

JESSE R. BODINE District Manager

CITY OF NEW YORK MANHATTAN COMMUNITY BOARD No. 4

330 West 42nd Street, 26th floor New York, NY 10036 tel: 212-736-4536 fax: 212-947-9512 www.nyc.gov/mcb4

Meeting Date	May 6, 2020
Meeting Time	6:30 PM
Meeting Location	Conducted via Zoom Webinar

May 2020 Full Board Meeting Minutes

PRESENTATIONS / PUBLIC HEARINGS

Presentation: NYC Dept. of Health and Mental Hygiene on the City's Response to COVID-19 and Testing

Pauline Ferrante is the Manhattan Community Liaison for the Office of Consumer Affairs in the Department of Health and Mental Hygiene. She appeared at the request of the Board to give an update on the COVID-19 crisis.

Globally, there are more than 3.6 million reported cases and the City has 173,288 reported cases as of 1pm. The City also has 13,938 confirmed deaths and 5,359 probable deaths. A confirmed death is one where a party had a COVID-19 lab test and a probable death is so classified when a City resident has not had a lab test, but the Medical Examiner listed COVID-19 as the cause of death.

Because of the continuing widespread transmission rate of the virus, the City is asking people to remain at home and the Governor has ordered the wearing of a face covering when a person is outside and not able to maintain a six-foot distance from others. Some businesses, such as grocery stores, can deny entry by anyone who is not wearing a face covering.

The Governor has ordered non-essential businesses to remain closed until May 15, but that date might be extended in the City because of its high case count. The City has also canceled all non-essential events through June; they include concerts, rallies, parades, and other large gatherings. Also, all schools and colleges will remain closed for the remainder of the school year.

The City is looking to hire more than 1,000 people to investigate and trace COVID-19 cases and contacts once testing has become more available. There have been several self-testing sites already set up around the City, and there will be many more to come. More than a million residents have been tested and the City is working to get 30,000 swabs analyzed by the end of the week. The City will also be offering antibody testing for 150,000 health care workers and first responders.

Presentation: Change Impact on Community District 4 Community Needs Assessment

Jen Curry reviewed the assessment of community needs in Manhattan Community District 4 made by her consulting firm Change Impact. She explained the methodology used in their research as being rooted in the following three questions:

• What vulnerable populations are there in MCD4?

- What gaps in service do stakeholders perceive in the district? In other words, who is not receiving the services they need?
- What additional information might MCB4 need to understand the community and address its needs?

Analysis of the demographic data for the district includes the following:

- MCD4 has a smaller population of children and a higher concentration of people between the ages of 25 and 44 years old than the City overall.
- MCD4 has a 59% White population, higher than the citywide rate of 32%.
- There are significantly fewer Blacks and Hispanics residing in the district in comparison to the rest of the City. MCD4 also has fewer immigrants and English language learners.
- There is extreme income inequality in MCD4, which has a median income of \$101,800 the 6th highest of the City's 59 community districts. Even though 52% of residents earn \$100,00 or more, most families fall at either end of the income spectrum. There are 14,000 families with a household income of \$35,000 or less.

After synthesizing data and speaking with district stakeholders, Ms. Curry's group saw the following community needs emerge:

- Services for older adults.
- Employment for teenagers and young adults.
- Affordability of basic needs for families.
- Programs and housing for people experiencing homelessness and/or mental illness.

	Public Session							
Joli Golden	October 31 is the last day to respond to Census 2020. August 11 is the day when census workers will begin visiting the homes of those who have not self-responded. Anyone who is temporarily located at a place where they do not live most often should be sure to be counted at the place where they stay most often in New York City. Residents of Manhattan Plaza have demonstrated a 66.1% response rate, as opposed to the rest of the City at 46.1%. Currently, the National response rate is 57.3%.							
Christine Berthet	The concept of "open streets," which is the subject of Agenda Items 3 and 4, is the product of the Mayor's plan to create more open space for people who have been confined at home because of the Covid-19 pandemic to safely walk in the streets while maintaining social distancing requirements. Local traffic is permitted at 5 miles per hour, but through traffic is barred except for emergency fire, police, and sanitation. Residents must apply to have their block become an open street under the plan, which has specific published guidelines. NYPD and DOT will deliver barriers to close off a street and the residents will set them up. Chekpeds.com/open-streets has information about guidelines and where to buy signage.							
Peter Stevens	Mr. Stevens believes that the Board's proposed letter to the LPC on the Tavros project in the Gansevoort Historic District does not accurately represent the views of the community. He takes the position that there will be 82 residential units lost in the community if the project is approved. He does not want the Board to consider comparisons to buildings outside the district and instead treat the area as a separate public resource. He and the community members who have spoken out about the project do not see any public benefit in the project.							
Tom Cashin	Mr. Cashin believes the Gansevoort project would be a destructive precedent and should not be permitted. He views the proposal as being in complete contradiction to the description given the project area in the Gansevoort Historic District designation report.							

Simona Stevens	Ms. Stevens agrees with the statements made by Mr. Cashin and Peter Stevens, stressing the loss of one of the last remaining historic blocks in the district. She asked the members to avoid a compromise and recommend disapproval of the application in its entirety.
Stuart Davidoff	Mr. Davidoff believes the Gansevoort project is inappropriate and out of place and scale within the historic district. He asked that no development within the district be allowed if it is visible from the street.
Jill Ford	Ms. Ford questioned the process by which the Chelsea Land Use Committee decided to propose a building in the Gansevoort District that is six stories tall. She wants the full Board to consider new facts regarding affordable housing that have been discussed earlier in the meeting and to reject the proposed building.
Yoni Bokser	Mr. Bokser, who served on the Board for six years and was recently the Co-Chair of the BLP Committee, announced his departure from the Board and thanked everyone for his experience.
Bobby Vangelatos	Mr. Vangelatos is the Deputy Center Manager at the Chelsea Recreation Center. He mentioned the Parks Department initiative involving the distribution of face coverings and noted that one can locate a distribution location on the Parks website by typing in a zip code: https://maps.nyc.gov/face-coverings/ . He also noted that, with City parks being closed. It was still possible to take virtual tours of the parks and engage in other activities on the Parks Department website: https://www.nycgovparks.org/highlights/parks-at-home .
Cheryl Gold	Ms. Gold concurred with all of the previous speakers who are against the Gansevoort project. She said she comes from a background of real estate developers and generally favors new projects. In this case, however, she believes that the project goes against everything the LPC has sought to preserve in the district. She says the project brings no benefit to the community. She thinks the building will diminish the beauty of an iconic corner in the Meatpacking District.
Lee Muller	Mr. Muller wants the Board to represent the community's collective views on the Tavros project and, since the overwhelming view expressed at the committee meeting was against it, the Board should go along with that position. He thinks the proposed building violates the integrity of the historic district, no matter what its height might be.
Pamela Wolf	Ms. Wolf is a public member of the Board and serves on the Land Use Committee and, as such, is not a voting member at the general meeting. Speaking on behalf of the Chelsea West 200 Block Association, Ms. Wolf voiced opposition to the Tavros Project. She also indicated that members of her association were either strongly in favor or strongly opposed to the open streets concept. Residents on West 22nd Street like the idea, while those on 21st Street do not. She asked for clarification on how this will be addressed in the final plan.
Paul Koontz	Mr. Koontz is completely against the Tavros project and believes that a building like the one proposed has no place in the district.
Craig Slutzkin	Mr. Slutzkin is the treasurer of the West 17th and 18th Streets Block Association. He has consulted with neighboring block associations and found that none of them endorse the Board's open streets letter, mainly because they have not had time to discuss it. He also noted a similar disharmony like the one previously mentioned by Pamela Wolf.
Jeffrey Brown	Mr. Brown is the builder and developer of the Porterhouse, which is next door to the proposed Tavros project. He acknowledged the experience and sophistication of the Tavros team and he thinks the representations made in their proposal have been disingenuous in a couple of respects. First, their reliance on the concept of an "edge condition" as justification for the project using the comparison to the nearby Porterhouse and Samsung

	buildings. And second, their claim that they are restoring historic buildings. He said demolishing buildings cannot be considered restoration.
Noah Pfefferblit	Mr. Pfefferblit lives in the area of the Tavros project and values the existing buildings and thinks they add a great deal to the appeal of the area. He thinks the area would be adversely affected by the proposed development and wants the Board to recommend rejection by the LPC.

Remarks from Elected Officials

Congressman Jerry Nadler

Over the past few months, three major stimulus packages were passed in Congress – the largest in the nation's history. A few weeks ago, HR266 (COVID 3.5) was passed providing additional funding for small businesses covered by the CARES Act. The bill included the Paycheck Protection Plan, and increased funding for hospitals and expanded testing. However, this bill did not give state and local government funding and flexibility to fight the virus. Therefore, the House is working on a fourth bill to give state and local government more funding. There is hope that it will pass in the House next week. This bill supports small businesses even further. It also provides funding for mail-in election ballots for primary and general elections, if needed; increases food assistance funding; provides funding for vital agencies such as the USPS; and increases funding for the MTA.

One of our past bills included a four-month moratorium on evictions. Now we are looking to add \$100 billion in emergency rental assistance, of which at least \$10 billion would go to New York. We would also have to add \$25 billion for homeowner's assistance so that landlords can pay mortgages. We also need to put in funds for Section 8 and NYCHA. The Administration is not supporting much of this unless payroll tax cuts are added to the bill. This, of course, would be unacceptable because it would be a blow to Social Security and Medicare.

There have been issues with USPS not being able to provide daily mail service due to staffing problems, but it looks like people should be getting at least two deliveries per week for now.

Senator Brad Hoylman

The State budget deficit currently stands at between 10 and 17 billion dollars. The Legislature was able to pass a budget before the pandemic became worse, attending "virtual" meetings to do so. My staff continues to work from home to keep everyone in the office safe. Hearings are coming up and the Senate will be voting soon. One of the trigger points for voting is the \$10 billion in cuts that the Governor has announced. If he does announce those cuts and the federal government does not come through with funding, then the Legislature will have only 10 days to respond. Any budget cuts during a pandemic and economic recession would be destructive to any recovery that we could expect to see. So, if the feds do not come through, then the State will have to look for other sources of revenue.

The NYPD tow pound will no longer be on Pier 76; it was a twenty-year effort that included the help of CB4, Assemblymember Gottfried, and the Governor.

I have introduced several COVID-related bills:

Regarding the spate of price gouging in the sale of such items as face masks, PPE items, and medical devices, the Attorney General would be given new powers to go after price gougers throughout the state.

- A bill to bring back subway service to normal levels once social distancing measures have been relaxed.
- A bill to extend the Governor's moratorium on evictions that will expire on June 18. The bill would prohibit evictions for six months following the declaration of a state of emergency.

Anyone who is experiencing problems applying for a new or extended claim for unemployment benefits should call Maia Berlow in the district office for assistance. She has been successful in helping a large number of constituents in recent weeks.

President Gale Brewer

In a big win for CB4, a judge ruled in favor of the residents of an SRO on West 19th Street, awarding them \$140,000.

I spoke to Steve Banks regarding the fate of the homeless people who have been relocated to hotels. We need a plan for them after the pandemic has eased. CB4 needs to be ready to deal with the myriad issues related to bars and restaurants as well. The Board's continued input will be important on the question of the implementation of the open-streets program.

I have also been dealing with the many questions regarding contact tracing, such as the need for more COVID-19 testing sites and treatment for those who have tested positive. I have also been speaking to our Community Education Councils – all whose members I appoint – regarding the great number of children living in temporary housing and the things that must be done to open schools in the Fall.

Upcoming events include a meeting on May 12 with Congressman Nadler regarding contact tracing and a meeting on May 15 about the need for more social workers in schools.

Assemblymember Linda B. Rosenthal

Many constituents have been calling about unemployment insurance complaining that they have no money to live on and that the antiquated computer system at the Department of Labor has made it impossible to apply for benefits or get follow-up phone calls once they have applied. Another complaint has to do with the DOL continuing to apply forfeit penalties to state benefit payments right from the beginning instead of applying those penalties at the end of the claim period. On top of that, the penalties are eating into the additional \$600 weekly federal payment. I have joined in a bill with State Senator Monica Martinez to remedy this.

These are some of the matters that I have been addressing in recent days:

- I had the DOT issue a stop-work order to a building under construction near my office on West 72nd Street because it had erroneously been deemed "essential construction" for containing the requisite number of affordable units.
- Taking inspiration from the activism of CB4, I wrote a letter to the City's asking that the streets be opened as soon as possible. And even though the open-streets program has begun with streets near parks, I believe the program has to be expanded quickly in other areas.
- I sent letters to the City and State reinforcing the message that it is time for the tow pound to be moved off of Pier 76.
- I introduced a bill that would prevent food delivery services such as Grubhub and Seamless from charging a service fee during the COVID-19 crisis.
- I introduced a bill, co-sponsored by Luis Sepulveda in the Senate, to shut down live markets because of the public health risk that they pose as sources of viruses like COVID-19 that jump from animals to humans. The bill would place a moratorium on the operation of such markets and establish a task force to examine the public health risks to their use.

Remarks from Representatives of Elected Officials

Erik Bottcher for Council Speaker Corey Johnson

Erik Bottcher for Mr. Bottcher offered the following updates:

- The Speaker's office has been working diligently on the COVID-19 crisis response. There are 80 volunteers from the community who have been making thousands of calls to seniors in the Council District to check on their wellbeing and needs. The focus has been on food insecurity and a \$25,000 contribution was obtained from the Highline board, as well as a \$25,000 contribution from IAC for 2,200 pantry boxes. The boxes have gone out to seniors, and residents of NYCHA, Penn South, and Clinton Housing Development buildings.
- The Speaker has continued to work on other problems along with the COVID-9 response, including issues related to housing, sanitation, and transportation. He and the staff have been working with constituents seven days a week.
- As to the Open Streets policy, he thanked the Board for getting its letter out in time
 to influence the Mayor in setting his Open Streets agenda. The DOT released on
 Friday the guidelines for implementing the policy as well as the application for
 organizations wishing to participate in the program. He asked those organizations
 that wish to participate to come forward. He also wants to hear the input from those
 who do not.
- The office has been working hard on public safety and dealing with all of the precincts in District 3, which runs from Canal Street up to Columbus Circle. Daily talks are had with commanding officers and community affairs officers in the half dozen precincts in the district on various ongoing issues, including homelessness.

Luke Wolf for Comptroller Scott Stringer

Mr. Wolf made the following announcements:

- The office has put together a comprehensive resource center for COVID-19 related matters at https://comptroller.nyc.gov/services/for-the-public/covid-19-resource-center/english/overview/
- The budget analysis was released yesterday and can be found at https://comptroller.nyc.gov/newsroom/comptroller-stringer-releases-analysis-of-fy-2021-executive-budget/
- The Comptroller is looking at about a \$9 billion budget gap for the rest of this year and next year, which is twice as deep as the Great Recession. There are 900,000 New Yorkers who are unemployed, which amounts to about one in five New Yorkers.
- The Comptroller put out two COVID related reports: Who are the Front-Line Workers, and a suite of policy recommendations that the City should take to make sure all are protected during the duration of the crisis. A study on housing and air quality was also conducted by the office.
- Last week was Earth Week and the Comptroller took a couple of measures in relation to it: 1) a call on all major insurance companies to sever ties with the coal industry; 2) led a successful "vote no campaign" that prevented a J.P. Morgan director from getting an independent board seat due to his climate denial stance; and, 3) called for a stop to the Keystone Pipeline.

Board Reports & Business											
Adoption of Agenda and The Agenda and March minutes were unanimously approved. Minutes											
District Manager Report	Highlights of events the District Manager or Staff attended on behalf of the Board and upcoming events:										
	 District Manager held a weeklong set of Zoom trainings for board members 										

- District Office is helping connect organizations looking to donate with nonprofits in the district that need food and PPE. We were able to connect the following organizations:
 - EMS Station #7 Staff received over 100 units of full-body PPE from Avenues School
 - Visions (services for the blind and seeing impaired) on West 23rd Street received 500 masks from Manhattan Borough President Office
 - Project Find Senior Center and Services received 1000 masks from MBPO
 - Holy Apostle Church received 5000 masks from Mayor's Community Affairs Unit
 - Metro Baptist Food Pantry received shipments of nonperishable food from Avenues School
 - Clinton Housing Development Company received prepared meals for their Supportive Housing residents from Avenues School
- o May Committee Updates and Board Reminders:
- Executive Committee and the Budget Task Force will be meeting on Tuesday, May 26th. The Budget Task Force will be meeting at 5pm and the EXEC Committee will be meeting at 6:30pm.
- All other Committees will be meeting on their scheduled day and time.

Board Chair Report

The Chair allowed the following five newly appointed Board members to introduce themselves: Sara Appleton, Josephine Ishman, Raksha Muthukumer, Katie Stokes, and Thuy Pham.

He went on to praise the District Manager for his recent work that included cohosting a virtual forum with Housing Conservation Coordinators. It was entitled Tenant Protection & Housing Security and was attended by all of the district's elected officials, representatives from the Mayor's office and HRA, and about 70 members of the public.

The Chair and various Board members attended the following meetings and conducted various activities during the past month:

- The Speaker's office and the NYPD regarding public safety issues in Hell's Kitchen that mainly had to do with drug dealing.
- The leadership of the Housing Health and Human Services Committee continues to serve on the advisory committees of the West 25th Street Men's Shelter, West 51st Street Supportive Housing, and the West 52nd Street Women's Shelter.
- Worked with the Speaker's office in making wellness calls to seniors and delivering pantry boxes.
- Members of the Chelsea Land Use Committee continue to meet with representatives of the Starrett-Lehigh Building and Terminal Stores regarding the expansion of the West Chelsea Special District.
- The Transportation Committee met with the Hudson River Alliance and the Meatpacking BID to discuss potential street closures in connection with the Mayor's Open Streets Program.
- The Transportation Committee also had meetings to discuss transporting essential workers on mopeds and issues regarding crowding on public transportation at times when essential workers complete their shifts.

- The Chelsea Land Use and the Waterfront, Parks & Environment Committees met with Friend's of the Highline to discuss how the Highline should re-open.
- The Clinton/Hell's Kitchen Land Use and the Waterfront, Parks & Environment Committees met with the Hudson Yards Development Corporation regarding the design of the park on Blocks 5 and 6.
- The Clinton/Hell's Kitchen Land Use Committee continues to meet with the developers of the Slaughterhouse site.
- Meetings were held with the NYPD regarding plans for the tow pound on Pier 76.

Action Items	Motions, Amendments, & Comments	Result
Business License and Permits C	Committee (BLP)	
Item 1: Letter to SLA re 340 W 40th Street (8/9) – Dentelle		Passed with 46 in
LLC d/b/a Dentelle French Bistro	All Agenda Items were	Favor, 1 Opposed
	bundled, except Item 6	and 1 Abstention
Item 2: Letter to SLA re 151 8th Avenue (17/18) – An Entity to		Passed with 47 in
be formed by Kevin McNulty and Frank Mistero d/b/a Flight		Favor and 1
151		Abstention
Transportation Planning Com	mittee (TRANS)	
Item 3: Letter to Mayor's Office re Opening Streets to		Passed with 41 in
Pedestrians - Ratification		Favor, 6 Opposed
		and 1 Abstention
Item 4: Letter to Speaker's Office re Opening Streets to		Passed with 41 in
Pedestrians – Ratification		Favor, 6 Opposed
		and 1 Abstention
Item 5: Letter to DOT re Loading Zone in front of 529 W. 29th		Passed with 47 in
Street (10/11)		Favor and 1
		Abstention
Chelsea Land Use Commi	ittee (CLU)	
Item 6: Letter to LPC re restoration and New Building at 44-54		Passed with 43 in
9th Avenue and 351-355 West 14th Street		Favor, 3 Opposed,
		1 Abstention, and 1 PNE
Executive Commi	ttee	
Item 7: BLP Letter to DCA re 184 8th Avenue (19/20) – Eight		Passed with 46 in
Avenue Kitchen LLC d/b/a Barebuger – Ratification		Favor, 1 Opposed
		and 1 Abstention
Item 8: BLP Letter to SLA re 330 8th Avenue (26) – Gen Kame		Passed with 47 in
Inc Ratification		Favor and 1
		Abstention
Item 9: BLP Letter to SLA re 350 11th Avenue (33rd/Hudson		Passed with 47 in
Blvd) – Hudson Yards by Rhubarb LLC - Ratification		Favor and 1
•		Abstention

Item 10: BLP Letter to SLA re 232 7th Avenue (23/24) – Have	Passed with 47 in
a Nice Bae LLC – Ratification	Favor and 1
	Abstention
Item 11: BLP Letter to SLA re 599 10th Avenue (43/44) – 599	Passed with 47 in
Café LLC – Ratification	Favor and 1
	Abstention
Item 12: BLP Letter to SLA re 401 W 53rd Street (9/10) –	Passed with 47 in
Omakase LLC – Ratification	Favor and 1
	Abstention
Item 13: BLP Letter to SLA re 557 12th Avenue (Pier 84) – Pier	Passed with 47 in
84 Chip Shop LLC – Ratification	Favor and 1
	Abstention
Item 14: CHKLU Letter to PDC and EDC re 495 11th Avenue	Passed with 46 in
(Slaughterhouse Site) re Building Design - Ratification	Favor and 2
	Abstentions
New Business	
Item 15: Letter to PANYNJ re Bus Terminal Redevelopment	Passed with 47 in
Priority Status	Favor and 1
	Abstention

Meeting Resolution							
Adjournment	10:07 PM Meeting Adjourned						
Next Meeting Date and Location	6:30 PM June 3, 2020 Video/Phone Conference						

As recorded by M. Noble and M. Ortiz

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