



CITY OF NEW YORK
MANHATTAN COMMUNITY
BOARD No. 4
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Lowell D. Kern
 Chair

Jesse R. Bodine
 District Manager

October 2021 Full Board Minutes

Meeting Date / Location	The Full Board met at 6:32 pm on Wednesday, October 6, 2021, via Zoom webinar and was simultaneously live streamed on YouTube. It can be viewed at: https://www.youtube.com/watch?v=58A-naZ6le8
Presentation / Public Hearing	<p>Presentation: New York State Independent Redistricting Commission</p> <p>Ahsia Badi, the Director of Public Engagement for the New York Independent Redistricting Commission, explained the redistricting process following the recent census and the origin, composition, and function of the IRC. She noted that everything that she had to say was available for review on the IRC website -- https://www.nyirc.gov/home – and that one can sign up for updates on the site. She stated that the IRC is made up of 10 commissioners who were mandated to redraw the voting district lines for the State legislature and Congress and submit draft plans by September 15. The IRC must also hold 12 public meetings in 10 designated cities around the state, with the Manhattan hearing occurring on November 10. Once the public hearings have concluded and the information gathered is synthesized, the commissioners will submit a final plan in early January.</p> <p>The commissioners felt that they needed input from the public to formulate a draft plan within a brief period and proceeded to hold 9 regional virtual meetings beginning in August. That resulted in testimony from 300 public speakers, and 500 written submissions containing 1,200 pages of written testimony, all of which is available on the website. During the upcoming public hearings, the commissioners will be interested in hearing from groups of people based on their community of interest so that they may group people together in a district based on a common interest in a job, industry, language, faith, or otherwise. Ms. Badi concluded her presentation with a tour of the IRC website pointing out where data can be found and where the pages are for signing up to speak at the regional virtual meetings.</p> <p>Public Hearing: BSA Application for 157 West 24th Street</p> <p>Paul Devlin, Co-Chair of the Chelsea Land Use Committee, conducted the hearing on Agenda Item 18. No public speakers came forward and the hearing was then closed.</p>

Public Session	
Jay Li	Mr. Li represents Hack Manhattan, located at 137 West 14th Street, which is a local maker space and a 501(c)(3) nonprofit organization. It has been in operation for about ten years

	and was founded with the purpose of giving members of the community a space where they can socialize, work on projects together, and learn about an arts, crafts, and technology. The space is open whenever a member is present and is currently open for open house events on Tuesdays and Thursdays from 7:00pm until late at night. The organization is looking for a new location in Midtown or Downtown before its lease expires in December.
Victoire Sherer	Ms. Sherer spoke about a local public safety issue that she said has been given short shrift by the command at the 10th Precinct involving one of its officers. She stated that on January 12 this year in Brooklyn a police officer pulled his service weapon on a group of citizens who asked him to put his mask on. This was pre-vaccine, during spiking COVID cases at a time when all NYPD employees were mandated to wear a mask at all times. At the time of the incident the officer worked at the 84th Precinct but after the video of him pulling his gun went viral his case was taken on by the NYPD Internal Affairs Bureau. In the Spring the officer was transferred to the 10th Precinct in Chelsea. There have been no updates from Internal Affairs or the 10th Precinct and those who have spoken up at Precinct meetings have been ignored. Ms. Sherer asked the Board to assist on getting an update on the matter and to request that the officer in question be fired immediately.
Leah James	Ms. James is the organizer director for Housing Conservation Coordinators and provided updates on their services. They are open fully to the public on Tuesdays and Thursdays from 9:30am to 5:30pm and are doing intakes for those needing legal services. At other times people can call for help. She announced the eviction moratorium will extend to January 15, 2022. She also stated that there are efforts in place to make free legal services to tenants available to tenants statewide, just as they are for tenants residing in the City. HCC will be sending flyers to those in MCD4 announcing the Westside Tenants Conference to be held on December 4th and 5th.
Patricia Tarkington	Ms. Tarkington is an affordable housing tenant at Gotham West who spoke in opposition to the Board's favorable position taken on the Gotham Organization's inclusionary housing application in Agenda Item 23. She stated that the developer is facing charges of illegal rent hikes that violate rent stabilization laws in all the affordable housing leases that it has in the district. She further stated that the developer is facing charges of constructing apartments in the district and beyond which fail to meet required accessibility standards for people with disabilities. These overcharge and faulty construction practices are public knowledge, have been disclosed to CB4, and are likely to be incorporated into any new project which this developer creates in the district. CB4 should not recommend approval of future projects from any developer, so long as serious charges of non-compliance are unresolved, it is common sense. Ms. Tarkington believes that CB4 should re-evaluate the Gotham Organization's current practices and not rely on the promises it made 20 years ago.
Lisa Wager	Ms. Wager is the Director of Government and Community Relations at the Fashion Institute of Technology. She gave the following updates: <ul style="list-style-type: none"> • The model/activist Amber Valletta was named FIT's first Sustainability Ambassador for its Sustainability Awareness Week event, furthering the college's commitment to expanding sustainability, education, so our graduates can and will address the chain challenges facing the creative industries. • While the East Coast Comic Con is being held at the Javits Center this week, FIT will be holding its fourth annual Diversity Comic Con on October 15 and 16. This year the event will be held online with many interactive elements; programs will include panel discussions, a drawing contest, a cosplay pageant, and a networking party in a virtual exhibition floor. The event is free and available at http://diversitycomiccon.com/

	<ul style="list-style-type: none"> The annual ChalkFIT live art event will take place on FIT's Seventh Avenue wall between 26th and 28th Streets from October 18 to October 22. During that time, 85 senior illustration students will create a mural based on a theme depicting the new normal about what the students did to get themselves through the year and a half of isolation. The mural will remain on the wall throughout the Fall.
Matt Y.	<p>Matt is a resident of West 48th Street who sought the Board's help in coordinating City agencies such as sanitation and DOH to address the issue of rat infestation on his block. He expects the problem will worsen during the Winter months and that it will interfere with the plans of the stores and restaurants that are hoping to reopen.</p>

Remarks from Elected Officials and Representatives	
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Senator Brad Hoylman	<p>Senator Hoylman commented on the fact that the current virtual meeting was made possible by the legislation that he carried in the extraordinary session of the Legislature in September and that he will push for a continuation of this format because of the greater opportunities for engagement that it provides at the community board level. He went on to give the following updates:</p> <ul style="list-style-type: none"> At an MTA meeting that he participated in for the Senate last week, he asked Janno Lieber, the acting chair of the MTA, about the funding needed for both the Empire Station Complex Plan and the Gateway Project. He was told that the final numbers have not been determined but the projects were not dependent upon revenue from real estate development. The Senator is collaborating with other elected officials in the district to produce a community-advised plan before signing off on any proposed large-scale development. He introduced legislation yesterday that would close a loophole in the Mayor's vaccination mandate by making it apply to out-of-town performers like podcaster Joe Rogan who perform at venues such as Madison Square Garden without being vaccinated. The mandate would apply to everyone across-the-board who attends such performances, a sporting event, or a theatre. Celebrities and sports stars should not be exempt from showing proof of vaccination. The Senator is happy to see that Broadway has reopened and was on hand for the opening of the Manhattan Theatre Club production of <i>Lackawanna Blues</i>. He noted that he fought successfully in last year's budget negotiations to double the NYC Musical and Theatrical Production Tax Credit. He urged everyone to get a flu shot in addition to the COVID-19 vaccination and noted his flu shot event coming up on October 25 at the Fulton Center in conjunction with other elected officials. Project Renewal will be holding a free mammogram screening event on October 18 on West 26th Street between 8th and 9th Avenues from 9 am to 4 pm. He noted that Maia Berlow has been promoted to the position of Deputy Chief of Staff in his Manhattan office.
Borough President Gale Brewer	<p>The Borough President noted her support for hybrid meetings under the Open Meetings Law and thanked Senator Hoylman for his efforts in the Senate. She hopes that there will be more planning if the exemption in the law is made permanent so that community boards will be better prepared for the change. She gave the following updates:</p> <ul style="list-style-type: none"> She testified earlier in the day regarding open restaurants and thanked CB4 and all the other community boards for their input on how to make open restaurants work better in the future.

	<ul style="list-style-type: none"> • She will be meeting with Chief Steven Hughes from the Manhattan South Precinct regarding the Business District Initiative, and she plans to discuss the 311 and 911 call data that was collected by NYC Open Data on quality-of-life issues in the district. • She testified on congestion pricing and, although progress is being made, she believes that a Manhattanite with knowledge of community needs, and transportation issues should be a member of the board that the Governor appoints. She supports congestion pricing, but people’s voices need to be heard. She does not want the green and yellow cabs to be charged; they are already being charged. There are also questions about collecting tolls that must be resolved, including the technology that will be employed. • She has been attending meetings about climate change and electric vehicles where the discussion has been focused on charging stations. She does not think people know enough about what charging stations are, and she believes there should be more discussion and education about them. • She, like parents in the district, is concerned about schools. So, even though there has been only one school in the Borough that has been completely closed, there have been many classrooms that are closed. The school that was quarantined for 10 days managed to have enough tablets for its students to attend online classes. Ms. Brewer has spent a lot of time with mental health professionals and social workers during the pandemic to address the trauma that students have suffered from being away from school for so long. • During the annual Open House New York weekend that starts on Friday, the Borough President’s office will display the original set of maps that plotted the Manhattan street grid in 1811. Attendees will be able to register for a drawing for a digital print of the map of their home quadrant. • The Maggie Peyton Gallery in the Borough President’s office is showing a collection of artworks called <i>Welcome Back</i> depicting life during the pandemic. • The Recovery Task Force continues to meet every Tuesday at 3:00 pm. • Ms. Brewer listened to questions and comments from Board members, including information about a restaurant located at 445 West 35th Street that removed trees and tree pits from the sidewalk in front of the establishment to build an outdoor dining shed. She promised to investigate the matter.
Rosie Mendez for the Borough President	<p>Ms. Mendez reviewed a press release that she put out earlier in the day following a hearing at City Planning on Open Restaurants. She noted that the administration would have public engagement after the community boards and the Manhattan Borough Board have voted. The administration has decided to focus on some of the testimony that dealt with enforcement and the task force comprised of various City agencies that does not include the NYPD. She stated that the Sheriff’s Office has been helpful with enforcement so far, but it is unclear whether it and the NYPD would assist in enforcement in the future because they are not part of the task force.</p>
Assemblymember Linda Rosenthal	<p>Ms. Rosenthal acknowledged the concerns that community boards have with the continuation of the Open Meetings Law exemption past its January 15 expiration date. She stated that the exemption was passed in the extraordinary session because of advocacy by the legislators from our district and that she and they would push to make it permanent in the future. She asked that community boards send letters to their representatives shortly before the new session begins noting how community participation has increased because of the Zoom meeting choice.</p>

	<p>The Assemblymember provided the following updates:</p> <ul style="list-style-type: none"> • She has written letters to the DOT and MTA many times about transit signal priority being a way to mitigate bus congestion in the City. It gives a bus driver the ability to control traffic signals and move ahead on congested streets. She hopes that this technology will be available in all neighborhoods soon. • There have been concerns about the replacement of Western Beef in Chelsea by Brooklyn Fair in the coming weeks. She said this full-service supermarket has agreed to keep prices commensurate with Western Beef prices. • The interns who work in her office did a survey over the Summer of all the playgrounds in the district and Ms. Rosenthal wrote a letter to the Department of Parks on what needed to be fixed. • She testified at the hearing on congestion pricing where she recommended that the program be pegged to inflation because when the law goes into effect in 2023 the value of a \$60,000 per year income will not be the same as it was when the law was enacted in 2019. She stated that people need their cars to get to work and should be burdened with extra expenses. She wants a person from Manhattan to be on the congestion pricing board and believes one will be appointed. • Her annual flu shot day event will be held on October 19 from 10 am to 1 pm at Lincoln Square Neighborhood Center. Those wishing to make the required appointment for the shot should email her office. • There will be COVID-19 testing event on October 20 at Lincoln Square Neighborhood Center where the tests will be administered without cost. • She will host her popular Shred Day event with Senator Serrano in front of her office on Sunday, November 14 from 10 am to 2 pm. • She will be meeting with Governor Hochul tomorrow to have bills dealing with the opioid overdose problem signed. One of them would ensure that everyone who has a substance use disorder and wants to participate in medication assisted treatment while in prison and jail will have that opportunity.
<p>Taylor Abbruzzese for Congresswoman Carolyn Maloney</p>	<p>Ms. Abbruzzese gave updates for the Congresswoman:</p> <ul style="list-style-type: none"> • In September, Ms. Maloney obviously had a lot going on in D.C. with reconciliation and Build Back Better. She believes it is important that both bills pass and has been in intense negotiations with Speaker Pelosi and Progressive Caucus Chair Jayapal. • The House Oversight Committee, which the Congresswoman chairs, marked up \$12 billion to electrify USPS and federal vehicle fleets. They also marked up \$60 million for the National Archives to clear the backlog of veteran’s records requests; \$40 million in funding for the Justice40 Initiative; and \$50 million in funding for the Inspector General and Government Accountability Office to ensure funds are spent appropriately. • In terms of the Financial Services Committee which the Congresswoman is also on, they marked up a portion of Build Back Better focused primarily on housing. Ms. Maloney hopes that substantial dollars to address the housing problem are included in negotiation, so we can fix the various problems facing public housing residents.

Adoption of Agenda and Minutes	The Agenda and July minutes were unanimously approved.
District Manager Report	<p>The District Manager provided the following updates:</p> <ul style="list-style-type: none"> • MCB4 Statement of District Needs and Budget Requests Update <ul style="list-style-type: none"> ○ Online Survey on our website ○ Committee Budget Requests ○ Budget Task Force Meetings • Update: Open Meeting Law • Chelsea Land Use Committee received an Urban Planning Fellow from the Fund of the City of New York – Derek Brennan from Columbia University and will be studying best practices for residential conversion of commercial property <p>October Committee Schedule:</p> <ul style="list-style-type: none"> • ACES will meet on Wednesday, October 13 at 6:30pm • The Budget Task Force will meet on Thursday, October 21 at 5:00pm • The Nominating Committee will meet on Tuesday, October 26 at 6:30pm • The Budget Task Force will meet on Wednesday, October 27 at 5:00pm • MCB4/MCB5 Forum on Mental Health will meet on Thursday, October 28 at 6:00pm • All other committees will meet at their regular scheduled times.
Board Chair Report	<p>The Chair reviewed the following:</p> <p>Small Meetings and Ongoing Working Groups</p> <ul style="list-style-type: none"> • Empire Station Complex Working Group • Port Authority Bus Terminal Replacement Working Group: <ul style="list-style-type: none"> ○ Continues to participate in the EIS process and hold meetings with individual city agencies (DOT, DEP, DCP) • Highline Extension Update • CHKLU: initial briefings with owners of 707 11th Avenue and 725 10th Avenue • CLU: Meeting with LPC and DOB regarding Unsafe Building Order for Landmarked buildings on West 14th and 9th Avenue

Action Items	Motions, Amendments, & Comments	Result
Business License and Permits Committee (BLP)		
Item 1: Letter to SLA re 312 W 58 th St. (8/9) – DM 58 LLC – RATIFICATION	Items 1 – 16 were bundled.	Passed Unanimously
Item 2: Letter to SLA re 218 8 th Ave (21/22) – Bar 21 Ltd.		Passed Unanimously

Item 3: Letter to SLA re 228 W 18 th St. (7/8) – Sanyuu West LLC.		Passed Unanimously
Item 4: Letter to SLA re 714 9 th Ave (48/49) – Revival Survival LLC.		Passed Unanimously
Item 5: Letter to SLA re 705 9 th Ave (48/49) – Taco Authority 2 LLC.		Passed Unanimously
Item 6: Letter to SLA re 88 7 th Ave (15/16) – Hurricane Strauss Inc.		Passed Unanimously
Item 7: Letter to SLA re 232 8 th Ave (21/22) – Joy Love Group Corp.		Passed Unanimously
Item 8: Letter to SLA re 158 8 th Ave (18) – Ragoon Restaurant Concepts LLC.		Passed Unanimously
Item 9: Letter to SLA re 355 W 41 st St. (8/9) – Red Eye NY LLC.		Passed Unanimously
Item 10: Letter to SLA re 575 8 th Ave (38/9) – Angelina 575 8 Corp.		Passed with 42 In Favor and 1 Abstention
Item 11: Letter to SLA re 746 10 th Ave (50/51) – 1209 Jackson Inc.		Passed Unanimously
Item 12: Letter to SLA re 402 W 44 th St. (9/10) – Ari Sushi Inc.		Passed Unanimously
Item 13: Letter to SLA re 153 8 th Ave (17/18) – Mad for Chicken Chelsea LLC.		Passed Unanimously
Item 14: Letter to SLA re 88 10 th Ave (15/16) – SE Dough LLC.		Passed with 42 In Favor and 1 PNE
Item 15: Letter to SLA re 505 W 37 th St. (10/11) – Scoozi Events NYC Inc.		Passed Unanimously
Item 16: Letter to SLA re 350 W 39 th St, (8/9) – NY 39 th Street LLC, NY 39 th Street Operating LLC & TB2-39 LLC		Passed Unanimously
Clinton/Hell’s Kitchen Land Use Committee (CHKLU)		
Item 17: Letter to HPD re MTA Site – 806 9 th Avenue	Friendly amendments accepted	Passed with 33 In Favor, 5 Opposed, 4 Abstentions, and 1 PNE

Chelsea Land Use Committee (CLU)		
Item 18: Letter to BSA re 157 West 24 th Street	Friendly amendment accepted	Passed with 39 In Favor, 3 Opposed, and 1 Abstention
Transportation Planning Committee (TRANS)		
Item 19: Letter to DOT re Security Bollard Installation at 66 Hudson Blvd		Passed Unanimously
Item 20: Letter to DOT re Bus Stop Application for Big Bus Tours New York – NEC 12 th Ave/W. 40 th St.		Passed Unanimously
Item 21: Letter to DOT re 11 th Avenue Design	Friendly amendment accepted	Passed Unanimously
Item 22: Letter to DOT re Disability Pride NYC in Support		Passed Unanimously
Housing, Health & Human Services Committee (HHHS)		
Item 23: Letter to HPD re 550 Tenth Avenue – Inclusionary Housing Application	Friendly amendment accepted	Passed Unanimously
Executive Committee (EXEC)		
Item 24: Letter to Independent Redistricting Commission re Proposed Redistricting Maps of State Senate and Assembly Districts in Community District 4	Friendly amendment accepted	Passed Unanimously
Item 25: Letter to Governor and Legislator re Extension of the Legislation (S.50001/A.40001) Suspension of the Open Meeting Law		Passed with 40 In Favor and 3 Opposed
Item 26: Letter to Manhattan Borough President re Holding Community Board Elections Virtually.		Passed Unanimously

Meeting Resolution	
Adjournment	10:00 PM Meeting Adjourned
Next Meeting Date and Location	6:30 PM November 3, 2021

As recorded by Leslie Boghosian-Murphy and Michael Noble

