



CITY OF NEW YORK
MANHATTAN COMMUNITY
BOARD No. 4
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Jeffrey LeFrancois
 Chair

Jesse R. Bodine
 District Manager

October 2022 Full Board Minutes

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| Meeting Date / Location | The Manhattan Community Board 4 (MCB4) Full Board met at 6:30pm on Thursday, October 6, 2022, in a fully virtual meeting format. The meeting was accessible via Zoom webinar and live streamed on YouTube. It can be viewed at: https://www.youtube.com/watch?v=Clb9bp1xYb0 |
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Presentation: NYPD 10th Precinct Commanding Officer Captain Robert Gault

Commanding Officer Gault provided an update on the 10th Precinct:

- The 10th Precinct has seen an increase in crime year-to-date, though it is doing better relative to other Manhattan South commands. In the 10th, crime is up 38% this year; the borough as a whole is up 46%.
- There have been increases in violent crimes including robberies and felony assaults, and particularly high increases in property crimes, including burglaries which are up 43% year-to-date.
- Arrests are also up significantly, particularly narcotics arrests which are up 59% year-to-date (169 narcotics arrests in the 10th Precinct year-to-date). Crimes are likely being driven by drugs, addiction and mental health issues.
- Hell’s Kitchen and the area around 21st Street and 8th Avenue have been particular areas of concern.
- Contributing factors to the increases include remaining impacts of COVID, people leaving Manhattan, fewer people coming into the city for work, scaffolding and areas that are not properly lit, and people in need of mental health and addiction treatment and services.

Special Presentation: State Senator Brad Hoylman

State Senator Brad Hoylman, on behalf of the New York State Senate, presented the Women of Distinction Award to Transportation Committee Co-Chair Christine Berthet in honor of her extensive service to our community. Ms. Berthet is a former Chair of MCB4, founder of the pedestrian advocacy group CHEKPEDS, and Chair of the Planning Committee of the Hudson Yards/Hell’s Kitchen Alliance Business Improvement District. She has contributed to many citywide initiatives to improve pedestrian and street safety and air quality. Additional information on the award and the honoree are available here:
<https://www.nysenate.gov/profiles/2022/brad-hoylman/christine-berthet>

Public Hearing

Second Vice Chair and Budget Task Force Chair Leslie Boghosian-Murphy introduced the Board’s District Needs process, which involves committee discussions of community needs and prioritization by the Budget Task Force. The Board encourages community members to fill out the District Needs Survey available on the Board’s website, and attend upcoming committee and Budget Task Force meetings.

Public Session Speakers

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| Molly Harris | Ms. Harris has lived on 22 nd Street for around 15 years. She has spoken to neighbors about the open street between 7 th and 8 th Avenue, which is currently closed 12 hours a day 7 days a week. Neighbors have been frustrated due to lack of access to cabs and Ubers, difficulties for disabled and senior residents, safety concerns as drivers need to move barriers, increased fire and police response times, and loss of business for the parking garage and dry cleaning service on the block. Ms. Harris encourages neighbors to look through comments on the Nextdoor app to view community concerns. |
| Bryan Sloane | Mr. Sloane is a Chelsea resident. He spoke about the deli/bodega at 215 8 th Avenue, the West 21 st Street Deli and Grocery, which is around 300 feet from PS11. There are significant narcotics and open container issues in front of this bodega. This bodega's liquor license to sell alcohol is expiring in December of this year. Mr. Sloan advocates for the denial of this license renewal, as well as the removal of the LinkNYC kiosks in front of and near this establishment. |
| Tom Lunke | Mr. Lunke reminded Board and community members of the upcoming Community Visioning Workshop on October 15 from noon to 2pm at St. Paul's German Evangelical Lutheran Church, at 315 west 22 nd Street between 8 th and 9 th Avenues. The gathering is to share thoughtful ideas for making West 22 nd Street a welcoming open street while maintaining vehicular access for sanitation and emergency vehicles, existing residents and businesses on the block. For more information, see the September Resources and Upcoming Events email from MCB4. |
| Joseph Neuhaus | Mr. Neuhaus has lived on west 22 nd Street between 8 th and 9 th Avenue for 25 years. He is concerned that the starting point for the discussion about the open street is the current closed hours and that additional closed hours are being proposed. He asserts that the open street was an experiment put in place during the pandemic and has not ultimately been successful. He encourages the Board and community members to maintain an open mind and consider the alternative of not having an open street. |
| Carin Ehrenberg | Ms. Ehrenberg has lived on west 22 nd Street between 8 th and 9 th Avenue for 16-17 years. She is an active member of Manhattan Community Board 2 and believes in open space. However, she asserts that the 22 nd open street presents a safety and pollution issue, and a problem for local residents who rely on cars. Ms. Ehrenberg doesn't believe that the open street, which made sense during the peak of the COVID pandemic, should be continued without additional study. |
| Bobby Vangelatos | Mr. Vangelatos is the new center manager at the Chelsea Recreation Center. He shared that the Center's programming session has recently started. This Saturday from 9am-12pm there's a breast cancer awareness fitness festival at the Center, which is free and includes fitness classes and giveaways. The Center offers programming for all ages, including fitness, sports clinics, painting, toddler classes and more. For more information, visit the NY Parks website or call 212-255-3705. |
| Lisa Wager | Ms. Wager is Director of Community and Government Relations at the Fashion Institute of Technology (FIT). A new show, "Resurgence" is opening on Monday in the FIT Art & Design Gallery; the show features work from around the world including textiles and jewelry created by FIT students, alumni and faculty. FIT student and faculty research is also winning grant funding including recent grants from the National Science Foundation for studying nutrition through gaming, a chemical recycling process for cotton, advancing wearable technology manufacturing, and funding for an electron microscope. |

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| Andrea Ackerman | Ms. Ackerman lives on west 26 th street across from the Ainsworth and expressed support for the Board's draft letter recommending denial of the Ainsworth's liquor license. She asserted that the stipulations asked of the Ainsworth for the past 13 years have not been acted upon, so there isn't hope that any new stipulations will be followed. |
| District Manager Jesse Bodine | District Manager Bodine informed the board that he conducted a site visit with Village Care, on west 46 th Street. Village Care has a second floor open space that has been required to be vacated due to a dangerous wall of a neighboring building. He is working with Councilmember Bottcher's office and the Department of Buildings to get the owner to make improvements. |

| Remarks from Elected Officials and Representatives | |
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| Matt Tighe, Chief of Staff for State Assemblymember Dick Gottfried | <p><u>Casinos</u>: Per legislation passed in the spring, three additional casinos may be sited in New York state. There is talk of two potential sites in Manhattan: Times Square and Hudson Yards. Any site proposed in NYC will have to comply with local zoning and ULURP rules and must be approved by a 2/3 vote of a 6-member Advisory Committee that will be convened for each specific proposed site. The Advisory Committee will consist of one person appointed by each of the Governor, the Mayor and the Borough President, and the other three members will be the State Senator, Assemblymember and City Council member for the District where the site is located. The State Commission will designate and pay for a Community Consultant who will work with local communities. The process is designed to be open and transparent. If a site is approved at the local level, then it will be referred to the NY State Gaming Facility Location Board, which will determine the final three sites to be awarded a gaming license.</p> <p><u>Redistricting</u>: the State Assembly maps will be redrawn next year, as a result of legal challenges.</p> <p><u>Smooth transition</u>: Assemblymember Gottfried is retiring at the end of this year, and he and the entire team are committed to a smooth transition to his successor.</p> |
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| Jordan Feiner, MCB4 Liaison for City Council Member Erik Bottcher | <p><u>Participatory budgeting</u>: It's back! We will be holding meetings next week to generate ideas. We look forward to hearing everyone's ideas.</p> <p><u>Street Co-Namings</u>: We were honored to participate in two:</p> <ol style="list-style-type: none"> 1. In Chelsea (at 23rd Street and 11th Ave.) for Robert Trentlyon, Chelsea activist and co-founder of the Chelsea Democratic Club. 2. In Hell's Kitchen (at 42nd Street and Dyer Ave.) for Jim Houghton, the late founder of Signature Theater Company. <p><u>Homelessness</u>: Our office will be hosting a virtual panel on homelessness in NYC on Monday, Oct. 17 at 6:30 pm. Please see our website to register. On a related note, we hosted a walk-through of Hell's Kitchen with outreach teams responsible for canvassing the neighborhood (Breaking Ground and CUCS). We are going to fight to expand the array of services that such homeless outreach teams can offer.</p> <p><u>Family Shelters</u>: We have legislation with WIN calling for mental health professionals in all family shelters in the City. We also did a surprise visit to the</p> |
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| | <p>Skyline and we were pleased by what they are doing there and we will continue to work to make sure that the migrant families are being cared for.</p> <p><u>Sanitation</u>: This is an important topic for our office. We were pleased to have the NYC Cleanup Corp. spend time last month in Chelsea helping clean the graffiti and address other sanitation issues.</p> |
| <p>Evelin Collado, Manhattan Borough Director for NYC Comptroller Brad Lander</p> | <p><u>Climate Action</u>: Our office has created the NYC Climate Dashboard, which can be found on our website comptroller.nyc.gov. It tracks the City’s progress at meeting its climate goals. We also wrote to the CEO of BlackRock asking the company to better align its actions with its climate commitments. BlackRock is the largest asset manager in the world, and the largest for three of the NYC pension funds.</p> <p><u>Finance</u>: in conjunction with Mayor Adams, we have sold \$1.35 billion General Obligation Bonds, including fixed-rate Social Bonds. Money from the Social Bonds will help the City pay for many things, including more affordable housing.</p> <p><u>NYCHA</u>: Our office has conducted surveys of NYCHA buildings as we prepare to audit NYCHA. One initial finding from the surveys is that a very large percentage of front doors are broken.</p> <p><u>Workers’ Rights</u>: Together with State Attorney General Letitia James, our office recovered \$3 million from a luxury residential property developer for denying workers prevailing wages and benefits.</p> |
| <p>Manhattan Borough President Mark Levine</p> | <p><u>Emergency Orders</u>: The COVID Emergency Order has been extended through Oct. 21, and the Monkeypox Emergency Order extends through Oct. 26th.</p> <p><u>Migrants</u>: I am really proud of the way NYC has been embracing the migrants who have been arriving on buses sent from Texas. We need federal funds and potentially state funds to ensure their needs are met. These asylum-seekers are here legally and would really like to work but there is a bureaucratic backlog at the US Department of Homeland Security. Today, nine buses arrived – that’s a record. Typically, it is 6-8 buses per day. It is very difficult to process so many people at the Port Authority Bus Terminal. Randalls Island and a cruise ship are possible locations that are being explored to help manage more smoothly the asylum-seekers.</p> <p><u>Greenway Overcrowding</u>: I am working to alleviate the overcrowding on the greenways on the West Side. We’ve called for taking a lane of the West Side Highway south of 57th Street to use for bikes to reduce congestion on the main greenway.</p> <p><u>COVID Bivalent Booster</u>: The percentage of people who have received the new COVID Booster is far too low. I encourage all members of the Community Board to be health ambassadors and to encourage fellow community members to get the COVID Booster.</p> |

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| Adoption of Agenda and Minutes | Agenda item 19 was tabled and will be brought up in November. The agenda was thereafter adopted unanimously. The September Full Board Minutes were adopted unanimously. |
| Nominating Committee Report | <p>Sabrina Reveron, Chair of the Nominating Committee gave the following update:</p> <ul style="list-style-type: none"> • The Committee met and interviewed candidates for MCB4 executive offices: Jeffrey LeFrancois for Chair, Jessica Chait for First Vice Chair, Leslie Boghosian-Murphy for Second Vice Chair, and Katy Stokes and Roberta Barnett for Co-Secretary. • The Committee voted to recommend all of these candidates to be on the ballot. Others can be nominated from the floor during the November Full Board meeting. Elections will take place in December. |
| District Manager Report | <p>The District Manager gave the following update:</p> <ul style="list-style-type: none"> • In-person meeting update: <ul style="list-style-type: none"> ○ Currently the City’s executive order for COVID-19 remains in effect. The Executive Committee has determined the Board will remain fully remote at least until the end of October. • MCB4 will be drafting their Statement of District Needs and Budget Requests for Fiscal Year 2024 during the coming months. Each Committee will be discussing and voting on their budget requests in October. There are multiple ways to provide input into this process: <ul style="list-style-type: none"> ○ Online survey available in MCB4 emails and on the website ○ Attending upcoming Committee Meetings and Full Board ○ Attending the Budget Task Force on October 11th and 25th • October Committee Schedule changes: <ul style="list-style-type: none"> ○ Tuesday, October 11th - 5:00 PM- Budget Task Force ○ Monday, October 24th - 6:30 PM- Arts, Culture, Education, Street Life Committee (ACES) ○ Tuesday, October 25th - 6:00PM – Budget Task Force ○ Thursday, October 27th - 6:30pm Executive Committee (EXEC) ○ All other Committees are meeting at their regularly scheduled time. |
| Chair’s Report | <p>The Chair gave the following updates:</p> <ul style="list-style-type: none"> • Small Meetings and Upcoming Events: <ul style="list-style-type: none"> ○ Chelsea Land Use Committee (CLU) met with City Hall re: Relocation of the EMS Station #7, which is subject to an ongoing Uniform Land Use Review Process (ULURP) ○ Clinton/Hell’s Kitchen Land Use Committee (CHKLU) provided testimony to City Council re: the DEP Site Affordable Housing Project on 10th Avenue; Borough President supported MCB4 recommendations ○ CLU provided testimony at the LPC hearing re: 353 West 20th Street ○ CHKLU continues to work with Historic District Council re: the Proposed Hell’s Kitchen Historic District |

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| | <ul style="list-style-type: none"> ○ The Board is organizing a clothing and diaper drive in November to help migrant families arriving in our district. Dropoff for new and gently-used clothing and new diapers will be on Saturday November 19th at Metro Baptist Church; fliers will be forthcoming. ● Ongoing Working Groups: <ul style="list-style-type: none"> ○ Port Authority Bus Terminal Replacement Working Group – Scheduling a meeting with Port Authority to begin the next round of conversations ○ Penn Station Area Civic and Land Use Project Working Group – Public Realm Task Force including MCB4 members will start meeting next week ○ MCB4 Cannabis Working Group – Working towards meeting with the New York State Office of Cannabis Management ○ NYU Capstone Project – MCB4 was selected to be a client for five NYU graduate students who will be investigating ways to achieve broader connectivity of new west side development to Hudson River Park. First Vice Chair Jessica Chait will Chair the MCB4 working group who will collaborate with the NYU group during the 8-9 month engagement. |
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| Action Items | Motions, Amendments, & Comments | Result |
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| Business License & Permits Committee (BLP) | | |
| Item 01: Letter to SLA re 122 W 26th Street – Matthew Shendell entity to be formed d/b/a The Ainsworth | | Passed Unanimously |
| Item 02: Letter to SLA re 177 9th Avenue – Mojo Sushi Chef Inc | | Passed Unanimously |
| Item 03: Letter to SLA re 230 7th Avenue – Mahmhunandmom Inc | | Passed Unanimously |
| Item 04: Letter to SLA re 242-244 W 16th Street - The Grey Dog Chelsea Inc | | Passed Unanimously |
| Item 05: Letter to SLA re 303 W 42nd Street - MSK Little Italy Pizza Corp | | Passed Unanimously |
| Item 06: Letter to SLA re 357 W 16th Street – Amigos Hospitality LLC | | Passed Unanimously |
| Item 07: Letter to SLA re 383 W 31st Street, Stall #26 - Gift New York No.3 (at Moynihan Food Hall) | | Passed Unanimously |
| Item 08: Letter to SLA re 500 W 33rd Street, Unit RU506 a-k-a 20 Hudson Yards- Voss Events Inc | | Passed Unanimously |
| Item 09: Letter to SLA re 509 W 34th Street - 509 W 34th TRS LLC | | Passed Unanimously |
| Item 10: Letter to SLA re 555 6th Avenue - Sushi1 LLC | | Passed Unanimously |
| Item 11: Letter to SLA re 657 W 57th Street – LOOK Cinemas V LLC | | Passed Unanimously |

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| Item 12: Letter to SLA re 781 9th Avenue - GVI Caselulla LLC | | Passed Unanimously |
| Chelsea Land Use Committee (CLU) | | |
| Item 13: Letter to LPC re application for planters at 675 Avenue of the Americas | | Passed Unanimously |
| Item 14: Letter to LPC re reiterating support for landmark consideration of 550 West 20 th Street – Former Bayview Prison | | Passed Unanimously |
| Item 15: Letter to NYS Office of General Services re Preservation concerns of 550 West 20 th Street – Former Bayview Prison | | Passed Unanimously |
| Arts, Culture, Education and Street Life Committee (ACES) | | |
| Item 16: Letter to Fountain House in support of Gallery and art programing | | Passed Unanimously |
| Item 17: Letter to Hell’s Kitchen Litter Legion in support of City Funding | Friendly amendments accepted | Passed with 34 In Favor, 2 Present Not Eligible |
| Transportation Planning Committee (TRANS) | | |
| Item 18: Letter to MTA re Proposed 28 th Street Substation Project | | Passed Unanimously |
| Housing, Health and Human Services Committee (HHHS) | | |
| Item 19: Letter to HPD re Mandatory Inclusionary Housing Application – 495 11th Avenue (Slaughterhouse) | Tabled | |
| Executive Committee (EXEC) | | |
| Item 20: Letter to Elected Representatives for additional funding for district human services related to the increase in asylum seekers | Friendly amendments accepted | Passed with 33 In Favor, 4 Present Not Eligible |
| New Business | | |
| Item 21: TRANS Letter to DOT re Intercity Bus Permit Application for 11 th Avenue (35/36) | | Passed Unanimously |
| Meeting Resolution | | |
| Adjournment | Meeting was adjourned at 8:53pm | |
| Next Meeting Date and Location | 6:30pm on Wednesday, November 2, 2022 Virtual Meeting | |

As recorded by Blake Kurisu and Katy Stokes

