



CITY OF NEW YORK  
**MANHATTAN COMMUNITY  
 BOARD No. 4**  
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**Jessica Chait**  
 Chair

**Jesse R. Bodine**  
 District Manager

**May 2024 Full Board Minutes**

Meeting Date / Location	<p>The Manhattan Community Board 4 (MCB4) Full Board met at 6:30 pm on Wednesday, May 1, 2024, in a hybrid format, with the majority of Board members meeting in person (with members of the public present) at Mount Sinai West, located at 1000 10th 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: <a href="#">MCB4 YouTube May 2024</a></p> <p>A third-party draft transcript of the meeting can be found by selecting the MCB4 May 2024 Full Board Meeting at: <a href="https://blockparty.studio/Archive">https://blockparty.studio/Archive</a></p>
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No Public Hearing

Public Session	
Mei Ye Zhang	<ul style="list-style-type: none"> <li>● NYCHA resident seeking assistance with AC and heat mandate by management. Has children with disabilities.</li> </ul>
Zhaofeng Sa	<ul style="list-style-type: none"> <li>● NYCHA resident seeking assistance with flooring in the apt and ceiling opening in the bathroom.</li> </ul>
Story Yu	<ul style="list-style-type: none"> <li>● NYCHA resident seeking assistance with lack of water pressure, water clog that is creating a leak, ventilation noise, and mold inside the elevators.</li> </ul>
Jesse Zeigher	<ul style="list-style-type: none"> <li>● SBS PSA of services and upcoming expo.</li> </ul>
Ralph Schweizer	<ul style="list-style-type: none"> <li>● PSA regarding the upcoming comic book store 5 borough tour.</li> </ul>
Mary Jones	<ul style="list-style-type: none"> <li>● Supports the demolition of the NYCHA complex.</li> </ul>
Alix Crus	<ul style="list-style-type: none"> <li>● Opposes the demolition of the NYCHA complex.</li> </ul>
Celines Miranda	<ul style="list-style-type: none"> <li>● Opposes the demolition of the NYCHA complex.</li> </ul>
Manni Halesha	<ul style="list-style-type: none"> <li>● Opposes the demolition of the NYCHA complex. Referenced articles/reports and voiced concern for tenant rights.</li> </ul>

Jackie Lara	<ul style="list-style-type: none"> <li>● Opposes the demolition of the NYCHA complex.</li> </ul>
Lisa Wager	<ul style="list-style-type: none"> <li>● FIT update and upcoming calendar of events.</li> </ul>
Kate Madigan	<ul style="list-style-type: none"> <li>● Public Theater update and upcoming calendar of events.</li> </ul>
Michael Fame	<ul style="list-style-type: none"> <li>● Support for street naming for the band KISS.</li> </ul>

Reports From Elected Officials	
NYC Council Member Erik Bottcher	<ul style="list-style-type: none"> <li>● We had a big win with the indictment of Daniel Ohebshalom, named the worst landlord in NYC. We worked hard to make sure that this slumlord would be held accountable, and he is in Riker’s Island now.</li> <li>● I am going to make sure that the approval process for any casino gaming licenses in our District has utmost public input and that the Community Board has to issue recommendations before the State review process even starts. I look forward to partnering closely with Community Board 4 on this issue</li> </ul>
NYC Comptroller Brad Lander, presented by Evelin Collado	<ul style="list-style-type: none"> <li>● The Comptroller’s Office is proud to have partnered with dozens of organizations to launch Homes Now, Homes for Generations—a city-focused affordable housing campaign for the Fiscal Year 2025 budget cycle. The Homes Now, Homes for Generation campaign aims to quadruple the City’s investment in affordable homeownership (through investing in NYC Department of Housing &amp; Preservation Development’s (HPD) Open Door program) and make good on the City’s promise from 2018 to prevent the displacement of tenants by preserving 7,000 rent-stabilized units (through revitalizing HPD’s Neighborhood Pillars Program).</li> <li>● Our office launched a new dashboard, <a href="#">Charting Homelessness in NYC</a>, which tracks New York City’s shelter population — broken down by family type, age, and race, factors leading to homelessness like eviction filings, and shelter exits with housing vouchers. The dashboard will automatically update at regular intervals.</li> </ul>
NY State Assemblymember Tony Simone, presented by Ben Lowenstein	<ul style="list-style-type: none"> <li>● We finally have a deal on the state budget and here are some highlights on housing. This deal, while by no means perfect, lays the groundwork to begin addressing the housing emergency. We must increase supply, and this deal will do that through a new Mitchell Lama program, incentives for affordable housing development and office conversions and transforming currently vacant state-owned sites into housing.</li> <li>● The Assemblymember thanks MCB4 for its years of forward-thinking leadership on housing issues.</li> <li>● Our office is very pleased by the new enforcement mechanisms for illegal cannabis shops.</li> <li>● We are very pleased, after much advocacy, that Sammy’s Law was included in the state budget. This law will allow New York City to lower its speed limit to 20 miles per hour on nearly every road, which will reduce the risk of death or life-threatening injury in a crash. The legislation was named for Sammy Cohen Eckstein, a 12-year-old child who died in 2013 after he was hit by a driver in Brooklyn.</li> </ul>

<p>US Congress member Jerrold Nadler, presented by Hannah Wiernerman</p>	<ul style="list-style-type: none"> <li>● The Congressman introduced the Protecting Communities from Helicopter Noise Act. This bill directs the FAA to study helicopter noise within a 15 mile radius of the Statue of Liberty and examine potential solutions for diverting helicopters away from residential and recreational areas.</li> <li>● The Congressman applauds the EEOC for finalizing the rule implementing the Pregnant Workers Fairness Act, a bill that he fought for years to get passed, which includes abortion in its definition of employer accommodations required for “pregnancy, child birth or related medical conditions.”</li> <li>● We joined the chorus of local elected officials in condemning the appalling resolution 248 passed by the Community Education Council District 2 that targets transgender girls in sports. Our trans students have the same right to participate in sports like all other students.</li> </ul>
<p>NYC Mayor Eric Adam’s Office, presented by Robin Forst</p>	<ul style="list-style-type: none"> <li>● New York City public schools will implement a curriculum designed to teach students in grades 6-12 about hate crimes and bias incidents and their impact on individuals and communities. The curriculum titled 'Teaching About Hate Crimes and their Impacts' includes five lessons on diversity, critical thinking, and civic engagement. Students will learn to identify motives and behaviors that cause hate crimes, examine the impacts of current hate crime trends on communities and design initiatives that promote inclusion and collective action.</li> <li>● The Mayor recently launched the public review period for the City of Yes Housing Opportunity. We are looking to create a little more housing in every neighborhood in the city with carefully created zoning changes, and hopefully this will alleviate the housing crunch and build a more hospitable, habitable City.</li> </ul>

Board Reports & Business	
<p>Adoption of Agenda and Minutes</p>	<p>The Agenda was adopted unanimously. The April Full Board Minutes were adopted unanimously.</p>
<p>District Manager Report</p>	<ul style="list-style-type: none"> <li>● MCB4 Hybrid Meeting Policy remains in effect with no changes.</li> <li>● Arts, Culture, Education, and Schools Committee will be meeting on Monday, May 6<sup>th</sup> rather than the 2<sup>nd</sup> Monday of the month.</li> <li>● The Executive Committee will meet on Tuesday, May 28<sup>th</sup>.</li> <li>● All other Committees are meeting on their regular scheduled dates and times</li> </ul>
<p>Chair’s Report</p>	<ul style="list-style-type: none"> <li>● Thanks to Jesse, our District Manager, for all of his hardworking contributions, especially for arranging tonight’s translation services for the public session.</li> <li>● The State has concluded its budget process, and we will be unpacking what that means for our District in the next several weeks, so let’s put a pin in that.</li> <li>● The Port Authority Bus Terminal Working Group has been meeting regularly for a long time, and now the plan is on an expedited timeline to ensure the availability of federal financing. We are hopeful that the Port</li> </ul>

	<p>Authority will be coming to the June meeting of the Chelsea/Hell's Kitchen Land Use Committee for the ULURP.</p> <ul style="list-style-type: none"> <li>● The Department of City Planning is presenting tomorrow (May 2) to the HHHS Committee about the City of Yes Housing Opportunity, so please attend if possible to provide your feedback.</li> <li>● Hudson River Trust is beginning the process for the redesign of the esplanade. We expect them to present to WPE soon.</li> <li>● We've adopted a monthly meeting schedule to advance the discussions of the NYCHA Proposal, and we continue to meet monthly.</li> <li>● As we heard from City Councilmember Bottcher, the Citywide Casino Text Amendment passed, and we look forward to hearing from him how MCB4 will stay actively involved in any approval processes.</li> <li>● The Vessel will be re-opening with increased safety measures. We've heard that they plan to charge for admission, which is contradictory to the original proposed use of the space, so we hope to have further input on this change before it is finalized. There is no date yet for the re-opening.</li> <li>● We expect to receive the names of the new MCB4 members before the end of the month.</li> </ul>
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**Meeting Agenda**

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

**Clinton/Hell's Kitchen Land Use Committee (CHKLU)**

**Item 01:** Letter to DCP re Draft Scope of Work for the Midtown South Mixed-Use Plan – **RATIFIED**

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

**Item 02:** Letter to DOE re policy recommendations to reducing and managing class sizes in schools **APPROVED**

**Item 03:** Letter to DOE re Denouncing Community Education Council District 2 Resolution #248 on Redrafting Guidelines on Gender Identity Participation in athletic programs. **APPROVED**

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

~~Item 04:~~ Letter to SLA re 319 W 35th Street, Rooftop – Zubeia LLC - **TABLED**

**Item 05:** Letter to SLA re 319 W 35th Street, Ground Floor – Zither Ridge LLC **APPROVED**

**Item 06:** Letter to SLA re 472 9th Avenue - Margaret Reilly or Entity to be formed **APPROVED**

**Item 07:** Letter to SLA re 601 West 26th Street, 10th Floor - RXR SL TRS Sub LLC **APPROVED**

**Item 08:** Letter to SLA re 660 12th Avenue, 7th Floor - Hell's Kitchen Pickle Ball LLC. **APPROVED**

~~Item 09:~~ Letter to SLA re 198 9th Avenue – 198 Associates Inc – **Sent Back to Committee**

**Item 10:** Letter to SLA re 506 9th Avenue - Tippclare LLC. **APPROVED**

**Item 11:** Letter to SLA re 131 8th Avenue - Metro Cinema 2 LLC **APPROVED**

**Item 12:** Letter to SLA re 161 8th Avenue – Entity to be formed by Curtis Huegel **APPROVED**

**Item 13:** Letter to SLA re 122 W 26th Street - GSV NYC LLC **APPROVED**

**Item 14:** Letter to SLA re 802 9th Avenue - S. Scotty Enterprises Inc. - Serial# 12474915 **APPROVED**

**Transportation Planning Committee (TPC)**

**Item 15:** Letter to SAPO in support of Poster House’s Block Party on July 13, 2024 **APPROVED**

**Item 16:** Letter to DOT re Intercity Bus Permit Application for Klein’s Transportation on 11<sup>th</sup> Avenue (35/36) **APPROVED**

**Item 17:** Letter to DOT & Meatpacking District re Ninth Avenue Congestion **APPROVED**

**Item 18:** Letter to City Council re Denial for street co-naming application for rock band KISS on 23<sup>rd</sup> Street & 8<sup>th</sup> Avenue **APPROVED**

**Item 19:** Letter to City Council re Denial for Street co-naming application for Orchestra St. Luke’s/Baryshnikov Arts on 37<sup>th</sup> Street & 10<sup>th</sup> Avenue **APPROVED**

### **Housing Health & Human Services Committee (HHHS)**

**Item 20:** Letter to HPD and SUS re Services for Underserved 351-357 West 45<sup>th</sup> Street **APPROVED**

**Item 21:** Letter to DHS and Urban Pathways re Drop-in Center at 771 9<sup>th</sup> Avenue **APPROVED**

### **Cannabis Task Force**

**Item 22:** Letter to NYS OCM re 797 8th Avenue (West 48/49 St) – Planet 51 LLC **APPROVED**

**Item 23:** Letter to State Elected Officials re State Budget Allocations to combat illegal cannabis shops **APPROVED**

### **New Business**

**Item 24:** Letter to NYS OCM re 515 9th Avenue (West 38/39 St) – Harlem Equity Inc **APPROVED**

### **Nothing to Report**

Chelsea Land Use Committee (CLU)

Waterfronts, Parks, and Environment Committee (WPE)

Executive Committee (EXEC)

Meeting Resolution	
Adjournment	Meeting was adjourned at 8:51pm
Next Meeting Date and Location	6:30pm on Wednesday, June 5 Hybrid Meeting

As recorded by Katy Stokes and Alice Wong.

