



CITY OF NEW YORK
 MANHATTAN COMMUNITY
 BOARD No. 4
 tel: 212-736-4536
 www.nyc.gov/MCB4

Jessica Chait
 Chair

Jesse R. Bodine
 District Manager

November 2025 Full Board Minutes

Meeting Date / Location	<p>The Manhattan Community Board 4 (MCB4) Full Board met at 6:30 pm on Wednesday, November 5, 2025, in a hybrid format, with the majority of Board members meeting in person (with members of the public present) at Pier 57 Classrooms at 25 11th Avenue (West 15th St), 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 - November 2025 - Full Board Meeting</p> <p>A third-party draft transcript of the meeting can be found by selecting the MCB4 November 2025 Full Board Meeting at: https://blockparty.studio/Archive.</p>
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Presentation
<p>MCB4 Statement of District Needs and Budget Requests for Fiscal Year 2027, presented by Roberta Barnett</p>

Public Hearing
Fiscal Year 2027 Community District 4 Statement of District Need and Budget Requests
<p>No one signed up to speak at this public hearing.</p>

Public Session	
Paul Fogarty	<ul style="list-style-type: none"> Spoke in favor of Item 10, a liquor license for Pride Bar and Lounge, at 742 Ninth Avenue.
Scott Lyne	<ul style="list-style-type: none"> Suggested edits to each of Item 18 on transportation and Item 19 on open dining.
Savasiah Gardner	<ul style="list-style-type: none"> Spoke in opposition to the demolition plan as a Elliot-Chelsea resident..
Pamela Wolff	<ul style="list-style-type: none"> Suggested edits to Item 22 and requested restoration of the sidewalk on 21st street between 7th and 8th Avenues.
Katy Stokes	<ul style="list-style-type: none"> Gave shout-outs to attendees at the recent NYC Marathon and to voters at the recent election noting more than double the turnout from the previous Mayoral election.
Jesse Greenwald	<ul style="list-style-type: none"> Announced and invited participation in immigration KYR canvass for small businesses in Chelsea and Hell’s Kitchen on Saturday, November 22, from 2:30-5pm.
Maria Ortiz	<ul style="list-style-type: none"> Reminded and encouraged participation in the annual MCB4 Coat Drive on November 8, with thanks to those who already signed up as volunteers.
Lisa Wager	<ul style="list-style-type: none"> Shared updates on Fashion Institute of Technology (FIT) student accomplishments.

Lydia Andre	<ul style="list-style-type: none"> Requested MCB4 help with oversight and accountability for Permanent Affordability Commitment Together (PACT) conversion happening as part of Fulton and Elliott-Chelsea project.
Terry Taffe	<ul style="list-style-type: none"> Introduced the Adoptive and Foster Family Coalition of New York (AFFCNY), which offers free services to support families of foster and adoptive children. More information available at affcny.org
Erick Sosa	<ul style="list-style-type: none"> Shared updates on the Muhlenberg branch library and invited community members to program offerings in October.
Leiana Spooner	<ul style="list-style-type: none"> Shared Columbus library updates and program offerings, including afterschool and adult programs.
Carla Roussos	<ul style="list-style-type: none"> Shared updates on resources available at the Ryan Chelsea-Clinton Health Center.

Reports From Elected Officials

US Congressman Jerrold Nadler, presented by Mackey Bentley	<ul style="list-style-type: none"> Acknowledged week 5 of the government shutdown and stated Congressman's commitment to reach a bipartisan agreement and protect benefits, such as SNAP. Congressman Nadler, along with New York's entire Democratic congressional delegation, sent a letter to President Trump and the US Department of Agricultural Secretary Brooke Rollins, urging them to ensure that SNAP recipients in New York State and across the nation receive their November benefits without delay.
NYC Councilmember Erik Bottcher, presented by Quentin Heilbronner	<ul style="list-style-type: none"> Shared update on passage of legislation that will require gun stores to display graphic imagery, in addition to written warning signage, that conveys the health dangers of firearm ownership.
NYS Assemblymember Tony Simone, presented by Ben Lowenstein	<ul style="list-style-type: none"> Stated Assemblymember's support of Americans that were unlawfully detained and deported. Shared update on legislation introduced by Assemblymember, the Mandating End of Lawless Tactics (MELT) Act, which will prohibit immigration enforcement agents from covering their faces and require clear identification of agents, using name, badge number, and other visible markers.
Manhattan Borough President Mark Levine, presented by Yiyi Wang	<ul style="list-style-type: none"> Thanked MCB4 members who participated in the leadership training series, which are available on YouTube, along with previous training on topics, such as housing, financing, and building new leadership. Directed those seeking food assistance to the Food Bank of New York's Food Map Finder to find the nearest location for support. Shared update of the Borough President's recent testimony about ways to increase legal representation for households facing eviction in housing court cases.

Board Reports & Business

Adoption of Agenda and Minutes	<ul style="list-style-type: none"> The Agenda was adopted unanimously. The October Full Board Minutes were adopted unanimously
District Manager Report	<ul style="list-style-type: none"> MCB4 Office continues to be remote. All committees will be meeting in the community room at 353 West 30th Street. Announced updates to committee meeting schedules: Business License and Permits Committee will be meeting on Tuesday, November 18th at 6:30pm at the Hotel Trades Council at 305 W. 44th Street (8/9). All other committees will be meeting at their regularly scheduled dates and times.

Chair's Report	<ul style="list-style-type: none"> ● MCB4 is compiling and will be posting information on its website on food pantries in the neighborhood in light of ongoing federal shutdown. ● Highlighted an interest-free loan program for federal workers who are low and moderate income. Those employed by the federal government, not receiving paychecks, and are low and moderate income, can qualify for interest-free (zero interest) loans for up to \$7,500 and can begin repayment four to six weeks after the shutdown ends. ● Reminder of MCB4 annual coat drive on Saturday, November 8 at the Metro Baptist Church (410 West 40th St). Drop off times are 10am-12pm. Thanked Maria Ortiz for organizing and volunteers for helping out.
Alice Wong, Nominating Committee Chair	<ul style="list-style-type: none"> ● Thanked the Nominating Committee members for their participation: Tina Nelson, Greg Morris, Rodney Washington, and Kerry Keenan. ● Elections for MCB4's Executive Board will occur at the beginning of the next Full Board meeting on December 3, 2025. ● Reported that after interviewing the current candidates on October 22, the Nominating Committee determined that the following individuals are qualified to move forward with their candidacy: <ul style="list-style-type: none"> ○ Chair: Leslie Murphy ○ First Vice Chair: Josephine Ishmon and Katy Stokes ○ Second Vice Chair: Jesse Greenwald and Rachel Lee ○ Co-Recording Secretary: Kevin Collins. ● Asked if there were any additional nominations from the floor for any of the above positions. None were made.

Meeting Agenda

Business License & Permits Committee (BLP)

Item 01: Letter to DOT re 202 9th Avenue – The Canuck – Application ID 20250903010001 – Sidewalk – **RATIFIED**

Item 02: Letter to DOT re 441 9th Avenue – In Common Cafe – Application ID 20240730010050 – Sidewalk – **RATIFIED**

Item 03: Letter to DOT re 416 W 46th Street – Horus Too – Application ID 20240803010178 - Sidewalk – **APPROVED**

Item 04: Letter to DOT re 401 W 25th Street – Citizens of Chelsea – Application ID 20240801010118 - Sidewalk – **APPROVED**

Item 05: Letter to SLA re 202 9th Avenue – The Canuck – **APPROVED**

Item 06: Letter to SLA re 401 W 25th Street – Citizens of Chelsea – Serial# 0370-24-127694 – **APPROVED**

Item 07: Letter to SLA re 416 W 46th Street – Horus Too – **APPROVED**

Item 08: Letter to SLA re 856 10th Avenue – The Jin Kitchen Corp. - Serial# 0240-22-100440 – **APPROVED**

Item 09: Letter to SLA re 660 12th Avenue – Hell's Kitchen Pickle Ball LLC – **APPROVED**

Item 10: Letter to SLA re 742 9th Avenue – Pride ETM Group Inc. – **APPROVED**

Item 11: Letter to SLA re 690 10th Avenue – Foodance the Living Room by Cesare Vangeli Corp. – **APPROVED**

Item 12: Letter to SLA re 412 W 15th Street, Ste 01G – TS DEV MPD II LLC **APPROVED**

Item 13: Letter to SLA re 349 W 46th Street – Jazzcultural LLC – **APPROVED**

Item 14: Letter to SLA re 245 W 16th Street – Cafe Retomar Inc. – **APPROVED**

Item 15: Letter to SLA re 35 Hudson Yards, Floors 15-29 – MT 35HY Hotel LLC, ESQ Hotel Management LLC, & 210 the G LLC – **APPROVED**

Item 16: Letter to SLA re 450 11th Avenue – 37-11 Owner LLC and 37 Endeavor Hospitality LLC and MHotel Management LLC – **APPROVED**

Item 17: Letter to SLA re 308 W 46th Street – Out of the Box Theatrics Inc – **APPROVED**

Item 18: Letter to Council Member Bottcher re Intro 1421 – Expanding Access to Roadway and Sidewalk Cafes – **APPROVED**

Item 19: Letter to DOT re Open Dining Rules – **APPROVED**

Waterfront, Parks & Environment Committee (WPE)

Item 20: Letter to NYC Parks re Mathews Palmer Playground Scaffolding – **APPROVED**

Item 21: Letter to High Line re Redesign of the Elevator and Stairs on 16th Street – **APPROVED**

Transportation Planning Committee (TPC)

Item 22: Letter to DDC re the MED669 Water Main Replacement Project on 7th Avenue (14th-34th St.) – **APPROVED**

Item 23: Letter to NYPD re moving the barricades on the 42nd Street A/C/E mezzanine – **APPROVED**

Item 24: Letter to DOT re Request to remove the unused taxi stand in front of 762 9th Avenue – **APPROVED**

Item 25: Letter to DOT re Loading/Unloading Conditions outside the Target at 615 10th Avenue (44/45) – **APPROVED**

Item 26: Letter to DOT re Relocating the Citibike dock at 601 W. 41st Street – **APPROVED**

Chelsea Land Use Committee (CLU)

Item 27: Letter to LPC re 473-475 West 22nd Window Replacements **APPROVED**

Cannabis Task Force (CTF)

Item 28: Letter to OCM and CCB re 317 10th Avenue – Cannaisseur – **APPROVED**

Housing, Health & Human Services Committee (HHHS)

Item 29: Letter to Black Spruce and Nieuw Amsterdam re 308-340 West 49th Street Buildings – **APPROVED**

Item 30: Letter to HPD re Request for Amendment to HPD Article XI Regulatory Agreement 308-310, 318-340 West 49th Street – **APPROVED**

Item 31: Letter to State Electeds re Supporting the 340B Drug Pricing Program – **APPROVED**

Item 32: Letter to NYS Dept. of Health & NYS Dormitory Authority re Support for Ryan Chelsea-Clinton Community Health Center Seeking New York State Funding for Mobile Medical Van Outfitting – **APPROVED**

Executive Committee (EXEC)

Item 33: Letter to National Railroad Passenger Corporation re Recent Arrests at Penn Station – **APPROVED**

Item 34: Testimony for NYC DEP Hearing re Academy Express LLC Bus Company request for exemption from air code and idling law – **RATIFIED**

New Business

Item 35: MCB4 Statement of District Needs and Budget Requests for Fiscal Year 2027 – **APPROVED**

Nothing to Report

Arts, Culture, Education & Schools Committee (ACES)

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

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

Meeting Resolution	
Adjournment	Meeting was adjourned at 8:30 pm, approx.
Next Meeting Date and Location	6:30 pm on Wednesday, December 3, 2025, at the Hotel Trades Council, 305 West 44th St.

As recorded by Katy Stokes and Rachel Lee.

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	23. Letter to NYPD re Moving the barricades on the 42nd Street A/C/E Mezzanine	24. Letter to DOT re Request to remove the unused taxi stand in front of 762 9th Avenue	25. Letter to DOT re Loading/Unloading Conditions outside the Target at 615 10th avenue (44/45)	26. Letter to DOT re Relocating the Citibike dock at 601 W. 41st Street	27. Letter to LPC re 473-475 West 22nd Street Window Replacements	28. Letter to OCM and CCB re 317 10th Avenue - Canmaisseur	29. Letter to Black Spruce and Nieuw Amsterdam re 308-340 West 49th Street Buildings	30. Letter to HPD re Request for Amendment to HPD Article XI Regulatory Agreement 308-310, 318-340 West 49th Street	31. Letter to State Electeds re supporting the 340B Drug Pricing Program	32. Letter to NYS Dept. of Health & NYS Dormitory Authority re Support for Ryan Chelsea-Clinton Community Health Center seeking New York State funding for Mobile Medical Van Outfitting	33. Letter to National Railroad Passenger Corporation re Recent arrests at Penn Station	34. Testimony for NYC DEP Hearing re Academy Express LLC Bus Company request for exemption from air code and idling law - For Ratification	35. MCB4 Statement of District Needs and Budget Requests for Fiscal Year 2027
P / Y	45	45	45	45	45	45	44	40	45	45	43	44	45	42	
Ab / N	0	0	0	0	0	0	1	2	0	0	0	0	0	0	
E / A	5	0	0	0	0	0	0	2	0	0	0	0	0	0	
PNE	0	0	0	0	0	0	0	1	0	0	2	1	0	3	
A'--	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Theodore Arenas	IP	P	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	
Christine Berthet	IP	P	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	
Brahmbhatt, Viren	IP	P	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	
Jessica Chait	IP	P	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	
Lisa David	V	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Maarten de Kadt	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Paul Devlin	IP	P	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	
Jeffrey Gardner	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	PNE	Y	Y	Y	
Thomas Garza	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Wendy Gonzalez	A	A													
Max Goodstein	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	PNE	
Matt Green	V	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Jesse Greenwald	IP	P	Y	Y	Y	Y	Y	PNE	Y	Y	Y	Y	Y	Y	
Erin Hoffman	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
David Holowka	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Frank Holozubiec	IP	P	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	
Inge Ivchenko	V	P	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	
Ella Kim	IP	P	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	
Matthew Klein	V	P	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	
Christopher LeBron	A	A													
Rachel Lee	A	A													
James MacDonald	V	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Ellen Markman	A	A													
Brendan McGrath	IP	P	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	
Chenise Mitchell	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Charles Montorio-Archer	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Gregory Morris	V	P	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	
Michael Noble	V	P	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	
Maria Ortiz	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	PNE	PNE	Y	PNE	
Allen Oster	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Brad Pascarella	IP	P	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	Y	PNE	
Delores Rubin	A	A													
Catie Savage	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Bryan Sloane	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Katy Stokes	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Hector Vazquez	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
David Warren	V	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Rodney Washington	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Alice Wong	IP	P	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	