



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

October 2024 Full Board Minutes

Meeting Date / Location	<p>The Manhattan Community Board 4 (MCB4) Full Board met at 6:30 pm on Tuesday, October 1, 2024, in a hybrid format, with the majority of Board members meeting in person (with members of the public present) at Hotel Trades Council – 305 W. 44th Street 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 October 2024</p> <p>A third-party draft transcript of the meeting can be found by selecting the MCB4 October 2024 Full Board Meeting at: https://blockparty.studio/Archive</p>
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Public Hearing Annual District Needs and Budget Requests	
	<ul style="list-style-type: none"> No members from the public signed up to speak.

Public Session	
Allie Bohm	<ul style="list-style-type: none"> Prop 1 is on the ballot. New Yorkers for Equal Rights. This proposal is aimed to provide protection for individuals. Prop 1 will explicitly prohibit discrimination.
Renata Bendana	<ul style="list-style-type: none"> Hudson Hotel Tenant Association response to draft letter, HPD. Concern on topics/item number 6 (tenant rent abatement and credit), number 7 (temporary relocation during construction), number 8 (permanent relocation), and number 9 (existing tenants). Concerned and wants them addressed.
Alexa Cruz	<ul style="list-style-type: none"> Opposes the demolition of the NYCHA complex. Wants Section 9 housing protected.
Jackie Lara	<ul style="list-style-type: none"> Opposes the demolition of the NYCHA complex.

Hector Vaquez	<ul style="list-style-type: none"> ● Supports the demolition of the NYCHA complex. ● Concerned about the current status of safety.
Renee Ketit	<ul style="list-style-type: none"> ● Opposes the demolition of the NYCHA complex. ● Seek FOIL info to be available.
Tess Radunovich	<ul style="list-style-type: none"> ● Hudson resident - does not support the construction. ● Provided examples of poor conditions and health concerns.
Owen Lamb	<ul style="list-style-type: none"> ● Hudson resident - no notice of demo in the building was provided in advance. ● Call for investigation.
Sadie Radunovich	<ul style="list-style-type: none"> ● Hudson resident - has been forced to leave the apt due to poor conditions (including flooding). ● Provided examples of poor conditions and health concerns, including lead poisoning from the building paint.
Joseph Calvo / Stu ??	<ul style="list-style-type: none"> ● Resident on 10th Avenue & 25th Street - concerned with the drug dealers and homeless individuals outside the building. ● Drug dealers are selling to students and harassing tenants. ● Already contacted 311, 911, and city representatives - now asking for CB assistance.
Katherine Blackburn	<ul style="list-style-type: none"> ● Block Association for 44th Street and concerned about the issues that are chasing away restaurant clients and neighborhood safety,
Katy Stokes	<ul style="list-style-type: none"> ● Honoring and birthday recognition for former President Jimmy Carter for his many extraordinary accomplishments for the betterment of our nation.
Cade Callen	<ul style="list-style-type: none"> ● Journalist. Seeking clarification regarding the board's opinion regarding the casino proposal.
Lisa Wager	<ul style="list-style-type: none"> ● FIT update and upcoming calendar of events. ● Received funding for full scholarships for certification program and encouraged applicants to apply.
Michael Huarachi	<ul style="list-style-type: none"> ● Disappointed in elected officials and MCB4 for not denouncing the Israeli genocide of Palestinians.

Reports From Elected Officials	
US Rep. Jerrold Nadler, presented by Felicia Park-Rogers	<ul style="list-style-type: none"> ● The Congressman introduced the Polluters Pay Climate Fund Act, which will charge the top-polluting fossil fuel companies a total of \$1 trillion over ten years to raise funds to address the effects of the climate change crisis. ● Together with Rep. Correa, the Congressman re-introduced the Student Borrower Bankruptcy Relief Act of 2024 to assist insolvent student borrowers. ● He also recently introduced the Continued Costs of the Sept. 11th Terrorist Attacks Act to safeguard the FDNY and NYPD pension plans.
NYS Assemblymember Tony Simone, presented by Ben Lowenstein	<ul style="list-style-type: none"> ● We encourage everyone to get flu and COVID vaccinations this winter. Check our website for dates that vaccines will be offered in our office.

	<ul style="list-style-type: none"> ● Our office is also hosting a winter clothing drive and a paper-shredding event. Check our website for details. ● The Assemblymember will be re-introducing a bill of his to reform the process on how City Charter propositions get on the ballot under current law. Currently, if a mayor forms a City Charter Commission then the Commission's proposals automatically bump any other local referendum proposals off the ballot, including any proposed by the City Council. This allows a mayor to propose even minor changes to the City Charter as a method of blocking significant City Council proposals. The most recent Charter commission was criticized for a rushed process and lack of transparency.
<p>NYC Mayor Eric Adams, presented by Robin Forst</p>	<ul style="list-style-type: none"> ● There will be a third issuance of bonds devoted to affordable housing. This issuance is intended to help develop 4,300 more units of affordable housing. ● The Mayor has launched a Ghost Car Task Force, which combines the efforts of NYPD and Sanitation and is designed to get rid of “ghost cars” (cars that have forged or altered license plates). In the first 5 days of the program, they were able to remove more than 300 ghost cars from the streets of NYC! ● The City is entering the last phase of the 20+ year infrastructure program to protect the City’s drinking water. This phase is aimed at preventing the problem of millions of gallons of drinking water leaking into the ground.
<p>NYC Councilmember Erik Bottcher</p>	<ul style="list-style-type: none"> ● I wrote a letter to Mayor Adams, urging him to bring the Behavioral Health Emergency Assistance Response Division (B-HEARD) into all the precincts covering my council district, including this one. The pilot program, which launched in 2021, sends FDNY paramedics and emergency technicians and mental health clinicians instead of police officers to 911 calls involving mental health crises. In our District, it is the police who respond to 911 calls involving mental health crises. The B-HEARD program is in 31 out of 77 precincts, and none are in Council District 3. I would like MCB4’s help in highlighting the need for B-HEARD in our precincts and advocating for it. ● We had a big victory this week regarding the General Theological Seminary. They faced huge financial difficulties and were about to sign a 100-year lease with a conservative Catholic group whose values don’t align with those of our community. My office and lots of others got involved and now GTS is doing a partnership with Vanderbilt University instead.
<p>NYC Comptroller Brad Lander, presented by Evelin Collado</p>	<ul style="list-style-type: none"> ● The Comptroller has released two new dashboards to provide important data to NYC residents. Both can be accessed on the Comptroller’s web site: <ul style="list-style-type: none"> ○ The Employer Violations Dashboard is the first-ever transparency and accountability tool to track and analyze workplace violations in the five boroughs across federal, state, and city government enforcement agencies.

	<ul style="list-style-type: none"> ○ the Measuring NYC Government Performance dashboard indicates whether various agencies' performance improved, declined, or stayed steady, using easy-to-read, color-coded graphics, and data-backed indicators. Provides data about DHS, NYPD, FDNY, Dept. of Corrections, Sanitation, etc.
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Board Reports & Business	
Adoption of Agenda and Minutes	The Agenda was adopted unanimously. The September Full Board Minutes were adopted unanimously.
District Manager Report	<ul style="list-style-type: none"> ● The MCB4 Coat Drive will be on Saturday, Oct. 26. Maria Ortiz has organized it once again, and needs volunteers and donations. Please contact Maria if you can help with the Coat Drive. ● MCB4 Hybrid Meeting Policy remains in effect with no changes. ● Nominating Committee is still accepting expressions of interest for the Executive Officer Positions. Please contact me with which position you would like to be considered for and your resume. ● MCB4 District Needs Survey is up and running until October 23rd. ● Housing, Health, and Human Services Committee will be meeting on Thursday, October 17th at 6:30pm ● Arts, Culture, Education, and Schools will be meeting on Tuesday, October 15th at 6:30pm ● Budget Task Force will be meeting on Wednesday, October 23rd at 6pm ● Nominating Committee will be meeting on Thursday, October 24th at 6pm ● The Cannabis Task For will be meeting on Tuesday, October 29th at 6:30pm ● All other Committees will meet at regular dates/time. ● Full Board meeting in January will not be on the first Wednesday of the month as it is New Year's Day. I will send out a survey to find the best day for the meeting.
Chair's Report	<ul style="list-style-type: none"> ● New Leadership for Chelsea Land Use Committee: Gregory Morris will join Kerry Keenan to be the Co-Chair of the Chelsea Land Use Committee ● MCB4 provided testimony before the City Planning Commission on Wednesday, September 11th. ● MCB4 submitted testimony to the New York City Council regarding a number of proposed idling laws ● Reminder about Statement of District Needs and Budget Request Process: <ul style="list-style-type: none"> ● Committee discussion and vote: September and October

- Full Board Vote: November Full Board
- Relevant budget material can be found on our website and topic specific material will be provided to each committee to review.

Meeting Agenda

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

Business License & Permits Committee (BLP)

Item 01: Letter to DOT re 300 W 23rd Street - Golden Sea Beach Inc. - Application ID 20240419010001 - Roadway - **RATIFIED**

Item 02: Letter to DOT re 826 10th Avenue - Catered by Pergola LLC - Application ID 20240529010004 - Sidewalk - **RATIFIED**

Item 03: Letter to DOT re 602 9th Avenue - Agios Markos Corp. - Application ID 20240618010004 - Roadway **APPROVED**

Item 04: Letter to DOT re 602 9th Avenue - Agios Markos Corp. - Application ID 20240618010004 - Sidewalk. **APPROVED**

Item 05: Letter to DOT re 668 10th Avenue - Anejo LLC. - Application ID 20240509010001 - Sidewalk **APPROVED**

Item 06: Letter to SLA re 186 9th Avenue - Pastaiyay Inc - **RATIFIED**

Item 07: Letter to SLA re 313 10th Avenue - Taqueria on Tenth Ltd **APPROVED**

Item 08: Letter to SLA re 334 W 46th Street – Dim Sum Palace Inc. – Serial# 1284342 **APPROVED**

Item 09: Letter to SLA re 500 W 18th Street - 76 Eleventh Hotel LLC and Faena Hotels & Resorts Maryland LLC **APPROVED**

Item 10: Letter to SLA re 653 11th Avenue - CE Ink 48 Owner LLC **APPROVED**

Item 11: Letter to SLA re 668 10th Avenue - Anejo LLC **APPROVED**

Item 12: Letter to SLA re 826 10th Avenue - Catered by Pergola LLC **APPROVED**

Item 13: Letter to SLA re Letter to SLA re 727-731 8th Avenue – Jack's All Day 46th LLC.

(Motion was made to ask the applicant to postpone its application for a month, and if they don't postpone then the application will be denied. Motion passed with everyone but one person in favor; 1 person abstained.) **APPROVED HAS REVISED BY MOTION**

Housing Health & Human Services (HHHS)

Item 14: Letter to HPD re 353 W 57th Street - Henry Hudson - Inclusionary CURE Housing **APPROVED AS REVISED DURING DISCUSSION**

Transportation Planning Committee (TPC)

Item 15: Testimony to City Council re Idling Law – **RATIFIED**

Item 16: Testimony to DCWP re Parking Lots and Parking Garages – **RATIFIED**

Item 17: Letter to MTA re Need for Elevators at West 23rd Street – **RATIFIED**

Item 18: Letter to NYSDOT re Pedestrian Mitigation Strategy during Construction at Pier 94 **APPROVED**

Item 19: Updates to the MCB4 Street Co-Naming Guidelines **APPROVED**

Item 20: Letter to DOT re Traffic Improvements for 29th – 30th Streets (10/11) **APPROVED**

Item 21: Letter to Flixbus re Improving Flixbus Operations at 31st Street & 8th Avenue **APPROVED**

Cannabis Task Force

Item 22: Letter to NYS OCM re 383 8th Avenue – CNBS27 Inc – DBA VereLeaf **APPROVED**

~~Item 23: Letter to NYS OCM re 645 9th Avenue – Bellerose Migrant Center Inc. - **WITHDRAWN**~~

New Business: None

Nothing to Report

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

Chelsea Land Use Committee (CLU)

Clinton/Hell’s Kitchen Land Use Committee (CHKLU)

Waterfront, Parks, & Environment Committee (WPE)

Executive Committee (EXEC)

Meeting Resolution	
Adjournment	Meeting was adjourned at 8:11pm
Next Meeting Date and Location	6:30 pm on Wednesday, November 6 Hybrid Meeting Mount Sinai West – 1000 Tenth Avenue (58/59) 2nd Fl, Conference Room B

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 DOT re 300 W. 23rd Street - Golden Sea Beach Inc. - Application ID 20240419010001 - Roadway - RATIFICATION	2. Letter to DOT re 826 10th Avenue - Catered by Pergola LLC - Application ID 20240529010004 - Sidewalk - RATIFICATION	3. Letter to DOT re 602 9th Avenue - Agios Markos Corp. - Application ID 20240618010004 - RATIFICATION	4. Letter to DOT re 602 9th Avenue - Agios Markos Corp. - Application ID 20240618010004 - Sidewalk - RATIFICATION	5. Letter to DOT re 668 10th Avenue - Anejo LLC - Application ID 20240509010001 - Sidewalk	6. Letter to SLA re 186 9th Avenue - Pastaway Inc. - RATIFICATION	7. Letter to SLA re 313 10th Avenue - Taqueria on Tenth Ltd.	8. Letter to SLA re 334 W. 46th Street - Dim Sum Palace Inc. - Serial#: 1284342	9. Letter to SLA re 500 W. 18th Street - 76 Eleventh Hotel LLC and Faena Hotels & Resorts Maryland LLC	10. Letter to SLA re 653 11th Avenue - CE Ink 48 Owner LLC	11. Letter to SLA re 668 10th Avenue - Anejo LLC	12. Letter to SLA re 826 10th Avenue - Catered by Pergola LLC	13. Letter to SLA re 727-731 8th Avenue - Jacks All Day 46th LLC	14. Letter to HPD re 353 W. 57th Street - Henry Hudson - Inclusionary CURE Housing	15. Testimony to City Council re Idling Law - RATIFICATION	16. Testimony to DCWP re Parking Lots and Parking Garages - RATIFICATION	17. Letter to MTA re Need for elevators at West 23rd Street - RATIFICATION	18. Letter to NYSDOT re Pedestrian mitigation strategy during construction at Pier 94	19. Updates to the MCB4 Street Co-Naming Guidelines	20. Letter to DOT re Traffic Improvements for 29th - 30th Streets (10/11)	21. Letter to FlixBus re Improving FlixBus operations at 31st Street & 8th Avenue	22. Letter to NYS OCM re 383 8th Avenue - CNBS27 Inc. - DBA VerelLeaf	23. Letter to NYS OCM re 645 9th Avenue - Belerose Migrant Center Inc. - WITHDRAWN
P / Y	39	37	37	38	38	38	37	38	38	38	38	38	37	37	37	37	36	37	37	37	38	38	36	0	
Ab / N	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	
E / A	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	1	0	0	0	0	
PNE	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	
A'--	0	2	2	1	1	1	2	1	1	1	1	1	1	1	2	2	2	1	1	1	1	1	1	0	
Theodore Arenas	IP	P	Y	Y	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	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Christine Berthet	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Gwen Billig	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	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	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Viren Brahmabhatt	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Liam Buckley	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Jessica Chait	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Kevin Collins	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Lisa David	E	E																							
Maarten de Kadt	V	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y		
Paul Devlin	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Pete Diaz	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Thomas Garza	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Wendy Gonzalez	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Max Goodstein	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
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	Y	Y	Y		
Candice Hewitt	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
David Holowka	E	E																							
Frank Holozubiec	IP	P	Y	Y	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	Y	Y		
Inge Ivchenko	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Kerry Keenan	V	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Ella Kim	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Raul Larios	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	PNE	Y	Y	Y	Y	Y	Y	Y		
Burt Lazarin	E	E																							
Christopher LeBron	E	E																							
Rachel Lee	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
James MacDonald	V	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Betty Mackintosh	V	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Sanford Miller	E	E																							
Chenise Mitchell	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Gregory Morris	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Tina Nelson	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Michael Noble	V	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
J.D. Noland	IP	P	Y	Y	Y	Y	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	Y	Y		
Allen Oster	E	E																							
Brad Pascarella	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Joe Restuccia	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	PNE	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Delores Rubin	E	E																							
Catie Savage	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Katy Stokes	IP	P	A'--	A'--	A'--	A'--	A'--	A'--	A'--	A'--	A'--	A'--	A'--	A'--	A'--	A'--	A'--	A'--	A'--	A'--	A'--	A'--	A'--		
Hector Vazquez	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
David Warren	E	E																							
Rodney Washington	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Alice Wong	IP	P	A'--	A'--	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	A	Y	A'--	A'--	A'--	Y	Y	Y	N	

WITHDRAWN WITHDRAWN WITHDRAWN