



Jessica Chait
Chair

Jesse R. Bodine
District Manager

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

January 2025 Full Board Minutes

Meeting Date / Location	<p>The Manhattan Community Board 4 (MCB4) Full Board met at 6:30 pm on Monday January 6th, 2025, in a hybrid format, with the majority of Board members meeting in person (with members of the public present) at Hotel Trades Council, 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 - January 2025 - Full Board Meeting</p> <p>A third-party draft transcript of the meeting can be found by selecting the MCB4 _____ 2025 Full Board Meeting at: https://blockparty.studio/Archive</p>
-------------------------	---

<p><u>Presentation</u></p> <p>Update from the NYPD 10th Precinct</p> <p>Captain Alexander Brathwaite spoke about retail theft, the increase of 14 rookies added to force, and helping with transit. Crime down in 2024 by 15% in precinct.</p>
--

<p><u>Public Hearing</u></p> <p>Proposed Amendments to the Western Rail Yards Rezoning</p> <p>2nd Public Hearing</p>
--

Karen Jacobs	<ul style="list-style-type: none">● Opposes the developer’s plan. Thanked MCB4 for opposing it.
Joshua David	<ul style="list-style-type: none">● Opposes the developer’s plan. Thanked MCB4 for opposing it.
Martin Fredricks	<ul style="list-style-type: none">● Supports the developer’s rezoning plan. Wants more hotel rooms and housing units.
Omar Ahmed	<ul style="list-style-type: none">● Supports the developer’s rezoning plan. Says it is good for small business owners in the neighborhood.
Ina Selden	<ul style="list-style-type: none">● Opposes the developer’s plan.
Alan van Cappelle	<ul style="list-style-type: none">● He is Executive Director of “Friends of the Highline”. Opposes the developer’s plan. Thanked MCB4 for opposing it.
Joaquin Eleno (sp?)	<ul style="list-style-type: none">● Resident of NYCHA; opposes developer’s plan as developer is not prioritizing job opportunities for people in the community. Said his cousin who lives far away got

	a job from developer but he hasn't been offered one as a long-time resident who has applied.
--	--

Tom Morris	<ul style="list-style-type: none"> Opposes the developer's plan. Thanked MCB4 for opposing it.
Bismar Genni (sp?)	<ul style="list-style-type: none"> High school student who opposes the developer's plan. Thanked MCB4 for opposing it.

Michelle Spinner	<ul style="list-style-type: none"> Vice President of the London Terrace Residents' Ass'n. Urges MCB4 to oppose the developer's plan.
Brian Chen	<ul style="list-style-type: none"> Chief Strategy Officer of the Chinese American Planning Council. Supports the developer's rezoning plan as it could provide good opportunities for members.

Katherine Laffertyy	<ul style="list-style-type: none"> Longtime resident and gardener. Opposes the developer's plan.
Sally Greenspan	<ul style="list-style-type: none"> Opposes the developer's plan, and says it doesn't provide enough housing.

Michael Picillo	<ul style="list-style-type: none"> Member of the Carpenter's Union (NYCDCC). Urges MCB4 to support the developer's rezoning plan.
Matthew Robinson	<ul style="list-style-type: none"> Longtime resident. Opposes developer's plan.

Wright Harvey	<ul style="list-style-type: none"> Small business owner who supports the developer's plan.
Lori Marvel	<ul style="list-style-type: none"> Opposes the developer's plan. Also opposes a casino in the community.

Kevin Rudder	<ul style="list-style-type: none"> Chelsea resident. Supports the developer's plan. Says community will benefit from a busier, livelier west side.
Susan Marshall	<ul style="list-style-type: none"> Opposes developer's plan. Asked that MCB4 add language to its letter (Item 2) about affordable/subsidized housing.
Cynthia Bathers	<ul style="list-style-type: none"> Opposes the developer's plan. Thanked MCB4 for opposing it.
Franklin Lowe	<ul style="list-style-type: none"> Longtime resident. Opposes developer's plan.
Jean Cox	<ul style="list-style-type: none"> Opposes developer's plan. Says a casino would harm Broadway community.
Julia Campanlli	<ul style="list-style-type: none"> Opposes developer's plan.
Pam Wolf	<ul style="list-style-type: none"> President of "Save Chelsea". Opposes developer's plan. Wants more housing.
Steven Belida	<ul style="list-style-type: none"> Opposes developer's plan.
Megan Wylie	<ul style="list-style-type: none"> Represents NY Building Congress. Supports developer's plan.

Kevin Rudder	<ul style="list-style-type: none"> Chelsea resident. Supports the developer's plan. Says community will benefit from a busier, livelier west side.
Susan Marshall	<ul style="list-style-type: none"> Opposes developer's plan. Asked that MCB4 add language to its letter (Item 2) about affordable/subsidized housing.
Cynthia Bathers	<ul style="list-style-type: none"> Opposes the developer's plan. Thanked MCB4 for opposing it.
Carrie Wesolowski	<ul style="list-style-type: none"> Lifelong NY resident. We must protect our green spaces. Opposes developer's plan.

Brandon Voss	<ul style="list-style-type: none"> Hudson Yards resident. Supports developer's plan.
Richard Marans	<ul style="list-style-type: none"> Opposes developer's plan.
Anita McDonagh	<ul style="list-style-type: none"> Opposes developer's plan.
Michael Huarachi	<ul style="list-style-type: none"> Opposes developer's plan. Neighborhood needs more supportive housing.
Ambur Nicosia	<ul style="list-style-type: none"> President of Penn South, which opposes developer's current rezoning plan.
John Mudd	<ul style="list-style-type: none"> Member of Midtown South Community Council. Opposes developer's plan.
Micheal Walsh	<ul style="list-style-type: none"> Opposes developer's plan.
Jacqueline Velez	<ul style="list-style-type: none"> Opposes developer's plan.
Roberta Gelb	<ul style="list-style-type: none"> Opposes developer's plan. The current plan would overthrow the 2009 agreed plan for the area and fails to meet the needs of the community.
	<ul style="list-style-type: none">
	<ul style="list-style-type: none">

Public Session	
Joshua David	<ul style="list-style-type: none"> Spoke in support of item 41 – letter rejecting cannabis application of Bright Elephant.
Jessica Smith	<ul style="list-style-type: none"> Longtime resident. Asks MCB4 to focus on ways to limit noise in the streets. Also asks MCB4 to focus on spending on traffic cops, which seems wasteful.
James Boyd	<ul style="list-style-type: none"> Discussed Hudson River Park Trust and helicopters in Chelsea.
Ann Kasper	<ul style="list-style-type: none"> Has 30 years experience working in mental health issues. Has seen success training police in helping people in mental distress. ECIT teams are great. Wanted to introduce herself to MCB4 as a resource.
Pamela Wolff	<ul style="list-style-type: none"> Member of Chelsea West 200 Block Association. Opposes Bright Elephant cannabis application, and glad that MCB4 proposes to deny the application (item 41).
Miriam Fisher	<ul style="list-style-type: none"> Request links for transportation Bus Stop on 23rd

Public Session	
Joshua David	<ul style="list-style-type: none"> Spoke in support of item 41 – letter rejecting cannabis application of Bright Elephant.
Jessica Smith	<ul style="list-style-type: none"> Longtime resident. Asks MCB4 to focus on ways to limit noise in the streets. Also asks MCB4 to focus on spending on traffic cops, which seems wasteful.
James Boyd	<ul style="list-style-type: none"> Discussed Hudson River Park Trust and helicopters in Chelsea.
Susan Kenney	<ul style="list-style-type: none"> Complaints of lack of hospital, 23rd street library not open, housing conditions is not being promised by Related. Chelsea Rec Center falling apart
Amy Marshall	<ul style="list-style-type: none"> New Paul Taylor Dance Company space at 307 west 38th st 9th floor. We are having an Open House this weekend with free dance classes and invite all to participate.
Lisa Wager	<ul style="list-style-type: none"> Provided updates about FIT.
Jasenka Vukadinovic	<ul style="list-style-type: none"> Block Association does not approve weed shop application of Bright Elephant (item 41).

Celines Miranda	<ul style="list-style-type: none"> FEC NYCHA. Essence audit is not on website.
Micheal Huarachi	<ul style="list-style-type: none"> War crimes are happening in the Gaza Strip and the West Bank, and I urge MCB4 to call attention to it with their local electeds and news agencies located in the District.
Miguel Acevedo	<ul style="list-style-type: none"> Spoke about housing at FEC NYCHA. Supports demolition as it will provide brand new housing.
Alix Cruz	<ul style="list-style-type: none"> Save section 9 and let tenants lead. Opposes Essence/Related.

Reports From Elected Officials	
Council Member Gale Brewer	<ul style="list-style-type: none"> Oversight committee has defined an area of overnight e-bikes plugged in around 38th/39th street Pedicabs solution oversight is needed. Thanked Judge Wang, Midtown Jail City Participatory Budget will be March 29th-April 6 Bill passed – 311 takes smoke shop complaints now Feb 15 will be free at the MET Feb 24 Town Hall
NY State Senator Liz Krueger	<ul style="list-style-type: none"> Climate Change Superfund Act was signed Supports congestion pricing Mental Illness and Housing Beds Jan 22
NY State Senator Brad Hoylman Sigal	<ul style="list-style-type: none"> Bills Made into Law Stop Hiding Hate Act, Private Insurances Cover Dyslexia, Parkinson's Disease Registry, Safe Landings Act With Senator Krueger working on Help Act helps with mental health examinations Congestion Pricing is helping ambulances With Assemblymember Tony Simone working on Registering Commercial Ebikes

Manhattan Borough President Office, presented by YiYi Wang	<ul style="list-style-type: none"> • Discussed Free Childcare and increase pre-k help • Community board applications will be open in mid January make sure to reapply
District Attorney, presented by Eric Strazza	<ul style="list-style-type: none"> • 2025 Children Program applications open • Scaffolding removal op ed published

Board Reports & Business	
Adoption of Agenda and Minutes	Item 3 was withdrawn. The Agenda was adopted unanimously. The December 2024 Full Board Minutes were adopted unanimously.
District Manager Report	Two Committees meetings will be changed: HHHS and CLU.
Chair's Report	Updates RFP Site K, Hudson Blvd Collective won the bid for 13000 new units of housing, 400 permanently affordable. The Port Authority is going through the design process. CLU and NYCHA have updated material on the website, and members urged to check it out. A meeting with elected officials will happen Thursday. Manhattan Cruise Ship Terminal Master Planning process has kicked off, Survey is out and on Link NYC terminals, January 28th 2nd public session. Midtown South Mix Use Plan will begin in February

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 HPD and DOB re 441 West 48 th Street – Affordable Housing Cure

APPROVED

Item 02: Letter to DCP re ULURP Application for Proposed Modifications to the Western Rail Yards **APPROVED**

Chelsea Land Use (CLU)

Item 03: Letter to the elected representatives re the Chelsea NYCHA Fulton, Elliot Chelsea Proposal – **WITHDRAWN**

Business License & Permits Committee (BLP)

Item 04: Letter to DOT re 761 9th Avenue - Jasper's Taphouse & Kitchen - Application ID 20240718010031 – Roadway – **RATIFIED**

Item 05: Letter to DOT re 826 10th Avenue - Gardenia Terrace - Application ID - 20240529010004 - Roadway - **RATIFIED**

Item 06: Letter to DOT re 210 10th Avenue - Empire Diner - Application ID - 20240716010013 - Roadway - **RATIFIED**

Item 07: Letter to DOT re 761 9th Avenue - Jasper's Taphouse & Kitchen - Application ID 20240718010029 - Sidewalk - **RATIFIED**

Item 08: Letter to DOT re 167 9th Avenue - Bocca Di Bacco - Application ID -

20240711010019 - Roadway - **RATIFIED**

Item 09: Letter to DOT re 230 9th Avenue - Shukette - Application ID 20240719010012 - Roadway - **RATIFIED**

Item 10: Letter to DOT re 328 W 46th Street - Sicily - Application ID 20240717010008 - Roadway - **RATIFIED**

Item 11: Letter to DOT re 210 10th Avenue - Empire Diner - Application ID - 20240716010013 - Sidewalk - **RATIFIED**

Item 12: Letter to DOT re 859 9th Avenue - Rise Bar - Application ID 20240722010015 - Roadway - **RATIFIED**

Item 13: Letter to DOT re 652 10th Avenue - Kochi - Application ID 20240618010007 - Sidewalk - **RATIFIED**

Item 14: Letter to DOT re 242 W 16th Street - The Grey Dog - Application ID 20240722010022 - Roadway **APPROVED**

Item 15: Letter to DOT re 121 W 19th Street - Ama La Vita - Application ID 20240718010035 - Roadway **APPROVED**

Item 16: Letter to DOT re 859 9th Avenue - Rise Bar - Application ID 20240722010015 - Sidewalk **APPROVED**

Item 17: Letter to SLA re 761 9th Avenue - Jasper's Taphouse & Kitchen **APPROVED**

Item 18: Letter to SLA re 826 10th Avenue - Gardenia Terrace **APPROVED**

Item 19: Letter to SLA re 167 9th Avenue - Bocca Di Bacco **APPROVED**

Item 20: Letter to SLA re 230 9th Avenue - Shukette **APPROVED**

Item 21: Letter to SLA re 328 W 46th Street - Sicily **APPROVED**

Item 22: Letter to SLA re 859 9th Avenue - Rise Bar **APPROVED**

Item 23: Letter to SLA re 652 10th Avenue - Kochi **APPROVED**

Item 24: Letter to SLA re 242 W 16th Street - The Grey Dog **APPROVED**

Item 25: Letter to SLA re 64 7th Avenue – SANMIWAGO 66 INC. **APPROVED**

Item 26: Letter to SLA re 267 W 23rd Street - 267W LLC **APPROVED**

Item 27: Letter to SLA re 319 W 51st Street - Cafe Luce West LLC **APPROVED**

Item 28: Letter to SLA re 454 9th Avenue - ICDG Group LLC **APPROVED**

Item 29: Letter to SLA re 500 W 43rd Street - DJB NYC Rest Corp. **APPROVED**

Item 30: Letter to SLA re 548-554 W 28th Street - Eagle Open Kitchen LLC **APPROVED**

Item 31: Letter to SLA re 683 9th Avenue - UT Culinary Group LLC **APPROVED**

Item 32: Letter to SLA re 714 9th Avenue - Revival Survival **APPROVED**

Item 33: Letter to SLA re 714 11th Avenue - Bartolo Bars LLC **APPROVED**

Item 34: Letter to SLA re 824 9th Avenue - La Moderna Taqueria 1 LLC **APPROVED**

Waterfront, Parks & Environment Committee (WPE)

Item 35: Letter to EDC re Concerns for Manhattan Cruise Terminal Plans

Transportation Planning Committee (TPC) **APPROVED**

Item 36: Letter to DOT re Relocation of bus stop on 34 th Street & 9th Avenue **APPROVED**

Item 37: Letter to Elected Representatives & DOT re Study for a busway and sidewalk widening on 42 nd Street **APPROVED**

Item 38: Letter to DOT re Unsafe conditions at W. 19 th Street (9/10) **APPROVED**

Item 39: Letter to DOT & MTA re Requests for Bus Shelters at W. 23rd Street **APPROVED**

Item 40: Letter to DOT re Bike Corral Reconfiguration on West 57th Street in front of The Watson Hotel **APPROVED**

Cannabis Task Force

Item 41: Letter to OCM re Proposed Dispensary at 206 8 th Avenue – Bright Elephant (LLC) **APPROVED**

Item 42: Letter to OCM re Cannabis NYC Inc (Formerly Bellarose Migrant Center Inc) at 650 9th Avenue **APPROVED**

New Business

Nothing to Report

Housing Health & Human Services Committee (HHHS)

Arts, Culture, Education & Schools (ACES)

Executive Committee (Exec)

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

Meeting Resolution	
Adjournment	Meeting was adjourned at appx. 8:50 pm.
Next Meeting Date and Location	6:30 pm on Wednesday Hybrid Meeting

As recorded by Katy Stokes and Candice Hewitt.

[illegible]