

KRAMER LEVIN NAFTALIS & FRANKEL LLP

ELISE WAGNER
PARTNER
PHONE 212-715-9189
FAX 212-715-8208
EWAGNER@KRAMERLEVIN.COM

January 28, 2014

Via Hand Delivery

Hon. Meenakshi Srinivasan, Chair
New York City Board of Standards and Appeals
250 Broadway, 29th Floor
New York, NY 10007

Re: New York Methodist Hospital
Center for Community Health
505-525 6th Street (Block 1084, Lots 25, 26, 28,
39-44, 46, 48, 50-59, 164, 1001, and 1002)
BSA Cal. No. 289-13-BZ

Dear Chair Srinivasan:

Enclosed are one (1) original and two (2) hard copies of revised materials in support of an application on behalf of New York Methodist Hospital ("NYM" or the "Hospital") for a variance to allow the development of a new outpatient care facility, known as the Center for Community Health (the "Center"), on the Hospital's main campus in Park Slope, Brooklyn. An electronic copy of the revised materials will be submitted to the Board by e-mail.

The revised application materials consist of the following:

- Revised Statement of Facts and Findings;
- Letter from NYM, dated January 28, 2014, superseding and modifying the NYM Letter submitted with the response to the Board's Notice of Comments on December 20, 2013;
- Revised Drawings G-01, G-02, and Z-01 through Z-52, dated January 28, 2014, prepared by Perkins Eastman Architects;

1177 AVENUE OF THE AMERICAS NEW YORK NY 10036-2714 PHONE 212.715.9100 FAX 212.715.8000

990 MARSH ROAD MENLO PARK CA 94025-1949 PHONE 650.752.1700 FAX 650.752.1800

47 AVENUE HOCHÉ 75008 PARIS FRANCE PHONE (33-1) 44 09 46 00 FAX (33-1) 44 09 46 01

WWW.KRAMERLEVIN.COM

Hon. Meenakshi Srinivasan
January 28, 2014
Page 2

- Revised BSA Zoning Analysis Form; and
- Revised EAS.

The revised materials reflect certain design modifications that were made to the proposed Center in response to conditions set forth in Community Board 6's positive recommendation of the application, as well as minor, non-substantive revisions for clarity. The design modifications are as follows:

- The maximum height of the building in the R6 zoning district has been reduced by approximately 2 feet, from 152 feet to 150 feet, so as to match the height of the Complying Development.
- Portions of the proposed Center located in the R7B district, along 8th Avenue and 5th Street, have been reduced in height. The building would now have a complying front wall height of approximately 60 feet along these streets. In most areas the R7B portion of the building would comply with the 75-foot maximum building height, but a small portion abutting the R6 district, containing location-sensitive electrical rooms and other facilities, would have a building height of approximately 89 feet.
- The front setback of the R6B portion of the proposed Center above the fourth floor on 5th Street has been increased in depth, from 15 feet to 26 feet.
- To accommodate these modifications to the building envelope, the total floor area of the proposed Center has been reduced by approximately 7,000 square feet. The building's program has been modified by reducing the amount of non-clinical support space on the sixth floor in the R7B district and on the fifth, sixth, and seventh floors in the R6B district.
- The number of parking spaces in the proposed below-grade garage has been reduced from 539 to 350, since some of the parking spaces required for the Center can be accommodated in the existing NYM garage on the zoning lot. This reduction necessitates a modification to the drawings approved in connection with the Board's special permit for the existing NYM garage.

In addition to these changes, the parking computations for the Complying Development have been revised to indicate that the below-grade garage would contain 515 parking spaces, rather than the 539 spaces indicated in the previous submission. The parking

1177 AVENUE OF THE AMERICAS NEW YORK NY 10036-2714 PHONE 212.715.9100 FAX 212.715.8000

990 MARSH ROAD MENLO PARK CA 94025-1949 PHONE 650.752.1700 FAX 650.752.1800

47 AVENUE HOCHIE 75008 PARIS FRANCE PHONE (33-1) 44 09 46 00 FAX (33-1) 44 09 46 01

WWW.KRAMERLEVIN.COM

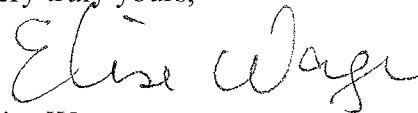
KRAMER LEVIN NAFTALIS & FRANKEL LLP

Hon. Meenakshi Srinivasan
January 28, 2014
Page 3

calculations for the Complying Development are shown on Drawings Z-24 and Z-34 and are described in greater detail in the Statement of Facts and Findings.

We look forward to presenting the proposed Center for Community Health at the Board's public hearing on February 11, 2014.

Very truly yours,



Elise Wagner

Enclosures

cc: Brooklyn Community Board 6
Hon. Eric Adams – Brooklyn Borough President
Hon. Brad Lander – City Council Member 39th District
Ira Gluckman, R.A. – Department of Buildings, Brooklyn
Purnima Kapur – Department of City Planning
Christopher Holme – Department of City Planning

1177 AVENUE OF THE AMERICAS NEW YORK NY 10036-2714 PHONE 212.715.9100 FAX 212.715.8000

990 MARSH ROAD MENLO PARK CA 94025-1949 PHONE 650.752.1700 FAX 650.752.1800

47 AVENUE HOCHÉ 75008 PARIS FRANCE PHONE (33-1) 44 09 46 00 FAX (33-1) 44 09 46 01

WWW.KRAMERLEVIN.COM