



**Jeffrey LeFrancois**  
Chair

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District Manager

CITY OF NEW YORK  
**MANHATTAN COMMUNITY**  
**BOARD No. 4**  
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### September 2023 Full Board Minutes

Meeting Date / Location	<p>The Manhattan Community Board 4 (MCB4) Full Board met at 6:30 pm on Wednesday September 6, 2023, in a hybrid format, with the majority of Board members meeting in person (with members of the public present) at the Fulton Senior Center (9th Ave between 17th and 18th), and remote participation via Zoom by other members of the Board and the public.</p> <p>The meeting was accessible in person, via Zoom webinar and live streamed on YouTube. It can be viewed at: <a href="#">MCB4 - September 2023 - Full Board Meeting</a></p> <p>A third-party draft transcript of the meeting can be found by selecting the MCB4 September Full Board Meeting at: <a href="https://blockparty.studio/Archive">https://blockparty.studio/Archive</a></p>
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#### Opening Comments

Ken Jockers, Hudson Guild	Speaker presented on Hudson Guild services, location, and impact. Presentation ended early due to interruptions from audience members who wanted the Public Session to start.
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#### Presentation

Matt Rivas, HR&A	Speaker presented on the City's Garment District Plan. He encouraged the public to attend any of the information sessions and to take the public survey. Further details can be found at <a href="http://garmentdistrictnyc.com">garmentdistrictnyc.com</a>
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#### Public Hearing

*Chair opened the public session on a license for a cannabis dispensary at 158 W23 St. There were no speakers for this session.*

#### Public Session

Daniel Ramirez	<ul style="list-style-type: none"><li>Speaker spoke against demolition and rebuild of NYCHA's Fulton and Elliott Chelsea and Houses</li></ul>
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Renee Kelt	<ul style="list-style-type: none"> <li>• Speaker spoke to raise awareness as to the poor condition of NYCHA's Fulton and Elliott Chelsea and Houses</li> </ul>
Nina Broccio	<ul style="list-style-type: none"> <li>• Speaker spoke against demolition and rebuild of NYCHA's Fulton and Elliott Chelsea and Houses</li> </ul>
Louis Sanabua	<ul style="list-style-type: none"> <li>• Speaker spoke against demolition and rebuild of NYCHA's Fulton and Elliott Chelsea and Houses</li> </ul>
Jacqueline Laca	<ul style="list-style-type: none"> <li>• Speaker spoke to emphasize need for repairs of NYCHA's Fulton and Elliott Chelsea and Houses</li> </ul>
Nilda Perez	<ul style="list-style-type: none"> <li>• Speaker spoke against demolition of NYCHA's Fulton and Elliott Chelsea and Houses</li> </ul>
Milagros Lugo	<ul style="list-style-type: none"> <li>• Speaker spoke against displacement associated with demolition and rebuild of NYCHA's Fulton and Elliott Chelsea and Houses</li> </ul>
Celines Miranda	<ul style="list-style-type: none"> <li>• Speaker spoke against demolition of NYCHA's Fulton and Elliott Chelsea and Houses</li> </ul>
C McPherson	<ul style="list-style-type: none"> <li>• Speaker spoke against demolition and rebuild of NYCHA's Fulton and Elliott Chelsea and Houses</li> </ul>
Marni Halasa	<ul style="list-style-type: none"> <li>• Speaker spoke against demolition and rebuild of NYCHA's Fulton and Elliott Chelsea and Houses</li> </ul>
Marquis Jenkins	<ul style="list-style-type: none"> <li>• Speaker spoke against demolition and rebuild of NYCHA's Fulton and Elliott Chelsea and Houses</li> </ul>
Bennett Kremen	<ul style="list-style-type: none"> <li>• Speaker spoke against demolition and rebuild of NYCHA's Fulton and Elliott Chelsea and Houses</li> </ul>
Robert Bobrick	<ul style="list-style-type: none"> <li>• Speaker spoke to raise awareness for his campaign for New York City Council in Council District 3</li> </ul>
Susan Kenney	<ul style="list-style-type: none"> <li>• Speaker spoke to emphasize need for repairs of NYCHA's Fulton and Elliott Chelsea and Houses</li> </ul>
Edwin Tito Delgado	<ul style="list-style-type: none"> <li>• Speaker spoke against demolition and rebuild of NYCHA's Fulton and Elliott Chelsea and Houses</li> </ul>
N/A (no name given)	<ul style="list-style-type: none"> <li>• Speaker spoke against demolition and rebuild of NYCHA's Fulton and Elliott Chelsea and Houses</li> </ul>
Hector Vazquez	<ul style="list-style-type: none"> <li>• Speaker spoke in favor demolition and rebuild of NYCHA's Fulton and Elliott Chelsea and Houses</li> </ul>
Tina Walsh	<ul style="list-style-type: none"> <li>• Speaker spoke to raise awareness of upcoming Hudson River Park programming</li> </ul>
Carla Roussos	<ul style="list-style-type: none"> <li>• Speaker spoke to raise awareness of upcoming RyanHealth programming</li> </ul>
Jeff Lazarus	<ul style="list-style-type: none"> <li>• Speaker spoke to express concern regarding new karaoke bar opening on 109-111 W24 St noise and ventilation</li> </ul>
Bobby Vangelatos	<ul style="list-style-type: none"> <li>• Speaker spoke to raise awareness of Chelsea Recreation Center programming</li> </ul>
Louis Bertot	<ul style="list-style-type: none"> <li>• Speaker spoke to emphasize need for repairs in the Senior Building of NYCHA's Fulton and Elliott Chelsea and Houses</li> </ul>

Lizette Colon	<ul style="list-style-type: none"> <li>• Speaker spoke in favor of requiring NYC to retain existing municipal retiree healthcare benefits and encouraged passage of Intro 1099</li> </ul>
Carla Fine	<ul style="list-style-type: none"> <li>• Speaker spoke in favor of NYC retaining existing municipal retiree healthcare benefits and encouraged passage of Intro 1099</li> </ul>
Edwin Tito Delgado	<ul style="list-style-type: none"> <li>• Speaker spoke in favor of NYC retaining existing municipal retiree healthcare benefits and encouraged passage of Intro 1099</li> </ul>
Margarita Lopez	<ul style="list-style-type: none"> <li>• Speaker spoke in favor of NYC retaining existing municipal retiree healthcare benefits and encouraged passage of Intro 1099</li> </ul>
Mark Tekushan	<ul style="list-style-type: none"> <li>• Speaker spoke to express concern regarding new karaoke bar opening on 109-111 W24 St noise and ventilation</li> </ul>
Betty Mackintosh	<ul style="list-style-type: none"> <li>• Speaker spoke in favor of NYC retaining existing municipal retiree healthcare benefits and encouraged passage of Intro 1099</li> </ul>
Jay Schaffner	<ul style="list-style-type: none"> <li>• Speaker spoke in favor of NYC retaining existing municipal retiree healthcare benefits and encouraged passage of Intro 1099</li> </ul>
Julia Knight	<ul style="list-style-type: none"> <li>• Speaker spoke to raise awareness for Poster House's attendance at Westside Fest</li> </ul>

Remarks from Elected Officials and Representatives	
US Congressman Jerry Nadler	<ul style="list-style-type: none"> <li>• Co-sponsored Pregnant Workers Fairness Act, which took 12 years to pass, but finally went into effect this summer. This legislation allows pregnant and postpartum workers to get the accommodations they need to have a safe and healthy pregnancy.</li> <li>• Also introduced the Respect for Marriage Act, which took 13 years to pass, that has gone into effect this year.</li> <li>• New Yorkers deserve a Penn Station that is worthy of the greatest city in the world. The construction project will allow us to protect the long-term economic viability of the city and the entire Tri-State Region.</li> <li>• One of my top priorities is to unlock federal dollars to expand access to mental health care for those who need it the most.</li> </ul>
Carl Wilson from City Councilmember Erik Bottcher's office	<ul style="list-style-type: none"> <li>• Despite pressure for a 10-year renewal for the Madison Square Garden special permit, the Council Member supported a 5 year renewal to keep pressure on all parties to work out a plan to deliver a Penn Station that is worthy of New York City.</li> <li>• Major workforce development initiative: West Side Work Coalition: committed to creating and sustaining strong pipelines to employment opportunities and growing industries with an initial focus on NYCHA Elliott-Chelsea and NYCHA Fulton Houses.</li> <li>• Co-sponsored a new law passed by the City Council to regulate unlicensed cannabis shops. The law holds commercial landlords accountable for their tenants' illegal sale of marijuana, cigarettes and vaping products, and the law also requires quarterly enforcement reports to be made to the Mayor and City Council.</li> </ul>
NY State Assemblymember Tony Simone	<ul style="list-style-type: none"> <li>• Two of my bills were recently signed into law by Governor Hochul: <ul style="list-style-type: none"> <li>○ to protect unpaid interns on the basis of gender identity and expression</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>○ to protect our offshore ocean habitats by addressing why sharks have been getting too close to our beaches</li> <li>● Recently introduced the Commercial E-Bike Licensing Act to try to make streets safer for all of us.</li> <li>● It's critical that we get Penn Station right, and that it serves our resident commuters.</li> <li>● We need more teeth in our cannabis laws.</li> </ul>
Bracha Rosenberg from Manhattan Borough President Mark Levine's Office	<ul style="list-style-type: none"> <li>● Our office has distributed thousands of reusable bags, masks and Covid-19 tests at events throughout the District this summer, and we are participating in lots of back-to-school events now too.</li> <li>● We have an excellent Back to School Guide that has resources about how to find free after school programs, access childcare and healthcare, mentorship programs, and food assistance. You can find the Guide on our website under the Resources tab.</li> <li>● We are in the middle of a brutal heat wave, so there are many cooling centers that have opened throughout the city. You can find the locations online or call our office.</li> </ul>
Natalie from State Senator Brad Hoylman-Sigal's office	<ul style="list-style-type: none"> <li>● Introduced legislation to address the growing risks of e-bikes used for commercial purposes.</li> <li>● Support greater enforcement against unlicensed cannabis shops.</li> <li>● We have a great Parent Family Resource Guide that we are passing out at a lot of schools. If you would like a copy, please contact our office.</li> <li>● We are going to be hosting a Senior Resource Fair on the Upper West Side on Oct. 24th.</li> </ul>

Board Reports & Business	
Adoption of Agenda and Minutes	Agenda Item 8 was sent back to committee. The Agenda was adopted unanimously. The July Full Board Minutes were adopted unanimously.
District Manager Report	<p><b>MCB4 Committee and Full Board Meeting Status:</b></p> <ul style="list-style-type: none"> <li>● All members need to attend in-person otherwise contact the Chair of the Board and myself with an explanation of either a disability or an extraordinary circumstance.</li> <li>● When attending virtually, all members must have their cameras on.</li> </ul> <p><b>Community Board Executive Officer Elections</b></p> <ul style="list-style-type: none"> <li>● October will begin the election cycle for the 2024 Executive Officer positions of Chair, First Vice Chair, Second Vice Chair, and Co-Secretaries.</li> <li>● A Nominating Committee will be formed in October and elections held in December.</li> <li>● Any members interested in running for one of the positions should email me directly.</li> </ul> <p><b>MCB4 September Committee Schedule:</b></p> <ul style="list-style-type: none"> <li>● Executive Committee and Budget Task Force will be held on Tuesday, September 26<sup>th</sup></li> <li>● All other committees will be meeting at their regular time.</li> </ul>
Chair's Report	<p><b>Task Forces\Working Groups\Small Meetings\Other Points of Interest</b></p> <p><u>Task Forces\Working Groups</u></p> <ul style="list-style-type: none"> <li>● PABT Working Group</li> </ul>

	<u>Small Meetings:</u>
	<ul style="list-style-type: none"> <li>• None</li> </ul>
	<u>Points of Interest</u>
	<ul style="list-style-type: none"> <li>• MCB4 Provided Testimony to LPC re 115 West 18<sup>th</sup> Street Door replacement</li> </ul>

## **Meeting Agenda**

### **Business License & Permits Committee (BLP)**

Item 01: BLP Letter to SLA re 10 Hudson Yards – Hudson Hall LLC & Mercado Investor LLC as Mgr – Serial# 1314392 – **APPROVED**

Item 02: BLP Letter to SLA re 109 W 14th Street – New Mikado Inc. – Serial# 1346783 – **APPROVED**

Item 03: BLP Letter to SLA re 308 W 46th Street – Playhouse 46 Inc. – **APPROVED**

Item 04: BLP Letter to SLA re 233 8th Avenue - MIM United Inc. – **APPROVED**

Item 05: BLP Letter to SLA re 615 9th Avenue – West 615 Enterprises Inc. – **APPROVED**

Item 06: BLP Letter to SLA re 629 W 57th Street – City Tavern & Table LLC. – **APPROVED**

Item 07: BLP Letter to SLA re 317 West 46 Street - Food Affairs Inc - Spice Symphony – **APPROVED**

~~Item 08: BLP Letter to SLA re 111 West 24th Street – MICS Nomad LLC.~~ – **SENT BACK TO COMMITTEE**

### **New Business**

Item 09: Letter to OCM re Cannabis Retail Dispensary located at 158 West 23<sup>rd</sup> Street – **APPROVED**

### **Nothing to Report**

Housing, Health, and Human Services Committee (HHHS)

Arts, Culture, Education, and Street Life Committee (ACES)

Clinton\Hell's Kitchen Land Use Committee (CHKLU)

Waterfront, Parks, and Environment Committee (WPE)

Chelsea Land Use Committee (CLU)

Transportation Planning Committee (TPC)

*See appended vote sheet for complete details for each item's vote*

Meeting Resolution	
Adjournment	Meeting was adjourned at 8:42 PM
Next Meeting Date and Location	6:30pm on Wednesday October 4, 2023 Hybrid Meeting

As recorded by Roberta Barnett 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#	ATTENDANCE	1: BLP Letter to SLA re 10 Hudson Yards – Hudson Hall LLC & Mercado Investor LLC as Mgr – Serial# 1314392	2: BLP Letter to SLA re 109 W 14th Street – New Mikado Inc. – Serial# 1346783 - RATIFICATION	3: BLP Letter to SLA re 308 W 46th Street – Playhouse 46 Inc.	4: BLP Letter to SLA re 233 8th Avenue - MIM United Inc.	5: BLP Letter to SLA re 615 9th Avenue – West 615 Enterprises Inc.	6: BLP Letter to SLA re 629 W 57th Street – City Tavern & Table LLC.	7: BLP Letter to SLA re 317 West 46 Street - Food Affairs Inc - Spice Symphony	8: BLP Letter to SLA re 111 West 24th Street - MICS Nomad LLC. – SENT BACK TO COMMITTEE	9: Letter to OCM re Cannabis Retail Dispensary located at 158 West 23rd Street
P / Y			41	41	41	40	41	41	41	41	41	39
Ab / N			0	0	0	0	0	0	0	0	0	0
E / A			0	0	0	0	0	0	0	0	0	2
PNE			0	0	0	1	0	0	0	0	0	1
A'--			6	6	6	6	6	6	6	6	6	6
Theodore Arenas	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Manha Awais	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Roberta Barnett	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Christine Berthet	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Gwen Billiq	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Leslie Boghosian Murphy	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Viren Brahmabhatt	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Wilson Cano	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Jessica Chait	IP	P	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
Lisa David	A	A	A--	A--	A--	A--	A--	A--	A--	A--	A--	A--
Maarten de Kadt	V	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Paul Devlin	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Pete Diaz	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Tina DiFelicianantonio	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Wendy Gonzalez	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Matt Green	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Jesse Greenwald	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Candice Hewitt	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
David Holowka	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Frank Holozubiec	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Josephine Ishmon	A	A	A--	A--	A--	A--	A--	A--	A--	A--	A--	Y
Inge Ivchenko	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	A
Kerry Keenan	V	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Lowell Kern	A	A	A--	A--	A--	A--	A--	A--	A--	A--	A--	Y
Raul Larios	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	A
Burt Lazarin	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Christopher LeBron	IP	P	Y	Y	PNE	Y	Y	Y	Y	Y	Y	PNE
Rachel Lee	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Jeffrey LeFrancois	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Betty Mackintosh	V	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Sanford Miller	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Gregory Morris	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Tina Nelson	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Michael Noble	V	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
J.D. Noland	A	A	A--	A--	A--	A--	A--	A--	A--	A--	Y	Y
Maria Ortiz	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Allen Oster	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Brad Pascarella	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Joe Restuccia	A	A	A--	A--	A--	A--	A--	A--	A--	A--	A--	Y
Delores Rubin	A	A	A--	A--	A--	A--	A--	A--	A--	A--	A--	Y
Katy Stokes	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Charles Todd	P	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Hector Vazquez	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
David Warren	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Rodney Washington	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Alice Wong	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	A