



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

Jeffrey LeFrancois
 Chair

Jesse R. Bodine
 District Manager

July 2022 Full Board Minutes

Meeting Date / Location	The Full Board met at 6:30pm on Wednesday, July 27, 2022, in an in-person / hybrid meeting format. The in-person meeting location was at the High Line Park at West 14 th Street and 10 th Avenue, and the meeting was also accessible via Zoom webinar and live streamed on YouTube. It can be viewed at: https://www.youtube.com/watch?v=dnjZz2dmNfo
-------------------------	---

Presentation
<p>Ali Rasoulinejad, Chief of Staff of the New York City Districting Commission, presented to the Board to provide background on the NYC Districting Commission and its current work on City Council redistricting:</p> <ul style="list-style-type: none"> - The NYC Districting Commission is tasked with redrawing the City Council district maps based on the most recent U.S. Census. The City’s population grew unevenly across the current districts, from a total of 8.2 million in 2010 to around 8.8 million in 2020, resulting in the need to reapportion districts. The largest population growth during these years came from Asian and Hispanic populations. - Each of the 51 Council districts will now have an average population of 172,882 people; the district lines must be drawn such that the difference in population between the most and least populous districts does not exceed 5%. - When drawing maps, the Commission must abide by the federal Voting Rights Act of 1965, which prohibits a map from denying or diluting the voting power of racial or language minorities. The City Charter also stipulates that districts must be contiguous and the Commission needs to (in order of priority): keep neighborhoods and communities intact, keep districts compact, limit crossover districts across boroughs, avoid splitting voters of the same political party for purposes of diminishing effective representation, and avoid oddly shaped districts. - The Commission’s timeframe for submitting a final Council redistricting plan to the City Clerk is Feb 7, 2023. Public Hearings were held from May to July in each borough, the Commission then released a preliminary plan, and now will be holding additional public hearings in August followed by the submission of a plan to the City Council on September 22. The Council can then approve or reject the plan; if the plan is rejected, that leads to an additional round of public hearings and a vote by the Commission members where 9 out of 15 Commissioners must vote to finalize the map for submission. - More information on the redistricting process and a tool to build recommended maps for submission to the Commission are available at nyc.gov/districting. Public testimony can be submitted to publictestimony@redistricting.nyc.gov or by mail to 250 Broadway, 3rd Floor, New York, NY 10007.

Questions or requests for community outreach can be directed to
 nycredistricting@redistricting.nyc.gov.

Public Session Speakers

Preeti Sodhi	Ms. Sodhi is Director of Community Engagement at the High Line. The High Line is focused on building community-responsive programming such as a new wellness program catering to the needs of seniors and developed in partnership with Penn South Seniors. The High Line also offers family programming tying into the ongoing “We Hold These Truths” exhibition, and an “Art of Expression” teen program. The ¡Arriba! Latin dance night has also returned to the High Line, with the next event in August.
Tom Lunke	Mr. Lunke thanks the Board and Chelsea Land Use Committee for supporting the effort to landmark Former Colored School #4 on West 17 th Street and looks forward to continuing to work with the Board on continuing the effort.
Irene Kelly	Ms. Kelly supports the Chelsea Land Use Committee letter to deny permission for the additions to 353 w. 20 th Street. She notes that the developer working on the project has not communicated with her about the construction and has already started work on the property even after the committee recommended denial of the permit.
Lisa Wager	Ms. Wager is Director of Government and Community Relations at the Fashion Institution of Technology. The school is continuing progress on a new academic building, the school’s first new building in nearly 50 years. Construction has already reached the 10 th floor. The building will be LEED Silver when completed.
Pamela Wolff	Ms. Wolff echoed Mr. Lunke’s support for the landmarking of Former Colored School #4. Ms. Wolff is also excited about the groundbreaking at 7 th Ave and 22 nd Street, Southwest Corner. Poorly maintained buildings at the location will be replaced with a new 9-story building that will be constructed in a manner contextual with the neighborhood and contain 26 affordable apartments. The 5 families that remained in the old buildings will be returning to the new building after construction.
Eric K. Washington	Mr. Washington thanks the Chelsea Land Use Committee for its diligence in preparing the letter regarding Former Colored School #4 and supporting the landmarking project. An article about the building appeared last week on NBC News, which has already generated greater interest in the project including an invitation to the Tavis Smiley radio show and tweet from the NYC Municipal Archive.
Melodie Bryant	Ms. Bryant is Founder and Manager of the West 22 nd Open Street. Ms. Bryant invited the Board and members of the public to an event on the street on September 4, from 10am-6pm. The event will illustrate to the Department of Transportation (DOT) what an open street can look like, with full street closure, seating, music, giveaways and more.
Tom Lindon	Mr. Lindon is Vice President of Marketing & Events at Hudson River Park. The Park is hosting many upcoming events, including Healthy on the Hudson fitness programs, the Pier 84 jazz series, and the one-day Five Borough Festival of New York. The River Project wet lab research aquarium continues to offer environmental science programming. There are also upcoming Bollywood and Bhangra dance lessons, bike safety classes, and a Blues BBQ Festival in August. Visit HudsonRiverPark.org/Events for a full listing of upcoming events.
Kamala Jefferson	Ms. Jefferson is a lifelong Chelsea resident. Ms. Jefferson observed many rats on the corner of 19 th Street and 8 th Avenue living under the outdoor dining area, and additional rats under Murray’s. The platforms for outdoor dining have become a haven for rat communities. Ms. Jefferson is also concerned about 8 th Avenue between 17 th Street and 23 rd Street, as it is becoming filled with sex shops, drugs, prostitution and mentally ill people. She thinks the sex shops may be the root of the prostitution and drug issues, which have gotten worse in recent years.

Remarks from Elected Officials and Representatives	
<p>Council Member Eric Bottcher</p>	<ul style="list-style-type: none"> - Council Member Bottcher will be holding a redistricting town hall, with a presentation from the Districting Commission. Council District 3 had the largest population growth of any in the city, so it needs to shrink, but it's important for people to provide feedback on the need to modify it in a reasonable way. - The Adams administration has resumed placing homeless people in hotels due to the shelter system being overwhelmed. There were a hundred single men placed in the Travel Inn on 42nd Street, and around 210 families in the Skyline Hotel. A large percentage of the families at the Skyline are asylum seekers from the Southern border. CM Bottcher anticipates more asylum seekers will be coming, and asserts that people in need of housing should be distributed throughout the district. - The Council's Landmarks subcommittee voted on the MTA site (806 9th Avenue), which included several wins including new 2 and 3-bedroom affordable housing units at 80%, 100% and 120% of area median income (AMI), below-market rent for Stile's Market on street level, and improvements to the building design and façade. Property Manager for the building will be Lisa Management while HousingWorks will manage the affordable units. Lisa is working to prioritize residents with a connection to the district and long-term survivors of HIV/AIDS. Zoning text changes have been tailored to the specific site rather than extended to a larger area. - 412 w. 46th Street has been ordered demolished by the Department of Buildings (DOB). The landlord allowed it to fall into disrepair. - The MTA has added the 7 Train to its 20-year needs assessment planning document. It will be subject to study and potential inclusion in a future capital plan. - DOT will be starting in the spring on construction of the 10th Avenue bike lane. - CM Bottcher is also hosting a phone bank for marriage equality.
<p>Assemblymember Dick Gottfried</p>	<ul style="list-style-type: none"> - The Hell's Kitchen Neighborhood Coalition held a meeting with Manhattan District Attorney Bragg, New York Police Department (NYPD), Manhattan Community Board 4 (MCB4) and other community organizations about public safety. An issue that was brought up was the applicability of Medicaid payments for residential mental health placements. Assemblymember Gottfried will be looking into what New York should be asking the federal government for permission to cover with Medicaid. - Following the Supreme Court overturning Roe v. Wade, the Assembly passed several bills to strengthen New York's role as a welcoming home for people in need of abortion services but live in states where access is now restricted. - The century-old "Sullivan law", which requires a permit for concealed carry of a firearm, was struck down by the Supreme Court. The New York State legislature responded by banning the possession of guns in a long list of sites including public parks, healthcare facilities, schools, houses of worship, as well as Times Square. - The Assemblymember has had around 30 bills passed by the legislature this year and are awaiting action by the Governor- this includes bills dealing with medical debt and noise from tourist helicopters.

	<ul style="list-style-type: none"> - On Penn Station development, the Public Authorities Control Board (PACB) needs to unanimously approve any issuance of debt to fund the project. Each of the building sites within the project needs to go through the Empire State Development Board as well as the PACB in the future, which will provide additional opportunities for elected officials to secure more improvements. The Assemblymember and other elected officials have already achieved an increase in the affordable housing requirement, reductions in the total density of development, and inclusion of homeless and social services for people around the Station.
Evelin Collado, Manhattan Borough Director for Comptroller Brad Lander	<ul style="list-style-type: none"> - The Comptroller has rolled out a “resident-powered” survey of the New York City Housing Authority (NYCHA), to inform how the office will conduct audits of NYCHA. The Comptroller’s office will be in touch with residents to solicit additional feedback. The survey is available on the Comptroller’s website, in the newsroom section, and on social media. - The Comptroller developed a new dashboard to track audits and their outcomes. So far, there have been 25 audits under Comptroller Lander. Evelin can be reached at Ecollad@comptroller.nyc.gov.
Yiyi Wang, MCB4 Liaison for Borough President Mark Levine	<ul style="list-style-type: none"> - The State Open Meeting Law suspension was extended through August 13, and the city extended its emergency order through August 24. - COVID cases and hospitalizations are also up; people with COVID can reach out to 212-COVID19 to see if they are eligible for the treatment, Paxlovid. - Monkeypox is also increasing in the city. The Borough President’s office has requested more doses from the state, which itself needs to get more vaccines from the federal government. The city also should create a preregistration system for residents to sign up for vaccinations ahead of time. The State Department of Health also should increase access to testing, and the federal government should make more treatments available. - The Manhattan Community Award Program is now open. It provides between \$5,000-\$7,500 to nonprofit organizations and public schools for programming or operational expenses. Each award is contracted through one of four city agencies: Aging, Corrections, Education and Health & Mental Hygiene. - The Borough President’s office has also set aside \$50,000 to fund composting programs throughout Manhattan. More information on these grants can be found on the Borough President’s website. Yiyi can be contacted at Ywang@manhattanbp.nyc.gov.

Board Reports & Business	
Adoption of Agenda and Minutes	Item 34 re: City Council Redistricting was added to the Agenda. The Agenda and Minutes were thereafter adopted unanimously.
District Manager Report	The District Manager gave the following update:

	<ul style="list-style-type: none"> Currently the only committee scheduled to meet in August is the Business Licenses and Permits Committee (BLP), virtually on Tuesday, August 9th.
Chair's Report	<p>The Chair gave the following updates:</p> <ul style="list-style-type: none"> Ongoing Working Group: <ul style="list-style-type: none"> Port Authority Bus Terminal Replacement Working Group is on pause until the Port Authority is prepared to present their revised plans in response to MCB4 and other agencies' comments. Participating in Penn Station Area Civic and Land Use Project Working Group to help shape plans for the project. There have been some initial wins such as the inclusion of 1,800 units of housing, including 700 permanently affordable units, which was not a part of the original plan. MCB4 will also be a part of the Station Advisory Group. Still continuing to push for more housing and to have air rights sold at market rates. Sanitation Planning Working Group is presenting their work to committees and will report out final recommendations at the September MCB4 Full Board meeting. Cannabis Working Group had its first meeting earlier in the month. Small meetings other events: <ul style="list-style-type: none"> Provided testimony at the City Council Hearing on the MTA site and continuing to meet with Council Member Bottcher on the project. Provided testimony to the New York State hearing on the Penn Station Area Civic Project. Provided testimony at a City Planning Commission meeting on the DEP site (705 10th Avenue). Met with Hudson River Park Trust (HRPT) about a future possible transfer of development rights between HRPT and receivable sites in MCB4. Clinton Hell's Kitchen Land Use Committee (CHKLU) Leadership met with representatives from the Sheffield Building, at 322 west 57th Street, regarding the maintenance of Balsley Park. Stay tuned for updates on MCB4 meeting policy.

Action Items	Motions, Amendments, & Comments	Result
Business License & Permits Committee (BLP)		
Item 01: Letter to SLA re 50 Hudson Yards, 2nd - 5th Floors -Restaurant Associates LLC & Thompson Hospitality Services LLC.		Passed with 39 In Favor
Item 02: Letter to SLA re 50 Hudson Yards, Floor 7 - Restaurant Associates LLC & Thompson Hospitality Services LLC.		Passed with 39 In Favor
Item 03: Letter to SLA re 50 Hudson Yards, 12 th Floor – Restaurant Associates LLC & Thompson Hospitality Services LLC.		Passed with 39 In Favor

Item 04: Letter to SLA re 311 W 48th Street – ESQ 311 LLC.		Passed with 39 In Favor
Item 05: Letter to SLA re 599 10th Avenue - The Spot Bar NYC LLC.		Passed with 38 In Favor, 1 Present Not Eligible
Item 06: Letter to SLA re 776 9th Avenue – Kenso LLC.		Passed with 39 In Favor
Item 07: Letter to SLA re 20 Hudson Yards, Unit RU404 - Baby Luc's 2 LLC.		Passed with 39 In Favor
Item 08: Letter to SLA re 109 W 14th Street - New Mikado Inc.		Passed with 39 In Favor
Item 09: Letter to SLA re 232 7 th Avenue – Operation Cousins LLC.		Passed with 39 In Favor
Item 10: Letter to SLA re 496 9th Avenue - SB Tavern LLC.		Passed with 39 In Favor
Item 11: Letter to SLA re 690 9 th Avenue - @Pozzo Vivo LLC.		Passed with 39 In Favor
Item 12: Letter to SLA re 750 11th Avenue - ACR750 LLC.		Passed with 38 In Favor, 1 Present Not Eligible
Item 13: Letter to Office of Cannabis Management re Illicit Cannabis Dispensaries – For Ratification		Ratified with 39 In Favor
Chelsea Land Use Committee (CLU)		
Item 14: Presentation\Vote: 458-460 West 23rd Street - LPC Application – Window Sash Project – For Ratification		Ratified with 39 In Favor
Item 15: Letter to DSNY and DCAS re 128 West 17 Street (Former Colored School #4)	Friendly amendment accepted	Passed with 39 In Favor
Item 16: Letter to LPC re 353 West 20 th Street, Façade work and rooftop and rear yard additions		Passed with 37 In Favor, 2 Opposed
Item 17: Letter to Mayor and Elected officials re siting and timing of EMS Station #7 at West 29 th Street	Friendly amendment accepted	Passed with 39 In Favor
Item 18: Letter to LPC re Starrett-Lehigh Building (601 West 26th Street) LPC application to modify storefronts and entries, the installation of a canopy, and the creation of tenant amenity spaces on the 10th floor roof	Friendly amendment accepted	Passed with 36 In Favor, 1 Opposed, 1 Abstention, 1 Present Not Eligible
Arts, Culture, Education & Street Life Committee (ACES)		
Item 19: Letter to Mayor - Comptroller - DOE re Improving Student Busing	Friendly amendment accepted	Passed with 39 In Favor
Item 20: Letter to Hudson Guild in support of their Art Programing	Friendly amendment accepted	Passed with 39 In Favor
Waterfront, Parks & Environment Committee (WPE)		
Item 21: Letter to DSNY & Elected Officials re Pilot Program Proposal for Improved Corner Basket Recycling Program	Friendly amendments accepted	Passed with 39 In Favor

Transportation Planning Committee (TRANS)		
Item 22: Letter to DDC re Project MED669 – Proposed Water Main Project on 7 th Avenue (W. 14 th – 34 th Street)		Passed with 38 In Favor, 1 Abstention
Item 23: Letter to MTA re W. 14 th Street Station ADA Construction Project		Passed with 38 In Favor, 1 Abstention
Item 24: Memo to Board re MCB4 Curb Survey Results	Friendly amendment accepted	Passed with 39 In Favor
Item 25: Letter to DOT re MCB4 Curb Survey Results	Friendly amendment accepted	Passed with 39 In Favor
Item 26: Letter to MTA re 28 th Street Substation Project– For Ratification		Ratified with 37 In Favor, 2 Opposed
Item 27: Letter to HYHK & DOT re Hudson Boulevard East Shared Streets Design – Blocks 1 & 2 – For Ratification		Ratified with 39 In Favor
Item 28: Letter to DOT & PANYNJ re Safety Concerns at the 42 nd Street and Dyer Avenue Pedestrian Crossing		Passed with 39 In Favor
Item 29: Letter to DOT re 8 th Avenue Pedestrian Improvements (34 th – 51 st Streets)		Passed with 39 In Favor
Item 30: Letter to DOT re 9 th Avenue improvements during Moynihan project		Passed with 38 In Favor, 1 Opposed
Item 31: Letter to VNO re Moynihan distinctive sidewalk and streetscape on 9 th Avenue		Passed with 38 In Favor, 1 Opposed
Housing, Health & Human Services Committee (HHS)		
Item 32: MCB4 Affordable Housing Plan Part 2		Passed with 39 In Favor
Item 33: Letter to Mayor and HPD re HPD Staffing Issues		Passed with 38 In Favor, 1 Present Not Eligible
New Business		
Item 34: Letter on Redistricting Letter communicates the Board’s support for keeping Hell’s Kitchen within a single City Council District, and considering the Special Clinton Historical District as a community of interest and keeping it intact within a single district.	Added to agenda	Passed with 32 In Favor
Meeting Resolution		
Adjournment	Meeting was adjourned at 8:56pm.	
Next Meeting Date and Location	6:30pm September 17, 2022 Hybrid In-Person at Location TBD	

As recorded by Blake Kurisu

VOTING KEY															
Y=Yes															
N=No															
A=Abstain															
PNE=Present, not eligible															
A'-- = No vote ATTENDANCE KEY															
P=Present (IP v. V)															
Ab=Absent															
E=Excused															
	IP#	V#	ATTENDANCE	23. Letter to MTA re West 14th Street Station ADA Construction Project	24. Memo to MCB4 re MCB4 Curb Survey Results	25. Letter to DOT re MCB4 Curb Survey Results	26. Letter to MTA re 28th Street Substation Project - For Ratification	27. Letter to HYHK & DOT re Hudson Boulevard East Shared Streets Design - Blocks 1 & 2 - For Ratification	28. Letter to DOT & PANYNJ re Safety Concerns at the 42nd Street & Dyer Avenue Pedestrian Crossing	29. Letter to DOT re 8th Avenue Pedestrian Improvements (34th - 51st Streets)	30. Letter to DOT re 9th Avenue Improvements during Moynihan Project	31. Letter to VNO re Moynihan distinctive sidewalk and streetscape on 9th Avenue	32. MCB4 Affordable Housing Plan Part 2	33. Letter to Mayor & HPD re HPD Staffing Issues	34. New Business Letter to City Council re Redistricting
P / Y	21	41	38	39	39	37	39	39	39	38	38	39	38	32	
Ab / N	20	9	0	0	0	2	0	0	0	0	1	1	0	0	
E / A		0	1	0	0	0	0	0	0	0	0	0	0	0	
PNE		0	0	0	0	0	0	0	0	0	0	0	1	0	
A'--		0	2	2	2	2	2	2	2	2	2	2	2	9	
Theodore Arenas	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Roberta Barnett	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Christine Berthet		A													
Gwen Billig		A													
Leslie Boghosian Murphy	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Viren Brahmhatt		A													
Jessica Chait	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	A'--	
Dale Corvino	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Aurora P. Cruz	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Maarten de Kadt	V	P	Y	Y	Y	N	Y	Y	Y	N	N	Y	Y	Y	
Paul Devlin	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Pete Diaz	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Tina DiFelicianantonio	V	P	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	
Tina Nelson	V	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Wendy Gonzalez		A													
Matt Green	V	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	A'--	
Jesse Greenwald	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Candice Hewitt	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
David Holowka		A													
Frank Holozubiec	IP	P	A'--	A'--	A'--	A'--	A'--	A'--	A'--	A'--	A'--	A'--	A'--	A'--	
Josephine Ishman	V	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	A'--	
Yadira Jimenez	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Peggy Kauh	V	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	A'--	
Kerry Keenan	V	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Lowell Kern	V	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Blake Kurisu	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Burt Lazarin	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Christopher LeBron	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Jeffrey LeFrancois	V	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Betty Mackintosh	V	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Sarah Mills	V	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Michael Noble	V	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
J.D. Noland	V	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Maria Ortiz	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Allen Oster	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Brad Pascarella	V	P	A	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Joe Restuccia	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Sabrina Reveron	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	PNE	A'--	
Delores Rubin	V	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
David Solnick		A													
Katy Stokes		A													
Charles Todd	V	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Kit Tollerson	V	P	A'--	A'--	A'--	A'--	A'--	A'--	A'--	A'--	A'--	A'--	A'--	A'--	
Hector Vazquez		A													
Mrinal Vikram		A													
James Wallace	V	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	A'--	
David Warren	V	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Leslie Williams	V	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	A'--	
Carl Wilson	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Alice Wong	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	