



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

Leslie Boghosian Murphy
Chair

Jesse R. Bodine
District Manager

January 2026 Full Board Minutes

Meeting Date / Location	<p>The Manhattan Community Board 4 (MCB4) Full Board met at 6:30 pm on Wednesday, January 7, 2026, in a hybrid format, with the majority of Board members meeting in person (with members of the public present) at Pier 57 Classrooms - 25 11th Avenue (W. 15th 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 Full Board Meeting.</p> <p>A third-party draft transcript of the meeting can be found by selecting the MCB4 January 2026 Full Board Meeting at: https://blockparty.studio/Archive</p>
-------------------------	--

Presentation	
Manhattan Cruise Terminal Master Plan Updates by the NYC Economic Development Corporation	

Public Hearing Manhattan Cruise Terminal Master Plan	
Kara Masciascho	<ul style="list-style-type: none"> As a stakeholder and a paddler, expressed concern about the impact of the encroachment of piers into the Hudson and safety on the water. Handpowered vessels should be considered in the model.
Pamela Wolff	<ul style="list-style-type: none"> Inquired about and suggested that the piers be made retractable when not in use.
David Polakoff	<ul style="list-style-type: none"> As a sailboat instructor and sightseeing guide, spoke in support of the terminal and expressed concern about safety and signage. Suggested a balance to renovate the piers without extending them.

Public Session	
Miriam Pierce	<ul style="list-style-type: none"> Spoke in support of Item 15: Letter to City Council in Support of a Street Co-Naming honoring La Nacional – Little Spain at the N/E/C 14th Street & 8th Avenue.
Walter Krochmal	<ul style="list-style-type: none"> Spoke in support of Item 15: Letter to City Council in Support of a Street Co-Naming honoring La Nacional – Little Spain at the N/E/C 14th Street & 8th Avenue.

Cherie Acierno	<ul style="list-style-type: none"> Discussed organizing efforts opposing ICE activity, upcoming training, and worker protection outreach. Community members can contact Chelsea Neighbors United at chelseaneighborsunited2@gmail.com.
Maximino Vazquez	<ul style="list-style-type: none"> Spoke in support of Item 15: Letter to City Council in Support of a Street Co-Naming honoring La Nacional – Little Spain at the N/E/C 14th Street & 8th Avenue.
Rachel Lee	<ul style="list-style-type: none"> Spoke about ongoing immigration advocacy and protection efforts in our district in light of recent developments in Minnesota and invited community members to get involved with Chelsea Neighbors United and Hands Off Hell’s Kitchen. Invited community members to attend the prayer walk in remembrance of Michelle Go and other victims of anti-Asian violence. Interested community members can contact RachelLeeCB@gmail.com.
Michelle Miron	<ul style="list-style-type: none"> Spoke in support of Item 15: Letter to City Council in Support of a Street Co-Naming honoring La Nacional – Little Spain at the N/E/C 14th Street & 8th Avenue.
Elizabeth Fernandez	<ul style="list-style-type: none"> Spoke in support of Item 15: Letter to City Council in Support of a Street Co-Naming honoring La Nacional – Little Spain at the N/E/C 14th Street & 8th Avenue.
Kevin Collins	<ul style="list-style-type: none"> Spoke in support of Chelsea Neighbors United and Hands Off Hell’s Kitchen and promoted participation in the annual HOPE count to address homelessness. More info at: nyc.gov/hope.
Hector Vazquez	<ul style="list-style-type: none"> Spoke in support of the street co-naming and encouraged the board to engage with artificial intelligence as an educational topic.
Amber Nicosia	<ul style="list-style-type: none"> Spoke in support of Item 15: Letter to City Council in Support of a Street Co-Naming honoring La Nacional – Little Spain at the N/E/C 14th Street & 8th Avenue.
Rocio Sanz	<ul style="list-style-type: none"> Spoke in support of Item 15: Letter to City Council in Support of a Street Co-Naming honoring La Nacional – Little Spain at the N/E/C 14th Street & 8th Avenue.
LiBra Jiminez	<ul style="list-style-type: none"> As a resident of 300 West 46th Street, Clinton Housing Development Company building, of over 15 years and member of the tenant association, requested Board support for security cameras and heightened security on the street.
Elena Perez-Arda	<ul style="list-style-type: none"> Spoke in support of Item 15: Letter to City Council in Support of a Street Co-Naming honoring La Nacional – Little Spain at the N/E/C 14th Street & 8th Avenue.
Lisa Wager	<ul style="list-style-type: none"> Director of Government Community Relations for FIT. 2 exhibitions that are free and open to the public.
Carolyn Busby	<ul style="list-style-type: none"> Resident of Chelsea and member of Manhattan Solid Waste Advisory Board. Invited the public to a hearing on the DSNY plan and to visit Instagram for more info.
James Daniel Hernandez	<ul style="list-style-type: none"> Spoke in support of Item 15: Letter to City Council in Support of a Street Co-Naming honoring La Nacional – Little Spain at the N/E/C 14th Street & 8th Avenue.
Jorge Friend	<ul style="list-style-type: none"> Spoke in support of Item 15: Letter to City Council in Support of a Street Co-Naming honoring La Nacional – Little Spain at the N/E/C 14th Street & 8th Avenue.

Kim Sheridan-Dugmore	<ul style="list-style-type: none"> Spoke in support of Item 15: Letter to City Council in Support of a Street Co-Naming honoring La Nacional – Little Spain at the N/E/C 14th Street & 8th Avenue.
Javier Martinez	<ul style="list-style-type: none"> Spoke in support of Item 15: Letter to City Council in Support of a Street Co-Naming honoring La Nacional – Little Spain at the N/E/C 14th Street & 8th Avenue.
Nicole Parisi	<ul style="list-style-type: none"> Spoke in support of Item 15: Letter to City Council in Support of a Street Co-Naming honoring La Nacional – Little Spain at the N/E/C 14th Street & 8th Avenue.
Rafael Cores	<ul style="list-style-type: none"> Spoke in support of Item 15: Letter to City Council in Support of a Street Co-Naming honoring La Nacional – Little Spain at the N/E/C 14th Street & 8th Avenue.
Alexa Cruz	<ul style="list-style-type: none"> As a NYCHA resident, shared tenants’ concerns about being asked to vacate apartments and potential homelessness.

Reports From Elected Officials	
Manhattan Borough President Brad Hoylman-Sigal, presented by Yiyi Wang	<ul style="list-style-type: none"> Community Board applications launching soon; new Community Affairs Director announced; Borough President to attend MCB4 next month.
Congressman Jerry Nadler, presented by Mackey Bentley	<ul style="list-style-type: none"> Advised residents affected by international airspace closures to enroll in the State Department’s Smart Travel Enrollment Program (STEP) program.
Assemblymember Tony Simone, presented by Ben Lowenstein	<ul style="list-style-type: none"> Addressed recent hate-crime murder, announced press conference, and highlighted the MELT and RADAR Acts.
Councilmember Erik Bottcher, presented by Quentin Heilbroner	<ul style="list-style-type: none"> We should be joined by Councilmember Erik Bottcher in a matter of seconds. Congratulations to City Council Speaker Julie Menin and to Leslie for her new role.
Manhattan District Attorney Avvin Bragg, presented by Peter Tse	<ul style="list-style-type: none"> Noted passage of the Support Act and participation in upcoming community remembrance events.
Councilmember Erik Bottcher	<ul style="list-style-type: none"> Celebrated City Council leadership changes Highlighted advocacy success on the 9th Avenue super sidewalk Announced legislation requiring tree beds on pedestrian refuge islands Promoted monthly tenant legal clinics; emphasized collaboration on affordability.

Board Reports & Business	
Adoption of Agenda and Minutes	<ul style="list-style-type: none"> The Agenda was adopted unanimously. The December 2025 Full Board Minutes were adopted unanimously.

District Manager Report	<ul style="list-style-type: none"> ● CB4 office remains remote due to furniture delays; committees will meet at 353 W. 30th St. in January. ● Chelsea Land Use Committee rescheduled due to MLK Day; Cannabis Task Force likely canceled.
Chair's Report	<ul style="list-style-type: none"> ● Chair outlined priorities, including strengthening WPE staffing, expanding board communications and social media, advancing major projects (Port Authority Bus Terminal, NYCHA Fulton Elliot-Chelsea), launching the Cruise Terminal Working Group, and flagging the year's first ULURP (DeWitt Clinton North). ● Announced new Co-Secretary appointment: Brendan McGrath. ● Invited MCB4 members to an informal gathering on January 28.

Meeting Agenda

Business License & Permits Committee (BLP)

Item 01: Letter to DOT re 515 W 18th Street - Cucina Alba - Application ID 20241122010001 - Sidewalk – **RATIFIED**

Item 02: Letter to DOT re 667 10th Avenue - Dive Bar Lounge - Application ID 20240803010106 - Sidewalk – **RATIFIED**

Item 03: Letter to SLA re 515 W 18th Street - Cucina Alba – Serial# 0340-22-112054 – **APPROVED**

Item 04: Letter to SLA re 667 10th Avenue – 667 Tenth Avenue Corp. – Serial# 0370-24-110939 – **APPROVED**

Item 05: Letter to SLA re 78 7th Avenue - Charlotte Chelsea Inc. – **APPROVED**

Item 06: Letter to SLA re 113-117 W. 24th Street - Mocha 24th LLC, Mocha 24th Operating LLC, Chelsea 24th – **APPROVED**

Item 07: Letter to SLA re 325 W. 33rd Street - PENN 33rd LLC, PENN 33rd Operating LLC, Five Points Manager LLC – **APPROVED**

Item 08: Letter to SLA re 367 W. 36th Street - Qingyun Inc. – **APPROVED**

Item 09: Letter to SLA re 409 W 14th Street - Street Art & Graffiti LLC – **APPROVED**

Item 10: Letter to SLA re 515 W 38th Street - ABV Hospitality LLC. – **APPROVED**

Item 11: Letter to SLA re 539 9th Avenue - Homemade Taqueria V-A Corp – **APPROVED**

Item 12: Letter to SLA re 626 10th Avenue - 622 10th Avenue - 44 & X Hell's Kitchen Corp. – **APPROVED**

Waterfront, Parks & Environment Committee (WPE)

Item 13: Letter to EDC re Addressing Concerns with the Manhattan Cruise Terminal Master Plan – **APPROVED**

Item 14: Letter to DSNY re the 2026 Solid Waste Management Plan – **APPROVED**

Transportation Planning Committee (TPC)

Item 15: Letter to City Council in Support of a Street Co-Naming honoring La Nacional – Little Spain at the N/E/C 14th Street & 8th Avenue – **APPROVED**

Item 16: Letter to DOT re 9th Avenue Super Sidewalk – **APPROVED**

Item 17: Letter to DOT re Parking Regulation Change at West 18th Street (10/11 Aves) – **APPROVED**

Cannabis Task Force (CTF)

Item 18: Letter to OCM and CCB re Notification to the community when there is a change in operator – **APPROVED**

New Business

None

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

Meeting Resolution	
Adjournment	Meeting was adjourned at approximately 9:20 pm
Next Meeting Date and Location	6:30pm on Wednesday, February 4, 2026 Hotel Trades Council - 305 W. 44th Street (8/9) Hybrid Meeting

As recorded by Kevin Collins and Brendan McGrath.

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 515 W. 18th Street - Cucina Alba - Application ID 20241122010001 - Sidewalk - For Ratification	2. Letter to DOT re 667 10th Avenue - Dive Bar Lounge - Application ID 20240803010106 - Sidewalk - For Ratification	3. Letter to SLA re 515 W. 18th Street - Cucina Alba - Serial# 0340-22-112054	4. Letter to SLA re 667 10th Avenue - 667 Tenth Avenue Corp. - Serial# 0370-24-110939	5. Letter to SLA re 78 7th Avenue - Charlotte Chelsea Inc.	6. Letter to SLA re 113-117 W. 24th Street - Mocha 24th LLC, Mocha 24th Operating LLC, Chelsea 24th	7. Letter to SLA re 325 W. 33rd Street - PENN 33rd LLC, PENN 33rd Operating LLC, Five Points Manager LLC	8. Letter to SLA re 367 W. 36th Street - Qingyun Inc.	9. Letter to SLA re 409 W. 14th Street - Street Art & Graffiti LLC	10. Letter to SLA re 515 W. 38th Street - ABV Hospitality LLC	11. Letter to SLA re 539 9th Avenue - Homemade Taqueria V-A Corp.	12. Letter to SLA re 626 10th Avenue - 44 & X Hell's Kitchen Corp.	13. Letter to EDC re Addressing Concerns with the Manhattan Cruise Terminal Master Plan	14. Letter to DSNY re the 2026 Solid Waste Management Plan	15. Letter to City Council in Support of a Street Co-Naming honoring La Nacional - Little Spain at the NE/C 14th Street &	16. Letter to DOT re 9th Avenue Super Sidewalk	17. Letter to DOT re Parking Regulation Change on West 18th Street (10/11)	18. Letter to OCM and CCB re Notification to the community when there is a change in
P / Y		44	44	44	44	44	44	44	44	44	44	44	44	44	44	44	44	43	37	42
Ab / N		4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	7	0
E / A		2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
PNE		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
A'--		0	0	0	0	0	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	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
Christine Berthet	IP	P	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
Brahmbhatt, Viren	A	A																		
Liam Buckley	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Jessica Chait	A	A																		
Kevin Collins	IP	P	Y	Y	Y	Y	Y	Y	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	Y	Y	Y	Y	Y	Y
Maarten de Kadt	IP	P	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	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
Jeffrey Gardner	IP	P	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
Wendy Gonzalez	IP	P	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
Matt Green	V	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Jesse Greenwald	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Erin Hoffman	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
David Holowka	A	A																		
Frank Holozubiec	IP	P	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
Inge Ivchenko	IP	P	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
Ella Kim	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Matthew Klein	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Christopher LeBron	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Rachel Lee	IP	P	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
Ellen Markman	V	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Brendan McGrath	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Sanford Miller	E	E																		
Chenise Mitchell	A	A																		
Charles Montorio-Archer	IP	P	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
Tina Nelson	IP	P	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
J.D. Noland	IP	P	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
Allen Oster	IP	P	Y	Y	Y	Y	Y	Y	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	Y	Y	Y	Y	Y	Y
Joe Restuccia	E	E																		
Delores Rubin	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N
Catie Savage	IP	P	Y	Y	Y	Y	Y	Y	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	Y	Y	Y	Y	Y	Y
Katy Stokes	IP	P	Y	Y	Y	Y	Y	Y	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	Y	Y	Y	Y	Y	Y
David Warren	IP	P	Y	Y	Y	Y	Y	Y	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	Y	Y	Y	Y	N	PNE
Alice Wong	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y