



March 12, 2025

STATEMENT OF THE NEW YORK LANDMARKS CONSERVANCY BEFORE  
COMMUNITY BOARD 8, MANHATTAN REGARDING THE LENOX HILL  
HOSPITAL REDEVELOPMENT

Good evening Chair Mason and members of Community Board 8. I am Andrea Goldwyn, speaking on behalf of the New York Landmarks Conservancy. The Conservancy is a 52-year old organization dedicated to preserving, revitalizing, and reusing New York's historic buildings and neighborhoods. We want to ensure that New York's rich diversity of architecture continues to enhance the City: creating jobs, housing New Yorkers, encouraging sustainability, and welcoming visitors from around the world.

The Conservancy opposes Lenox Hill Hospital's redevelopment plan, which would radically change zoning on Lexington Avenue. Although this site is not a designated landmark, it contains several historic buildings designed by notable architects York & Sawyer, and it is surrounded by historic districts. This proposal calls for the demolition of those buildings and would drastically disrupt the relationship of the hospital and its neighbors.

We urge elected officials to demand a revised proposal that is closer to as-of-right. The proposal includes a 436-foot-tall hospital tower with massive floorplates rivaling those of the Freedom Tower and exceeding those of any other hospital tower in the area.

This upzoning of the Lexington Avenue site and the midblock on East 76th Street threatens carefully calibrated zoning protections that maintain the character of Park and Lexington Avenues and their low-rise midblock corridors. It disregards Lexington Avenue's historical constraints as a narrow, pedestrian-heavy, retail-oriented corridor with "special neighborhood character." The proposed tall building additions along 76th Street would disrupt the hard-won, low-rise character of the mid-blocks, which are largely residential. If this proposal is approved, it will set a precedent for upzoning throughout the neighborhood.

The City deserves world class medical institutions. We appreciate that Lenox Hill needs to upgrade services, but there are experts who disagree with the Hospital's insistence that this is the only sized building that can meet their needs. There must be a way to do that without such a negative impact on the character and quality of life of the neighborhood.

Thank you for the opportunity to express the Conservancy's views.