



CITY OF NEW YORK  
 MANHATTAN COMMUNITY  
 BOARD No. 4  
 424 West 33<sup>rd</sup> Street, Suite 580  
 New York, NY 10001  
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 www.nyc.gov/MCB4

**Jeffrey LeFrancois**  
 Chair

**Jesse R. Bodine**  
 District Manager

### September 2022 Full Board Minutes

Meeting Date / Location	The Full Board met at 6:30pm on Wednesday, September 7, 2022, in a fully virtual meeting format. The meeting was accessible via Zoom webinar and live streamed on YouTube. It can be viewed at:  <a href="https://www.youtube.com/watch?v=r6izj1uoXD4">https://www.youtube.com/watch?v=r6izj1uoXD4</a>
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#### Public Hearing: 603-613 West 29<sup>th</sup> Street EMS #7 Relocation

A Uniform Land Use Review Procedure (ULURP) hearing was held regarding the 603-613 West 29<sup>th</sup> Street EMS #7 Relocation, the subject of letter 4 on the agenda. Chelsea Land Use (CLU) Committee Co-Chair Jessica Chait opened the hearing. There were no speakers.

#### Presentation: Church of the Holy Apostles

Rev. Dr. Anna S. Pearson from the Church of the Holy Apostles on 28<sup>th</sup> Street and 9<sup>th</sup> Avenue presented to the Board about the Church’s activities and maintenance work.

- The Church is coming up on its 40<sup>th</sup> anniversary this October; the Church has not closed its doors during that time. The Church provides a hot meal service (Mon-Fri), pantry program and social services programs. The Church is seeing a lot of need in the community; it served over 4,000 hot meals during the past week.
- There has been deferred maintenance on the building following a fire in the 1990s, requiring a major capital improvement project including a fire alarm system upgrade, HVAC improvement, roof repair, exterior lighting improvement, and an elevator for the mission house.
- The project is preliminarily expected to cost around \$5 million. The City has pledged \$1.5 million, additional funding will need to come from individuals and corporations. The Church is hoping to complete the project around the end of 2023 – early 2024. The goal is to keep the Church open during the project to continue to serve community needs.
- The Church building has landmark status; Manhattan Community Board 4 (MCB4) will hear more about the development work that is subject to Landmarks Preservation Commission (LPC) approval.

#### Public Session Speakers

Tom Lunke	Mr. Lunke spoke in support of Ms. Bryant’s efforts to hold a community visioning workshop for the West 22 <sup>nd</sup> Open Street on October 15 from 12-2pm at St. Paul’s German Evangelical Lutheran Church. Mr. Lunke’s research indicated that only 12% of the residents in the 10011 zip code own one or more vehicles, and only 4% go to work via a vehicle. He wants to see more pedestrian use of the streets.
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Melodie Bryant	Ms. Bryant also invited residents, and those who work or walk through the area, to the West 22 <sup>nd</sup> Open Street community visioning event. Another event on an open street in Chelsea is upcoming this Saturday on West 21 <sup>st</sup> Street between 9 <sup>th</sup> and 10 <sup>th</sup> Avenues. The opera <i>Old Maid and the Thief</i> will be performed on the open street.
Carrie Roble	Ms. Roble spoke on behalf of the Hudson River Park Trust (HRPT). The Hudson River Park (HRP) had an eventful summer. The HRP Wetlab aquarium continues to be open on Tuesdays and Thursdays until the end of October, and Sundays until the end of September. Community members can sign up for local shoreline ecology tours at Pier 26 on Sundays and Wednesdays through the end of September. Fall field trips related to fish ecology and water quality are open for schools to register. The Pier 84 dog run is back open after a summer renovation; it now features more surface and seating. The work at Chelsea Waterside Park continues; the hope is to open the dog run by the end of the month. The Submerge Marine Science Festival will take place October 14-15 at Pier 84. Additional questions about HRPT educational programming can be directed to <a href="mailto:education@hrpt.ny.gov">education@hrpt.ny.gov</a> .
Pamela Wolff	Ms. Wolff spoke about the construction on the southeast corner 22 <sup>nd</sup> Street and 7 <sup>th</sup> Avenue. Asian Americans for Equality (AAFE) and their subcontractor has started the work. Ms. Wolff is disappointed with what has been put in place so far: a tunnel made of plywood was created on the 7 <sup>th</sup> Avenue frontage and another on the 22 <sup>nd</sup> Street side. It leaves a very thin strip of sidewalk, and lighting is inadequate. There is insufficient visibility within the tunnel, and it forces people to walk in the bike lane. Ms. Wolff asserts that this is not what was agreed-upon at the groundbreaking and has raised the issue to Councilmember Bottcher. District Manager Jesse Bodine will also be following up.
Lisa Wager	Ms. Wager is the Director of Government and Community Relations at the Fashion Institute of Technology (FIT). Classes started on Monday, August 29. Public programming has returned to in-person. The “Shoes: Anatomy, Identity and Magic” exhibition opened at the Museum at FIT, now through the end of December. It features 300 of the 5,000 shoes in the Museum’s permanent collection, and the exhibition is accompanied by a book by Taschen. FIT’s Advertising and Digital Design program was ranked #3 in the world by The One Club for Creativity, the industry’s preeminent advertising and interactive design student competition.

Remarks from Elected Officials and Representatives	
There were no remarks from elected officials and representatives at this meeting.	

Board Reports & Business	
Adoption of Agenda and Minutes	The agenda, which included 3 New Business items, and the minutes from the July Full Board meeting were adopted unanimously.
District Manager Report	The District Manager gave the following update: <ul style="list-style-type: none"> <li>- In-person Meeting Update: <ul style="list-style-type: none"> <li>o Currently there are both State and City emergency orders in effect. Boards are allowed to stay fully remote until the end of September. If these emergency orders are not extended, we will move into a hybrid meeting format at the District Office and remote; information on this format is available on the MCB4 website.</li> <li>o MCB4 will be drafting the Statement of District Needs and Budget Requests for Fiscal Year 2024. Each Committee will be discussing</li> </ul> </li> </ul>

	<p>and voting on their budget requests in September and October. We also sent an online survey to collect community feedback.</p> <ul style="list-style-type: none"> <li>- September Committee Schedule: <ul style="list-style-type: none"> <li>o For the month of September, all committees will be meeting at the regular dates and times except for the Executive committee which will meet Wednesday, September 28th.</li> <li>o In October, Full Board will be on Thursday, October 6. Arts, Culture, Education, Street Life (ACES) will be Monday, October 24 and Executive Committee (EXEC) on Tuesday, October 25.</li> </ul> </li> </ul>
Chair's Report	<p>The Chair gave the following updates:</p> <ul style="list-style-type: none"> <li>- Small Meetings and Other Events: <ul style="list-style-type: none"> <li>o Clinton Hell's Kitchen Land Use (CHKLU) and Housing, Health &amp; Human Services Committees (HHHS): Attended emergency meetings and walk-throughs with the Department of Housing Preservation &amp; Development (HPD) at 410-412 West 46<sup>th</sup> Street. MCB4 has been involved as one building is being demolished and another is being preserved.</li> <li>o CLU provided testimony at the LPC hearing re: 601 West 26th Street.</li> <li>o CHKLU continues to meet with Council Member Bottcher's office re: the DEP site (Affordable Housing Project at 707 10<sup>th</sup> Avenue). The ULURP hearing was postponed; MCB4 will be providing testimony when it is rescheduled.</li> <li>o MCB4 leadership and the Waterfront, Parks &amp; Environment Committee (WPE) held a briefing with Con Edison regarding their operation on Pier 98. Con Edison and the Department of Environmental Conservation (DEC) will be attending the upcoming WPE Committee meeting tomorrow.</li> <li>o MTA will be presenting on the proposed subway substation at West 28<sup>th</sup> Street at the upcoming Transportation Planning Committee (TRANS) meeting on Wednesday, September 21<sup>st</sup>.</li> </ul> </li> <li>- Ongoing Working Groups: <ul style="list-style-type: none"> <li>o Port Authority Bus Terminal Replacement Working Group held a meeting earlier this month. The Port Authority chose an architect of record, whom MCB4 would like to meet and conduct a walking tour. Regular meetings will also be restarted.</li> <li>o Penn Station Area Civic and Land Use Project Working Group: MCB4 has been offered at least 2 seats on the Public Realm Working Group. We are awaiting next steps from the State.</li> <li>o The new Cannabis Working Group met earlier in the summer; the group is being chaired by Jesse Greenwald. There will be more updates next meeting.</li> <li>o Budget Task Force will be meeting in September and October. Committees will also be discussing budget request items.</li> <li>o Board Elections and Nominating Committee – The committee will be meeting throughout September and October to conduct interviews and provide the Board with a recommended slate of candidates for Executive Officer Positions. Any member interested in running for one of the positions should contact Jesse Bodine. <ul style="list-style-type: none"> <li>▪ Sabrina Reveron, Chair</li> </ul> </li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>▪ Roberta Barnett</li> <li>▪ Christine Berthet</li> <li>▪ Paul Devlin</li> <li>▪ Delores Rubin</li> <li>▪ Hector Vazquez</li> <li>▪ Alice Wong</li> </ul>
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Action Items	Motions, Amendments, & Comments	Result
<b>Business License &amp; Permits Committee (BLP)</b>		
<b>Item 01:</b> Letter to SLA re 113-117 W. 24th Street - Motto 24th Street		Passed Unanimously
<b>Item 02:</b> Letter to SLA re 555 6th Avenue - Genius Gems Chelsea LLC		Passed Unanimously
<b>Item 03:</b> Letter to SLA re 600 11th Avenue - Hilmar 4 LLC		Passed Unanimously
<b>Chelsea Land Use Committee (CLU)</b>		
<b>Item 04:</b> Letter to CPC re ULURP 220468PCM 603-613 West 29th Street, Block 675 - EMS #7 Relocation	Friendly amendments accepted	Passed with 44 In Favor, 2 Present Not Eligible
<b>New Business</b>		
<b>Item 05:</b> MCB4 Sanitation Planning Working Group Recommendations	Friendly amendments accepted	Passed Unanimously
<b>Item 06:</b> Letter to DSNY re SPWG Recommendations		Passed Unanimously
<b>Item 07:</b> Letter to NYPD & DOT re Pedestrian Fatality on 8th Avenue	Friendly amendments accepted	Passed Unanimously
<b>Meeting Resolution</b>		
Adjournment	Meeting was adjourned at 8:59pm.	
Next Meeting Date and Location	6:30pm Thursday, October 6, 2022	

As recorded by Blake Kurisu and Katy Stokes

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	ATTENDANCE						
			1. Letter to SLA re 113-117 W. 24th Street - Motto 24th Street	2. Letter to SLA re 555 6th Avenue - Genius Gems Chelsea LLC	3. Letter to SLA re 600 11th Avenue - Hilmar 4 LLC	4. Letter to CPC re ULURP 220468PCM 603-613 W. 29th Street, Block 675 - EMS #7 Relocation	5. MCB4 Sanitation Planning Working Group Recommendations	6. Letter to DSNY re SPWG Recommendations	7. Letter to NYPD and DOT re Pedestrian Fatality on 8th Avenue
P / Y	0	46	46	46	46	44	46	46	46
Ab / N	0	4	0	0	0	0	0	0	0
E / A		0	0	0	0	0	0	0	0
PNE		0	0	0	0	2	0	0	0
A'--		0	0	0	0	0	0	0	0
Theodore Arenas		P	Y	Y	Y	Y	Y	Y	Y
Roberta Barnett		P	Y	Y	Y	Y	Y	Y	Y
Christine Berthet		P	Y	Y	Y	Y	Y	Y	Y
Gwen Billig		P	Y	Y	Y	Y	Y	Y	Y
Leslie Boghosian Murphy		P	Y	Y	Y	Y	Y	Y	Y
Viren Brahmhatt		P	Y	Y	Y	Y	Y	Y	Y
Jessica Chait		P	Y	Y	Y	Y	Y	Y	Y
Dale Corvino		P	Y	Y	Y	Y	Y	Y	Y
Aurora P. Cruz		P	Y	Y	Y	Y	Y	Y	Y
Maarten de Kadt		P	Y	Y	Y	Y	Y	Y	Y
Paul Devlin		P	Y	Y	Y	Y	Y	Y	Y
Pete Diaz		P	Y	Y	Y	Y	Y	Y	Y
Tina DiFelicianantonio		P	Y	Y	Y	Y	Y	Y	Y
Tina Nelson		A							
Wendy Gonzalez		P	Y	Y	Y	Y	Y	Y	Y
Matt Green		P	Y	Y	Y	Y	Y	Y	Y
Jesse Greenwald		P	Y	Y	Y	Y	Y	Y	Y
Candice Hewitt		P	Y	Y	Y	Y	Y	Y	Y
David Holowka		P	Y	Y	Y	Y	Y	Y	Y
Frank Holozubiec		P	Y	Y	Y	Y	Y	Y	Y
Josephine Ishman		P	Y	Y	Y	Y	Y	Y	Y
Yadira Jimenez		P	Y	Y	Y	Y	Y	Y	Y
Peggy Kauh		P	Y	Y	Y	Y	Y	Y	Y
Kerry Keenan		P	Y	Y	Y	Y	Y	Y	Y
Lowell Kern		P	Y	Y	Y	Y	Y	Y	Y
Blake Kurisu		P	Y	Y	Y	Y	Y	Y	Y
Burt Lazarin		P	Y	Y	Y	Y	Y	Y	Y
Christopher LeBron		P	Y	Y	Y	Y	Y	Y	Y
Jeffrey LeFrancois		P	Y	Y	Y	Y	Y	Y	Y
Betty Mackintosh		P	Y	Y	Y	Y	Y	Y	Y
Sarah Mills		P	Y	Y	Y	Y	Y	Y	Y
Michael Noble		P	Y	Y	Y	Y	Y	Y	Y
J.D. Noland		P	Y	Y	Y	Y	Y	Y	Y
Maria Ortiz		P	Y	Y	Y	Y	Y	Y	Y
Allen Oster		P	Y	Y	Y	Y	Y	Y	Y
Brad Pascarella		P	Y	Y	Y	Y	Y	Y	Y
Joe Restuccia		P	Y	Y	Y	Y	Y	Y	Y
Sabrina Reveron		P	Y	Y	Y	PNE	Y	Y	Y
Delores Rubin		P	Y	Y	Y	Y	Y	Y	Y
David Solnick		A							
Katy Stokes		A							
Charles Todd		P	Y	Y	Y	Y	Y	Y	Y
Kit Tollerson		P	Y	Y	Y	Y	Y	Y	Y
Hector Vazquez		P	Y	Y	Y	Y	Y	Y	Y
Mrinal Vikram		P	Y	Y	Y	Y	Y	Y	Y
James Wallace		A							
David Warren		P	Y	Y	Y	PNE	Y	Y	Y