



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

Jessica Chait
 Chair

Jesse R. Bodine
 District Manager

March 2024 Full Board Minutes

Meeting Date / Location	<p>The Manhattan Community Board 4 (MCB4) Full Board met at 6:30 pm on Wednesday, March 6, 2024, in a hybrid format, with the majority of Board members meeting in person (with members of the public present) at Pier 57 located at 25 11th Avenue 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: MCB4 YouTube March 2024</p> <p>A third-party draft transcript of the meeting can be found by selecting the MCB4 March 2024 Full Board Meeting at: https://blockparty.studio/Archive</p>
-------------------------	--

Public Hearing #1
PANYNJ Draft Environmental Impact Statement for Midtown Bus Terminal Replacement Project

Brian Weber	<ul style="list-style-type: none"> ● Concern for the health and well-being of the community and requests this focus as the project moves forward.
Matt Robinson	<ul style="list-style-type: none"> ● Concern regarding the \$10B budget and if that includes office space. Will 9th Avenue revert to being the new entrance? How will the construction of multiple projects be managed and affect the community?

Public Hearing #2
Draft Scope of Work for Fulton & Elliot Chelsea Proposal

Jacqueline Lara	<ul style="list-style-type: none"> ● Opposes the demolition of the NYCHA complex.
Alixa Crus	<ul style="list-style-type: none"> ● Opposes the demolition of the NYCHA complex.
Celines Miranda	<ul style="list-style-type: none"> ● Opposes the demolition of the NYCHA complex.
Matt Robinson.	<ul style="list-style-type: none"> ● Concern with eBikes. Requests for data of residents by age and disability. Requests to see floorplans and flow charts.
Cesare Lourde	<ul style="list-style-type: none"> ● Opposes the demolition of the NYCHA complex. Requests to review contracts.

Lydia Autu	<ul style="list-style-type: none"> ● Read original scope of project goals and ask to see current scope for compliance. Requests to see survey results.
------------	---

Public Session	
----------------	--

Helen Vitate	<ul style="list-style-type: none"> ● Village Care Assistance Living currently has units available. Call to schedule a tour. Accepts and works with Medicare, Medicaid, and SSN.
Judy Fox	<ul style="list-style-type: none"> ● In support of street Co-Naming Application for Avenues School on 25th Street & 10th Avenue in honor of Richard “Richie” Henderson.
Lenny Lemur Muniz	<ul style="list-style-type: none"> ● In support of street Co-Naming Application for 15th Street & 9th Avenue in honor of Irwin Cohen.
Lisa Wager	<ul style="list-style-type: none"> ● FIT update: recent feature on the Today Show, scholarship funding for adult learning, and upcoming calendar of events.
Ella Kim	<ul style="list-style-type: none"> ● In support of street Co-Naming Application for Avenues School on 25th Street & 10th Avenue in honor of Richard “Richie” Henderson.
Ron Wisniski	<ul style="list-style-type: none"> ● Concern regarding bike ridership behavior and lack of law enforcement. Opposes letter on Protected Bike Lanes on 10th and 11th Avenues.
Bobby Vangelatos	<ul style="list-style-type: none"> ● Chelsea Recreation Center upcoming calendar of events.
Roberta Gelb	<ul style="list-style-type: none"> ● Requests to see the survey results from the NYCHA Fulton and Elliot Chelsea development proposal.
Michael Huarachi	<ul style="list-style-type: none"> ● Addressed the Israel/Gaza conflict and accountability of elected officials.
Rita Truong	<ul style="list-style-type: none"> ● In support of street Co-Naming Application for Avenues School on 25th Street & 10th Avenue in honor of Richard “Richie” Henderson.
Nicolas Lirette	<ul style="list-style-type: none"> ● In support of street Co-Naming Application for Avenues School on 25th Street & 10th Avenue in honor of Richard “Richie” Henderson.
Miguel Acevedo	<ul style="list-style-type: none"> ● Concern regarding NYCHA redevelopment. ● In support of dispensary application for 146 10th Avenue – Wow Cool Store LLC. ● In support of street Co-Naming Application for Avenues School on 25th Street & 10th Avenue in honor of Richard “Richie” Henderson. ● In support of street Co-Naming Application for 15th Street & 9th Avenue in honor of Irwin Cohen.
Ray Shirazi	<ul style="list-style-type: none"> ● Request deny of dispensary application for 525 9th Avenue – Astor Club NYC LLC.
Ciaran Willis	<ul style="list-style-type: none"> ● Applicant of 506 9th Avenue - Tippclare LLC addressed building ventilation concern and awaiting response from landlord.
Bruno Stanley	<ul style="list-style-type: none"> ● Lawyer for applicant of 506 9th Avenue - Tippclare LLC addressed building ventilation concern.
Gordon Stanley	<ul style="list-style-type: none"> ● In support of SLA re 352 W 44th Street - Dinerland Comedy LLC

	<ul style="list-style-type: none"> Request deny of dispensary application for 525 9th Avenue – Astor Club NYC LLC.
Robert Atterbury	<ul style="list-style-type: none"> HRPK update: Pier 97 (limited access during construction), Pier 76 development, and upcoming calendar of events.
Teresa Fiore	<ul style="list-style-type: none"> Request deny of dispensary application for 525 9th Avenue – Astor Club NYC LLC.
John Cutter	<ul style="list-style-type: none"> In support of street Co-Naming Application for 15th Street & 9th Avenue in honor of Irwin Cohen.
Jonathan Zuckerbrod	<ul style="list-style-type: none"> In support of street Co-Naming Application for 15th Street & 9th Avenue in honor of Irwin Cohen.
Al Kurland	<ul style="list-style-type: none"> In support of Vote16 Project.
Cindy Zuckerbrod	<ul style="list-style-type: none"> In support of street Co-Naming Application for 15th Street & 9th Avenue in honor of Irwin Cohen.
Cheryl Effron	<ul style="list-style-type: none"> In support of street Co-Naming Application for 15th Street & 9th Avenue in honor of Irwin Cohen.
Brian Weber	<ul style="list-style-type: none"> In support of street Co-Naming Application for Avenues School on 25th Street & 10th Avenue in honor of Richard “Richie” Henderson. Request deny of dispensary application for 525 9th Avenue – Astor Club NYC LLC.
Christine Berthet	<ul style="list-style-type: none"> NYTimes article regarding crime rates dropping during height of migrants. Bike parking letter was withdrawn due to hostile and racist remarks regarding migrants from a MCB4 member.

Reports From Elected Officials

(At this March meeting, reports from our Elected Officials were moved to the end of the meeting. Unfortunately, near the end of the meeting, there were sudden technical difficulties both in person and online which made it impossible for all participants to hear any reports. As a result, there were no reports from Elected Officials at this meeting. Apologies to all who were prepared to give updates.)

Board Reports & Business

Adoption of Agenda and Minutes	The Agenda was adopted unanimously. The February Full Board Minutes were adopted unanimously.
District Manager Report	<ul style="list-style-type: none"> Hybrid meeting policy still in effect.

	<ul style="list-style-type: none"> • March committee meetings remain on scheduled dates and times.
Chair's Report	<ul style="list-style-type: none"> • PA Working Group continues to meet. • NYCHA Working Group met with elected officials and sought documents. • Casino Hearing for the public will be held on March 19 at Foundation House. No proposals will be presented. • Community Board application portal is open.

Meeting Agenda

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

Waterfront, Parks & Environment Committee (WPE)

Item 01: Letter to HRPT re Pier 76 Design - **APPROVED**

Arts, Culture, Education, and Schools Committee (ACES)

Item 02: Letter in support of Vote16 Project - **APPROVED**

Business License & Permits Committee (BLP)

Item 03: Letter to SLA re 213 W 23rd Street - David Barton Gym Bar LLC - **APPROVED**

Item 04: Letter to SLA re 305 W 52nd Street a-k-a 877 8th Avenue – KFP Enterprises Inc - **APPROVED**

Item 05: Letter to SLA re 325 W 42nd Street - Sky Pavilion Szechuan Cuisine LLC - **APPROVED**

Item 06: Letter to SLA re 352 W 44th Street - Dinerland Comedy LLC - **APPROVED**

Item 07: Letter to SLA re 443 W 18th Street - Artfarm Food Inc - **APPROVED**

Item 08: Letter to SLA re 506 9th Avenue - Tippclare LLC - **APPROVED**

Item 09: Letter to SLA re 509 W 34th Street - Aramark Service Inc

Item 10: Letter to SLA re 441 8th Avenue - 372 9th Avenue, Stall MH28 - Esquina NYC MH28 LLC - **APPROVED**

Item 11: Letter to SLA re 158-160 W 25th Street - Chelsea Grand LLC & IFB Hospitality LLC - Serial# 1145264 - **APPROVED**

Housing Health & Human Services Committee (HHHS)

Item 12: Letter to Chelsea NYCHA Development Team re Interim security and pest control operations - **APPROVED**

Transportation Planning Committee (TPC)

Item 13: Letter to City Council & DOT re Street Co-Naming Application for 15th Street & 9th Avenue in honor of Irwin Cohen - **APPROVED**

Item 14: Letter to City Council & DOT re Street Co-Naming Application for Avenues School on 25th Street & 10th Avenue in honor of Richard "Richie" Henderson - **APPROVED**

Item 15: Letter to DOT re Protected Bike Lanes on 10th and 11th Avenues - **APPROVED**

Cannabis Task Force

Item 16: Letter to OCM re dispensary application for 423 9th Avenue – Magic Tree Cannabis Company - **APPROVED**

Item 17: Letter to OCM re dispensary application for 146 10th Avenue – Wow Cool Store LLC - **APPROVED**

Executive Committee

Item 18: Letter to PANYNJ re Comments on Draft Environmental Impact Statement for Midtown Bus Terminal Replacement Project - **APPROVED**

Chelsea Land Use Committee

Item 19: Letter to NYCHA and HPD re Draft Scope of Work for Fulton Elliot Chelsea Proposal - **APPROVED**

New Business

Item 20: Letter to OCM re dispensary application for 525 9th Avenue – Astor Club NYC LLC - **APPROVED**

Meeting Resolution	
Adjournment	Meeting was adjourned at 9:10pm
Next Meeting Date and Location	6:30pm on Wednesday, April 3 Hybrid Meeting

As recorded by Katy Stokes and Alice Wong.

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. Letter to HRPT re Pier 76 Design	2. Letter in support of Vote16 Project	3. Letter to SLA re 213 W. 23rd Street - David Barton Gym Bar LLC	4. Letter to SLA re 305 W. 52nd Street a/k/a 877 8th Avenue - KEP Enterprises Inc.	5. Letter to SLA re 325 W. 42nd Street - Sky Pavilion Szechuan Cuisine LLC	6. Letter to SLA re 352 W. 44th Street - Dinerland Comedy LLC	7. Letter to SLA re 443 W. 18th Street - Arifarm Food Inc.	8. Letter to SLA re 506 9th Avenue - Tippolare LLC	9. Letter to SLA re 509 W. 34th Street - Aramark Service Inc.	10. Letter to SLA re 441 8th Avenue - 372 9th Avenue, Stall MH28 - Esquina NYC MH28 LLC	11. Letter to SLA re 158-160 W. 25th Street - Chelsea Grand LLC & IFB Hospitality LLC - Serial #: 1145264	12. Letter to Chelsea NYCHA Development Team re Interim security and pest control operations	13. Letter to City Council & DOT re Street Co-Naming Application for 15th Street & 9th Avenue in honor of Irwin Cohen	14. Letter to City Council & DOT re Street Co-Naming Application for Avenues School on 25th Street & 10th Avenue in honor of Richard "Richie" Henderson	15. Letter to DOT re Protected Bike Lanes on 10th & 11th Avenues	16. Letter to OCM re dispensary application for 423 9th Avenue - Magic Tree Cannabis Company	17. Letter to OCM re dispensary application for 146 10th Avenue - Wow Cool Store LLC	18. Letter to PANYNJ re Comments on Draft Environmental Impact Statement for Midtown Bus Terminal Relocation Project	19. Letter to NYCHA & HPD re Draft Scope of Work for Fulton Elliot Chelsea Proposal	20. Letter to OCM re dispensary application for 525 9th Avenue - Astor Club LLC
P / Y		36	28	30	36	36	36	36	36	36	36	36	36	36	36	36	36	36	36	36	36
Ab / N		7	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16
E / A		3	2	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
PNE		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
A'--		0	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0
Theodore Arenas	A	A																			
Manha Awais	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Roberta Barnett	IP	P	Y	Y	Y	Y	Y	Y	Y	A'--	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
Christine Berthet	IP	P	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
Gwen Billig	A	A																			
Leslie Boghosian Murphy	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	A	Y	Y	Y
Viren Brahmabhatt	IP	P	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
Wilson Cano	E	E																			
Jessica Chait	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Lisa David	A	A																			
Maarten de Kadt	V	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Paul Devlin	IP	P	Y	Y	Y	Y	Y	Y	Y	A'--	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
Pete Diaz	IP	P	Y	Y	Y	Y	Y	A	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
Tina DiFelicantonio	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Wendy Gonzalez	A	A																			
Matt Green	E	E																			
Jesse Greenwald	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
Candice Hewitt	IP	P	A	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	PNE
David Holowka	IP	P	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y
Frank Holozubiec	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Josephine Ishmon	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Inge Ivchenko	IP	P	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
Kerry Keenan	V	P	Y	Y	Y	Y	Y	Y	Y	A'--	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Lowell Kern	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	N
Raul Larios	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	PNE	Y	Y	Y	Y	N
Burt Lazarin	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Christopher LeBron	V	P	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
Rachel Lee	IP	P	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
Jeffrey LeFrancois	IP	P	PNE	Y	Y	Y	Y	Y	Y	Y	Y	Y	PNE	PNE	Y	Y	Y	Y	Y	PNE	N
Betty Mackintosh	V	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Sanford Miller	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
Gregory Morris	IP	P	Y	A	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Tina Nelson	A	A																			
Michael Noble	V	P	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
J.D. Noland	IP	P	Y	N	Y	Y	Y	Y	Y	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	Y	Y	Y	Y	Y	Y	Y
Allen Oster	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Brad Pascarella	E	E																			
Joe Restuccia	IP	P	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Delores Rubin	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Katy Stokes	A	A																			
Charles Todd	V	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
Hector Vazquez	A	A																			
David Warren	IP	P	A	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
Rodney Washington	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Alice Wong	IP	P	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y