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2014 MAR -4 P 4: 20

CAL. NO.



506 SIXTH STREET BOX 159008 BROOKLYN, NY 11215-9008 TEL 718/780-3000

LYN S. HILL, VICE PRESIDENT
COMMUNICATION AND EXTERNAL AFFAIRS

January 8, 2014

Craig Hammerman, District Manager
Community Board 6
250 Baltic Street
Brooklyn, NY 11201

Dear Mr. Hammerman:

New York Methodist Hospital has reviewed the resolution from the Landmarks/Land Use Committee. Our goal is to insure that the Center for Community Health is a modern and efficient medical facility while fitting into the community context. Our specific comments to the points in the resolution are as follows:

1. We agree that the proposed building will not exceed the height of a complying development in the R6 district.
2. We are committed to implementing the design changes shown in the renderings presented on January 6, 2014.
3. We understand the intent of this condition. We are committed to the change that we proposed on Monday night and will continue to work on methods to make the building more responsive to the R6B zone in the context of NYM's programmatic needs.
4. We will provide CB6 with notice of the CON application, along with a copy of the application and a letter indicating the material you request.
5. The Hospital will provide the Community with a Long Range Plan as requested.
6. NYM will provide signage in accordance with the plans submitted to the BSA on December 20, 2013.
7. We confirm the restrictions on the Eighth Avenue entrance and will work with the Community Board on the enforcement of this restriction.
8. NYM is committed to reducing its the parking garage by 189 spaces. We will need to have the Community Board support our request to the BSA (in the Community Board's resolution or in a separate letter) to amend the existing Special Permit, issued for the garage of the Medical Office Pavilion on Seventh Avenue, between Fifth and Sixth Streets, to make this reduction possible. In addition, we are working with Councilmember Brad Lander's Traffic Task Force to identify, consider and implement programs to reduce parking demand, including methods identified in the resolution.

9. We are committed to continuing to work with the Traffic Task Force established by Councilmember Brad Lander. We agree to arrange for a traffic study one year after completion of the building, to assess conditions at that time..
10. We are committed to continuing to work with the Park Slope Civic Council, Community Board 6 and other concerned members of the community to work toward consensus on design issues.
11. As indicated in my letter dated January 7, 2014, we have agreed to this condition.



Lyn S. Hill
Vice President for Communication and
External Affairs



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February 10, 2014

Rory Levy
New York City Board of Standards and Appeals
250 Broadway, 29th Floor
New York, NY 10007

Re: New York Methodist Hospital, CEQR # 14BSA057K, BSA Ref# 289-13-BZ

Dear Mr. Levy:

This letter responds to comments presented by the New York City Department of Environmental Protection (DEP) in a letter dated December 17, 2013, regarding the Environmental Assessment Statement (EAS) prepared in connection with the variance application for New York Methodist Hospital (NYM), specifically the air quality and noise analyses. AKRF's responses are as follows:

AIR QUALITY

DEP Comment: We concur with the consultant's conclusions depicted in the document.

Response: Comment noted.

NOISE

DEP Comment: The consultant should assess the potential effect of siren noise from ambulances on the surrounding residential area.

Response: The proposed variances would facilitate the construction of an ambulatory care facility located on the northern portion of the NYM campus opposite the main hospital facilities. The proposed facility would contain an ambulatory surgery center; a new endoscopy suite; clinical institutes for physician practice care delivery; an urgent care center; conference rooms; and a below-grade parking facility with connections to the Hospital's existing parking facilities to the west. The clinical institutes would include, cardiology, neurosciences, orthopedics, urology, a women's center, and cancer care with diagnostic radiology services. The proposed facility would only be used to perform outpatient treatment and, therefore, would not receive any patients arriving by ambulance, or otherwise generate any ambulance-related trips. NYM's emergency department would remain in its present location with an ambulance drop-off area at the corner of 7th Avenue and 7th Street. Therefore, the proposed project would have no effect on the numbers of ambulances coming to the hospital or the ambulance circulation patterns in the area surrounding the NYM campus, and an analysis of siren noise from ambulances is not warranted.

Sincerely,

Stephen James Holley
Vice President

cc: Chung Chan, DEP
Elise Wagner, Esq., and Toni Finger, Esq., Kramer Levin Naftalis & Frankel LLP