting experimental labs in a neighborhood where many of the apartments are homes to many families in danger.

Many children in the school in danger

Adding 2600 people to a new already crowded area.

Adding to the traffic on second avenue and

So much traffic that the ambulance's from the hospitals cannot get through

Casting a shadow on the park

PLEASE DO NOT ALLOW THE BLOOD CENTER TO GO ANY HIGHER THEN THE LEGAL LIMIT
CREATED BY MID BLOCK ZONING

Lyn Alessi
333E. 66 St
New York, NY 10065


Alessi

Lyn Alessi

214 West 39th Street Suite 800, NY 10018

Tel: 212-391-5660

Facebook: [Alessi Intl](#)

Instagram: [@alessiintl](#)

Intl

From: [Giselle Mahoney](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] PLEASE OPPOSE THE NY BLOOD CENTER TOWER
Date: Monday, October 18, 2021 7:15:41 PM

SUBJECT: I STRONGLY OPPOSE THE PROPOSED REZONING OF THE
NY BLOOD CENTER

I am concerned that it will alter the residential neighborhood by altering mid-block zoning for a commercial space. It is not appropriate and there is no reason to do this since it has been made very clear that a new facility adhering to the mid block 75' height restriction would provide space for their needs as well as the SEVERAL alternative sites which have been suggested.

There is a reason that R88 zoning was created 36 years ago.
Thank you!

M. Pistolese-Mahoney
260 East 72nd St., Apt. [REDACTED]
New York, NY 10021

From: [Maryam Riazian](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Written Testimony Against Blood Center Tower
Date: Thursday, October 14, 2021 12:01:36 PM

To Whom it May Concern:

I am writing to oppose the Blood Center Tower. It is a ridiculous proposal that will negatively affect everyone in the neighborhood, students at the school next door, the environment, traffic, and so much more.

It's ridiculous that this is even allowed to be proposed. What is the point of having zoning districts and protections if a wealthy developer can just come in and change everything.

Thank you,
Maryam Riazian



From: [Margo Sinclair](#)
To: [Land Use Testimony](#); lovandervalk@chneighbors.org
Subject: [EXTERNAL] mid-block blood bank
Date: Monday, October 18, 2021 9:06:20 PM

Dear Council,

The idiosyncrasies of New York City buildings and stores are being subsumed by generic commercially driven design chosen for the cheapest cost per square foot, thereby harming our neighborhood and city.

Enough with “getting the most bang for the buck”!

Please reconsider approving yet another eyesore and major disrupter to this area. Not to mention that it is in violation of the height restrictions.

Thank you,

Margo Sinclair, a local concerned resident.

margo.p.sinclair@gmail.com

From: [Marion Greenberg](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Opposition / NO to Blood Bank Proposal
Date: Saturday, October 23, 2021 4:02:12 PM

> Att: New York City Council:

>

> From: Marion Greenberg /

> 315 East 68th Street

> New York, NY 10065

>

>

> Dear Council Members,

>

> This plan in consideration is a plan to disturb a residential area and neighborhood by building a massive commercial tower, incorporating the blood bank directly south of my home at 315 East 68th Street. Truly, I am extremely worried and deeply concerned for our neighborhood. And that this would be considered is a heartbreaking situation for this community and our quality of life. Please OPPOSE!

>

> • The neighborhood will be terribly impacted, it is already extremely crowded with a high volume of traffic currently and cannot handle all the issues that we would face. Such as the extreme increase in traffic, noise levels, dust from construction, the additional amount of people and that would be working or perhaps living at the towers. These streets are not able to absorb the additional amounts of people and workmen that will be there to build this mid block tower.

>

> • A tower at this mid block location will cause havoc, will endanger the children and residents with large machinery used to build, chemicals and hazardous materials from construction and from the labs. And it will impact us for about 5 years of construction. For the safety and security of the neighborhood this should definitely be OPPOSED!

>

> • There will be a far less light and this will cause shadows on the park, the school, and in the general vicinity. Please OPPOSE!

>

> • This will cause extensive pollution, for our air quality, this proposal is not acceptable for the environment. It will overwhelmingly disturb our quality of life in this neighborhood where we LIVE.

>

> • This is a Boston developer coming to our New York neighborhood trying to obtain a real estate deal!!!! And promising funds to the blood bank when there are others locations in the city more appropriate to build a huge tower. This type of zoning is not permitted mid block. It would set a terrible precedent, a glass tower originally at "34" stories which now has been very slightly reduced in the last proposal. Please OPPOSE!!!!

>

> A concerned New Yorker, I have been a resident of NYC all my life and live at my current residence for over 20 years.

>

> OPPOSE!! OPPOSE!! OPPOSE!!

>

> Thank you for you consideration!

>

> Marion Greenberg


> [REDACTED]
> New York, NY 10065
>
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From: [Mark Lehman](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Opposition to Proposed Blood Center Development
Date: Saturday, October 16, 2021 9:38:16 AM

The proposed Blood Center/Longfellow commercial tower is an egregious project that has no place in this or any residential neighborhood. By rising to a height of 334 feet on a narrow side street where height is currently limited to 75 feet, and introducing nearly 400,000 sf of commercial space to a residential block, the project is unprecedented in nearly every way. The rezoning violates the bedrock urban planning principle of directing density to wide streets, central commercial districts, or institutional campuses, and preserving narrow residential side streets for lower scale residential uses. If this residential midblock could be rezoned so dramatically, so could other residential blocks in every Council District.

I support the Blood Center's mission, but this proposal is nothing more than zoning for dollars. The applicant has demonstrated a complete disregard for the community and for decades of successful zoning, and it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge you to reject this proposal .

Mark R. Lehman


Marklehman23@gmail.com

From: [Marty Bell](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] VOTE AGAINST the Blood Center/Longfellow application: ERIC ADAMS
Date: Saturday, October 23, 2021 2:35:52 PM

To Land Use Committee of the New York City Council:

I previously submitted general comments providing an overview of the reasons why the application for the Blood Center/Longfellow Tower should be rejected, followed by four additional, separately filed comments, the first dealing with the adverse impact the proposed Blood Center/Longfellow Tower would have on the Julia Richman Education Complex, the second debunking the Blood Center's "close physical proximity" argument that is the core of the justification for requiring the Tower at its current location and not even considering any of the numerous viable and preferable alternatives, the third addressing the huge and unacceptable risk posed by including a BSL3 Lab in the proposed Blood Center/Longfellow Tower, and the fourth relating to the zoning issues that all require the application for the proposed Tower to be rejected; I am now submitting additional written testimony to address the issue raised by Eric Adams in a meeting with opponents of the Blood Center's proposed Tower last month.

Eric Adams stated that he doesn't like people who just come to him and say that they are opposed to something; rather, he likes people who come to him and they "I'm opposed, and here are some alternatives!".

Those opposing the proposed Blood Center Tower have suggested numerous viable alternatives:

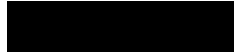
- Blood Center use its half billion dollar endowment and fundraise to build new facility within 75' zoning that would give them *more* space than they would occupy in the Tower.
- "Full coverage" option, eliminating internal courtyard adds additional 115,574 sq. ft.
- Three sites offered by City in 2018 RFEI for "Applied Life Science Hub" including one in East Harlem that is vacant and appropriately zoned for a life science hub.
- Site 5 blocks away, with vacant foundation from previous "life science" project.

- Swap sites with local elementary school.
- There is a glut of more than 100 million sq. ft. of vacant commercial space as result of the pandemic (including 1,000,000 sq. ft. within a couple of blocks of the Blood Center), some of which can, and already is, being converted to life science labs (Blood Center's architect quoted in NYT saying some of this space "often fits the bill" for life science labs).

The Blood Center has refused to discuss any alternative. According to Eric Adams, that is why the proposal for the Blood Center/Longfellow Tower must be rejected!

Respectfully submitted,

Martin A. Bell



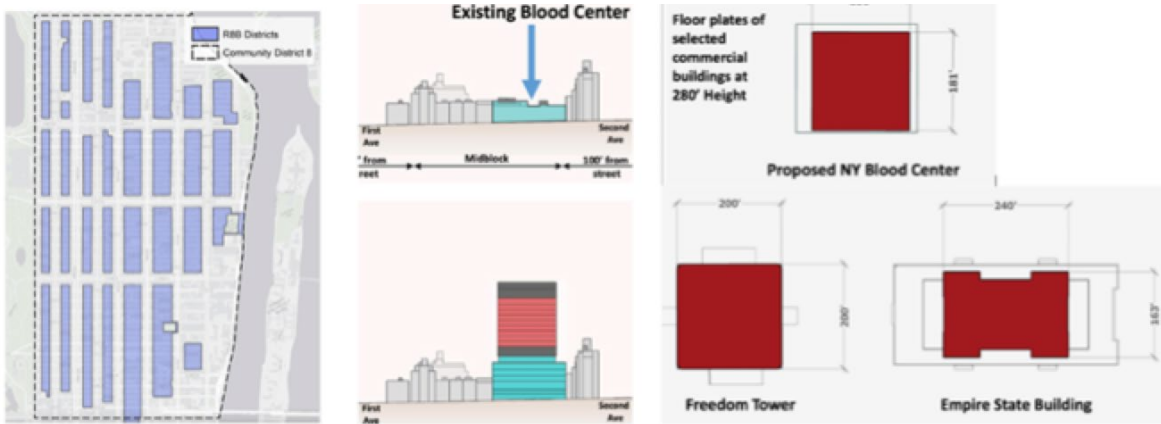
New York, NY

From: [Marty Bell](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] VOTE AGAINST the Blood Center/Longfellow application: Zoning Issues
Date: Saturday, October 23, 2021 2:22:18 PM
Attachments: [Investment in Other Blood Banks.png](#)
[Exhibit A. Rockefeller and Milstein.pdf](#)
[Screen Shot 2021-10-23 at 1.47.04 PM.png](#)
[Screen Shot 2021-10-23 at 2.04.06 PM.png](#)
[11.png](#)
[Investment in Other Blood Banks.png](#)

To Land Use Committee of the New York City Council:

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1. **R8B Zoning**. The Blood Center's mid-block site on East 67th Street is currently zoned R8B, contextual zoning with a 75' height limit designed to preserve the residential character of mid-blocks throughout the Upper East Side – in this setting the Blood Center wants to build a commercial tower that's 400% taller (284' vs 75') than current zoning would allow, with a floor plate the size of the Empire State Building!



R8B zoning was enacted more than three decades ago to protect residential neighborhoods like this and has never once, never, been violated anywhere on the Upper East Side. There's a reason it's never been violated before, and that's because it's so logically necessary to maintain the character of residential neighborhoods. And, equally logical, why the Blood Center's proposal should be rejected.

The attorney for the Blood Center claims that the Blood Center building, with its blood donor collection and other activities, makes this block not typically residential. He couldn't be more wrong! With a school and park across the street, a library next door, and the neighborhood police station down the block (and with the Blood Center's operations all conducted within its 75' facility), it would actually be hard to imagine a more residential neighborhood! It's the neighborhood and the mid-block that makes it residential, not the presence or absence of any single building, any more than a single red tulip would keep you from describing this as a field of white tulips:



The attorney for the Blood Center is also purposefully, and misleadingly, conflating "residents" with "residential". The fact that both sides of the street are not lined with building housing local residents, doesn't make this area less

residential; rather, it makes it more residential! This block has six schools, a neighborhood park and a public library, another public school one block to the east, and a neighborhood police station, firehouse, and small synagogue on the block to the west – this block is probably as close to Mayberry R.F.D. as you’ll find in Manhattan! If you used the Blood Center’s attorney’s test of determining “residential” by the number of residents, the West 57th Street with all of its super-tall’s would be the most “residential” block in the City.

The attorney for the Blood Center has countered the fact that this would be the first residential-to-commercial rezoning of an R8B site, by saying that there was once, a single incident of an R8B zoned property being up-zoned, but that was on the UWS, which also has R8B to preserve mid-block character of residential neighborhoods, and it was up-zoned from R8B to R8A, still residential (for affordable housing), not commercial like the Blood Center’s R8B to C2-7, and it increased the height by approx. 50% from 75’ to 115’, not 75’ to 284’, almost 400% of what is permitted, which is what the Blood Center is proposing, and part of the lot on the West Side was not being developed at all, whereas the Blood Center is proposing to build on the entire lot. If that’s the Blood Center’s best argument for violating R8B zoning, they frankly haven’t got an argument! The Blood Center’s lawyer’s gratuitous (and insulting) comment that the inapplicable R8B to R8A re-zoning “did not cause the sky to fall”, just reinforces the Blood Center’s attempt to belittle the very valid interest of the community to preserve the residential character of their mid-block neighborhoods.

2. **Zoning for Dollars.** In seeking up-zoning of the site the Blood Center is effectively taking air rights to build higher, much, much higher, than the current zoning permits (4X higher!). Those “air rights” belong to the community, but rather than paying the community for those air rights, they are making the community pay – pay now, and pay forever!, in the form of multiple adverse impacts on the neighborhood that the community, the schools and the park-users will suffer if the Blood Center’s proposed project is permitted to go forward.

3. **Precedent for Future Violations of Mid-Block Zoning.** As mentioned above, the proposed Blood Center Tower would be the first up-zoning of an R8B parcel on the Upper East Side in the more than three and a half decades since R8B zoning was enacted specifically to **protect the residential character of mid-blocks** on the Upper East Side and elsewhere throughout the

City. There is real concern that approval of the Blood Center proposal could serve as a break in the wall of the damn that's held back over-development of mid-blocks throughout the City, and that approval of an up-zoning on East 67th Street – and not just an “up-zoning”, but one of colossal proportions, allowing a building 400% larger than what the site is currently zoned for – could open the gate for a tidal wave of additional violations of mid-block zoning throughout the neighborhood and beyond. Indeed, the HR&A report on proximity which the Blood Center commissioned, presages just that sort of thing, talking about the Blood Center as a harbinger for “new commercial space in the far East 60s”. This report further talks about the area serving as a “strong foundation on which to build an industry . . . [with] private firms to develop and commercialize their discoveries.” With most of the space along the avenues already spoken for, as the Blood Center's lawyer continually reminds us, talk of “new commercial space”, “build an industry” and “private firms”, it's certainly implicit that the target is additional mid-block sites in the Upper East Side. The Blood Center's proposed Tower must be stopped lest we see an onslaught of other developers seeking to build large commercial buildings on other mid-block locations, arguing, with merit, that if the Blood Center was permitted to build a massive commercial tower on East 67th Street, then why can't they build a 350' commercial office building on East 75th Street? or a 310' luxury condo on East 92nd Street? etc., etc. etc.

Every time the argument is made that the up-zoning of the Blood Center site would be precedent for future up-zonings of R8B sites, the attorney for the Blood Center dismisses that concern saying that there's no other site like the Blood Center, alluding to the Sotheby site as potentially being the only other site that would approximate the Blood Center site on E. 67th St. That response is very misleading, and, indeed, specious. The Blood Center attorney is making a false equivalency, assuming we're concerned that the Blood Center would be a precedent for a similar building of the same mass and same height as the Blood Center. That's wrong. We are just concerned about it being a precedent for future up-zonings of buildings that would be taller than the 75' limit of R8B. It is necessary not to conflate the height of the Blood Center Tower with its mass when talking about R8B zoning. There are, for example, two adjacent townhouses on East 75th St. (38 E. 75 and 40 E. 75), zoned R8B, for sale for a combined approx. \$20 mil. We all know from the experience with 430 E. 58th Street where they're building a 62 story, 847-foot-tall residential skyscraper on a very narrow mid-block site, and that's the precedent we're worried about. The Blood Center attorney is a real estate and land use specialist and surely knows

about "assembling" adjacent sites, and there are plenty of sites besides the two on E. 75th that could be used for super-tall mid-block towers citing the Blood Center Tower as precedent if it's approved. It's the height, not the mass, that's the issue, and the Blood Center should not be allowed to avoid the damaging precedential value that the up-zoning of its site would set merely because there isn't another site with the same massive footprint as the Blood Center!

<https://www.bhsusa.com/manhattan/upper-east-side/38-east-75th-street/townhouse/20070647#> <https://www.corcoran.com/nyc-real-estate/for-sale/upper-east-side/40-east-75th-street-manhattan-ny-10021/5971335> .

4. Impermissible Spot Zoning. The Blood Center's application is a thinly disguised, almost laughable attempt to effect "spot zoning" exclusively for the 310 E. 67th Street site. It is no longer open to argument that spot zoning is impermissible. Spot zoning was defined by the New York Court of Appeals, in *Rogers v. Tarrytown*, as "the process of singling out a small parcel of land for a use classification totally different from that of the surrounding area for the benefit of the owner of that property and to the detriment of other property owners." See, e.g., *Matter of Daniels v. Van Voris*, 241 A.D. 2d 796 (3d Dep't 1997). Next to that definition you could put a copy of the Blood Center's Environmental Assessment Form as an illustration of what spot zoning looks like. If attempting to shoehorn a 284' commercial tower into a site zoned for 75' residential buildings isn't "singling out", I don't know what is.

Commentators have observed that "in evaluating a claim of 'spot zoning', the reviewer should consider a number of factors, including whether the rezoning is consistent with a comprehensive land use plan, whether it's compatible with adjacent uses, the likelihood of harm to surrounding properties, and the availability and sustainability of other parcels." **The proposed Blood Center loses on each of those tests**, and there's an easy explanation for that – it's because the zoning variances being requested by the Blood Center are clearly and certainly spot zoning, and, on that basis alone, this application must be rejected. The sheer number of variances being requested by the Blood Center further confirms that this is a case of impermissible spot zoning.

I believe the attorney for the Blood Center deliberately misstated the law when testifying before the Manhattan Borough President. The attorney said the Court of Appeals had ruled that rezoning of a single parcel is not spot zoning if it's in accordance with a well-considered plan for the general welfare of the City, then going on to reference the City's plan to promote life sciences to help the post-

pandemic economy of the City. While trying to justify the spot zoning of 310 E. 67th Street by tying it to an economic recovery plan, the actual Court of Appeals case in *Olish* stated that the re-zoning of the single parcel had to fit with a “comprehensive land use plan”, not an economic plan (“the fact that a zoning change will have an incidental effect of benefiting a particular owner does not invalidate the change, as long as its true purpose is to promote the general welfare through sound land planning”). Indeed, the City’s comprehensive land use plan does not save the Blood Center site from a claim of spot zoning, but rather, to the contrary, shows that the Blood Center’s application is indeed a blatant case of spot zoning! The Administration’s 2016 “Ten -Point Life SciNYC Plan” clarified regulations to make explicit that lab space for life sciences R&D would be permitted in the majority of commercial zones, more than doubling the potential areas of life science jobs. (See Memo from DOB, DCP & EDC to N.Y. City Deputy Mayor for Housing and Economic Development, “Life Sciences in Commercial Zoning Districts,” December 13, 2016, and N.Y. City Zoning Resolution § 32-18, Use Group 9A). The omission of residential zoned property from the expansion of permitted life science commercial properties clearly shows that the up-zoning of the Blood Center property is not part of a “comprehensive land use plan”, and is thus blatant spot zoning.

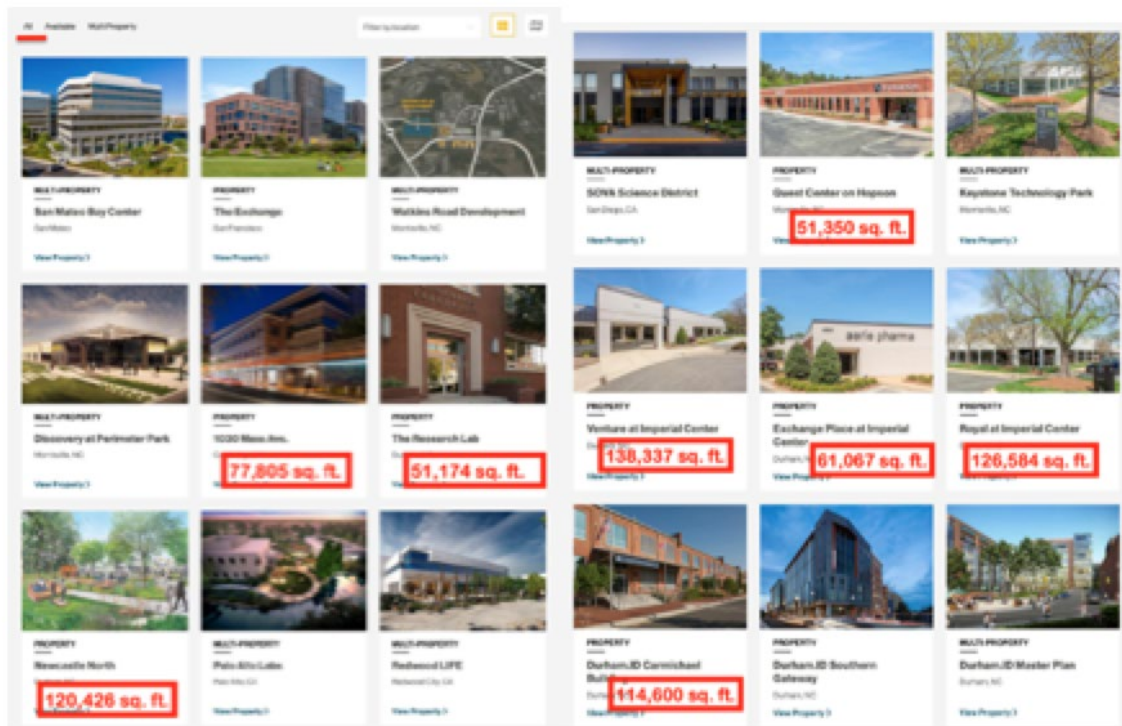
In its initial iteration, the applicant had included the entire R8B midblock as within the project area. By the time the RWCDs was released, the project area had completely shifted to Second Avenue. The developers have changed the project area from their initial proposal in order to tailor their narrative. By including the Second Avenue buildings and removing the remainder of the R8B midblock in their revised proposal – and pretending to be doing this for the common good in order to bring a non-conforming (and non-functioning!) movie theater, that has never been an issue, into compliance – the developers are creating the illusion of context (one building 45 stories, another 17). This is clearly being done in order to justify their grossly oversized mid-block building which will be 4 times the height of the current allowable limit. The Court of Appeals has held that a zoning amendment which is the result of an unreasoned and uncaredful consideration and lacks being part of a comprehensive land use plan constitutes illegal spot zoning.

The Blood Center’s Environmental Assessment Form contains a disclosure that is tantamount to an admission that the proposed up-zoning is blatant spot zoning. Page 10a of the EAS, referencing the other two buildings included in

the rezoning, states, “Given the existing size and use of these two buildings, neither site is considered a potential or projected development site.” That leaves just the Blood Center site. Voila, spot zoning!!!

For all of the reasons set forth above, it is clear beyond peradventure that the proposal of the New York Blood Center is the very definition of spot zoning and would certainly be overturned in court if adopted. Accordingly, it must be rejected now.

5. Life Science Hubs Apparently Don’t Require the Giant Space and Huge Floor Plates that the Blood Center and Longfellow Claim are Needed. Throughout the ULURP review process, the Blood Center and Longfellow have continually represented that a life science hub needs to be massive in size to promote synergy among a large number of tenants. Longfellow, the alleged “expert” in this field, need look no further than its own portfolio to know that’s not true. In addition to most of the Longfellow life science spaces being one, two or three story buildings in suburban settings, their website shows 17 buildings as “all” of the properties they’ve developed, eight of which are less than 150,000 sq. ft., meaning they’re less than 25% of the space of the Blood Center Tower, and four are less than 75,000 sq. ft, meaning they’re just 1/8 of the size of the proposed Blood Center Tower.



The Blood Center and Longfellow also vastly overstate the size of the floor plate that is needed for a life science hub. As we know, the Blood Center will have a floor plate the size of the Empire State Building (43,000 sq. ft. on the lower floors, and when the building tapers slightly, 32,580 sq. ft on the tower floors). The Blood Center and Longfellow state that a floor plate that size is required, experts on life science hub development at a webinar in February said you only need 15,000 to 20,000 (at 17:50) <https://www.youtube.com/watch?v=gzupOFItN3I>. Reducing the floor plate of the Tower from 43,000 and 32,580 square feet down to 20,000 square feet, would reduce the bulk of the proposed Tower by more than 40%!

6. The “Minimum” Sixteen Foot Height For Life Science Space Was Another Blood Center/Longfellow Lie Which Puts Into Question EVERY Claim the Blood Center Has Ever Made. Longfellow consistently stated that they need 16 feet ceilings for life science labs. At the first presentation by the Blood Center and Longfellow to the CB8 Zoning Committee in November, Peter Schubert, the lead architect from Ennead which has designed the Blood Center Tower, said (at 37:30), "one of the things we worked hard to do is keep the building as low as possible": <https://www.youtube.com/watch?v=c5WCtTQTc7k>. The fact that the Blood Center has now just done a 180

and miraculously said they can have floor heights less than 16 feet after eleven months of swearing that a 16 foot eight was an absolutely necessary, must make one challenge the “truth” of everything coming from the mouth of the Blood Center.

7. **“As of Right” Building.** No one disagrees that the New York Blood Center needs a new facility; their current headquarters building is very old and run-down. But the Blood Center admits that they could build a new “as of right” facility at their current location that would give them all the space they require (in fact, **more space** than they would occupy in the proposed Tower!). The problem is that would require them to raise the money and pay for it (just like MSK, Weill-Cornell and Rockefeller University have done when they needed more space and built new buildings that complied with local zoning: <https://www.youtube.com/watch?v=x93VdUijZL8>). The Blood Center has an approx. \$250 mil endowment, they pay their CEO over \$1.8 mil (more than double the salary of the President of the American Red Cross which has almost a twice as large blood collection business), they’ve got another dozen execs making huge six figure salaries, and they’ve spent more than \$100 mil over past few years acquiring and funding lots of blood banks around the country (New Jersey, Connecticut, Pennsylvania, Delaware, Maryland, Virginia, Missouri, Kansas, Minnesota, Nebraska, Rhode Island and Southern New England) so they could operate as a big business under the umbrella of being a not-for-profit.

Part VIII Investments—Program Related. Complete if the organization answered 'Yes' on Form 990, Part IV, line 11c. See Form 990, Part X, line 13.		
(a) Description of investment	(b) Book value	(c) Method of valuation Cost or end-of-year market value
(1) INTEREST IN CBC	24,364,057	F
(2) INTEREST IN IBR	37,658,896	F
(3) INTEREST IN BBD	25,418,663	F
(4)		
(5)		
(6)		
(7)		
(8)		
(9)		
Total. (Column (b) must equal Form 990, Part X, col (B) line 13)	111,770,597	
Part IX Other Assets. Complete if the organization answered 'Yes' on Form 990, Part IV, line 11d. See Form 990, Part X, line 15		
(a) Description	(b) Book	

But, rather than using their endowment, and fundraising any additional funds that might be needed, to build a conforming “as of right” building that could

satisfy all of their needs, just MSK, Weill-Cornell and Rockefeller University have all done, the Blood Center has entered into a scheme with a Boston developer to build a huge Tower on the site, with the Blood Center getting a free new facility at the base, and the developer building a commercial tower on top of the Blood Center's new facility that the developer would rent out to unrelated companies for the profit of the developer and its investors. To put some lipstick on this pig, the Blood Center and the developer are saying that the commercial space in the Tower will be rented to life science companies when the Tower is eventually completed in five or six years, thus trying to gain favor for this scheme by couching their development as part of the current focus on "life sciences" as a source of future economic development and growth to support the City's economy. It should be noted that two decades ago, when luxury condos were going up all over the place, the Blood Center attempted to partner with a developer to build a luxury condo tower on its site in exchange for a free new facility at the base of the tower. That was rejected. Now, with "life science" being touted as the hope for the City's future, the Blood Center is partnering with a Boston developer and proposing a life science Tower to get a free new facility. The Blood Center has shown its willingness to ride whatever fad is popular if it will just get the Blood Center a new facility for free.

At the last meeting of the Community Board 8 Land Use Committee, Robert Purvis, the Blood Center Vice President of Public Relations stated that the Blood Center "does not have the ability, quite frankly, to raise the amount of money required to build a new building. We've never enjoyed the large-scale donor support those other institutions have relied on to build new buildings" and that "we don't have a philanthropy history", claiming that the almost \$250 million of the Blood Center's endowment is largely the result of royalties from past inventions." https://www.youtube.com/watch?v=y_HJVxiRZ9c

To quote my seven-year-old granddaughter, "liar, liar, pants on fire!" A quick google search reveals:

New York Blood Center was founded by the Rockefeller Family over 50 years ago, including Governor Nelson Rockefeller, David Rockefeller, who organized the corporate community, and Rodman Rockefeller, who served on the Board of Trustees of NYBC. It was Rodman Rockefeller who encouraged NYBC to create an endowment and, as Chairman of the Board, Howard guided the investments and built the New York Blood Center's \$300 million endowment.

Rockefeller and Milstein, providing 60% of the endowment, clearly contradicts the Blood Center's claim that they "never enjoyed a large-scale donor base." See Exhibit A attached hereto.

And reviewing the Blood Center's publicly available tax filings contradicts the other part of that lie, claiming that the endowment all came from royalties. The Blood Center's most recent Financial Statements, for the fiscal year ended March 31, 2020, does not mention any royalty income. Then, looking at the 990's for the four prior years, the following royalty income is shown (Part VIII, line 5):

2020	\$4,326.00
2019	\$3,074.00
2018	0.00
2017	0.00

That's quite a difference -- from the quarter billion endowment that Purvis credited to royalties, to approx. seven thousand dollars in royalties over the past four years.

Clearly the Blood Center can use its endowment to fund a new facility and, to the extent that is not sufficient, they should engage in a capital campaign just like all of the neighboring institutions have done. But the Blood Center apparently believes that, rather than using the endowment to build a new "as of right" building that wouldn't destroy the neighborhood, and fundraising to the extent needed to supplement the endowment, it's better to save the endowment to protect their astronomically high salaries and simply partner with an inexperienced Boston developer and hire a high-powered, high-priced lobbyist (who recently settled investigation into alleged Lobbying Act violations by the New York State Commission on Public Ethics) to pitch their "life science tower" story to City Planning and the City Council! Hopefully, the City Council can see through this scam, reject the Blood Center application, and send NYBC back to the drawing board. Part IX of the Blood Center's federal tax form 900, shows that for the physical year ended March 30, 2020, the Blood Center spent \$0.00 (nothing, nada) for fundraising, and more than half a million dollars for lobbying "to influence a legislative body" (and, since this report was prior to the public disclosure of the planned Tower, one can only assume that the cost for lobbying is now well north of a million dollars!).

8. Blood Center Mischaracterizes Longfellow as Expert When Longfellow Apparently Totally Unprepared and Unqualified to Develop Proposed Project. At the November 2020 presentation to the Community Board, the CEO of the Blood Center cited the “proven expertise” of the developer with which it is working, Longfellow Real Estate Partners, LLC of Boston, and stated that Longfellow “developed and built places like Kendall Square in Boston and places with Duke in the South.” While Longfellow may have developed some properties in the South, it most certainly did not develop Kendall Square in Boston. Not only did Longfellow not “develop” Kendall Square, it did not have anything to do with developing any of the dozens of buildings comprising Kendall Square. To the contrary, Longfellow’s website shows that Longfellow primarily develops one, two and three story life science buildings in campus-like locations, which could not be more removed from building a 284’ massive Tower, with a floor plate comparable to the Empire State Building and Freedom Tower, mid-block on a narrow side street in the middle of a residential neighborhood!

At a Community Board Meeting, the Blood Center described Longfellow as the largest national life science real estate investor with a portfolio of **investment and development properties** totaling over 10 mil sq. ft. – neither the Blood Center nor Longfellow has disclosed how much of that represents properties for which Longfellow has been the lead developer, and how much represents properties where Longfellow has merely been an add-on investor in properties developed by others.

Perhaps most significantly, Longfellow has never developed anything in New York, with limited or no experience developing property with union labor, while people in the construction industry constantly stress how developing real estate in New York City is totally unlike developing real estate anywhere else in the country. Interestingly, Adam Sichel, co-founder and CEO of Longfellow, was quoted in Crain’s on March 5, 2021, saying “Long Island City provides more room for bigger, affordable [life science] developments.”

A recent newspaper article describes Longfellow as having “a history of pursuing office-to-biotech conversions”, citing two such projects initiated by Longfellow within just the past six months.

<https://www.commercialsearch.com/news/longfellow-real-estate-buys-bay-area-campus-for-156m/> Given the tremendous amount of office space in New York that is now vacant as a result of the pandemic (approximately 100 million

square feet according to the New York Times, if Longfellow indeed wants to dip its toe in the New York City real estate market, it would be best advised to stick to its knitting and find an empty office building to convert to life science space rather than trying to shoehorn a massive 284' Tower into a residential neighborhood.

9. Blood Center Never Addresses the Very Real Possibility that the Tower will Never Be Used for Life Sciences. The proposed Tower will not be completed until 2026 (best case). There is no assurance that life science companies will want to locate to New York City at that time, or that other life science buildings completed before that time (including those that would have a substantial head start if converting empty office space to life science rather than starting from scratch) will not have created sufficient capacity such that the space available at the Blood Center's proposed Tower might not generate sufficient interest for life science companies to want to locate at the Tower. There are already several dozen projects started or in the works. Additionally, the Mayor's recently proposed budget includes "\$300 million for life science real estate development . . . on Manhattan's West Side and in Brooklyn and the Bronx." Crain's, April 30, 2021.

As mentioned above, a recent NYTimes article discussing the rush to build Life Science Hubs, quotes a Managing Director of Cushman & Wakefield as saying "the life science boom is a 'boomlet' at best, and the Executive V.P. at the Alexandria Life Science Hub in midtown said, "The reality is, demand is limited." <https://www.nytimes.com/2020/10/27/business/life-science-new-york-coronavirus.html> During a webinar conducted by Commercial Observer on Life Sciences on February 11, 2021 (one participant on the panel was Jamison Peschel, a Senior Partner of Longfellow, who represented Longfellow at the Community Board), the sponsor of the webinar, stated, "The early finishers will do well; I think there are too many people trying to cave in and follow the heard and there will be a number of projects that are not successful. . . . The projects that are in place right now and building out where tenants can go in, the early finishers are going to win. . . . These broad brushes of Life Science are false."

If the Blood Center is granted the various zoning changes it is seeking, and there is not market for Life Sciences Hubs in 2026 when the Tower will be completed (best case), then the Blood Center and Longfellow could, with such new zoning, easily flip the building for use as commercial office or for luxury

condos. Interestingly, Mr. Peschel of Longfellow, stated during the Commercial Observer webinar, that the same space that is good for Life Sciences is “also most attractive for luxury loft or condominium development”. So the Blood Center could get the new zoning it is requesting, and then Longfellow can use that zoning to build a luxury condo, a totally different use. But unfortunately, while the use of the Tower will be different, the shadows on Julia Richman and St. Catherine’s Park will be the same, and will continue forever and will continue to have a horrible adverse effect on the students at JREC and the thousands of people who use St. Catherine’s Park. Once that sunlight is taken away by the Blood Center Tower, there is no replacing it. There is no mitigation for the loss of sunlight.

In their written response to questions raised by CB8 as to what would happen if Longfellow did, indeed, find that they couldn't fill the Tower with life science companies, the Blood Center said:

The use of the new Center East will be restricted by the special permit, which is required to authorize (i) commercial use in excess of two FAR, (ii) commercial use above the second floor and (iii) the scientific research and development facility use. The special permit is also required for the proposed building envelope.

Actions involving a rezoning and a special permit are sometimes accompanied by a deed restriction (Restrictive Declaration) providing that, unless otherwise permitted by the City Planning Commission (CPC) and the City Council, the use of the rezoned property is limited to the development authorized by the special permit or a development permitted by the zoning controls applicable prior to the rezoning.

The offer to put a Restrictive Declaration on the Tower, saying they would need a ULURP review to use it for something other than life science labs is meaningless, it's snow in winter, in Alaska! If they can get ULURP approval to build a massive 284' 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 284' life science tower to a 284' luxury condo! It's like asking someone who runs 50 mile ultra-marathons to walk to the corner of the block, like asking someone who's sinking baskets from mid-court to make a lay-up! If they're serious that it's only going to be used for life science labs, they should put up or shut up, and put the deed in escrow saying it will go to JREC if the Tower ever stops being used for life science. Giving them a “ULURP out” to convert it to luxury condos is an opening they could drive a Mack truck through after getting approval for the proposed Tower!

10. **Conclusion.** New York City Zoning Handbook states:

Zoning establishes an orderly pattern of development across neighborhoods, and the city as a whole. . . . Zoning has had a relatively short history, yet it plays a prominent role in the shaping of the city. It sets limitations on the size and use of buildings, where they may be located and the density of the city's diverse neighborhoods. . . . The **groundbreaking Zoning Resolution of 1916** consisted of a 14-page text and three sets of maps designating use, height and area for all portions of the city. Though a relatively simple document mainly looking to limit the most egregious land use outcomes, it made the first step to control the size and shape of all buildings in the city and to **designate residential and commercial areas that excluded what were seen as incompatible uses.**

For all of the reasons discussed above, the Blood Center's zoning application **should be rejected.**

But it's really easier than that, more than one hundred years of zoning history clearly establish that the Blood Center's zoning application **must be rejected.**

Respectfully submitted,

Martin A. Bell


New York, NY

LEADING THE NY BLOOD CENTER

Howard P. Milstein has served on the Board of New York Blood Center for nearly 25 years and has been the Chairman of the Board for the past 14. Tens of thousands of lives have been saved during this period and Howard's stewardship has brought this prestigious, essential community service into the 21st century.

New York Blood Center was founded by the Rockefeller Family over 50 years ago, including Governor Nelson Rockefeller, David Rockefeller, who organized the corporate community, and Rodman Rockefeller, who served on the Board of Trustees of NYBC. It was Rodman Rockefeller who encouraged NYBC to create an endowment and, as Chairman of the Board, Howard guided the investments and built the New York Blood Center's \$300 million endowment.

Under Howard's leadership, NYBC adopted a strategic plan to diversify sources of blood for economic and health reasons, as well as serve the increasingly regional demands of hospital systems and the national blood supply. The organization expanded its reach in 2014 and 2016 to the mid and northwest regions of the country.

The National Cord Blood Program at Howard P. Milstein Cord Blood Center was founded in 1992 by Dr. Pablo Rubinstein to use cord blood as an alternative transplant source for patients who have no matched bone marrow donors.

- NCBP is the first and largest public cord blood bank in the world
- Serves a regional, national and international cord blood and stem cell collection, with processing and storage operations
- Has banked more than 60,000 cord blood units and provided 4,900 recipients with cord blood units for transplantation
- Provides cord blood units for research to scientists all over the world
- More than 80 different specific diseases have been treated to date with NCBP cord blood
- The Howard P. Milstein Cord Blood Center was instrumental in leading and advocating for the "Stem Cell Therapeutic and Research Act of 2005," which was signed into law by President Bush. This legislation authorized new federal funding to establish a public cord blood banking network and a national inventory of 150 thousand high quality, ethnically diverse core blood units.

Major Milestones

2008	First Milstein Symposium on Cord Blood Advancements in Science. Over 200 scientists gather from around the world to discuss transplantation research and share patient management protocols
2012	Second Milstein Cord Blood Symposium to mark FDA approval of Hemacord, the first FDA-licensed stem cell therapy product. Over 300 scientists participate in the Symposium entitled, "Perspectives in Cord Blood Biology and Clinical Applications" Howard P. Milstein sworn in as an honorary FDNY Battalion Chief, in recognition of his significant support for the Fire Department and the people of New York
2013	Howard Milstein and NYBC are recognized by the Be The Match Foundation for their contributions to the National Marrow Donor Program
2014	Hemacord receives the first FDA approval for a stem cell therapy and wins the PRIX GALIEN USA "Best Biotechnology Product" Award NYBC merges with Community Blood Center of Kansas City, an organization proudly serving the Greater Kansas City area for over 50 years.
2015	NYBC and the Howard Milstein Cord Blood Center announces a new collaboration to foster



Howard Milstein shakes hands with Kyle Richardson, as his donor William Curley stands behind, as well as Kyle's mother, Dawn Traynor

[\[-\] click image to view video](#)

Part VIII**Investments—Program Related.**

Complete if the organization answered 'Yes' on Form 990, Part IV, line 11c. See Form 990, Part X, line 13.

(a) Description of investment	(b) Book value	(c) Method of valuation Cost or end-of-year market value
(1) INTEREST IN CBC	24,364,057	F
(2) INTEREST IN IBR	37,658,896	F
(3) INTEREST IN BBD	25,418,663	F
(4)		
(5)		
(6)		
(7)		
(8)		
(9)		
Total. (Column (b) must equal Form 990, Part X, col (B) line 13) ▶	111,770,597	

Part IX**Other Assets.**

Complete if the organization answered 'Yes' on Form 990, Part IV, line 11d. See Form 990, Part X, line 15

(a) Description

(b) Book

From: [Martin Edelman](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Blood Center - Testimony
Date: Thursday, October 14, 2021 3:55:30 PM

I am against the Blood Center Tower Project as presented!

I would support the rebuilding of the Blood Center to the existing mid-block height zoning code of 75 ft, and I believe that they will be able to then accomplish all that their mission identifies.

I do not support building a tower (334 ft) that would bring:

- 1 - additional research with pathogens in a residential neighborhood;
- 2 - additional 2,000 people to work in the building would overwhelm the local service businesses and St. Catherine's Park;
- 3 - too much additional traffic congestion given that we already have a crosstown bus and school buses on East 67th Street, and a main route on East 66th Street for cars going to the westside thru Central Park. See photos.
- 4 - noise and reduced light to the Julia Richman School complex and St. Catherine's Park during and after construction.

Martin P. Edelman
UES resident for over 50 years





From: [Gail Tavelman](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] FW: Blood Center
Date: Sunday, October 17, 2021 11:15:45 PM

Dear Elected Official,

The proposed Blood Center/Longfellow commercial tower is an egregious project that has no place in this or any residential neighborhood. By rising to a height of 334 feet on a narrow side street where height is currently limited to 75 feet, and introducing nearly 400,000 sf of commercial space to a residential block, the project is unprecedented in nearly every way. The rezoning violates the bedrock urban planning principle of directing density to wide streets, central commercial districts, or institutional campuses, and preserving narrow residential side streets for lower scale residential uses. If this residential midblock could be rezoned so dramatically, so could other residential blocks in every Council District.

Though the Blood Center itself would occupy only the lower third of the building, with the rest owned by Longfellow, the building's floorplates rival the Empire State Building. That bulk would cast the 2,000 students from all over the city in the 6-school Julia Richman Educational Complex and much of St. Catherine's Park in perpetual shadow. The project is a BAD plan for the neighborhood and the City.

I support the Blood Center's mission, but this proposal is nothing more than zoning for dollars. The applicant has demonstrated a complete disregard for the community and for decades of successful zoning, and it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge you to reject this proposal.

Thank you,

Martin Schwartzberg

From: [Meema Spadola](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] opposition to rezoning to permit the Blood Center Tower
Date: Thursday, October 14, 2021 8:48:17 PM

To Whom it May Concern,

I am reaching out to express my opposition to the proposed rezoning for the expansion of the New York City Blood Center East. My son is enrolled in 9th grade at Urban Academy Lab School in the Julia Richman Educational Complex (JREC) on East 67th Street in Manhattan, directly across the street from the proposed tower. The school communities in JREC and neighbors are united in their opposition to the proposed mid-block development that would measure 334' tall, a building that would dwarf the rest of the buildings on the block.

I am new to the community, but I share serious concerns about the proposal and hope that you will vote no to rezoning which would allow this development to go ahead.

I oppose the development for the following reasons:

Impacts of the ongoing construction on young people. The JREC Campus serves students from pre-K through 12th grade, including a Lyfe program for the children of young parents, four high schools, a K-8 elementary school, and a middle school for children with autism-- all from diverse communities all over New York City. A multi-year construction project would spew dust and debris, asbestos and lead, chemicals from paints, glues, floor strippers, urethanes and roofing materials; increase diesel exhaust, carbon monoxide, and noise; and endanger children with falling equipment and materials and increase "struck-by hazards" by vehicles and construction equipment.

Increased congestion on E 67th dangerous for school transportation. Not only is it dangerous and unhealthy to have a major construction project across from a building that serves infants up to seniors in high school, but we have heard from JREC leaders that school buses already cannot safely drop off and pick up cognitively disabled, medically vulnerable, and elementary school-aged children because of Blood Center vehicles that already block egress by parking in the "No Parking" bus zone in front of the entrance. This is already a very congested street with a well-traveled crosstown bus route. How will children make it safely into school during construction?

I want to clarify that I support the Blood Center and their work, but I don't support their expansion at this location. The majority of the expansion will be for their real estate partner, Longfellow Developers. I understand that The Blood Center has been offered sites at the various Life Science sites being developed around NYC and they have not been interested in these sites. It appears that Longfellow is potentially using the Blood Center's good name and reputation to push through a development that otherwise would not even be considered for this type of site.

Thank you for your consideration.

Sincerely, Meema Spadola

[REDACTED]

Brooklyn, NY 11218

[REDACTED]



MASON TENDERS' DISTRICT COUNCIL OF GREATER NEW YORK POLITICAL ACTION COMMITTEE

Testimony of Michael J. McGuire
before the Subcommittee on Zoning and Franchises
Re: LU 0864-2021 The New York Blood Center
October 20, 2021

AFFILIATES

MASON TENDERS
DISTRICT COUNCIL OF
GREATER NEW YORK
& LONG ISLAND

GENERAL BUILDING
LABORERS LOCAL 66

ASBESTOS, LEAD &
HAZARDOUS WASTE
LABORERS LOCAL 78

CONSTRUCTION &
GENERAL BUILDING
LABORERS LOCAL 79

LABORERS
INTERNATIONAL UNION
OF NORTH AMERICA

266 WEST 37TH STREET
7TH FLOOR
NEW YORK, NY 10018

TEL: (212) 452-9500
FAX: (212) 452-9599

E-MAIL:
MASONTENDERSPAC@GMAIL.COM

As we approach the two-year anniversary of the outbreak of the worst pandemic in more than a century, it is almost inconceivable that there would be opposition to the expansion of the New York Blood Center. New York City likes to paint itself as among the most progressive and altruistic cities in the nation. Unfortunately, in some neighborhoods, this is an outright lie, a lie the residents use to hide their xenophobia, protectionism and NIMBYism.

"Nobody in the community is against the Blood Center," goes the obvious untruth spewed by the opponents. They claim to want the blood center, just not the residential part of the development that will actually *fund* the blood center and its work. I can tell you we've seen these NIMBY sleight-of-hand tricks more times than I can count in the 26 years we've been working professionally with the New York City Council.

You'd think that the opponents would be happy with the designation of huge swaths of their neighborhood as a historic district, even though the vast, vast majority of buildings in the district have never even been evaluated for any architectural or historic significance. But no, not for these super-NIMBYists. They would rather curtail the life-saving work of the New York Blood Center than to go against their long-held belief that the residents of the Upper East Side are *the* most important people in New York. The organization called Friends of the Upper Eastside Historic Districts even brags on their website that "Our success can be measured by the neighborhood's 131 individually designated landmarks and 7 historic districts, encompassing a total of 1,907 protected buildings."

Doing the simple math, that tells us that more than 93% of the buildings in the seven historic districts they brag about are *not designated landmarks*. But that's not enough protectionism for the entitled elite opposing this vital expansion. The ferocity of the opponents is quite striking. Could it be that something else is at play here other than xenophobia and protecting their over-valued real estate interests?

It has been suggested by some that the Blood Center's extremely important work on HIV and Sickle Cell Disease may bring people the opponents consider as undesirables to their pristine fortress of privilege. God forbid your dogwalker might have to see a person of color or your doorman may have to interact with an HIV-positive citizen of New York. This unbridled elitism was on full display a decade ago (a time when only 12 members of this Council were seated) when residents of this neighborhood rose in

fierce opposition and anger to a pure and simple issue of environmental justice: the proposed construction of a waste transfer station in their perfect playground of privilege. This was at a time when there were *thirteen* waste-transfer stations in the South Bronx and *not one* on the Upper Eastside. I guess when you have maids and butlers picking up after you, the trash you generate is an afterthought—just something for the poor people to deal with.

Their opposition was so fueled by the outrageous concept that they might actually have to be just as responsible as every other New Yorker, that their efforts to stop the transfer station included two lawsuits and a bill in the Assembly. That piece of legislation would ban operations of any marine waste transfer station “within 800 feet of a public housing project in cities of one million or more” residents. The bill was precisely tailored to block the Upper Eastside waste transfer station—and *only* that station—by its sponsor, Assemblyman Micah Kellner of the Upper East Side. (Kellner, by the way, was subsequently stripped of his position as a committee chairman, forbidden to hold leadership positions, and barred from having interns for sexually harassing multiple staff members). “We should be seeking environmental justice, but this isn’t it,” he unironically said of the waste management plan at the time.

It’s about time that the residents of this neighborhood stop their obstructionist, elitist activities and start behaving as if they are actual citizens of New York City, not pampered royalty in an ivory tower looking down their noses at those of us who actually do care about the City and its residents—*all* of its residents.

This project deserves to be approved simply on its merits. Aside from the good work the Blood Center is doing on a daily basis for those unfortunate people infected with HIV or burdened with Sickle Cell, the Center and its affiliates perform groundbreaking research on many bloodborne pathogens. The good work done by the New York Blood Center is evidenced by the fact that their research resulted in the development of the first injectable anti-HIV drug, among many, many other advances. Approval of this land use application will strengthen the Blood Center’s abilities to combat these diseases and—once again, as we are in the throes of a pandemic—future outbreaks of illness in our great city.

Further, this project will create an estimated 2,300 life science jobs with an average annual compensation of almost \$95,000 and with a projected 4.6% average annual wage & benefit growth. At a time when one out of every ten New York City residents is actively seeking employment, should the selfish desires of the fortunate few outweigh the needs of so many? New Yorkers inflicted with terrible diseases need the New York Blood Center expansion. New Yorkers in search of work need the New York Blood Center expansion. New York City, with a projected budget shortfall of \$5.4 billion, needs the New York Blood Center expansion. It’s time for the City Council to

step up and do what's right for all New Yorkers: approve the New York Blood Center project as soon as possible. Thank you.

Submitted with all due respect,

Michael J. McGuire
Director
October 20, 2021

From: [Michael Wang](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] I want you to APPROVE the Blood Center/Longfellow Tower
Date: Monday, October 18, 2021 9:48:33 AM

Dear City Council,

I am a resident in the co-op at 333 East 66th Street, New York, zip 10065, writing in support of the proposed Blood Center/Longfellow tower. It is an egregious project bringing benefits to the neighborhood and to scientific research in the U.S.

The building would leave, as largely documented, complete sunlight to St. Catherine's Park most of the daylight time, adding some shadow to the natural twilight, only a few hours on Winter evenings. The project is a GOOD plan for the neighborhood and the City.

Our primary housing co-op is victim of repeated white collar crimes by the current President of the Board of Directors Ellyn Berk and by the colluded managing agent Rudd Realty. To discriminate among shareholders, they refuse to share the waiting list for minor alterations authorized by Public Authorities and assigned to certified and insured contractors. For months the poor management has determined delays because the very easy communication of workdays with noisy apartment interior demolitions are not communicated and the neighbors immediately protest. The decent management is to inform ahead which days have noisy demolitions, allowing neighbor shareholders paying expensive maintenance fees to properly plan their schedules, avoiding complaints of noise. Demolitions for minor alterations in a studio apartment can take 2-3 days, while suffering them for months from the same studio is certainly caused by white collar crimes in the attempt of managing our co-op building.

Ellyn Berk abused systematically of the co-op email system Buildinglink.com, with the complicity of Rudd Realty and Buildinglink management. In 11 months she sent at least 39 spams, summarized below, with her own anti-democratic anti-capitalism point of view on the Longfellow project. Her unilateral delirium and lack of democratic debate does not represent shareholders at all. The project has been backed by the Mayor of New York City and democratically elected committees. Her repeated flat-earther mistakes about sun lighting of St. Catherine's Park is not representative of our neighborhood. She has a compulsive spamming attitude with false alarmism because of her access to the mandatory Buildinglink system. The appropriate mental health authorities should be alerted. We cannot mark as spam her unsolicited messages in our email systems, as we would lose emails from the same account, genuinely sent with legal value about our co-op. The lack of normal democratic debate through the same email system requires correction. Obviously if someone sends an email through the system, is immediately subject to retaliation, threaten of eviction, attack by their dogs in the common spaces, stalking by doormen, etc. The email system must be reserved for reasons pertaining our expensive co-op, not for the mental problems of Ellyn Berk, with medieval belief on sunrise and lack of mental lucidity, as in her most recent

spams, opening two brackets and closing one. She does not even re-read emails before sending to 180 families in her building, just because she has access to your system. This is another subtraction of real value to shareholders from Rudd Realty/Ellyn Berk.

Ellyn Berk and Rudd Realty regularly commit white collar crimes in violation of our rights. They must be inhibited from using the Buildinglink.com system for their own interests. They must be inhibited from their retaliation and discrimination, while cooperation among shareholders must be guaranteed. Minor alterations to avoid unsanitary conditions must be guaranteed. Currently, several months of waiting are needed without anthropological reason and with total discrimination among shareholders.

We support the Blood Center's mission, since the applicant has demonstrated attention to the community and the tower would bring innovation, value and opportunities to the area, replacing an old and degraded low-valued building. Ellyn Berk, Rudd Realty and Buildinglink.com do not represent instead our interests and do not guarantee cooperation among shareholders. I urge you to accept this proposal.

Regards,

Michael Wang

Spam from Ellyn Berk:

Thu, Oct 14, 2:59 PM October 20th	333E66-Blood Center Tower - City Counsel Hearing on Wednesday,
Fri, Oct 8, 2:42 PM	333E66-Blood Center Tower -Save the Date and the Neighborhood
Fri, Oct 8, 1:35 PM	33e66-Blood Center Tower- Save the Date and the Neighborhood
Thu, Sep 30, 12:59 PM	333E66- IMPORTANT! Blood Center Tower - Note to 333
Mon, Sep 27, 8:20 PM	333E66- CB8 Zone Committee Meeting - Note from Ellyn
Wed, Sep 22, 5:40 PM	333E66 - Memo - Blood Center Tower Update
Mon, Aug 30, 3:20 PM	333E66 - Memo - Blood Center Tower Update
Wed, Aug 4, 6:55 PM	333E66- Blood Center Tower - Note to 333
Wed, Jul 28, 10:05 PM (Thurs. July 29th) at 10 am	333E66-Reminder-City Planning Commission Hearing - Tomorrow
Mon, Jul 26, 12:10 PM	333E66 - Memo - Blood Center Tower - Note to Shareholders
Mon, Jul 26, 11:35 AM	333E66- Blood Center Tower - Note to 333
Mon, Jul 19, 12:25 AM	333E66- Blood Center Tower - Reminder
Sun, Jul 11, 10:40 PM Person Public Hearing	333E66-Blood Center Tower- Reminder for Monday Night's In
Fri, Jul 9, 1:50 PM Public Hearing - Monday, July 12th from 6-8 pm	333E66- Blood Center Tower - Updated Information on the In Person
Thu, Jul 8, 3:45 PM July 12th from 6-8 pm	333E66- Blood Center Tower - In Person Public Hearing - Monday,

Fri, Jul 2, 1:05 PM Office	333E66-Blood Center Update - Important Memo from Gale Brewer's
Mon, Jun 21, 11:25 AM from Ellyn	333E66 - Video of Comments on the Blood Center - A Note
Tue, May 25, 1:55 PM	Blood Center Responses to Our Questions: IMPORTANT TO READ
Tue, May 25, 12:50 PM	CB8 Meeting Reminder - Zoom Info - Tonight at 630 pm
Sun, May 16, 1:20 PM 23rd at 2 pm	IMPORTANT BULLETIN - Blood Center Protest Rally - Sun. May
Mon, May 10, 10:55 PM	REMINDER - CB8 Zoom Meeting- Wed. May. 12th at 6:30 p.m.
Wed, May 5, 5:25 PM	333E66-Update Blood Center Tower Action
Mon, Apr 26, 1:30 PM 6:30 pm - Zoom Info	333E66- CB8 Community Board Meeting - Tuesday, April 27th at
Tue, Apr 20, 4:59 PM	333E66- Immediate Update on Longfellow Tower
Fri, Apr 9, 5:45 PM	REMINDER - Julie Menin at 333 - This Saturday (Tomorrow)
Tue, Apr 6, 6:59 PM	333E66- Julie Menin at 333 - This Saturday!
Mon, Mar 29, 12:45 PM	333E66- Kramer Levin & The Mayor
Thu, Mar 25, 3:50 PM Webinar	333E66- A Follow-up to Last Night's CB8 Meeting & Link to the
Mon, Mar 22, 1:59 PM 6:30 pm	333E66- CB8 Zoom on the Blood Center Tower - Tues. Mar. 23rd at
Wed, Mar 17, 10:45 AM on CBS News	333E66- ALERT - NOON TODAY! Story on the Blood Center Tower
Fri, Mar 12, 10:40 AM	333E66- Memo - Julie Menin
Tue, Jan 19, 2:35 PM pm - Please Register Now!	333E66- Meet & Greet with Julie Menin on Tues. Jan. 26th at 6:30
Tue, Dec 29, 2020, 5:45 PM	333E66-Blood Center - Writing Letters to the Planning Commission
Tue, Dec 29, 2020, 6:20 PM Planning Commission	Blood Center - Memos to those writing letters to the
Mon, Dec 14, 2020, 2:30 PM Kallos - Dec. 15th from 8-9 pm	333E66- Talking Points & Zoom Details for Meeting with Councilman
Tue, Dec 8, 2020, 4:05 PM	333E66-Memo-Blood Bank Center Info
Fri, Dec 4, 2020, 12:20 PM	333E66- Blood Bank Center Update
Fri, Nov 20, 2020, 1:15 PM	333E66-Memo - Blood Bank Petition
Mon, Nov 16, 2020, 12:20 PM Street Expansion Plan	Emergency for All 333 Shareholders- New York Blood Center's 66th

Sent with [ProtonMail](#) Secure Email.

From: [Micheline Lakah](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Opposing the Blood Center Expansion project
Date: Friday, October 15, 2021 12:27:49 PM

I oppose the Blood Center Expansion Project and join the Community in saying NO for the following reasons:

- NO to allowing a major zoning law change that has not been violated in its 35 years of existence and will both damage our residential community and set a precedent to destroy other similarly protected communities.
- NO to a plan that demolishes a 1930's era building containing banned building material like asbestos, in which a single safety compliance issue will send these poisonous materials into the air we breathe.
- NO to an unnecessary plan to allow the construction of a Life Science Tower that will house Biosafety Level 3 Labs that work with and store deadly pathogens like Tuberculosis, West Nile Virus and SARS-CoV-2. Imagine what will be released with a single failure in the buildings biohazard treatment procedures.
- NO to further jeopardizing the safety of the over 2,000 students and staff at the Julia Richman Education Complex on [67th Street](#). Over 200 of these students are handicapped or learning disabled.
- NO to a 334' (equal to 32 stories) mid-block commercial building that will block sunlight and cause shadows over Julia Richman School, St. Catherine's Park and other residential buildings and outdoor spaces.
- NO to a multiyear construction plan that will close two lanes of traffic and sidewalks on both [66th Street](#) and [67th Street](#), choking an already congested area.
- NO to the travel lane closures that will cause deaths due to delays in emergency vehicles accessing patients and local hospital emergency rooms.
- NO to the construction that will require multistory construction cranes that we have seen toppling into buildings or lying across avenues or the building debris that hurtles down from above, each causing death or severe injuries to our neighbors.
- NO to issuing Longfellow Realty a learners permit to develop its

first project in New York to be larger than any other project it has undertaken anywhere at its other properties.

- NO to NYBC's flyers that deceive us into thinking the new building is its only way to grow.

Micheline Lakah



[New York](#), N.Y. 10065

Sent from my iPad

From: [Michelle Orsi Gordon](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] oppose NY Blood Center
Date: Monday, October 18, 2021 4:32:20 PM

10-20 Hearing Registration - Subcommittee on Zoning and Franchises

I am writing to oppose the New York Blood Center building expansion. It would negatively affect the six schools housed in the JREC building across the street. Added traffic congestion would prevent school buses from navigating safely, as well as hamper emergency vehicles on a narrow street which already has a public bus route. The park would be in shade during the hours children would be using it. The neighborhood does not need more offices. This is the wrong location for a high rise commercial building.

Respectfully,
Michelle Gordon

From: [Mona Dreier](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Building New blood Center Tower
Date: Sunday, October 17, 2021 2:00:42 PM

I am writing to indicate I am against the building of the new blood center Tower.

Thank you.

From: [Andrea Dacquino](#)
To: [Land Use Testimony](#)
Cc: [Ana Dacquino](#)
Subject: [EXTERNAL] Stop the Blood Center Tower
Date: Friday, October 15, 2021 9:07:15 AM

Dear City Council Members,

I want to first and foremost thank you for your leadership and your commitment to the well-being of the residents of District 5. My wife and I work at NewYork-Presbyterian Hospital and at Weill Cornell Medicine and we have made the UES our home for the past 11 years. We will continue to make this our home for the long-term because we truly love this community. We love it because of its great character and it is a great place to raise a family.

We have made it through the darkest days of COVID-19 and we wish for our community to come back stronger than ever and we are committed to doing all we can to make it so. We are blessed to be raising 3 young children and the oldest ones attend PS183. We play at St. Catherine's Park on most days after school and on weekends and we also worship in the area.

In the rebuilding of our community post COVID-19 we must all be committed, as you are, to the well-being of the residents who make this a special place to live. The proposed project of the NY Blood Center Tower causes great concern for my wife and I. I listened to the entire zoom call on May 25 with the Council Members and the lawyer from the NY Blood Bank. Let me be clear, we are in no way opposed to letting the NY Blood Bank renovate or construct a new and more modern structure for their future but we cannot have a 300ft+ tower erected in our community. They should rebuild no bigger than what is their current structure. This project would not contribute to the community but rather simply take from the community.

The effects of this massive tower we believe will truly have a damaging effect on our residential community and our neighborhood. The shadows that would be cast on the school and the park; the traffic congestion, the 5 years planned construction with the noise and pollution for the residents; the for-profit tower controlled by Longfellow; the strain it would put on the existing schools in the area especially PS183. And for all the other reasons stated during the zoom call WE STRONGLY OPPOSE the proposal to build this monstrosity of a tower.

One of the few arguments made by the lawyer of the NY Blood Bank in defense of its location at 67th St was the proximity to medical institutions like NYP, WCM, MSK, Rockefeller was important to be able to collaborate effectively with other researchers. As you know, NewYork-Presbyterian is one of the largest integrated academic medical centers in the country and we work hand in hand with our partners at Weill Cornell and Columbia. This collaboration has brought forth some of the best medicine in the country (NYP is ranked among the Top 10 hospitals in the US) and has been #1 in NY for 20 years in a row. I tell you this because as you can imagine there is great research collaboration happening between these 2 top medical schools which are physically far from each other. Weill Cornell is right in our community in the UES and Columbia is located in Washington Heights. Physical distance between WCM and Columbia has not come in the way of great collaboration and of being #1. The distance argument by NY Blood Bank doesn't hold water. Medical institutions such as NYP, Weill Cornell and Columbia are vital to the well-being of our community and as not-for-profit organizations they have a clear mission to serve the community. For-profit entities such as Longfellow and the tower that would be managed by them do not share the same guiding principles and commitment to the local community.

PLEASE listen to the hundreds of residents of the area and reject this project. Thank you for representing our voice and thank you for putting first the well-being of the residents of this very special community.

Truly yours,

Mr. Andrea Dacquino

Dr. Ana G. Alzaga Fernandez

From: [Nancy Small](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Blood center
Date: Tuesday, October 19, 2021 8:49:41 AM

We love New York for many reasons.. and one reason is that we NYers value the value the past just as much as we look to the future. Carnegie Hill is a unique area of architectural beauty... one of the few areas left. Please protect the soul of our city...if not, the city we love will look like every other city. Is there any beauty in any of the "instant" sky lines that have been developed in recent years? There is a place for tall buildings... but not in Carnegie Hill.


Please show respect for our unique neighborhood.

Sent from my iPhone

From: [Nick Hanlon](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] VOTE AGAINST the Blood Center/Longfellow application
Date: Saturday, October 23, 2021 1:31:22 PM

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My child is one of the over 2,000 students of all ages of diverse backgrounds from throughout the city who attend a school in the Julia Richman Complex. The construction of this unnecessarily oversized building will disrupt the tranquility of the outdoor space on the block during a pandemic -- a time when these 2000+ children should be utilizing the outdoor space as much as possible. These children should not be exposed to additional health and safety hazards from construction vehicles at this time. I support the Blood Center's work and understand construction is unavoidable in NY -- but this oversized building is unnecessary and the construction will take far too long and be far too disruptive.

Nick Hanlon

Brooklyn NY 11215

From: [Olivia Feldman Prikazsky](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Blood Center - Letter of Opposition
Date: Thursday, October 14, 2021 1:05:05 PM

Hello

I am writing to express my vehement opposition to the proposed development by Longfellow Real Estate on the site of the current Blood Center on 67th Street between 1st and 2nd Avenues on the Upper East Side.


I am a local resident that lives 1 block away from the proposed development, and am concerned by the egregious proposal for a variety of reasons, which I will highlight below:

1. We have zoning laws for a reason. The current 75' limit on mid-blocks is in-place to protect the residential nature of our neighborhood. No exception to this zoning law has been granted in the 30+ years since it has been in place - why would the exception be granted here? The development will destroy the residential neighborhood that is my home. This exception will allow for other exceptions to become commonplace. New York City needs to support the residents that in turn support the city.
2. The Julia Richman Educational Complex and St. Catherine's Park will both be in shadows for the entirety of the day. Our children will suffer.
3. The increased professional personnel to the neighborhood will overcrowd an already overcrowded day time population, and increase traffic which is already intolerable!!

Thank you for your attention to this matter and I hope you keep in mind the negative impact this project would have on our community.

Sincerely

Olivia Prikazsky



From: [Patricia Preston](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Blood Center Opposition
Date: Tuesday, October 19, 2021 10:58:12 AM

The proposed building is an extreme

violation of low-scale, mid-block zoning. Its height at 334 feet is four times that allowed (75 feet) by current zoning.

- This is a private, for profit development, being built on top of the Blood Center's own updated space. It represents a huge subsidy to the Blood Center and the private developer.
- This will set a terrible precedent and weaken the protection of low-scale, mid-blocks which are so important to Carnegie Hill and other residential neighborhoods in the city. It is the first significant break with low-scale, mid-block zoning since it was introduced in the mid-1980s.

Sincerely
Patricia Preston

Sent from my iPhone

From: [paulette](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Blood Center Tower
Date: Saturday, October 16, 2021 9:56:51 AM

I've lived in this neighborhood for 46 years and raised two daughters and currently 3 'weekend' grandchildren. St. Catherine's Park has been sustained in part by the City and largely by a terrific Friends of St. Catherine's Park volunteer group. I will be brief in my strong opposition to the Blood Center building a tower that will block sunlight from the park/playground.

Some years back I read (and totally agree) that this small local playground is one of the most used in all 5 boroughs. There is no other nearby place for neighborhood kids to play. It is a lunch spot for the elderly seeking some sunshine and hospital employees from the myriad of facilities, just a block away. It is the outdoor space for the large Julia Richman High School complex which also houses a day care center.

Council members, please come here on any given day, weekday or weekend and you will see that the racist arguments of the unions, Blood Center, and real estate interests are so far from the truth that it's pathetic. Julia Richman complex is largely a High School with students of color. I don't know the percentage but it must be about 90%. The hospital employees who get a little lunch break are a totally mixed ethnic group. Are people who live here largely white? Yes, but that's more because we are 'rent stabilized' and could never live in the City at all if our apartments were priced at current levels. My children and grandchildren in fact, are mixed race. This is not Park Ave-Fifth. So: are white kids, black kids, latino kids, asian kids playing in this park and getting some sunshine? YES, and they are playing with each other (and with a sandbox that stays clean thanks to Friends of St. Catherine's Park) and fostering relations and among parents and nannies in a truly ideal NYC environment.

You will take away so much if you approve this tower. Ben Kallos has offered a number of great alternatives. No one here is against the furthering of science or more jobs. Build it in the empty lot in the 90's that won't impact negatively in that neighborhood. It's an empty lot! Don't listen to the 'interests' of people who do not know us or our neighborhood park.

Thank you,

Paulette Kellner
paulettemk1@verizon.net



NY NY 10021

From: [Collis Phil](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Blood Center Tower objection
Date: Tuesday, October 19, 2021 2:51:50 PM

I am strongly opposed to the Blood Center's proposed tower on E. 67th St.

This proposal is exactly why mid-blocks need to be protected. If something like this can be built opposite a school and casting a playground into perpetual shadow, then the floodgates are opened and nowhere is protected.

My children have played in St. Catherine's Park since they were babies (and they learned to swim at Julia Richman, though they attended a different local UES Public School). The Julia Richman Education Complex is a star of New York's education system for children from all around the city. The building was designed for light to come through the windows.

Quoting New York Post: "The Blood Center, a non-profit blood bank and research facility, is asking for a rezoning ... with a 334-foot tower most of which would be rented out to for-profit companies as a "life sciences center.'" The presumed good name of The Blood Center is being exploited to mask the true purpose of the new building, which is

nothing but profit and greed.

A "life sciences center", if such a thing actually came to be, in this residential neighborhood makes as much sense as when the Post Office were repairing vehicles in what is now the Patrick Moynihan Penn Station Hall. The usual false promise of creating jobs is a joke - how many white-coated scientists will there be? What percentage of the Blood Tower is going to turn out to be luxury apartments anyway?

A building this high and of this size is completely inappropriate, and if it is allowed then the city is going to regret the precedent it sets.

Yours very concerned,

Phil Collis

420 East 72nd Street [REDACTED]
NY, NY 10021

[REDACTED]

From: [Phi Seli](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Testimony opposing the huge NY Blood Center development
Date: Monday, October 18, 2021 8:43:22 PM

Phil Seliger
pseliger@gmail.com
[REDACTED]
New York, NY 10065

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 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 for a good chunk of the 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. Nighttime light pollution is another consideration. Most commercial buildings remain lit up at night, if they are occupied or not because some staff is always on site. A tall, lit building will illuminate the neighborhood which currently is relatively dark at night and disrupt neighboring residents and probably force them to close their curtains. The proposal is asking for an exception for large signage at the top of the building? This indicates that this tower is a vanity project, which will further illuminate the area 24/7.

Additional traffic, commercial trash services for a lab spaces, likely hazardous waste is introduced in the area with high residential population density. There seems to be no concession to the local residents in return for a 'rezoning-gift' of this magnitude. What is the dollar value of this proposed rezoning? The proposed building's bulk exceeds the current zoning requirement by a multiple greater than 3x. The space for the NY Blood Center does not seem to be expanded in the proposed new building. The additional floor space is simply used as a commercial, rent-producing office/lab-space, supposedly for bio-tech start-ups. I am not certain about the promise of starting a bio-tech incubator in the middle of a residential neighborhood in the middle of Manhattan. Sure the NY Blood Center's involvement has some weight. What I am certain about is the impact the building alone will have on the neighborhood, and that is not positive for local residents. The proposed building will be around for generations, in an apparently rushed approval process and without the appropriate study of the impacts on the local residents, like an in-depth traffic and crowding analysis. Increased strain on the neighborhood resources, possibly constant nighttime lighting from a 24-hour lab building. The created jobs will no doubt partially come from outside of Manhattan and increase the use of local public resources.

As this is a personal letter I am describing the effect this proposed NY Blood Center building will have on me and my family personally. I want to emphasize that I am 5 voices, not 1.

In summary:

- I'm worried about the shade impact on St Catherine's park and attached ball court
- I'm concerned about the shade impact on the Wagner school complex
- I'm concerned about the crowd impact on St Catherine's park during lunch hours
- I'm concerned about increased traffic on 67th street, interfering with the cross-town bus and school buses in addition to being a main cross-town artery.
- I'm concerned about increased commercial traffic, trash, chemicals on 66th street, where a space for 3 large semis will be created (if memory serves me right)
- I'm worried about the lengthy construction period for such a huge building that will exceed 4 years and the disruptions this will cause in the area.
- I'm worried this will transform the neighborhood and will replace residents and turn the neighborhood into a commercial district.

All this without any concessions to local residents, like public space created partially on the NY Blood Centers current lot. While seemingly a good and worthy project to create a bio incubator space, the current location of the NY Blood Center is not zoned for it and in my opinion is not right for a project of this size.

My vision of Manhattan is a more livable Manhattan to attract residents, as opposed to inappropriate commercial towers encroaching on the last remaining bits of public space in this area. My biggest dismay with the project is that the new building does not make any concession to the local public in return for the aforementioned 'rezoning-gift'. To relieve the strain created by this building there should be a guarantee that they would create adequate additional open space that could absorb the increased demand. A reconstruction on this site at a reasonable scale, similarly to the lab space by MSK on 64th street, or consideration of alternative sites needs to be conducted. The currently proposed project seems to be one of commercial convenience at the expense of local residents.

Regards,
Philip Seliger.

From: [PHILIP CORRADINI](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] STOP THE BLOOD CENTER TOWER
Date: Saturday, October 23, 2021 6:47:01 PM
Attachments: [Vote No On The Blood Center Tower - City Council of New York.pdf](#)

To: City Council Zoning Committee

I want to register my complete opposition to the Blood Center Tower and request that you deny the project any authorization to proceed. Attached is a letter detailing my reasons for opposing the Tower.

Philip Corradini

PHILIP CORRADINI
333 East 66th Street
New York, NY 10065

**Tedros Adhanom Ghebreyesus [the WHO chief] noted on Thursday:
"Lab accidents happen. It's common."
- Business Insider International, July 15, 2021**

October 23, 2021

To: The City Council of New York

I am writing to express my complete opposition to the proposal for a mid-block tower for the New York Blood Center. The reasons for my opposition are listed as follows:

1. The proposed Blood Center tower would be 334 feet tall and would represent a catastrophic threat to our land use zoning and quality of life. The tower would require a complete break with R8B zoning specifically intended to reduce the height and bulk of buildings located in the mid-block, with high rise buildings restricted to avenue locations.
2. The rezoning required for the tower would represent an unacceptable precedent and would encourage real estate applications and development with very tall buildings in mid-block land parcels. Once the precedent is set, the threat would extend to all of New York City and would potentially create a quality of life crisis in multiple boroughs and neighborhoods.
3. The twenty four hour nature of the proposed tower would bring with it the problem of additional commercial population density, traffic congestion and noise, loading dock activity and truck idling, increased diesel and other types of particulate pollution, highly intensified traffic patterns on Second Avenue and side streets, increased vehicular dangers to all pedestrians including the many children and seniors that use the three public institutions adjacent to the proposed tower.
4. Not to be outdone, it should be noted that the proposed tower would directly impinge on three very important municipal institutions. In fact, the Blood Bank is sited in front of the Julia Richman Educational Complex, adjacent to the 67th Street Public Library and across from St Catherine's Park. I would point out to you that these institutions are used by the most diverse group of people, including children, adults and seniors. Many of these residents include people who are particularly vulnerable to air pollution and traffic accidents. In addition the tower's size and height would create a shadow effect so severe that it would block direct sunlight from St Catherine's Park and the Julia Richman Educational Complex for most of the day.
5. Finally, and perhaps most importantly the non-beneficial usage of the tower as a high risk laboratory facility must be addressed. The facility would have the potential to house biosafety level 3 (BSL-3) laboratories, intended to handle dangerous pathogens. Given the risks this type of work represents and the potential for tactile or airborne discharge through ventilation equipment, this

type of usage should be categorically denied in a high density residential neighborhood that is in close proximity to public institutions of a sensitive nature. As Tedros Adhanom Ghebreyesus, the head of the WHO, has stated for the record in reference to the Wuhan Labs and covid-19, "lab accidents happen. It's common." To request a rezoning and other special variances for this project only adds insult to injury!

Recently, the community has vociferously demonstrated its opposition to the proposed tower and it is incumbent that our political representatives understand and act to preserve the safety of the community and the zoning rules that protect them and their fellow residents in New York City. Thank you for your consideration.

Sincerely yours,

Philip Corradini

From: [Rachel Levy](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] FRIENDS" Testimony in Opposition to New York Blood Center
Date: Saturday, October 23, 2021 2:38:38 PM
Attachments: [City Council FRIENDS written testimony 10.23.21.pdf](#)
[City Council Exhibits FRIENDS 10.23.21.pdf](#)

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Hello,
Attached please find FRIENDS' testimony and exhibits regarding the NY Blood Center application.

Thanks,
Rachel Levy

Rachel Levy
Executive Director

FRIENDS of the Upper East Side Historic Districts
966 Lexington Avenue, #3E
New York, NY 10021
T: 212-535-2526
www.friends-ues.org



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EXECUTIVE DIRECTOR

October 23, 2021

New York City Council – Subcommittee on Zoning and Franchises

Written Testimony

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

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

In 1985, many midblocks of the Upper East Side were rezoned to R8B, a contextual zoning district that caps new building heights at 75'. This was no accident. It was in response to community advocates who were dismayed with the towers that had begun to spring up on narrow side streets, violating the bedrock planning principle that tall buildings and commercial uses belong on wide streets, with narrow streets reserved for lower scale residential uses (see Exhibits A and B).

Hundreds of similar low-rise zoning districts have been mapped on narrow side streets throughout the City, for example R6B in your district, Mr. Chairman. As CPC said in its 1985 report, the low-rise midblock provides a “quiet refuge from the busier avenues” (see Exhibit C).

To be clear, FRIENDS supports high density development on the Upper East Side when it's in the right places. For example, the blocks east of First Avenue south of 72nd Street were carved out of the 1985 zoning to allow for institutional growth by MSK, Weill Cornell and Rockefeller, and are currently zoned R8 to R10 (see Exhibit D). A development of this type on one of those blocks would not have generated such unanimous concern from every corner of the community.

Instead, the Blood Center asks you to allow a 334' commercial tower on a midblock where the overwhelming majority of buildings are less than 75'. The few buildings that exceed 75' are *less than half* the Blood Center's proposed height, even after a 50' height reduction. And the site is surrounded by quintessentially residential uses – a school, a library, a public park, residential buildings and doctor's offices. The pedestrian experience in the immediate area is one of remarkable consistency, with low-scale buildings including the Blood Center sandwiched between taller structures on the avenues (see Exhibit E).

Imagine a building of this scale on a low-rise residential block in your districts (Exhibit F). It's unprecedented, and not necessary to meet the Blood Center's goals. As George will explain in more detail, the Blood Center could build just as much space for itself as of right, or via a full coverage alternative.

FRIENDS

of the UPPER EAST SIDE
HISTORIC DISTRICTS

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Rachel Levy
EXECUTIVE DIRECTOR

If approved, this application would diminish what makes our neighborhoods livable, dismantle decades of consistent land use policy and practice, and send the message – which will be heard loud and clear – that it is open season on low-scale residential midblocks across the five boroughs. Friends strongly urges the City Council to reject this proposal.

Thank you.

Written Testimony of
FRIENDS of the Upper East Side Historic Districts

EXHIBITS

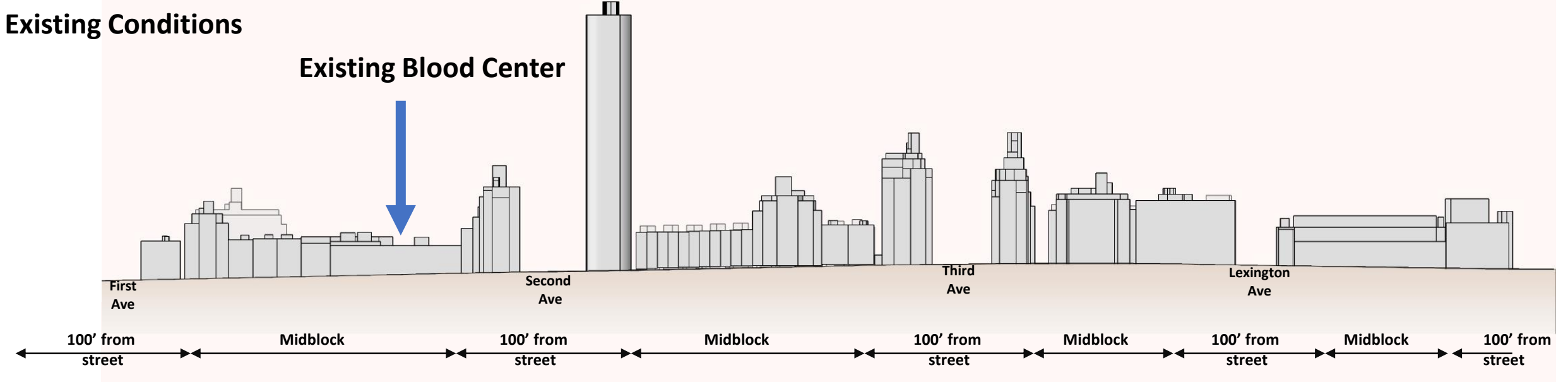
New York Blood Center – Center East, ULURP #
C210351ZMM, N210352ZRM, C210353ZSM

October 23, 2021

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

Street elevations – 67th Street South Elevation

Existing Conditions



Proposed Conditions

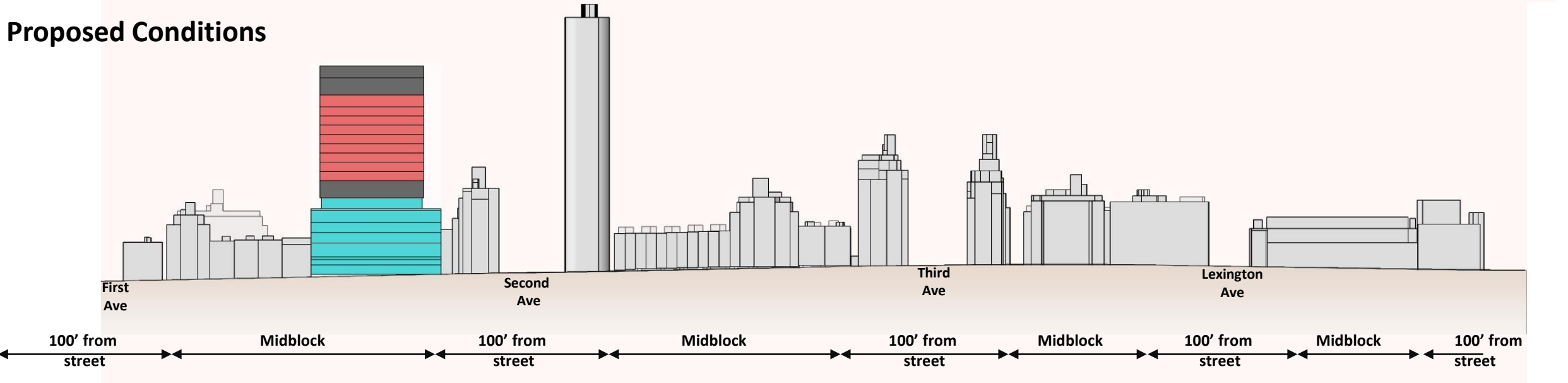
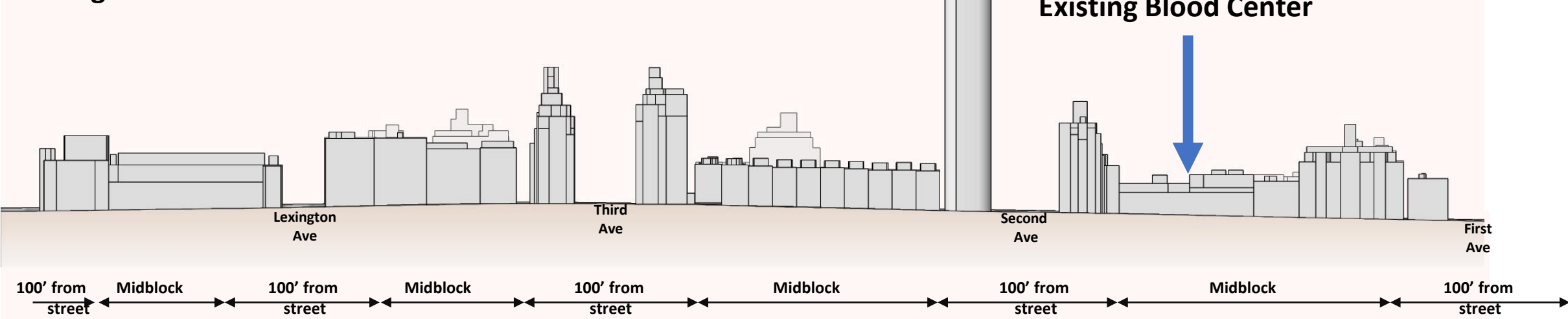


Exhibit B: Distribution of tall buildings on wide streets with lower scale on narrow streets

Street elevations – 66th Street North Elevation

Existing Conditions



Proposed Conditions

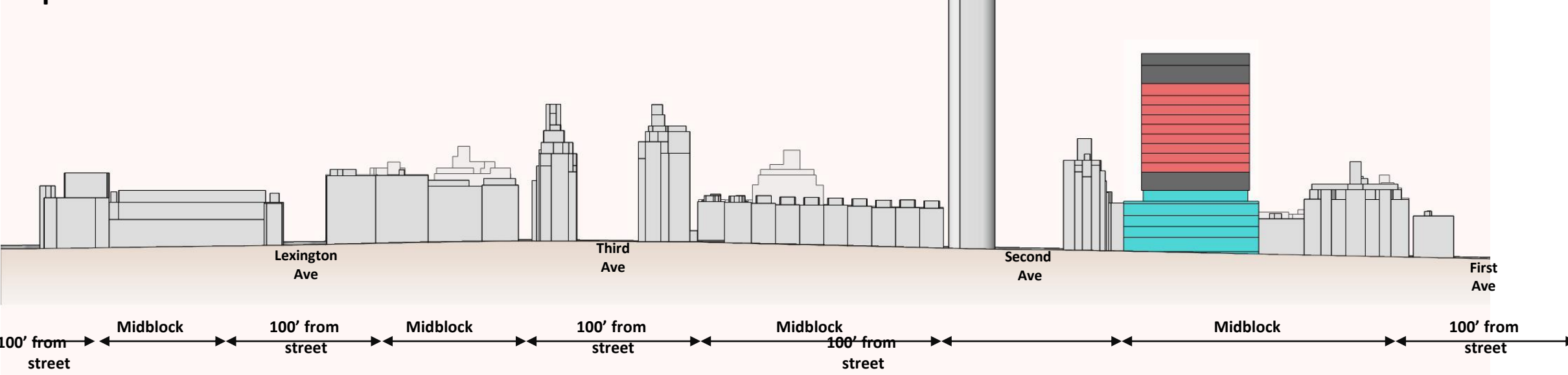


Exhibit C: Upper East Side Midblock Study, Buildings of R8B Scale, DCP 1985

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

Blood Center

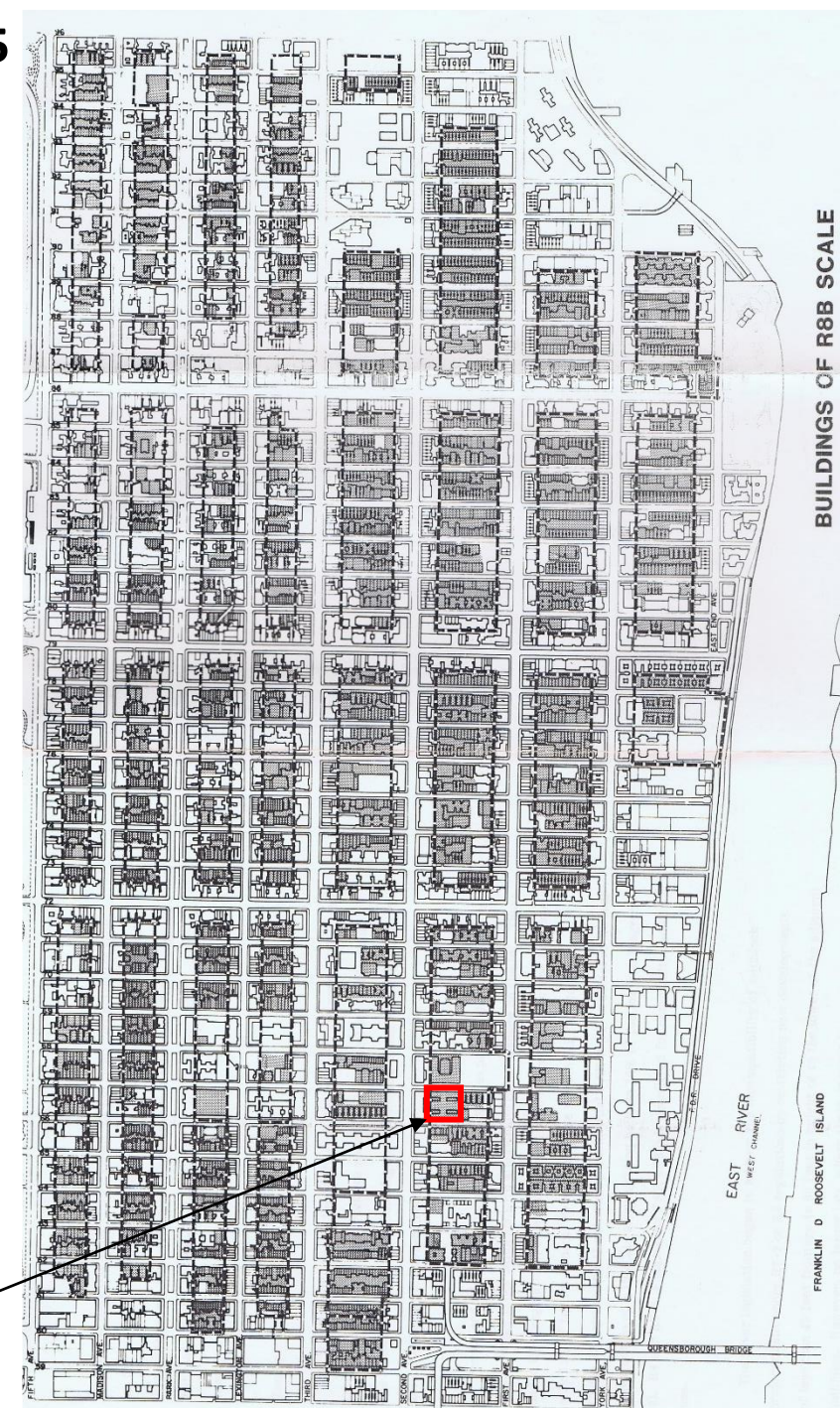


Exhibit D: Zoning and Institutional Uses around the Blood Center

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

Higher density institutional uses are clustered East of First Avenue in R8 to R10 zones and equivalents, exactly as the 1985 planning and rezoning intended

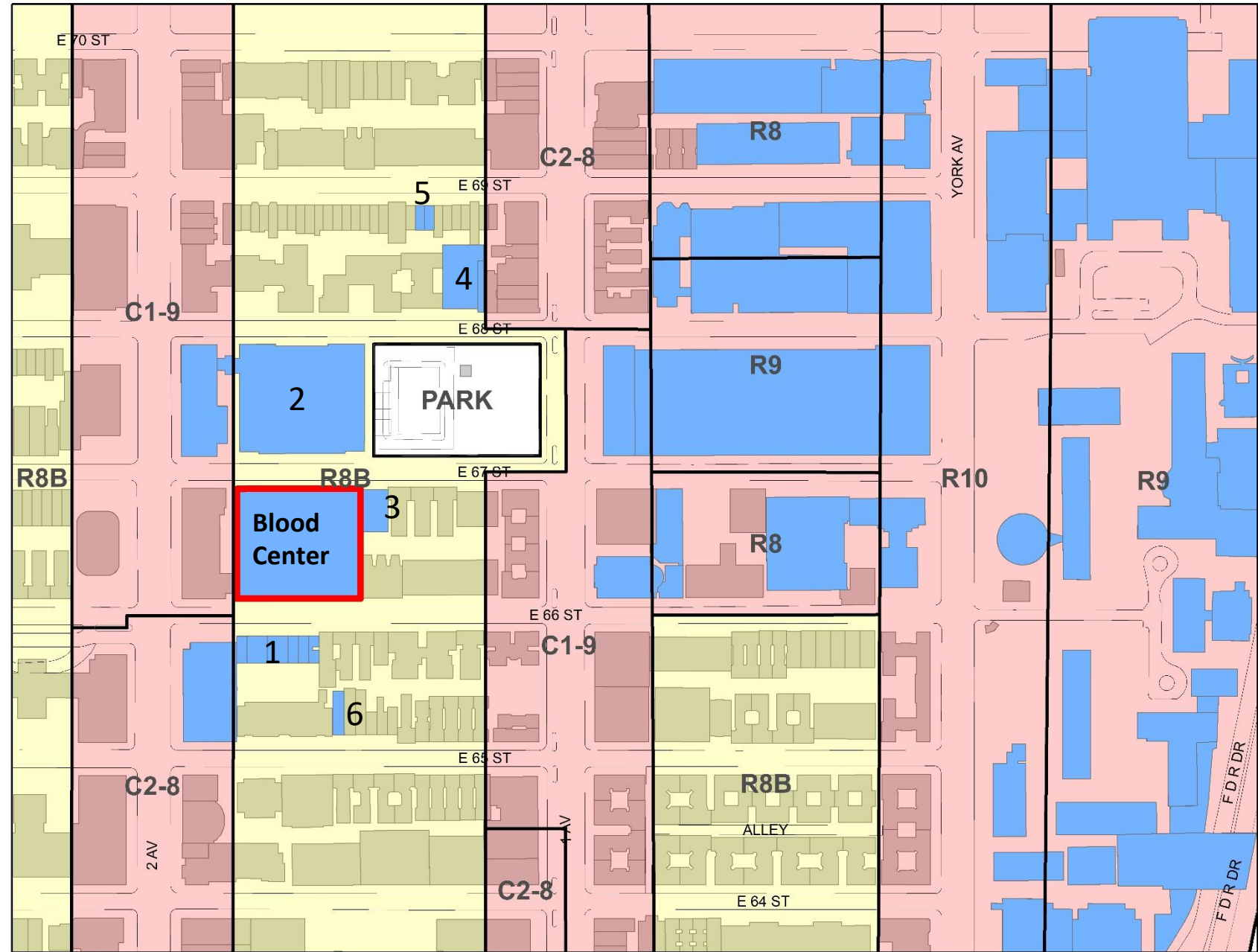


Exhibit E: High R8B Compliance Around the Blood Center

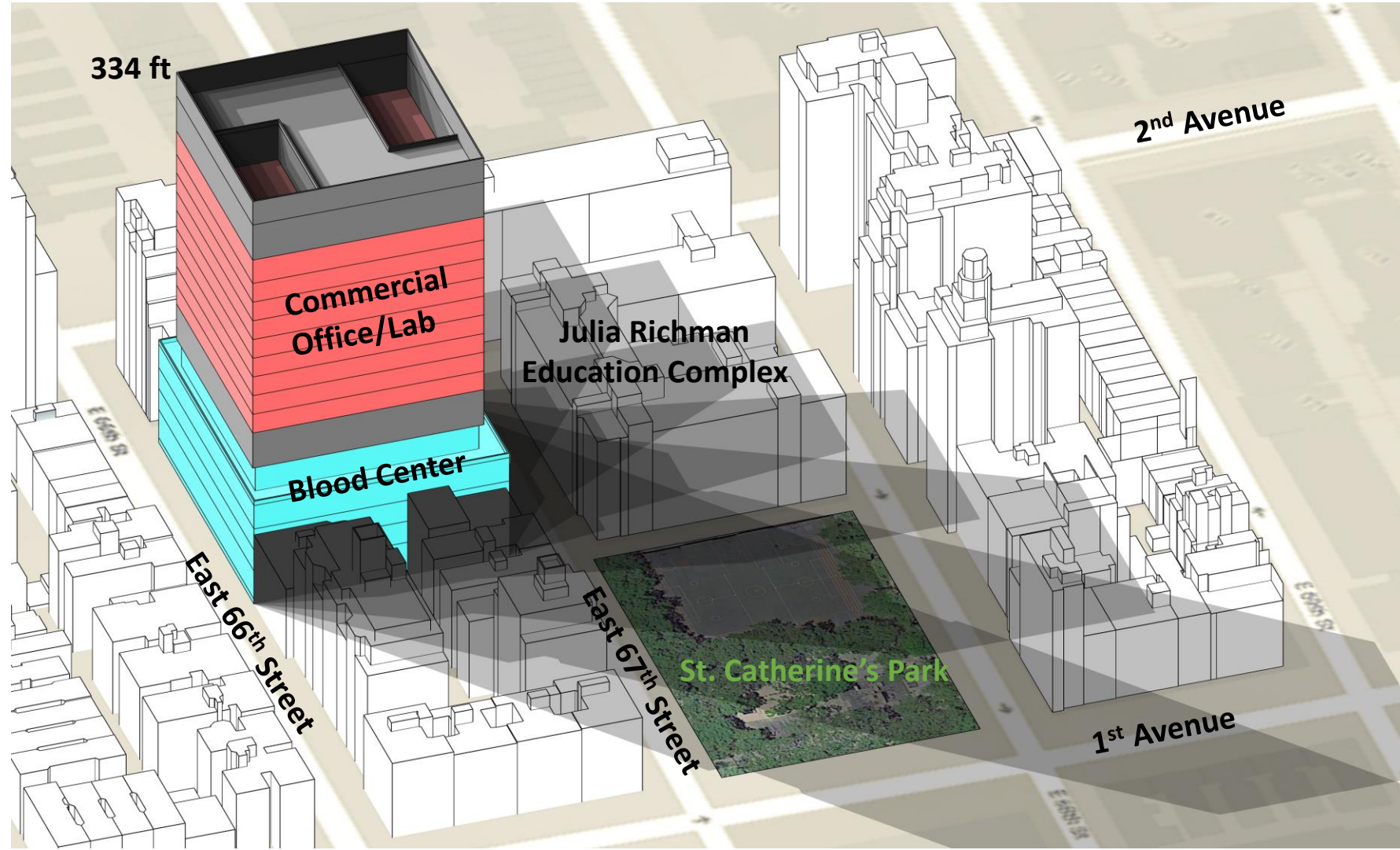


Most buildings in this area, including the Blood Center are of R8B scale.

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

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

Exhibit F: Proposed Blood Center/Longfellow Tower and Shadows



A Permanent Shadow Will be Cast by the Proposed 334' Commercial Tower on 6 Citywide Public Schools and the Only Park in the Neighborhood (11am through 5pm on March 21 Pictured)

From: [richard.friedland](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Blood bank has picked the wrong place even if it is needed. Congestion in the streets shadow the park and schools.all the trucks that don't move .i can go on and on.
Date: Thursday, October 14, 2021 8:07:17 PM

Sent from my iPad

From: [Rick Bellusci](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] VOTE AGAINST the Blood Center/Longfellow application
Date: Saturday, October 23, 2021 2:38:30 PM

Members of the Zoning Committee,

I want to appeal to your sense of fair play.

From all you've heard from our solid block of opposition, we hope you can appreciate the sacrifice you'd be asking of our residential community and the level of permanent damage this will bring should you vote in favor of this application.

I'm sure you're weighing what's reasonable and what's fair for you to expect of us? With this in mind, consider the following:

This will be a building 4X what's presently permissible. And, the Blood Center's mission isn't going to change proportionally to that height, OR some reasonable allowance of more height, were they to propose it. In fact, a responsible contextual upgrade would be welcome by the community. But this project seems to no longer be about the blood center and their mission only. We've learned they're not choosing their own partners, the developer Longfellow is. Doesn't that strike you as odd? There's so much uncertainty surrounding this project, probably the likes of which you've never seen. Don't you need more than so much uncertainty to make your very weighty decision. Doesn't this have to be an extraordinary endeavor that forces you to vote for it because it's so virtuous?

Where are the medical professionals, the people of science to speak from the outside – NOT THE BLOOD CENTER REPS – saying “such great leaps forward in medicine and cures are only possible after you stack us in the same building and not nearly as achievable from even just a few blocks away?” Not just that proximity is a “nice to have” for fueling breakthroughs in medicine and science.

I'm sure you also haven't heard from any of the supposed “partners” that would be leasing space from Longfellow, the developer who will actually own more than two-thirds of the tower if it's built. Something that could serve as a sort of Proof of Concept. No, this is genuinely a “build it and they will come” and hope for the best proposal.

These are the only two possible scenarios;

If they don't put their supposed partners in there – if the property gets flipped or is built as an office building, which is a real possibility in the cut throat world of New York City real estate– then we've been duped and we lose because the consequences of this fraudulent tower are terrible and permanent and will ripple throughout the city.


Or, if they lease the tower to exactly whom it's supposedly been designed for, then there'll be 300 feet of experimentation with chemicals and dangerous toxins occurring every day next to a school with thousands of children – many with special needs – and hundreds of people living in their homes within a one-block radius as I do, 75 feet away at 333 e 66th street. They said it themselves actually in an attempt to comfort us...paraphrasing now, they'll ventilate the building at 6X the strength to push the bad air out. Out into the air of our surrounding community!

This is just one more example of how they present this project as if we're not even here and they're building on a blank slate.

For context(in the extreme), one of the worst decisions in the annals of urban planning was a Robert Moses highway plowed through the Bronx – the Cross Bronx Expressway – that brought blight and destroyed neighborhoods. At the time, misguided officials thought it was a great idea because, in their minds, it resulted in an extraordinary connection between Westchester, Long Island and New Jersey. We have seen what the negative results of that highway have wrought over the last half-century -, and our city is still recovering from it.

We need you, our elected officials, to take a stand against this destructive proposed rezoning that puts profits over people and community, and reject this proposal.

Thank you,

Rick Bellusci
333 E66th Street, 
New York, NY 10065

From: [RICK COHEN](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] VOTE AGAINST the Blood Center/Longfellow application
Date: Saturday, October 23, 2021 3:49:47 PM

Though I worked for my own City Councilman decades ago, I've never been moved to speak at a hearing or submit testimony — until this Blood Center proposal came along. I live a block away. I played in St. Catherine's Park as a 9 year-old and regularly wheeled my fading 93 year-old father to it to feel sunlight on his face in the final months of his life. This is the wrong project on the wrong street, and I urge you to vote against it.

Council members, approving it would set a dangerous precedent allowing mammoth projects to stomp on the vital needs of your *own* constituents in your *own* neighborhoods. My family has lived here since long before the park, the school, the public library, and the blood center were built. But make no mistake, this is a vote not just about Lenox Hill. It's a vote for Cobble Hill and Castle Hill, Richmond Hill and Todt Hill, a vote for the quality of life in your boroughs. Our city needs to grow, but in appropriate places, in appropriate ways. Every project isn't right for every neighborhood. This Bigfoot is a glaring example.

The Center's lawyer says New York lags Boston and San Francisco in life sciences research. By that reasoning must we match every major city in every major field? Indianapolis has a speedway. Austin is getting a Tesla factory. Do we need them, too, simply to keep up with the Joneses? Indeed, we can learn from Boston and San Francisco. They demolished highways that cut off their waterfronts and replaced them with grassy boulevards and popular parks. We need to save St. Catherine's sunlight to enjoy that oasis for generations to come.

If the city needs this project, it needs to be built instead where it won't stomp on the living, breathing social needs of its children, seniors, and those with ambulatory limitations.

The Center's lawyer says it's important for the speculated entrepreneurs in the expanded building to be able to walk to nearby research institutions. What about the seniors and children for whom Central Park and every other is half a mile away? They can't walk or be wheeled that far. This park is their escape valve. This is a vital respite, an outdoor asylum, if you will, where the elderly and visitors to and workers from nearby hospitals find solace and support, precious minutes of peace and smiles. They need that island of light and air. Every bit as much as your residents need your parks' sanctity. The Center is asking you to value their

speculative marketing arguments over the proved usage of a community that has established the critical vitality of these three facilities beginning more than a century ago.

For the speculative convenience of unknown entrepreneurs the Blood Center is asking to inconvenience those who rely on the park by imposing a permanent solar eclipse for much of the day and to shroud the Julia Richman school windows in shadow by imposing an unprecedented tower midblock. Compounding the inconvenience, the project will disrupt operations at the NYPL branch next door for likely at least two years soon after it already had to close recently while roof work was going on. Again, it's largely children, seniors, and those with limited incomes who rely on that branch.

At three hearings I've heard about the importance of construction jobs. Of course they're vital. But so are the safety and sanity of those using the park and the children needing light streaming through their classroom windows. These constituents and users will be there long after those jobs are gone. No neighborhood opposes jobs. This neighborhood put up with subway construction for years. It disrupted our lives and drove businesses out of business. The subway's escalators still don't work properly. But that project made sense for the community and commuters going to and from work. Every construction project isn't an appropriate one. Anything goes is not a city planning philosophy. This project can provide those building jobs elsewhere without permanently disfiguring a neighborhood and impairing use of three major facilities.

Council member Kallos has taken it upon himself to find other sources of funding and a willing developer. He represents the community by going beyond "Just Say No" to find an alternative location that makes sense.

Each of you has vital hubs in your own district. You wouldn't want them abused or impaired. That's all we want. This is the perfectly wrong project, a selfish one that ignores the community it plans to cover with darkness. Please respect Councilmember Kallos, the elected representatives who unanimously oppose it, and, most of all, the community itself, which has overwhelmingly explained why you, too, should just say no. Approval would set a dangerous precedent that someday would disrupt your district, too.

Rick Cohen
215 E 68th St, Apt [REDACTED]
New York, NY 10065

From: [Robin Adam](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] VOTE AGAINST the Blood Center / Longfellow application
Date: Saturday, October 23, 2021 3:51:04 PM

To Whom It May Concern:

I am once again stating my concern and objection to the proposed Blood Center Tower. As a long time resident in this community, I have great concerns on the negative impact such a tall building would have on St Catherine's Park, the students on the autism spectrum in the Julia Richmond Education Complex and the neighborhood in general. We are already overcrowded by tremendous traffic from the hospital complexes. The lack of light on an important community gathering space coupled with this increased traffic, will add to neighborhood congestion, traffic and overcrowding on our subways and buses.

There are alternatives to sites for this building! There is no need for it to be here!

Please do not add extra burden to this residential neighborhood.

Sincerely, Robin Adam. [REDACTED]

From: [Rose Hache](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] 334" NY Blood Center Tower
Date: Monday, October 18, 2021 11:36:45 AM

To the Subcommittee on Zoning and Franchises:

I oppose the waiver of NYC's mid--block zoning law to allow the 334' Blood Center Tower. During the May 12th CB8 meeting, the Longfellow attorney countered concerns about additional BSL-3 biohazard labs by committing to add language to space leases prohibiting it.

As lawyers, we know leases are contracts that may be amended and provisions waived.

It is a particularly hypocritical position, considering it is a zoning waiver Lonfellow requests in this particular instance.

Additional reasons for my opposition:

1-Precedent for the proposed mid-block 334' high Blood Center Tower waiver is not in the best interest of NYC. Side streets all over NYC will be impacted.

2-Testimony at CB 8 meetings is that the Blood Center may modify their existing floor plan without the 334' high Blood Center Tower.

3-The 334' high Blood Center Tower will clog access to and from the Julia Richmond Educational Complex. Protect the children who will be impacted by the increased traffic and noise. I've listened to testimony related to the particularly detrimental impact on autistic children affected by increased traffic and noise.

3-The 334' high commercial tower St. Catherine's Park will cast shadows mid-afternoon, where many children with parents who are employed by the Med Center or are being treated at the Med Center play in addition to the neighborhood and Julia Richmond children.

4-Most days, St. Catherine's Park is already full to capacity with Med Center workers using the space to eat together outside and unwind throughout the day. Imagine the impact of 2400 additional workers seeking similar refuge.

5-Multiple other locations for the 334' high commercial tower that do not impact the local community are available.

I appreciate your devotion of time and consideration to this community issue that affects us all.

Best wishes,

Rose A. Haché

333 East 68th Street, [REDACTED]
NY, NY 10065

To: City Council
Date: Oct 20, 2021
From: Ruth Brodsky – resident 315 East 68 St
RE: Opposition to Blood Center Tower

1) Improve Current Building No one disagrees that the Blood Center needs a new or improved facility. But the Blood Center admits that they could build a new “as of right” facility at their current location that would give them all the space they require (in fact, more space than they would occupy in the proposed Tower!).

2) Collaborating researchers require “close physical proximity”

This argument is false!! Research collaborations have essentially moved to highly efficient virtual platforms like Zoom and Microsoft Teams

An analysis (done by Marty Bell @ 315 E 68) indicates that of the last fifty-four research papers by the Blood Center, only two of the fifty-four, or 3.7%, showed collaborations by Blood Center researchers exclusively with researchers at the three nearby world-class institutions.

Further, there are letters from Mass General (Boston), Mayo Clinic and Johns Hopkins School of Medicine – which say close proximity is no longer needed !!!

3) Impact on Traffic

2nd Ave traffic is CURRENTLY horrendous – you need to check it out!! We cannot withstand even more traffic !!!

67th Street already has school buses, ambulances and cross-town buses – more traffic on this street will negatively impact medical emergencies, school children and the cross-town buses!!

4) Available properties Currently there are many empty “available” properties in the area which can be used for this purpose

5) The Union’s arguments are disingenuous

Yes, the union workers want the work BUT they can have that work no matter where in Manhattan the construction occurs – it DOES NOT have to be on East 67 St.

6) This proposal will take 5 years from start to finish What will the Blood Center Tower do during those 5 years? Whatever it is – if it is satisfactory for five years – why can’t it be permanent?

From: [Samuel Yates](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] New York Blood Center proposed tower
Date: Tuesday, October 19, 2021 9:52:07 AM

To the New York City Council,

My name is Samuel Yates, and I am a resident of 333 East 66th Street. The back entrance of the New York Blood Center is one building away.

I am sure you have heard testimony and read many letters about the proposed Blood Center/Longfellow commercial tower that is up for your consideration, so I won't repeat all the arguments against approval. It would be a terrible decision to let the project proceed.

A couple of things stand out. At the same time the Longfellow tower was proposed, the Blood Center also proposed a second plan: renovating and expanding their space using the existing 75 foot mid-block height ceiling and affording them more space and better facilities. This would be a wonderful option. I am very happy to have the Blood Center as a neighbor and would be delighted to have them stay. It is clear that their 1964 era space needs upgrading, just not by adding a 334 foot tower with 2000+ additional workers, built by a Boston developer with no experience building this kind of thing.

One of the arguments presented in favor of the project is that it would enable in-person collaboration between Blood Center scientists and colleagues from Sloan Kettering, Weill Cornell, Rockefeller University, and Hospital for Special Surgery: all nearby. In fact, there has been almost no in-person collaboration between the Blood Center and scientists from any of these institutions to date.

So why is Mayor de Blasio so strongly in favor of the project when the Upper East Side community and every one of our elected officials including Ben Kallos, Rebecca Seawright, Liz Krueger, Gail Brewer, and Carolyn Maloney are all opposed? I have to think that the answer lies in the Mayor's large debt to Kramer Levin & Naftalis, the very firm that Longfellow hired to handle PR for this project.

Please vote to reject the proposal from the Blood Center and Longfellow.

Thank you,

Samuel Yates

samuelyates27@gmail.com

From: [sandra](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Blood Center Tower
Date: Saturday, October 16, 2021 6:33:05 PM
Attachments: [Written Testimony on Blood Center Tower Proposal on behalf of E72NA.docx](#)

Sent from [Mail](#) for Windows

Written Testimony on Blood Center Tower Proposal on behalf of E72NA

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

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

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

Thank you

Sandra Lerner

From: [Scott M Modlin](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL]
Date: Tuesday, October 19, 2021 4:37:02 PM

As a former member of CB13 South Brooklyn, I've sat on land use and zoning, parks and recreation, police fire and safety.

All 3 committees along with the board need to reject the blood banks proposal for the obvious reasons.

It's OK to want to profit and grow wealth, but not in this specific location.

Again for obvious reasons:

- 1) Strain on infrastructure water and sewer for over 400 new occupants
- 2) This new structure will attract approximately 100 more cars per day for a structure of this size. It will directly impact the front of the Public Schools main entrance
- 3) Creating more supply drives down the demand which effects prices

Why not the DOE buy the Blood Banks air rights?

Sincerely,
Scott M. Modlin, CPAU, IC

Insurance Consultant
Certified Property Appraiser and Umpire

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From: [Stephanie D'Abruzzo](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Regarding the Blood Center-Longfellow Tower Proposal
Date: Tuesday, October 19, 2021 10:03:21 AM

Dear Members of the City Council--

My name is Stephanie D'Abruzzo Shemin. My husband and I have been a resident and shareholder at 333 E. 66th Street since 1994 and I am writing to urge you to reject the Blood Center/Longfellow Tower proposal.

It is disconcerting that this proposal was being treated as a given to breeze through the approval process, especially by the Mayor's office.

It is disconcerting that it was presumed that our neighborhood would just have to forget about the zoning laws and accept an unnecessary behemoth, casting its 330-foot shadow and constantly transporting lab and medical waste, in the middle of a block in a residential neighborhood, across the street from a school, a park, and right next to the 67th Street branch of the NYPL.

It is disconcerting that no thought whatsoever was given to the quality of life and infrastructure issues in this neighborhood (particularly traffic, strain on the electrical grid, public transportation, air quality, and parking).

It is disconcerting that the renderings of the building show no regard for the neighborhood it wants to land in, with building floorplates that rival those of the Empire State Building.

It is disconcerting that in the wake of the monstrosities that have been built on Billionaire's Row on West 57th Street that no lessons have been learned from that truly unnecessary development.

But even without all of those legitimate concerns, it is downright infuriating how real estate developers continue to blatantly and freely rob New Yorkers of their city. The planned work around Penn Station and the planned demolition of historical churches and buildings in that area is a ridiculously sad notion. But that's nothing compared to all of the mid-block development that will surely follow if the Blood Center tower is allowed to be built in its currently proposed form. The precedent that this sets will continue to benefit only the developers, who will take their money and run.

And then there's the little matter of how Mayor De Blasio owes Kramer Levin (the legal team representing the Blood Center project) \$300,000 (source: <https://www.thecity.nyc/special-report/2019/5/17/21211076/mayor-de-blasio-owes-unpaid-legal-bill-to-firm-lobbying-his-office>). Perhaps I am naive, but I thought that the days of Tammany Hall were over.

Rest assured that we are not averse to the Blood Center being renovated or even rebuilt to its current specifications, inconvenient as that would temporarily be. We are not averse to

progress. We are certainly not against union workers coming into the neighborhood to reconstruct the building. I am a proud member of three unions: SAG-AFTRA, Actor's Equity, and the WGAE... and had there been an IATSE strike this week I would have been out there on the picket lines with my union brethren. Union work could be used just as effectively on building a smaller tower or in renovating other current available properties.

Tacking on at least 250 feet to the current building height is ridiculous (especially considering the amount of currently available vacant real estate in the city), and the notion of the City calmly accepting the opacity and lack of real answers in regards to the sort of lab work that will happen in those 330 feet of height (since apparently only 35% of the building is earmarked to accommodate the Blood Center's work) is ludicrous at best and terrifying at worst.

This proposed building does not add to the Blood Center's progress, but rather is meant to line the pockets of an out-of-state developer, who will not be serving humanity but rather counting their money back in Boston while opening the doors for other monstrosities to eat away at our residential neighborhoods, one by one.

Again, I urge you to please reject this proposal.

Sincerely—
—Stephanie D'Abruzzo Shemin

From: [Stephanie Schils](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote Against Blood Center Re-Zoning
Date: Tuesday, October 19, 2021 6:04:39 PM

October 19, 2021

Dear Council Members:

We vehemently oppose the egregious new tower project proposed by the New York Blood Center and Longfellow. Among our many concerns and fears over the dense, massive potential construction: overly burdening the infrastructure of our neighborhood, already taken advantage of by the medical community; how will the new building further tax the already fragile ConEdison electric grid?

We currently tolerate liquid nitrogen trucks that block our sidewalks. A proposed addition of a 334-foot, 33-story research tower replete with dangerous chemicals, is just too much for our neighborhood to handle. Not to mention the additional 2,400 new workers to an already overcrowded block.

The Blood Center's representatives have claimed they want to create a humane experience for residents of the Upper East Side, but this only refers to the aesthetic look of the new building. The residents in our neighborhood deserve to be treated humanely.

The mission of the Blood Center is to do good work. They should be able to do their work in a modest sized building... one that does not require a precedent-setting re-zoning of the mid-block. I urge you to take swift action and block this proposal.

Sincerely,
Stephanie Schils

From: [Stephen Wessley](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Written Testimony on Blood Center Tower proposal
Date: Tuesday, October 19, 2021 6:06:18 PM

I strongly oppose the proposed rezoning for the Blood Center Tower. It is disappointing to see the Blood Center's non-profit status and strong research tradition being used to force a change to long established zoning principles that work to create a neighborhood. The building proposal is absurd: to create a huge tower of commercial rental biology laboratories in the midst of schools, playgrounds and homes. The Blood Center should absolutely rebuild their existing space to provide more suitable lab facilities for modern research, but they can afford to do this with their own substantial patent income, they don't need to get the free lab space in exchange for exploiting their stellar reputation in the city. The precedent that mid-block rezoning would create would be devastating to the quality of life on the Upper East Side. If this project moves forward, how could any other future rezoning project be rejected?

Sincerely,

Stephen Wessley

[REDACTED]

NY, NY 10021

[REDACTED]

From: ssf1234@aol.com
To: [Land Use Testimony](#)
Subject: [EXTERNAL] VOTE AGAINST the Blood Center/Longfellow application
Date: Saturday, October 23, 2021 1:03:52 PM

To the Members of the NYC Land Use Council,

I was born in the Bronx, live in the NY Metro area less than 20 miles from midtown Manhattan, and my daughter has lived at 301 East 66th Street, New York, NY 10022 in the past. I am very familiar with that neighborhood, having been there hundreds of times. I am writing this email in opposition to the seemingly never ending attempts to turn Manhattan residential neighborhoods into more commercial areas. I believe people rely on the nature of a neighborhood when they choose to live in a certain place, and further commercializing a residential neighborhood certainly seems unfair to the residents and should not be permitted. Please register my opposition to this application. Thank you.

Very truly yours,

Steven S. Fass, Esq.

[REDACTED]

Glen Cove, NY 11542

From: [Stuart D. Levy](#)
To: [Land Use Testimony](#)
Cc: [Susan P. Levy](#); [Lyn Alessi](#); [Ellyn Berk](#); dpced@yahoo.com
Subject: [EXTERNAL] Opposition To Blood Bank Expansion, East 66- East 67 Streets, New York, NY 10021
Date: Saturday, October 23, 2021 1:24:11 PM

Dear Ladies and Gentlemen:

I am writing to you in opposition to the New York City Blood Bank's request for a zoning change in order to construct a 300+ foot tall tower mid-block between First and Second Avenues and East 66th and East 67th Streets.

My wife, Susan, and I have lived at 333 East 66th Street for 25 years. Previously we lived at 370 East 76th Street for 20 years. We are both life long residents of the City of New York for 70 plus years.

Look no further than our current Governor's home town of Buffalo, NY. Governor Kathy Hochul lived through the Love Canal 21 year clean up of a toxic site that 45 years ago cost more than 400 million dollars to remediate. This site was located in a fairly light density area, containing single family houses numbering in the hundreds and not the thousands.

What if a toxic accident occurs in the proposed expanded Blood Center? They intend to vent all air and gases from roof fans into the public's common atmosphere. Once it leaves the new Blood Center and hits the prevailing winds, the unsafe air and gases could harm, poison or kill anyone within a half square mile to a square mile from the site.

What if there is a toxic explosion at the new Blood Center? We have no HAZMAT units located anywhere near the Blood Center. We have a single fire station located on East 67th Street between 3rd Avenue and Lexington Ave.

Contained in the area are more than 150,000 residents. There are also 3 hospitals within 4 blocks: Sloan Kettering, Presbyterian Cornell Weil, and the Hospital for Special Surgery. Also 1 block away is the world renown Rockefeller University. There are also multiple outpatient cancer treatment sites and outpatient surgery sites.

There is no plan to evacuate 200,000 people or more. There is no plan to relocate all the people in the area that might be forced out of their apartment homes for a day, a month, a year or more. My own insurance policy covers us for up to \$59,000 for loss of use of my apartment. That would cover fewer than 6 months of moving out and back into my apartment plus the rent. But where do we find the required housing overnight for all people in need?

And who pays for the massive toxic clean up that could amount to 10 Billion Dollars or more? Hurricane Sandy ran up a cost of 1 Billion Dollars for a single subway stop. Is it New York City? IT IS NOT The BLOOD CENTER OR THE BOSTON DEVELOPER! They will both declare bankruptcy, and they will be finished. But we, the neighborhood, will be in the early stages of a years' long nightmare.

None of the Board Members of the Blood Center or the Boston Developers lives in our area. They will be completely unaffected while we in the neighborhood will suffer immeasurably and permanently. We will still have to make our rent, mortgage and maintenance payments monthly. And property values will plummet. New buyers will find themselves under water in 1 day. Renters will run leaving us empty buildings soon to be in bankruptcy.

THE BLOOD CENTER AND THE BOSTON DEVELOPER MUST COVER THESE CONTINGENCIES BY POSTING AND MAINTAINING A MINIMUM OF A 10 BILLION DOLLAR BOND. AND THE BOND SHOULD BE INCREASED ANNUALLY BY COST OF LIVING INCREASES.

Quite frankly, the existing Blood Center should be moved out of this area. It is a danger to all who live and work in this area. Allowing it to expand vertically upon its full foot print would be laughable if it wasn't such a serious and dangerous issue to our neighborhood. Did the Blood Center not hear about Wuhan, China? How about all the people in our City who are involved with hearing and approving the zoning change requested?
W-U-H-A-N C-H-I-N-A!

The Blood Center will have to move out for the 5 years of proposed construction. Instead of returning to their present location, the Blood Center should stay wherever they are moving to and sell their property as is. For all we know, that has been their plan all along, and they have no intention of returning to their present headquarters.

They are no more entitled to a zoning change than my building is if we requested a zoning change to add another 15 stories to our existing structure.

This is simply a for profit land grab deal. If we need more labs in New York City, then put the new labs in an area already properly zoned for this. Industrial buildings should surround it and not residential neighborhoods including 3 or 4 hospitals and 2 universities.

Recently, CRAIN'S named our neighborhood as 1 of the 10 most affordable neighborhoods in New York City for first time buyers. Of course, they are really speaking about York Avenue to Third Avenue and not Park Avenue, Madison Avenue and Fifth Avenue. And the new Blood Center is right in the middle of one of the most affordable areas for first time buyers.

The Blood Center, a not-for-profit corporation, is simply a blood brokerage operation. They actually compete with Sloan Kettering and the other named hospitals for blood donations. The difference is that the hospitals use the blood for their patients. The Blood Center sells their blood to hospitals in need of blood.

Despite the Developer's lying about their need to be in the area of the above medical research facilities, we have proved that there is almost no common research that the Blood Center currently does with these institutions. Did they shut down during the Covid-19 crisis for 2 years? Or did they attend conferences on ZOOM like we all did?

In conclusion, the current New York Blood Center no longer belongs in its current location. IT IS NOT SAFE. There are too many people in this neighborhood, including thousands of children. To increase its size by 5 or 6 fold is insanity. And to grant a zoning change to accomplish this is the height of irresponsibility. IT IS INCREASING THE POTENTIAL

HARM TO THE ENTIRE NEIGHBORHOOD, CREATING A GREATER SAFETY ISSUE,
ONLY FOR THE PROFIT OF A NOT-FOR -PROFIT
BLOOD BROKER AND AN OUT OF STATE REAL ESTATE DEVELOPER!

Respectfully Submitted By:

Stuart D. & Susan P. Levy
333 East 66 Street

[REDACTED]

New York, NY 10065

[REDACTED]

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From: [Sue Korn](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote against the blood center/ Longfellow application
Date: Saturday, October 23, 2021 1:00:40 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Forward suspect email to phish@cyber.nyc.gov as an attachment (Click the More button, then forward as attachment).

This is another example of politics and money prevailing over our children's playground and the lives and security of the little people who trusted the zoning refs

Sue Korn



NY 10021

From: [Susan Elman](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] NYC Blood Center Development
Date: Monday, October 18, 2021 3:26:58 PM

I am writing in opposition to the proposed rezoning of the NYC Blood Center site to all for a for profit life sciences center. For all the reasons cited in the CB8 resolution opposing the action, this is an inappropriate use for a midblock site situated on a narrow street amid a public school, park and library. The shadow, noise, construction logistics and on-going use will adversely affect the children who use these important public spaces. None of the adverse impacts have been adequately studied or addressed. There is no overriding reason to locate a life science center in a residential neighborhood and to alter an important zoning rule against midblock changes, which is meant to protect residential communities from inappropriate uses. Altering this rule will set a terrible precedent and could do damage throughout the City. The City identified several very appropriate commercial sites for the construction of life science centers -- they did not identify any residential sites because it is not an appropriate use.

I urge you to vote against the proposed rezoning.

-- Susan Elman

From: [Susan Ferriere](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Opposition to NY Blood Center Re-Zoning Application/Development Plan
Date: Sunday, October 17, 2021 3:42:05 PM

Dear Members of the Sub-Committee:

I am writing to express my deep concern over the re-zoning request made by the New York Blood Center. While there is generally universal agreement that the Blood Center needs to update its cramped and obsolete current premises, it is equally clear that the enormous volume of the project proposed has little to do with enabling the Center to modernize and far more to do with a speculative commercial real estate development. Our Upper East Side neighborhood struggles to maintain its historically residential character in the face of ongoing development overly-ambitious in scale. We residents have the option of living in other more commercially-developed parts of the city but choose to live here where density is less and there is still sky to be seen and sunlight to be enjoyed on streets and in cherished parks, such as the much-used St. Catherine's Park opposite the Blood Center site. Our streets are already thronged with both vehicular and pedestrian traffic and need no additional overburdening.

I urge you not to enable the Blood Center's mega-scheme to pass as currently proposed but instead to allow only for a plan modified to allow the organization to continue and expand its work appropriately in a modern setting but without the addition of space to be owned and occupied by outside entities that are in no way part of the fabric of our cherished neighborhood and need in no way to be located on this site.

Thank you very much,

Susan Ferriere

 NYC 10065

From: [Susan Markman](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] VOTE AGAINST the Blood Center
Date: Saturday, October 23, 2021 2:55:26 PM

We are strongly against building the very tall blood center for several reasons:

- Our grandchild attends school at the Julia Richmond Complex. Necessary COVID 19 safety measures including air filters, air conditioning, face masks and a near constant mechanical droning sound make it extremely difficult for children and teachers to hear each other. These measures are needed to keep them safe. Adding long term construction noise will exacerbate the problem.
- The Blood Center Building as planned would cast a huge shadow on the school complex, playgrounds, and neighborhood park. Sunlight would effectively be permanently and significantly blocked.
- Insufficient explanation has been given for what kind of chemical research would be done and what protections would be incorporated to prevent accidental contamination; that could harm the children or the environment.
- It is against valid city legal limits on mid-street building height permits that should not be disregarded.

We are not opposed to updates to the Blood Center. It serves important functions. However, it does not need the proposed number of floors to do its work and collaborations with other scientific and medical researchers could be accomplished without building a tower in the middle of this street. Thank you for your consideration.

Susan Markman and Joseph Tolson


NY, NY 10028

Sent from my iPad

From: [Thomas Sos](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] VOTE AGAINST the Blood Center/Longfellow application
Date: Saturday, October 23, 2021 4:40:24 PM
Attachments: [TS WRITTEN Testimony NYBC to NYCC FINAL 10.23.21.docx](#)

Please find attached my testimony AGAINST the Blood Center/Longfellow application.

Thank you,

Thomas A. Sos, MD

HOME:

315 East 68th Street, [REDACTED]

New York, NY 10065

[REDACTED]

[REDACTED]



Thomas A. Sos, M.D.
Professor and Vice Chairman of Radiology
Director, Peripheral Arterial Disease, Cornell Vascular

525 East 68th Street, P-521
New York, NY 10065

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Mobile: 917-751-0929
E-mail: tas2003@med.cornell.edu

October 23, 2021

Distinguished Members of the New York City Council,

- My name is Dr Thomas Sos. I am Professor of Radiology at Weill Cornell (although I am writing now as an individual), where I started as a Resident in Radiology in 1969 and have been on staff for over 50 years. I have authored over 140 scientific papers, 40 book chapters and participated in and co-directed several research projects in collaboration with colleagues locally, nationally, and internationally. I am a great supporter of and a participant in academic and research activities. I have lived in this UES community for most of my life.
 - I am strongly opposed to the current proposal to alter the zoning rules to allow construction of a massive 340 foot tall New York Blood Center Tower - more accurately, the Longfellow Commercial Real Estate Tower. Unfortunately, this current NYBC application is mostly based on a **giant fraud** and obfuscation supported by an aggressive PR campaign, in which you, the members of the City Council, are finally being asked to unwittingly participate, by approving it.
- What are the facts and the truth?
 - The NYBC needs a building only 1/4 as tall (only 75 feet) - within current zoning height and a larger footplate - to fulfill its mission
 - Such a solution has the support of the residents of the neighborhood, the medical community, including mine and all local elected representatives.
 - The proposed, so called NYBlood Center tower, pretends that the entire building is for the NYBC, but **the NYBC** will own **only** the lower 1/4 of the proposed 340 foot tall Tower. It is in reality a front for a monstrous 340 foot tall **commercial** real estate venture in a residential midblock side street plot zoned for a maximum height of 75 feet, to be built and paid for by the Longfellow Builder and Real Estate Company.
- So why are you being asked to approve the zoning changes to allow this monstrosity whose negative effects on the neighborhood you already have heard and will hear more about, to be built?
 - The NYBC has ample funds in its endowment to pay for a new 75 foot building, but decided to place its selfish financial interest above all:
 - the needs of the residents in the community,
 - the students of the adjacent Julia Richmond Educational Center, who are geographically, socioeconomically, and racially diverse, some with emotional/medical conditions,
 - and all who use the also adjacent St. Catherine's Park – the only park/playground within easy walking distance in the neighborhood.

- The proposed new tower will add ~2300 employees, increase noise and add to the already severe vehicular congestion in the area during and after the five year construction and after, and further compromise and delay ambulance access to the surrounding hospitals!
 - The upper 3/4 of the Tower will be a purely commercial real estate venture by Longfellow who are free to rent to anyone without any obligation to rent to laboratories or any other scientific project!
 - Nevertheless, the NYBC agreed to act as a front for Longfellow and falsely promoted the Longfellow / Blood Center Tower as a vital part of the Upper Eastside Medical Cluster claiming that:
 - The tower will provide necessary laboratory space for the cluster
 - The Tower will maintain the close proximity necessary for collaboration with the other cluster members
 - The truth is:
 - The members of the Cluster already have a great deal of laboratory facilities they need. If necessary, many suitable locations nearby in NYC are available which would cause lesser impact on the surrounding community at a time when many commercial rentals are empty!
 - Some of the staff of Rockefeller University were hoodwinked into supporting the monstrous tower, but as soon as they realized the true facts, they immediately withdrew their endorsement. No other member institution of the Cluster ever endorsed the proposed massive tower. One other individual physician wrote a letter of support, prior to being made aware of the realities of the proposed Tower.
 - The cluster members do not consider the NYBC to be an important, or even any part, of the Health Cluster; at a forum on 9/14/21, sponsored by Crain's Magazine, focused on Life Sciences in New York City, Dr. Robert Lifton, the President of Rockefeller University mentioned that Rockefeller is already building a biotech incubator on their campus for start-ups coming out of their labs, never mentioning the Blood Center or the need for the proposed Tower. He pointed out that Rockefeller U had joined with WC and MSK to form the "Tri-Institutional Development Institute" to pursue discoveries emerging from their labs. When the moderator asked him about the Blood Center Tower, he said the Blood Center "needs to take the time and make sure they have the support of the community and local officials to move forward." They clearly DO NOT!
 - Proximity for collaboration is a red herring; several leading experts think it is irrelevant and in fact, the NYBC has only 3.4% of its research/academic collaboration with Rockefeller U., NY/WC and MSKCC.
- I strongly urge you to reject this colossal Tower and approve a 75 foot tall “compromise” building for the NYBC only!

Sincerely,




Thomas Sos, MD
315 East 68th Street, [REDACTED]
New York, NY 10065

From: [Ursula Eagly](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] VOTE AGAINST the Blood Center/Longfellow application
Date: Saturday, October 23, 2021 3:11:09 PM

Hello, I am 21-year New York City resident, and I send my son to public school in the Julia Richmond Education Complex. We strongly oppose the Blood Center's proposed tower, which would cast a shadow over the school and park for most of the day and transform the character of the residential neighborhood.

Please vote AGAINST the Blood Center's application. Please protect the basic needs of NYC families.

Thank you,
Ursula Eagly

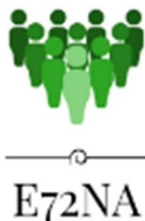

Jackson Heights, NY 11372

From: [valerie mason](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Written testimony of Valerie Mason President of East 72nd Street Neighborhood Assn, Re: Blood Center ULURP Application October 20, 2021
Date: Saturday, October 23, 2021 9:10:04 PM
Attachments: [Blood Center Statement \(City Council Hearing\).PDF](#)

Testimony attached

We oppose the application of the New York Blood Center. Please see attachment.

Thank you,
East 72nd Street Neighborhood Assn
Valerie S. Mason
President



October 21, 2021

New York City Council Subcommittee on Zoning and Franchises
250 Broadway
New York, New York 10271
Attn: Chairman Francisco Moya,
and the members of the
City Council Subcommittee on Zoning and Franchises

Re: The New York Blood Center – Center East Application
Borough of Manhattan
ULURP Nos. – 210351ZMM, N210352ZRM, and 210353ZSM (the “Application”)
City Council Hearing Date: October 20, 2021

I am Valerie S. Mason, submitting written testimony on behalf of the East 72nd Street Neighborhood Association (“E72NA”), in my capacity as its President. E72NA represents more than 5,000 residents on the Upper Eastside of Manhattan (none of whom live on East 66 or East 67th Streets, the site of this proposal); we write to register our opposition to the proposed “CenterEast” Application, and we urge you to oppose it too.

We appreciate the opportunity to address the Council but are saddened that this Application is even before the City Council for consideration. How is it that we are even here, since last November, this Application has faced unanimous community opposition, a unanimous rejection by Community Board 8 and the Borough President, and opposition by all of our local electeds (Manhattan Borough President Gale Brewer, Councilmembers Ben Kallos and Keith Powers, State Assemblywoman Rebecca Seawright, and State Senator Liz Krueger)?? In the face of such opposition, the Applicant has done NOTHING to modify its proposal. The 50 foot height reduction announced at the hearing on Wednesday, was ice in winter, laugh out loud, the movement of mechanicals (which were probably never going up that high in the first place). The result, the proposed Tower will now only be 3.6 times higher than the zoning limit...with no real reduction in the permanent damage it would do. And what is even more baffling than the Longfellow stonewalling, is that after a decision to reject a project that would have brought much needed affordable housing to Brooklyn, because it would put the Botanical Gardens in shade, the City Planning Commission, supported this egregious spot zoning, undermining R8B, which was enacted in 1985 to stop this exact type of egregious commercial development from happening in the first place.

The Upper East Side is the most densely populated residential neighborhood in the City, nevertheless, we are the proud home to some of the nation’s premier health and research institutions, including, Cornell New York Weill Hospital and Medical College, Hospital for Special Surgery, Mount Sinai Hospital, Lenox Hill Hospital, Memorial Sloan Kettering Hospital, and Rockefeller University just to name a few. **We believe in the**

mission of the New York Blood Center and we support their work. When announcing the City Planning Commission's 8-2 decision, Commissioner Marin, representing the Bronx, who voted for the Tower, said that the reason he did was because the Blood Center "was important." We get that NYBC is important, we so get it, that we, the Community, raised money and hired an urban planner (not a lobbyist) who came up with plan so that NYBC could stay at its site at 310 East 67th street, and what was the result, our plan will give the NYBC 100,000 square feet more than they will have in the proposed Longfellow Tower. What more can we do?

Respectfully, this Application has little to do with NYBC. This is really the application of a Boston commercial real estate developer looking to capitalize on the name of the Bloodcenter at the expense of New York families everywhere. Children from 50 out of 51 council districts attend JREC. What we cannot do and what you should not support, is tinkering with R8B. This 334 foot commercial tower does not belong on any zoned residential block. Contrary to what the lobbyists and law firm representing Longfellow and NYBC are saying, we are not talking about a 16 story tower, we are talking about a 334 skyscraper with the floor plate of the Empire State Building on a block with Julia Richmond Educational Complex, a public library, St. Catherine's park (which is over one acre) and at least two residential buildings with over 500 residents each. The Coalition to Stop the Tower would oppose this Application on ANY zoned residential street in the City unless that Community supported it; this Application as currently presented represents a danger to R8B, R6, R7, etc., all across the City.

When R8B was enacted 35 years ago, the Department of City Planning went to great pains to balance the needs of our health, educational and research institutional neighbors and the needs of the residential community. At the time, our community requested that 200 blocks on the Upper East Side be zoned "R8B." The City Planning Commission, after conducting an in-depth study over many months, and hearing testimony from all of our institutional neighbors, members of the community and elected officials balanced their needs and those of the rest of the community and determined that 190 of the 200 blocks be included in R8B; 10 blocks from 62 to 71 Streets between First Avenue and York Avenues remain R7-2 or R8 "because of the low percentage of buildings in this zoning strip that comply with R8B and the lack of R8B character in the surrounding area", the remaining 190 blocks, including the block where the NYBC is currently located, were deemed worthy of R8B status. **We direct you to the "Upper East Side Midblock Study" dated February 1985 (the "Midblock Study") and the Resolution dated July 22, 1985/Calendar No. 19. In 1985, NYBC had been on 67th street for more than 20 years, so were the school and the park, and that block was zoned R8B, and 67th street to the east of the NYBC block (between first avenue and York avenue) was not, so when Paul Selver, Esq, tells you that the NYBC block is not really an R8B block but "an anomaly" he is just plain WRONG.**

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

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

It is egregious that by turning this one site to a commercial zoned plot, the owners would be able to build a tower across from a park that the Zoning Resolution would otherwise not permit, we hope you understand that if you approve this Application, and the applicant later withdraws its "special permits," because of the large floor plate, **they could build a 515 foot tower!** We cannot understand why the City Planning

Commission would have voted to allow for such a possibility and not even make any recommendations to stop this from happening but they did. **You need to stop the madness.**

Your Committee and the Council should keep its eye on the zoning ball and not be fooled – this project has nothing to do with the altruistic promotion of the life sciences industry in New York City, research for the treatment of sickle cell anemia or any other disease, the economic growth of the City, or any interest in promoting union jobs or internships (according to JREC, internships have never been offered before this project was proposed). This Application is exactly what it appears to be - an egregious SPOT ZONING request which proposes a 334 foot speculative commercial condominium tower (with no setbacks), with a floorplate that rivals that of the Empire State Building, all on a residential block. A scheme between a commercial developer and a well-endowed not-for-profit which will result in irreparable and permanent harm to children, the elderly, and natural light and the residential fabric of our community. Ironically on Wednesday at the Hearing, Mr. Selver, mentioned that there were 25,000-45,000 square foot floorplates “all over NY” and then specifically cited the Mortimer B. Zuckerman Research Center and the David H. Koch Center for Cancer Care, both of those towers, located on 417 East 68th Street and 1283 York Avenue, respectively, are not on R8B blocks, and neither of them are 334 feet tall, they follow the plan originally laid out by the City Planning Commission in 1985 and are along the corridor of our community that was reserved for the possible future expansion of our important health and life science neighbors. You might have noticed that they are both “named” buildings, financed by gifts from high net worth individuals. When the NYBC was asked at Community Board 8 hearings about fund-raising for a building, they answered that they had not pursued that avenue. Again, before the City gives away air rights for free, NYBC should be required to explore all avenues. We know that the Anna-Maria and Stephen Kellen Foundation has just recently announced a gift to make a new tower possible for The Hospital for Special Surgery on East 71 Street and the River. In the face of all this evidence, we find it hard to believe that if an important institution like the Blood Center approached one or many philanthropists and foundations, that they could not obtain the funds to finance an as-of-right project at 310 East 67th Street, given the amount of space they say they need.

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

The Applicant keeps speaking of the importance of building a life sciences industry in New York City. We couldn’t agree more. The City has tasked its EDC with that mission, and EDC has identified multiple sites for life sciences hubs across the City, NONE of the sites being promoted by the City are in residential neighborhoods. We have been meeting with many members of the Council throughout this process, and many of them ask the same question, “Why not in our neighborhood?” Unfortunately we can’t answer that question, and as far as we have heard so far, no reasonably believable answer from the Blood Center.

There is a recent survey done by CBRE that shows 2,964,695 RSF of life science space coming online through 2024, two years before (best case!) the Longfellow Tower would open. **Christopher Hillyer, MD, the President and CEO of NYBC told the Council at the hearing on Wednesday, that there is a “critical need” for this tower, again, in the face of the foregoing information, and the fact that best case, this tower would be coming on line in 2027, another FALSEHOOD uttered by the NYBC.** The foregoing facts and the fact that Longfellow has no other tenant committed to this project, means we could be facing the worst of all possible worlds if you approve this project, the residents of East 67 and 66 Streets, and the kids of JREC, and everyone who uses St. Catherine’s Park would have lost their sunlight permanently and there could be an almost empty commercial building on that block. The NY Times has repeatedly reported about the glut of empty commercial office space in New York City, reporting that there is over 100,000,000 RSF of empty office space

as a result of the pandemic, consequently, there is no overriding public interest in overriding R8B for this Applicant.

We hope you noted that many, many residents of our community and families of JREC students attended the Subcommittee's hearing on Wednesday, and stayed with it from beginning to end. Please give deference to this united community and our Councilmembers, if it was your community we would ask the same of our Councilmember. A vote against this project, is a vote in favor midblock zoning and maintaining the viability of New York City as a livable city.

Respectfully,

East 72nd Street Neighborhood Association
Valerie S. Mason
President

Karen E. Meara
Counsel
meara@clm.com

2 Wall Street
New York, NY 10005
D / 212-238-8757

November 7, 2021

BY EMAIL

New York City Council
Land Use Division
Raju Mann, Director
Julie Lubin, Counsel
250 Broadway, 16th Floor
New York, NY 10007

Re: New York Blood Center – Center East (the “Project”)

Dear Mr. Mann and Ms. Lubin:

As you know, we are counsel to Friends of the Upper East Side Historic Districts (“Friends”) in connection with the land use application of the New York Blood Center. It was brought to our attention by Council Member Ben Kallos that counsel for the Blood Center commented on an alternative prepared by our clients’ consultants. We write briefly in response.

The Proposed Changes are Within Scope

Applicant’s counsel asserts in conclusory fashion that the proposed alternatives are out of scope. For example, it is asserted that the “C2-6A building requires a different waiver of rear yard equivalent controls.” Letter at 1. The Applicant does not offer any explanation as to why a “different waiver of rear yard ...controls,” is required or why it would be out of scope. In fact, no “different” rear yard waiver would be required for C2-6A – the proposed special permit for the Project waives Zoning Resolution Section 33-283, which sets forth requirements for rear yards on through lots, not only in C2-7 districts, but also in C2-6A districts. The specific subsection that would need to be waived for a project zoned C2-6A also applies to C2-7 and thus was considered as part of the Application. Even if it were technically a “different” waiver, which we agree would be the case for an R7A alternative, when assessed against the factors spelled out in the Rules of the City of New York at 62 RCNY 2-06(g)(5), it is not the sort of change that would trigger any new or different environmental or land use impacts. Rather, the proposed changes could and should be deemed “in scope” by the Department of City Planning.

Any Scope Issues Could Be Remedied Without a New Application

Even if City Planning were to determine that the alternatives were out of scope, that determination could be easily remedied. There is nothing about the proposed alternatives that generate larger or different impacts than those that would be caused by the Project. The alternative building form would be essentially the same but shorter. Reduced height is a

modification routinely requested by the City Council and approved by the City Planning Commission via a variety of mechanisms, including A-Text and Tech Memos.

More importantly, Friends and its allies are far more interested in the goals than the means, and welcome suggested alternative means of achieving its ends from the experts at CCLU and DCP. You and your staff routinely find ways to enact agreed upon compromises without starting over, and we trust there are myriad ways that could be achieved here. To be clear, Friends has two primary goals: to enable the Blood Center to expand beyond what could be built under existing zoning without substantially compromising the midblock context and zoning; and to ensure that if, for any reason, the Project or an alternative does not go forward, the midblock as-of-right zoning remains substantially consistent with current zoning and context. Surely there are ways to achieve those goals without going back to square one. You do it all the time.

The Alternatives Would Provide Substantial Additional Floor Area

The Applicant argues that the proposed alternative massings are “impossible” under R7A and C2-6A because the as-of-right floor area (4.0) is lower than proposed (5.5). That assumes, incorrectly, that one would not or could not waive the maximum total floor area limits. However the Application itself is full of waivers of as-of-right provisions. Friends’ alternative massings reflect the assumption that the special permit text amendment and the special permit itself would be amended to allow for a waiver of maximum allowable FAR. The Applicant’s preferred text amendment already waives maximum commercial floor area, allowing 10 FAR in a district that allows only 2 FAR as-of-right. Friends’ proposal embodies a very similar idea – grant additional FAR if, and only if, the site will be used for a life science lab. If for any reason the Council and DCP would prefer not to create this type of bonus FAR via the 74-48 special permit, Friends is not locked in on this approach. For example, one could change the Project site to C1-7A and, via the text amendment and special permit, allow use group 9. Even if such an amendment were technically out of scope, it would have no greater or different impacts than the proposal and thus could be approved via an A-Text.

The bottom line is Friends is sincere in its support of a 5.5 FAR alternative, and 5.5 FAR would give the Blood Center 67 to 82% more floor area than the 3.0-3.3 FAR that could actually be built under current zoning constraints.¹ If there is another means to achieve an FAR of 5.5 or even a somewhat higher FAR, Friends remains open. We note for the record that the Applicant’s recent “compromise” did not change the proposed floor area.

Floor to Floor Heights are More Flexible Than Portrayed

Throughout the ULURP process the Applicant insisted that floor to floor heights must be 16 feet. It has now abandoned that position and asserts that it can go no lower than 14.5 feet, and therefore Friends’ alternatives, with average floor to floor heights of 13.33 feet, are not workable. However one need not look far to conclude that floor to floor ceiling heights are not the deal breaker that the Applicant makes them out to be. Innolabs in Long Island City, which received zoning approval in 2019, has average floor to floor heights of 13.2 (6 floors rising to 79

¹ See Applicant’s Future No Action alternative in the FEIS which depicts a building with 3.04 FAR. It is Friends’ assessment that the Future No Action alternative could have been designed to contain 3.3 FAR.

feet).² Memorial Sloan Kettering constructed a 6 story lab facility on East 64th Street within the R8B 75-foot envelope. Further, Peter Schubert, a partner from Ennead Architects, which has represented the Applicant throughout this ULURP, recently stated that floor to floor heights as low as 12 feet can work: at a Commercial Observer webinar on Life Sciences development in New York City he stated “Floor-to-floor is something that everybody talks about as if that’s the only way forward, . . . through creativity and the ability of a building to deliver some shaft space, the floor-to-floor can be about 12 feet.”³

Even accepting for argument’s sake the premise that the Applicant must have 14.5 foot floor to floor heights, Friends is open to raising the height limits to accommodate that height, provided the top floor has setbacks comparable to those provided in the Application.

We question whether the mechanical space truly requires the full footprint demanded in the Applicant’s rendering, but assuming it does, Friends is not going to oppose an application that otherwise satisfies height and bulk concerns over statutorily required mechanical elements. Perhaps the Jerome L. Greene center offers some lessons, as the rooftop mechanicals on that project have a substantially smaller footprint above a larger floorplate.

The Applicant Must Engage in Meaningful Compromise or Choose an Alternative Location

The Applicant’s final comments, which focus on the Applicant’s financial need and an unsubstantiated parade of horrors that would result if they don’t get every inch they seek, are most telling for what they do not say; they offer no land use rationale as to why this facility must have the square footage proposed, as opposed to some lesser amount. Respectfully, two and a half floors of life science space is significant. It would add over 100,000 square feet of life science space to the City’s inventory, advancing the City’s LifeSci initiative and providing a valuable revenue source for the Blood Center.

Friends understands that the Council and the City frequently approve upzonings in part to meet important Citywide needs. But it balances that with community needs and good planning principles, often via modifications during Council review of applications that do not sufficiently take into account such needs. Here, the Applicant demands all or nothing -- 100 percent of the square footage it has asked for -- and it wants that at the expense, not only of this community, but of sound land use policy, with future ramifications for every Council District in the City. Friends is willing to compromise on building height, floor area and use, but the Applicant’s ask is, and always has been, an overreach. Respectfully the City Council should instruct the Applicant to either work within the envelope it has presented in its November 6th Letter (122 feet with mechanicals, or something close to it) or find an alternative site. There is no question that envelope could accommodate 6 full floors, including two and a half for commercial labs (see Exhibit to the November 6 Letter), and arguably seven (FAR 6.5), based on Peter Schubert’s Commercial Observer comments. Given that the Applicant can only build 3.0 to 3.3 under

² Zoning diagram can be found [here](#).

³ See video of Commercial Observer Life Science Webinar, June 25, 2021 at 2:00:53, available at <https://www.youtube.com/watch?v=YbpEapj3s9g>

current zoning, the Council could do quite a lot for the Applicant without hurting the community or its own precedents.

Please do not hesitate to contact us with any questions, and Friends remains open to reasonable solutions. Thank you for your consideration.

Sincerely,



Karen E. Meara



SIERRA
CLUB
FOUNDED 1892

One Penn Plaza, Suite 6285
New York, NY 10119-0002
www.nyc.sierraclub.org

My name is Bonnie Webber testifying for the Sierra Club

The Sierra Club is our nation's largest and oldest environmental organization. We boast over 15,000 members in New York City.

During the current pandemic, public health policy and biomedical research have led our society out of peril. We now have hope, and fact-based decision making is to thank.

It is with that sentiment in mind that the Sierra Club NYC Group asks the City Council to disapprove of the proposed development at 310 East 67th Street (NY Blood Center). We join in strong community opposition to this proposal, including with the belief of Community Board 8 that such a development negatively impacts midblock zoning throughout the City. In addition to joining the community, we echo specific concerns relating to the environment, environmental justice, and equal access to open space and sunlight. A project that will deprive children of light and sun in a playground is clearly the wrong place to build this building. This will create harmful environmental consequences for the users of the playground.

As can be noticed in much of Manhattan's Upper East Side, and around the City, the advent of tall buildings has brought long shadows. The District Manager of the NYC Department of Parks and Recreation, as well as the applicant for this proposal, acknowledge that a high percentage (between 70 and 100% depending on month and time of day) of St. Catherine's Park could be covered by shadow. This is a park frequented not just by children and families, but also by seniors – some of our City's most vulnerable. Should a senior with limited mobility have to look for a new location after losing their sunny spot? As the pandemic rages on, sunlight in the park serves as a respite from long hours in dimly lit corridors for our healthcare workers at neighboring hospitals. Do we really want to remove the bit of serenity offered by sunlight from those risking their lives for this City? The answers to these questions are clearly no. **Although we live in the "concrete jungle," although building is a core aspect to innovation (including fighting climate change), we must respect the right to an equitable environment.**

Development is important, and the construction of new laboratories for biomedical research are necessary, but in a region of the City with limited open space, is this really the best location? As projects like these encroach on resident's access to nature, we must question their worth with respect to their costs.

We strongly call upon the Council to reject this rezoning, with its terrible precedent for mid-block non-contextual development. The Council could then come up with an alternative plan which shows that our City can be sufficiently human and creative to find a strategy which preserves sunlight and open space while advancing biomedical research at appropriate locations.

Sincerely, Catherine Skopic, Chair of Sierra club NYC Group
Contact: Bonnie Webber, 212-348-7183