
THE NEW YORK
LANDMARKS
CONSERVANCY

April 28, 2025

The Honorable Mark Levine
Manhattan Borough President
The David N. Dinkins Municipal Building
1 Centre Street, 19th Floor
New York, NY 10007

Re: Lenox Hill Hospital Redevelopment

Dear Borough President Levine,

The New York Landmarks 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.

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.

We urge you to demand a revised proposal that is closer to as-of-right. The proposal is not a minor change to the zoning. The new building would be three times larger than what current zoning allows. The 436-foot-tall hospital tower would have 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 and the City.

Sincerely,



Peg Breen
President