



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

Jesse R. Bodine
 District Manager

November 2022 Full Board Minutes

Meeting Date / Location	The Manhattan Community Board 4 (MCB4) Full Board met at 6:30pm on Wednesday, November 2, 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=Eh_V85h0zLo
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Presentation: NYPD 13th Precinct Executive Officer Captain Pamela Jeronimo

Captain Jeronimo provided an update on the NYPD 13th Precinct:

- In the 13th Precinct, over the past 28-day period (vs. the prior 28-day period), most crimes have stabilized: no murders or rape, slightly more assaults (20 vs. 19), fewer grand larcenies (91 vs. 97; this includes shoplifting, bags stolen from clubs), fewer grand larceny auto (1 vs. 3), and a consistent number of robberies (17 in each period).
- Some issues the Precinct is working on:
 - o Cars illegally parked at 27th Street and Broadway which may be contributing to quality of life issues in the area
 - o Noise complaints around east 27th Street near 3rd Avenue
 - o PS340 on 17th Street and 6th Avenue, where there was an order to evacuate but a delay in NYPD response. NYPD responded within 2 minutes from receiving the dispatch call, but the delay was likely due to a miscommunication between the communication division and the precinct. The issue may have initially been miscategorized; the precinct is looking into this.
 - o Along 7th Avenue, the precinct is working with the Business Integrity Unit to address homeless encampments and trying to offer referrals and resources instead of strictly relying on enforcement.

Public Hearing: Statement of District Needs and Budget Requests for Fiscal Year 2024 (FY24)

MCB4 Second Vice Chair and Budget Task Force Chair Leslie Boghosian-Murphy held a public hearing about the Board’s FY24 Statement of District Needs. The Statement of District Needs includes a prioritized list of asks the board submits annually to the City and its relevant agencies, and elected officials. This year’s documents are available on the MCB4 website.

- One document provides a narrative of priorities, a second document includes specific capital requests (long-term investments) and a third includes specific expense requests.
- A MCB4 neighborhood survey, which received over 200 responses, was used to inform the prioritization of requests. The top concern among survey respondents was public safety, followed by affordability and affordable housing, followed distantly by quality of life and garbage and sanitation.

- There were no speakers for the public hearing.

Public Session Speakers

Bobby Vangelatos	Mr. Vangelatos is the Center Manager at the Chelsea Recreation Center. This Saturday November 5, the Center is hosting an artist who will be creating a sound installation in the basketball court. On Friday November 18, the Center is hosting a “silent disco” that is open to the public. On Saturday November 19, an artist from Dia Art is inviting participants to create small art pieces that will be assembled into a larger piece.
Charles Kibel	Mr. Kibel is Principal of Kibel Companies, which manages 360 west 34 th Street, and is a member of the building’s ownership. Immediately adjacent to this building is the proposed Bar Primi site, which includes proposed outdoor space. Mr. Kibel highlights that 70 residential windows front the bar/restaurant space. He asserts that any license approvals should include a limitation of patio occupancy to 85 people and 55 people after 10pm, and include the requirement to soundproof residential windows if necessary. The letter coming before the board includes a proposed midnight closing time for the patio, but Mr. Kibel advises that the board instead recommend closing this space at 11pm and midnight on Friday and Saturday.
Carrie B	Carrie is a resident of West 16th Street between 6 th and 7 th Avenues, which she asserts has been a problem for at least 20 years. The street has become a conduit for too many cars and trucks due to West Side Highway traffic and numerous hotels, restaurants and other businesses on the street. After vehicles were restricted on 14 th Street, more vehicles have been using 16 th Street, which is narrow and has parking on both sides. The traffic is creating issues including sleep disruption and high levels of noise pollution, which lead to poor quality of life on the block. Carrie requests that the Department of Transportation (DOT) install a camera on the block to enforce the “no trucks anytime” rule.
Roberta Gelb	Ms. Gelb reiterated the issues raised about the quality of life on 16 th Street due to the traffic from the West Side Highway. She asserts that the issue needs to be addressed, including a camera and more enforcement of traffic regulations. Ms. Gelb supports the board’s letter, though noted that both NYPD precincts that cover the area should be cited in the letter because the traffic on 16 th Street comes from both East and West sides.
Lisa Wager	Ms. Wager is Director of Government and Community Relations at the Fashion Institute of Technology (FIT). A chalk mural was installed at FIT last week on 7 th Avenue between 26 th and 28 th Streets; the mural includes illustrations by over 90 FIT seniors and will be up through December. Fashion Culture events have resumed in person; on November 17, FIT Professor Romero will be in conversation with celebrity stylist Lisa Hilton. FIT science and math faculty recently had an article published in the peer-reviewed journal Environmental Science Advances about a new process for creating bio-leather with a lower carbon footprint and a production process that has lower carcinogenic impact.
Christine Berthet	Ms. Berthet is Co-Chair of the MCB4 Transportation Committee (TRANS) but spoke in her capacity as the Co-Founder of CHEKPEDS, a nonprofit for pedestrian safety. CHEKPEDS has been working on a project to relocate residential trash and recycling from the sidewalk to the curb lane. Ms. Berthet is delighted to announce that at the end of November 2022, DOT will install 42 rat-proof trash and recycling containers in the curb lane in 6 locations on west 45 th Street between 9 th and 10 th Avenues. This will be the first time that buildings will share containers; this pilot program will last one year.

Remarks from Elected Officials and Representatives	
Eric Strazza, Community Coordinator for Manhattan District Att’y A. Bragg	<p>NYC is in the midst of a housing crisis, which makes tenants particularly vulnerable. As a result, Bragg recently created the Housing and Tenant Protection Unit. This marks the first time that there will be a Unit Chief and specific lawyers in the DA’s office to handle housing matters. This new Unit will address a wide variety of issues, including harassment of rent-regulated tenants and defrauding of government housing programs by landlords and developers. Tips and complaints can be called into the Unit’s Hotline: 212-335-8900.</p>
Natalie Naculich, State Senator Brad Hoylman’s Office	<p>After much advocacy by Senator Hoylman and other colleagues, New York State has agreed to apply for a Medicaid waiver so that the State can reimburse long-term stays in large residential mental health institutions. This is a major step towards addressing the state’s mental health crisis.</p> <p>Senator Hoylman’s office has also been working towards fully re-opening Midtown Community Court to its full pre-pandemic capacity. This effort is taking a lot of time and effort.</p> <p>Senator Hoylman has recently introduced legislation to establish a right to counsel for anyone facing deportation from New York. If passed, this right to counsel would be the first of its kind in the nation for people facing deportation.</p> <p>He also introduced a bill that would require developers to replace every unit of housing that they demolish.</p> <p>Senator Hoylman recognizes that the proliferation of unlicensed cannabis shops is a problem in our community. He has partnered with other political leaders to write a letter requesting the enforcement of the cannabis rules.</p>
Mark Levine, Manhattan Borough President	<p>Our office is doing lots of training sessions for community board members right now, and the public is invited to attend them as well. We will be doing more in the spring.</p> <p>We recently passed legislation, along with Councilmember Erik Bottcher, to require the City to address rat proliferation at construction sites. The bill will require pest management on all building sites, to be paid for by the contractor.</p> <p>We also recently passed legislation, along with colleagues in Brooklyn, to expand the options for public bathrooms. The bill requires the City to develop a plan for one new public bathroom in every zip code. This is both a health and an equity issue.</p> <p>Our office has recently put forward some policy proposals, including:</p> <ul style="list-style-type: none"> • E-commerce: given that 2.5 million packages are delivered every day in NYC, we have proposed greener, safe-saving alternatives • Resilient waterfront: instead of our waterfront being managed by 11 different agencies, we suggest creating a new city agency tasked with waterfront management
Linda Rosenthal, State Assemblymember	<p>I recently hosted a hearing on the inadequacy of public assistance in New York State. We heard from many witnesses. Some benefits haven’t increased since the 1980’s! This is no way to support people to step out of poverty. So we are working on some bills to make necessary changes.</p> <p>The Governor recently signed a bill that I passed earlier this year to further protect victims of domestic abuse.</p> <p>I have been in touch with constituents and the police about recent anti-semitic graffiti found on the west side.</p> <p>Our office hosted a clothing drive for asylum seekers and we are very grateful for all of the donations that poured in.</p>
Gale Brewer, City Councilmember	<p>Lithium e-bike batteries have caused some deaths and many injuries so the City Council will be hosting a hearing on Nov. 14 to hear concerns and develop some proposals. Of course, it is important that people be able to use e-bikes for their work and it is also important that we keep everyone safe.</p> <p>Catalytic converters are being stolen frequently so the City Council recently hosted a hearing about how to tackle this problem.</p>

	<p>Our office is also looking into creating a “Land Bank” in NYC like exists in some states (e.g. Ohio).</p> <p>The most pressing issue for asylum seekers is obtaining work papers. An act of Congress would be helpful to grant asylum seekers TPS (Temporary Protected Status) so that they can apply more quickly for work papers.</p> <p>We are going to have a hearing about buses for students with special needs. Far too frequently, the buses fail to show up. This problem must get fixed.</p> <p>Our office is also pushing to get data about how much in federal funds have been received by City agencies such as the DOE. These numbers have been very hard to track down.</p>
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Board Reports & Business	
Adoption of Agenda and Minutes	The Agenda as amended was adopted unanimously. The October 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"> • MCB4 board officer elections will be held at next month’s Full Board meeting. Candidates are: 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 floor was opened for additional nominations but none were received.
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 that Board meetings will remain fully remote as allowed by this Order. • November Committee Schedule changes: <ul style="list-style-type: none"> ○ Business License & Permits Committee – Meeting Tuesday, November 15th due to Election Day ○ All other Committees meet virtually at their regularly scheduled time. • The District Office has been receiving positive responses from other community boards about the MCB4 Affordable Housing Plan.
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"> ○ Met with Councilmember Bottcher and City Planning Commission (CPC) Chair Dan Garodnick to present on the MCB4 Affordable Housing Plan; scheduling briefings with Chief Housing Officer Jessica Katz and state elected officials ○ Waterfront, Parks & Environment Committee (WPE) & TRANS met with the NYC Economic Development Corporation (EDC) regarding the future of Pier 92/94 and asserting that the rights should not be undervalued ○ Met with Garment District Alliance re: possible proposal for conversion of office space to residential

	<ul style="list-style-type: none"> ○ TRANS & Arts, Culture & Education Committee (ACES) met with Community Board Public Bathroom Task Force ○ Chelsea Land Use Committee (CLU) provided testimony to CPC re: relocation of the EMS Station #7 ● 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 – work will continue, Public Realm Task Force will be meeting soon ○ Cannabis Working Group – Met with Department of Consumer and Worker Protection as well as other Community Boards. Looking to coordinate a meeting with Office of Cannabis Management. ○ NYU Capstone Project – officially kicked off, group is chaired by MCB4 First Vice Chair Jessica Chait ● Mayor Adams held a press conference on traffic safety on 46th Street and 8th Avenue, which included a call-out of MCB4 and members’ work on the issue. ● MCB4 is organizing a clothing and diaper drive on November 19 between 1-5pm to help migrant families arriving in our district. Dropoff for new and gently-used clothing and new diapers will be at Metro Baptist Church (410 west 40th Street between 9th and 10th Avenue).
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Action Items	Motions, Amendments, & Comments	Result
Business License & Permits Committee (BLP)		
Item 01: Letter to SLA re 349 W. 33rd Street - Penn District BP LLC & Penn Pasta LLC		Passed with 41 In Favor, 2 Opposed
Item 02: Letter to SLA re 630 9th Avenue - Dana's LLC		Passed Unanimously
Item 03: Letter to SLA re 325 W. 33rd Street - NY 33rd Leasehold LLC, Five Points Operating Tenant LLC, Five Points Manager LLC		Passed Unanimously
Item 04: Letter to SLA re 425 W. 15th Street, Kiosk #6 - Bar Suzette LLC		Passed with 42 In Favor, 1 Present Not Eligible
Item 05: Letter to SLA re 25 11th Avenue, Kiosk 1 - Due Madri LLC		Passed with 42 In Favor, 1 Present Not Eligible
Item 06: Letter to SLA re 25 11th Avenue, Kiosk 2 - Zaab Zaab Inc.		Passed with 42 In Favor, 1 Present Not Eligible
Item 07: Letter to SLA re 25 11th Avenue, Kiosk 9 - Kintaro Foods		Passed with 42 In Favor, 1 Present Not Eligible
Item 08: Letter to SLA re 25 11th Avenue, Kiosk 10 - 303 Fare LLC		Passed with 42 In Favor, 1 Present Not Eligible

Item 09: Letter to SLA re 25 11th Avenue, Kiosk 14 - Manhattan Lobster Place LLC		Passed with 42 In Favor, 1 Present Not Eligible
Item 10: Letter to SLA re 25 11th Avenue, Kiosk 17 - BHL Brewing Company LLC		Passed with 42 In Favor, 1 Present Not Eligible
Item 11: Letter to SLA re 25 11th Avenue, Kiosks 7 & 8 - Great Performance/Artists as Waitresses Inc.		Passed with 42 In Favor, 1 Present Not Eligible
Item 12: Letter to SLA re 267 W. 23rd Street - SYY 23 Inc.		Passed Unanimously
Item 13: Letter to SLA re 383 W. 31st Street - Quick Pickle Penn LLC		Passed Unanimously
Item 14: Letter to SLA re 609 9th Avenue a/k/a 607-609 9th Avenue, Space #2 - Hibiscus Mexipro Inc.		Passed Unanimously
Item 15: Letter to SLA re 690 9th Avenue - DD Soup Dumpling Inc.		Passed Unanimously
Item 16: Letter to SLA re 476 W. 42nd Street - Nicol Squash		Passed Unanimously
Item 17: Letter to SLA re 350 W. 50th Street - Baires Grill NY Midtown LLC		Passed Unanimously
Item 18: Letter to SLA re 85 10th Avenue - Brasseria Family Hospitality LLC		Passed with 42 In Favor, 1 Present Not Eligible
Item 19: Letter to SLA re 290 8th Avenue - Beyond Sushi Inc.		Passed Unanimously
Item 20: Letter to SLA re 698 9th Avenue - Mogao Management Inc.		Passed Unanimously
Transportation Planning Committee (TRANS)		
Item 21: Letter to DOT re 11th Avenue Redesign	Friendly amendment accepted	Passed Unanimously
Item 22: Letter to DOT, NYPD, & BIC re Traffic on 16th Street (6/7)	Friendly amendment accepted	Passed with 42 In Favor, 1 Present Not Eligible
Housing, Health & Human Services Committee (HHHS)		
Item 23: Letter to HPD re Mandatory Inclusionary Housing Application – 495 11th Avenue (Slaughterhouse)		Tabled
Item 24: Letter of support to Housing Conservation Coordinators re Funding		Tabled
Chelsea Land Use Committee (CLU)		
Item 25: CLU LPC Application Check List	Friendly amendment accepted	Passed Unanimously
Executive Committee (EXEC)		
Item 26: Letter to DOT re Outstanding Projects on 8th-11th Avenues		Ratified Unanimously
Item 27: MCB4 Determination re Extending Virtual Meetings During Exec Emergency Orders		Passed Unanimously
Item 28: Letter to DOB re Stop Work Order at 317-319 W. 35th Street for unresolved illegal demolition		Withdrawn

Item 29: MCB4 Statement of District Needs and Budget Requests		Passed with 42 In Favor, 1 Present Not Eligible*
New Business		
Item 30: Letter to DHS and Mayor's Office re Community notice for new facilities		Sent Back to Committee
Meeting Resolution		
Adjournment	Meeting was adjourned at 8:48pm	
Next Meeting Date and Location	6:30pm on Wednesday, December 7, 2022 Virtual Meeting	

*The entirety of Item 29 passed with 42 In Favor, 1 Present Not Eligible. However, the following members voted Present Not Eligible (PNE) on specific budget requests within the Statement of District Needs:

- Aurora Cruz- PNE on Housing Conservation Coordinator items
- Tina Nelson- PNE on items related to asylum seekers and the migrant crisis
- Jeffrey LeFrancois- PNE on Expense item #23
- Maria Ortiz- PNE on Expense item #30
- Joe Restuccia- PNE on Capital items #1 and #2

As recorded by Blake Kurisu and Katy Stokes

