

DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

TECHNICAL REVIEW

Amanda M. Burden, A.I.C.P., *Director*
Department of City Planning

August 7, 2002

Robert Skallerup, R. A.
Borough Commissioner/Superintendent
Department of Buildings
280 Broadway
New York, N. Y. 10007

Re: Application No. C 010548 ZSM and N 010549 ZAM
Memorial Sloan-Kettering Cancer Center LSCFD
Area generally bounded by E. 69th St., York Ave.,
E. 66th St. & First Avenue
Block 1461, Lots 13 and 21, Block 1462, Lots 1 and 5,
and Block 1463, Lots 5 and 11
Community District 8
Borough of Manhattan

Dear Commissioner Skallerup:

This letter concerns the following applications submitted by the Memorial Sloan-Kettering Cancer Center relating to the above referenced location:

C 010548 ZSM: a special permit pursuant to Section 79-43 of the Zoning Resolution to allow the modification of the height and setback regulations along a portion of the south side of East 69th Street on the periphery of a large-scale community facility development; and

N 010549 ZAM: an authorization pursuant to Section 79-21 of the Zoning Resolution to authorize the location of buildings without regard for height and setback regulations which would otherwise apply along East 68th Street, a street wholly within the development and the distribution of floor area without regard for zoning lot lines;

Laurence Parnes, *Director*
Sotireos Voyages R.A., *Deputy Director*
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The special permit (C 010548 ZSM) was approved by the City Planning Commission on November 28, 2001 (Cal. No. 2) and by the City Council with modifications on December 19, 2001 (Res. No. 2194) on which date said Resolution of Approval became effective. The authorization (N 010549 ZAM) was approved as modified by the City Planning Commission on November 28, 2001 (Cal. No. 3) and became effective on that date.

THE SPECIAL PERMIT (C 010548 ZSM) AND AUTHORIZATION (N 010549 ZAM) HAVE BEEN APPROVED SOLELY PURSUANT TO SECTIONS 79-43 AND 79-21 OF THE ZONING RESOLUTION, RESPECTIVELY AND ARE SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL OTHER APPLICABLE PROVISIONS OF THE ZONING RESOLUTION.

Implementation of this proposed development also requires the following action:

C 010547 ZMM an amendment of the Zoning Map, Section Nos. 8c and 9a, changing from an R8 District to a R9 District property bounded by East 69th Street, a line 100 feet west of York Avenue, East 67th Street, and a line 100 feet east of First Avenue;

Application C 010547 ZMM was approved by the City Planning Commission on November 28, 2001 (Cal. Nos. 1), and approved with modifications by the City Council on December 19, 2001 (Resolution Nos. 2193). The modification reduced the extent of the area changed to an R9 District to property bounded by a line midblock between East 69th Street and East 68th Street, a line 100 feet west of York Avenue, East 67th Street, and a line 100 feet east of First Avenue.

Enclosed for your information are the following:

1. a copy of applications C 010547 ZMM, C 010548 ZSM and N 010549 ZAM;
2. City Planning Commission reports (C 010547 ZMM and C010548 ZSM), dated November 28, 2001 (Cal. Nos. 1 and 2, respectively); and
3. City Council Resolutions of Approval (C 010547 ZMM and C 010548 ZSM), dated December 19, 2001 (resolution Nos. 2193 and 2194, respectively); and

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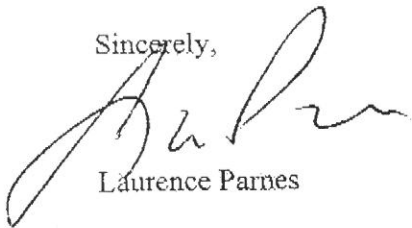
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4. a copy of the Restrictive Declaration, dated December 19, 2001, executed by the Memorial Hospital for Cancer and Allied Diseases and recorded in the New York County, Office of the City Register on December 21, 2001;
5. the following drawings prepared by Buck/Cane Architects:

<u>Dwg. No.</u>	<u>Title</u>	<u>Last Date Rev.</u>
Z-1	Zoning Calculations, Floor Area Schedule	Dec. 19, 2001
Z-2	Zoning Notes	Dec. 19, 2001
Z-3	North/South Building Sections for Height and Setback	Dec 19, 2001
Z-6	Proposed Campus Roof Plan	Dec. 19, 2001
Z-7	Ground Floor Plan	Dec. 19, 2001
Z-11	East/West Section Building Stack	Dec. 19, 2001

Sincerely,



Laurence Parnes

c: E. J. Fortier
P. Sperling
S. Chanda
S. Liao
Applicant
File