



CITY OF NEW YORK
MANHATTAN COMMUNITY
BOARD No. 4
 424 West 33rd Street, Suite 580
 New York, NY 10001
 tel: 212-736-4536
 www.nyc.gov/mcb4

Lowell D. Kern
 Chair

Jesse R. Bodine
 District Manager

March 2021 Full Board Minutes

<p>Meeting Date / Location</p>	<p>The Full Board met on Wednesday, March 3, 2021, via Zoom Webinar. Chair Lowell Kern called the meeting to order at 6:32 pm after the District Manager confirmed the existence of a quorum. The meeting can be viewed on YouTube: https://www.youtube.com/watch?v=uwWU-h3qq-A</p>
<p>Presentations / Public Hearings</p>	<p>Presentation: PANYNJ on the Redevelopment of the Port Authority Bus Terminal</p> <p>JD Noland, Chair of the Clinton/Hell’s Kitchen Land Use Committee, provided background information before the presentation, beginning with the moment that the Hell’s Kitchen community became aware of the plan. A couple of years ago, the Port Authority of New York and New Jersey came before the Clinton/Hell’s Kitchen Land Use Committee to announce that it was going to build a new Bus Terminal and have to demolish a few buildings along the way. That news led to three events in the community: 1) a Town Hall meeting at Metro Baptist Church that hundreds of people from the community attended; 2) the formation of the Hell’s Kitchen South Coalition comprised of residents who started designing what they wanted to see; and 3) the formation of a working group within CB4 led by Burt Lazarin, the former Chair. The Port Authority Bus Terminal Working Group is made up of the Board’s Land Use, Transportation, and Housing Committee leadership. It has continued to collaborate with the Port Authority, keeping the focus on the demands of the community: better air quality, affordable housing, green space, no eminent domain, and no busses on the streets.</p> <p>Justin Bernbach, the Director of Government and Community Relations for New York, introduced his colleagues who would assist in the presentation: Michael Lavery, Steve Plate, Glenn Guzi, Michael Kraft, and Cate Britell. Ms. Britell’s department operates the Bus Terminal and Mr. Plate’s department will build the replacement.</p> <p>Mr. Bernbach reviewed the stages in the redevelopment process using slides with the following captions:</p> <ul style="list-style-type: none"> • Planning & Environmental Impact Statement (EIS) Process • THEN: Early Bus Terminal • NOW: The World’s Busiest Terminal • Planning for Replacement 2013-2017 • Current Planning Process • Alternatives Evaluated Against Two Critical Screening Criteria • Three Alternatives Advanced to Planning Level Document • Stakeholder Input Summer 2019 • January 21st Announcement • A New Midtown Terminal

	<p>Mr. Plate discussed the new build-in-place Terminal that is envisioned by the final scoping document that was released on January 21st. It consists of three parts:</p> <ul style="list-style-type: none"> • The Main Terminal – the new terminal will be built in the same space as the existing terminal. This and the other parts of the terminal will be built entirely on Port Authority-owned space. It will have 5 floors to accommodate 160 gates and give direct access to 12 subway lines and 5 NYC Transit bus routes. It is also designed to accommodate electric buses. • The Staging/Storage & Intercity Terminal – this facility will sit between 9th and 10th Avenues and have 4 floors for garaging 300-350 busses and 2 floors to handle intercity busses at 40 gates. The facility will reduce street congestion and pedestrian foot traffic in the neighborhood. It will also serve as a temporary staging facility during the construction of the Main Terminal. • The Ramp – this is a completely new ramp system positioned over Galvin Plaza providing direct access to the Lincoln Tunnel. There will also be an underpass under 9th Avenue to provide entry to the lower level and reduce on-street congestion and the need to enter on 40th Street. <p>A key part of the redevelopment project is the addition of green space in the area south of the Storage Facility in the form of a 3- to 3.5-acre park that is about the size of Gramercy Park or the Great Lawn in Bryant Park.</p> <p>The presenters entertained several questions from the Board and the public regarding building heights, installation of a green roof, and the use of art in the Main Terminal and green space.</p> <p>Public Hearing: Special Permit Application for 314 W. 43rd Street a/k/a 311 West 42nd Street (8/9)</p> <p>JD Noland, Chair of the Clinton/Hell’s Kitchen Land Use Committee, opened the hearing and with no speakers coming forward, declared it closed.</p>
--	---

Public Session	
Leslie Thrope	Ms. Thrope is the executive director of Housing Conservation Coordinators, located on 10th Avenue between 52nd and 53rd Streets. Her organization has been in the neighborhood for 48 years doing housing, tenant organizing, and eviction prevention for low-income and poor residents. It provides legal services, and work concerning government entitlements, consumer debt, domestic violence, and life management support. She noted that the eviction moratorium officially ended last week but was extended to May 1 for those who file a hardship declaration with the court or their landlord.
Carolyn Perch	Ms. Perch is a resident of 365 West 20th Street who voiced her opposition to the liquor license application for Milk and Hops – Agenda Item 5. She stated that the establishment was originally intended to be a beer and sandwich bar, not a bar with a full liquor license. She worries that it will become a noisy hotspot once the pandemic ends. She said the acoustic testing that was done according to the Board’s stipulations was not a true test of what she experiences in reality.

Lori Esposito	Ms. Esposito spoke in support of Milk and Hops, stating that her apartment looks out over their space and that she has never had any noise issues to complain about. She called it “a nice neighborhood bar.”
Megan Weatherby	Ms. Weatherby is the executive director of the Art Deco Society of New York which advocates for the appreciation and preservation of Art Deco design, architecture, and heritage. She commended the Board for its work in preserving the crown of the McGraw-Hill Building and the efforts to get the interior lobby designated. Her concern is that these efforts may not be enough now that demolition permits are in place. She would like the Board to go further and ask that the DOB revoke those permits during the time that the LPC is considering the interior landmark application. She also asked the Board to engage with the building owners to come up with an alternative to their current plan.
Christine Berthet	Ms. Berthet, a Board member speaking for herself and in recognition of Black History Month, honored the memory of Garrett Morgan, the inventor of the three-position traffic signal that was patented in 1923 and sold to General Electric.
Lisa Wager	Ms. Wager is the Director of the Office of Government Relations at the Fashion Institute of Technology. She made the following announcements: <ul style="list-style-type: none"> • An interdisciplinary group of FIT graduate students partnered to create an interactive website that allows a user to share their experiences from when they were new to New York. Just by clicking on a map location, the user can record an experience and also share it on Instagram. It is available here: https://www.ournycjourneys.com/ • FIT graduate Michelle Feinberg owns a manufacturing facility in the Garment District called New York Embroidery Studio. She shifted her business when the pandemic hit by expanding her operation and opening a new factory in Brooklyn to produce protective gear. The Brooklyn operation now produces more than 100,000 masks and surgical gowns per week for hospitals across the City.

Remarks from Elected Officials and Representatives	
Senate Majority Leader Chuck Schumer	<p>U.S. Senate Majority Leader Schumer commended the Board for its work in service to the community. He then went on to recount his feeling of joy when he heard the results of the Senatorial election in Georgia that made him the Majority Leader of the Senate. That emotion, he said, was replaced by a feeling of awe for the great responsibility placed on the shoulders of the slim 50-vote Democratic majority because of the COVID crisis and the economic crisis with small businesses going under, people losing their jobs, kids not going to school, and colleges disrupted. But, even before the pandemic, there were other problems. One question that Mr. Schumer often asks himself is why so many people voted for a person like Donald Trump in 2016 and 2020. The answer, he believes, is that they didn't think they had a path forward or any opportunity in their lives. They didn't feel what people usually felt in the past that, if you worked hard, you would have a good life for yourself. So, Mr. Schumer feels the Democratic majority has a big responsibility to create a bold, big change that keeps people from voting for another Donald Trump.</p> <p>He went on to recount the horrific events of January 6th, with him sitting as the putative Majority Leader in the House Chamber at 1:00 pm when he was grabbed by a police officer and told that they had to leave because he was in danger. Upon leaving, he came within 15 feet of the insurrectionists. This, he said, again made him realize that change was needed.</p>

On a positive note, Mr. Schumer reviewed the COVID-related legislation that was passed at the end of the year and that which will be passed within a week:

- \$600 payments to low-income individuals, which will be increased to \$2,000 in the new bill.
- Unemployment insurance will be extended through August or September.
- \$1 billion in rent relief was provided in the old bill that will be repeated in the new bill.
- Money for SNAP and an additional \$6 billion for the MTA on top of the \$8 billion that has already been provided to allow services to continue.
- \$10 billion for child-care and \$7 billion for broadband access, particularly for people who currently cannot afford it.
- Lifted the ban on Pell Grant eligibility so that incarcerated people can take college or technical courses.
- Provided \$7,000 for funerals and burials for families who lost loved ones to COVID.
- There is money in the new bill for small businesses and nonprofits to get a second round of PPE funding.
- Passed the Save Our Stages Act, which is a six-month grant for arts venues, large and small, to stay afloat. The same is being done for restaurants. Broadway theaters, museums, and cultural institutions will also be provided for.
- There is money in the new bill for organizations such as CDIs and MDIs that help small businesses apply for the grants that they are entitled to but sometimes are unable to apply for because they cannot figure out the procedure.
- \$160 billion to open all schools as quickly as possible, with the goal being by September.

Mr. Schumer noted that he and Elizebeth Warren have proposed the forgiveness of \$50,000 of student loans for the many people who are inundated with student debt. And, because President Biden can do this with just his signature, they are trying to get 10 million people to email the President and ask him to do that.

Once the COVID legislation is out of the way, the Senate will be focusing on three big topics, 1) restoring the integrity of our democracy with measures such as automatic voter registration, statehood for D.C. and Puerto Rico, a law to overcome the Citizens United decision, and a law to get rid of gerrymandering; 2) passing a law to get rid of income inequality by providing jobs and training for people who need a path forward, and doing immigration reform; 3) dealing with climate change through measures such as the Thrive Agenda that Senators Schumer and Markey have co-sponsored.

In addressing a question from a Board member, Mr. Schumer noted that funding for the Gateway project has been in place but was held up by the Trump Administration. He is now working with the new Transportation Secretary to get funds allocated within the next six months. Also, the Biden Build Back Better proposal is a 2 to 4-trillion-dollar infrastructure bill that covers big transportation projects that will be implemented in a smart and resilient way.

Mr. Schumer concluded his appearance by answering questions about the John Lewis Act dealing with voting rights, completing the expansion of the No. 7 Subway line, treating pedestrian and bike lane funding as a capital expense, having Democrats accelerate the pace of passing legislation that helps people financially and with health care, getting support for the Port Authority Bus Terminal redevelopment project, providing funding for internet access to poor people, regulating internet service providers, increasing funding for senior citizens and public housing, increasing police accountability, dealing with the

	<p>filibuster in getting legislation passed, funding public education, funding cancer research, addressing the downward trend of women in the workforce, and, making immigration reform a priority.</p>
--	---

Board Reports & Business	
Adoption of Agenda and Minutes	<p>The Agenda, as amended to remove the appearance of all elected representatives and include the appearance of Senate Majority Leader Chuck Schumer, was approved unanimously. The February minutes were also unanimously approved.</p>
District Manager Report	<p>March Committee Updates and Board Reminders:</p> <ul style="list-style-type: none"> • The Chelsea Land Use and Transportation Planning Committees will be meeting together on March 15 with the Empire State Development Corporation on the Empire Station Complex Draft Environmental Impact Statement. • All other committees meet at their regular time.
Board Chair Report	<p>Upcoming Events:</p> <ul style="list-style-type: none"> • On Monday, March 8 a Forum on DOE Admission Policy Changes for middle schools and high schools will be held at 6:30 pm via Zoom. Register on the CB4 website. • The Sock and Undergarment Drive brought in donations from many individuals and organizations, and they will continue to be distributed to needy men, women, and children. • The Social and Racial Task Force will hold a forum on March 16 to discuss health disparities and COVID vaccine hesitancy in the District. • Plans are in the works for virtual social events for board members that will be held in the last week of March and the first week of April. Invitations will be going out shortly. <p>Ongoing Working Group Updates and Monthly Meeting:</p> <ul style="list-style-type: none"> • The Chelsea NYCHA Working Group’s final report was made available online on February 23. The 108-page PDF is available on the NYCHA website. https://www1.nyc.gov/assets/nycha/downloads/pdf/Chelsea-NYCHA-WG-Report-Final.pdf • The Port Authority Bus Terminal Working Group has been meeting. • The Empire Station Complex Working has been meeting and news on the ESD proposal is expected in the coming month.

Action Items	Motions, Amendments, & Comments	Result
Clinton/Hell's Kitchen Land Use Committee (CHKLU)		
Item 1: Letter to DCP re 314 W. 43rd Street Application a/k/a 311 W. 42nd Street (8/9)		Passed with 40 In Favor and 1 Opposed
Item 2: Joint letter with TRANS to PANYNJ re Final Scope - Environmental Impact Statement for Port Authority Bus Terminal		Passed Unanimously
Item 3: Letter to Governor, Electeds re NYS Multiple Dwelling Law		Passed Unanimously
Item 4: Letter to DOB re 410 W. 49th Street	Friendly amendment accepted	Passed Unanimously
Business License and Permits Committee (BLP)		
Item 5: Letter to SLA re 164 9th Avenue (20/21) – Milk and Hops 2 LLC		Passed with 36 In Favor and 5 Opposed
Item 6: Letter to SLA re 859 9th Avenue - Rise Bar NYC LLC		Passed Unanimously
Item 7: Letter to SLA re 515 W 18th Street - 515 18th Street Eatery LLC		Passed Unanimously
Item 8: Letter to SLA re 623 9th Avenue - Lotus West Corp.		Passed Unanimously
Item 9: Letter to SLA re 311 W 17th Street (8/9) – Kiwami Inc.		Passed Unanimously
Item 10: Letter to SLA re 739 9th Avenue, Store#2 (50) – Omakase by Korami Inc.		Passed Unanimously
Item 11: Letter to SLA re 62 Chelsea Piers – BL 450 Lexington NY LLC		Passed Unanimously
Item 12: Letter to SLA re 641 10th Avenue - Pelicana HK Inc.		Passed Unanimously
Item 13: Letter to SLA re 373 W 46th Street – Cantina 46 Corp.		Passed Unanimously

Waterfront, Parks & Environment Committee (WPE)		
Item 14: Letter to HRPT re Intrepid Museum (West 46th Street) Lease		Passed with 33 In Favor, 7 Opposed, and 1 PNE
Item 15: Letter to Parks re DEP Site Project - 705 10th Avenue	Friendly amendment accepted	Passed Unanimously
Item 16: Letter to The Sheffield re Repair and Maintenance at Balsley Park		Passed Unanimously
Transportation Planning Committee (TRANS)		
Item 17: Letter to HRPT re Intrepid Museum (West 46th Street) Lease	Items 17 – 19 were bundled	Passed Unanimously
Item 18: Letter to DOT re Green Wave Signaling and Fostering Culture of Compliance Among Cyclists		Passed Unanimously
Item 19: Letter to PANYNJ re PABT Operations and Gate Capacities		Passed Unanimously
Housing, Health & Human Services Committee (HHHS)		
Item 20: Letter to Elected Representatives re Supporting Hell’s Kitchen Neighborhood Coalition and Public Safety Initiative		Passed Unanimously
Item 21: Letter of Support for Senate Bill S76/Assembly Bill A641: Tenants Rights during expiration of 421-a benefits		Passed Unanimously
Item 22: Letter to DFTA and Speaker Johnson re Increasing Funding for Senior Meals and assistance with technology support		Passed Unanimously
Executive Committee (EXEC)		
Item 23: Letter to Social and Racial Justice Task Force Letter to NYPD, Mayor’s Office, and City Council re Comments on the implementation of Public Oversight of Surveillance Technology Act (POST) – Ratification		Passed Unanimously
Item 24: Revised stipulations to SLA re 350 11th Avenue (30) – ERY Retail Pavilion		Passed with 37 In Favor and 4 Opposed
Item 25: Letter to LPC re Community Support for Request for Evaluation (RFE) of the interior lobby at 330 West 42nd Street. – Ratification		Passed Unanimously

Meeting Resolution	
Adjournment	10:47 PM Meeting Adjourned
Next Meeting Date and Location	6:30 PM April 7, 2021 Video/Phone Conference

As recorded by M. Noble

