



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

**December 2025 Full Board Minutes**

Meeting Date / Location	<p>The Manhattan Community Board 4 (MCB4) Full Board met at 6:30 pm on Wednesday December 3, 2025, in a hybrid format, with the majority of Board members meeting in person (with members of the public present) at Hotel Trades Council, 305 West 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: <a href="#">MCB4 Full Board Meeting</a></p> <p>A third-party draft transcript of the meeting can be found by selecting the MCB4 December 2025 Full Board Meeting at: <a href="https://blockparty.studio/Archive">https://blockparty.studio/Archive</a>.</p>
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<b>Presentation</b>
Recognition of and speech by Prince Johnson, named New York State Teacher of the Year

<b>Public Hearing</b>
<b>BSA Application for 637 W. 50th Street</b>
N/A

<b>Public Session</b>	
Michelle Spinner	<ul style="list-style-type: none"> <li>Spoke against NYCHA demolition on behalf of London Terrace Tenants, thanked MCB4 letters, and asked newly elected MCB4 executive officers to act swiftly on NYCHA issues. Invited the public to join (1) court attendance in support of Chelsea NYCHA residents and (2) a free screening of documentary, Home Worth Fighting For.</li> </ul>
Matt Robinson	<ul style="list-style-type: none"> <li>Called for relocation of 14A and 14D buses and rescheduling of M12 bus. Sought status and answers to various NYCHA issues.</li> </ul>
Helen Vitale	<ul style="list-style-type: none"> <li>Invited the public to visit and promote VillageCare (46th St and 10th Ave), a medicaid assisted living facility for residents 62 years and older, with medicaid, medicare, social security, or SSI.</li> </ul>
Erick Sosa	<ul style="list-style-type: none"> <li>Shared upcoming programs at Muhlenberg Library, including ESL classes and after-school homework help.</li> </ul>
Leiana Spooner	<ul style="list-style-type: none"> <li>Shared updates and events at Columbus Library, including arts and craft, story time, ESL, movies, social work, and after-school programs.</li> </ul>
Jonathan Santiago	<ul style="list-style-type: none"> <li>Shared perspectives and concerns as a resident of NYCHA Fulton Houses going through the conversion process and asked MCB4 for support.</li> </ul>
Darling Miramey	<ul style="list-style-type: none"> <li>Shared updates on and encouraged MCB4 to work with schools on the \$80,000 arts grant for superintendents. Spoke in support of the relocation of M31 bus stop.</li> </ul>

Jon Rost	<ul style="list-style-type: none"> <li>Spoke in support of the diner on 44th Street and 9th Avenue.</li> </ul>
Dave McGrail	<ul style="list-style-type: none"> <li>Spoke in support of the diner on 44th Street and 9th Avenue.</li> </ul>
Susan Ameal	<ul style="list-style-type: none"> <li>As President, shared the position of the W 44th Street Better Block Association, which voted for and recommended the 2AM liquor license stipulation for the diner on 44th Street and 9th Avenue.</li> </ul>
Alison Sheehan	<ul style="list-style-type: none"> <li>Spoke in support of 2AM liquor license stipulation for the diner on 44th Street and 9th Avenue.</li> </ul>
Adam Song?	<ul style="list-style-type: none"> <li>Spoke in support of liquor license operation until 4am for the diner on 44th Street and 9th Avenue.</li> </ul>
Chris Wilford	<ul style="list-style-type: none"> <li>Spoke in support of liquor license operation until 4am for the diner on 44th Street and 9th Avenue.</li> </ul>
Ray Shirazi	<ul style="list-style-type: none"> <li>Spoke in support of 2AM liquor license stipulation for the diner on 44th Street and 9th Avenue.</li> </ul>
Binta Kouyate	<ul style="list-style-type: none"> <li>Advocated for NYC Council Bill Int 1162-2025, which requires the Commissioner of Health and Mental Hygiene to publish an annual report on suicides in NYC.</li> </ul>
Douglas Clifford	<ul style="list-style-type: none"> <li>Spoke in support of liquor license operation until 4am for the diner on 44th Street and 9th Avenue.</li> </ul>
Jackie Lara	<ul style="list-style-type: none"> <li>Spoke against NYCHA demolition and shared perspectives of residents.</li> </ul>
Onose Itegbaje	<ul style="list-style-type: none"> <li>Advocated for NYC Council Bill Int 1177-2025, which would expand sodium and added sugar labeling in restaurants in NYC.</li> </ul>

### Reports from Elected Officials

State Senator Liz Krueger, presented by Nate Braus	<ul style="list-style-type: none"> <li>Invited the public to webinar on December 16th, 2pm regarding the impact of federal funding cuts.</li> <li>Shared updates on legislation introduced by Senator Kruger (S8518 which would regulate and impose tax on crypto-mining in New York.</li> <li>Senator submitted written testimony to the NY Public Service Commission opposing ConEd rate increases.</li> <li>Office has an old adult resource guide for those who need.</li> </ul>
State Senator Brad Hoylman-Sigal	<ul style="list-style-type: none"> <li>Highlighted accomplishments while serving as State Senator. Will be Manhattan Borough President starting January.</li> <li>Shared legislative updates on bills awaiting the Governor's signature, which include Medical Aid in Dying. Bills signed by the Governor include those that would: restrict some companies from using algorithmic rent-fixing was signed; end exploitative penalties imposed on tenants by capping bounced cap fees; extend anti-bullying protections to private schools; facilitate the process of obtaining birth certificate for adoptees from non-U.S. venues; protect families seeking gender-affirming care and abortion from out-of-state prosecution, and obtain tax cuts for Penn South residents.</li> <li>Office distributed 1,500 turkeys to residents and holocaust survivors, in collaboration with many other groups.</li> <li>Provided updates on Penn Station redevelopment, including meeting with Andy Byford and preservation of block 780.</li> <li>Monitored federal immigration courts for due process and intimidation tactics.</li> </ul>
Councilmember Gale Brewer	<ul style="list-style-type: none"> <li>Looks forward to working with MCB4 on ULURP for the two buildings on West 54th Street and 11th Avenue.</li> <li>Recognize ongoing work and issues at Hudson Hotel.</li> <li>Shared updates on minimizing illegally parked paths on bridle paths in Central Park.</li> <li>Highlighted and invited the board to support and visit the gardens at the High School for Environmental Studies.</li> </ul>

	<ul style="list-style-type: none"> <li>● Reported that, at her and Speaker Adams’ request, the Department of Investigation (DOI) reviewed NYPD’s compliance with sanctuary city laws and that NYPD accepted all of DOI’s recommended changes.</li> <li>● Noted that, pursuant to the 9/11-related bill she sponsored, the City Council directed DOI to conduct investigations. Visited the Department of Environmental Protection in Queens.</li> <li>● Shared legislative updates, including the passage of a FOIL bill to facilitate public records requests.</li> <li>● Provided updates on pending legislation, including bills to: facilitate use of CityFHEPS vouchers; facilitate access to police radio encryption, address land banks, liens, and condominiums; study a “Mitchell-Lama 2.0” model; require deliveristas to have more identification; and facilitate visitation at Rikers Island.</li> <li>● Announced upcoming events, including a children’s book drive and clinics featuring specialists and tenant-side lawyers.</li> </ul>
<p>Manhattan Borough President Mark Levine, presented by Yiyi Wang</p>	<ul style="list-style-type: none"> <li>● Shared progress on side-walk shed reduction, including the Department of Buildings (DOB)’s release of new designs that would reduce the number of sheds.</li> <li>● Distributed food during Thanksgiving to approximately 15,450 people across the borough.</li> <li>● Highlighted Borough President’s achievements, including completion of 43 ULURPs, creating 17,180 housing units (5,508 units of which were affordable) and right-to-counsel legislation, making NYC the first municipality in the nation to provide lawyers to households facing eviction in housing courts.</li> <li>● Recognized collective work with community boards that brought new housing units, expanded tree planting and composting, ensured compliance with open meeting law, defended public spaces, and advocated for stronger mental health services and vital investments in community infrastructure. Noted that community boards are more diverse and effective thanks to each and every board member.</li> </ul>

<b>Board Reports &amp; Business</b>	
Adoption of Agenda and Minutes	<ul style="list-style-type: none"> <li>● The Agenda was adopted unanimously.</li> <li>● The November Full Board Minutes were adopted unanimously.</li> </ul>
District Manager Report	<ul style="list-style-type: none"> <li>● Shared update on office space in the new year.</li> <li>● Announced committee meeting schedule and updates: <ul style="list-style-type: none"> <li>○ ACES will be cancelled in December and meet on January 12th</li> <li>○ WPE will meet at 353 West 30th Street</li> <li>○ All other committees and task forces will meet at their scheduled time and locations.</li> </ul> </li> <li>● Attendance corrections by certain members will be updated accordingly.</li> <li>● Spoke in support of VillageCare.</li> <li>● Thanked Chair Jessica Chait for her leadership.</li> </ul>
Chair’s Report	<ul style="list-style-type: none"> <li>● Recognized Jean-Daniel Noland’s service as Co-Chair of Clinton/Hell’s Kitchen Land Use Committee. Announced Rachel Lee as succeeding Co-Chair. Jean-Daniel Noland made brief remarks.</li> <li>● Made brief remarks upon completing her tenure as Chair, thanking office staff and executive officers, and reflecting on her leadership and the work of MCB4.</li> <li>● Shared updates on NYCHA: <ul style="list-style-type: none"> <li>○ Encouraged members to watch the last Executive Committee meeting recording for discussion.</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>○ Reported that MCB4 leadership (Chair and Co-Chairs of HHHS, ACES, and CLU) have been meeting every two weeks with elected officials, tenant leaders, Hudson Guild, and Legal Aid to streamline communication, noted deep concern regarding reports of tenant harassment as tenants are being relocated in phases.</li> <li>○ In the last meeting, a commitment was made to create a more direct line of communication with HOU, and MCB4 will be creating a tracker of issues and resolutions to continue its role as a vehicle and forum for discussion.</li> <li>○ Highlighted and spoke on some of the letters up for vote on the agenda.</li> <li>○ Reflected on work and called on future MCB4 leadership to ensure all voices can be continued to be heard post-conversion of NYCHA.</li> </ul>
<p>Nominating Committee Report by Greg Morris</p>	<ul style="list-style-type: none"> <li>● Greg Morris, acting for Alice Wong, Chair of Nominating Committee, provided updates and guided the board through the election process.</li> <li>● Candidates for Executive Officer positions made statements: <ul style="list-style-type: none"> <li>○ Chair: Leslie Boghosian Murphy</li> <li>○ 1st Vice Chair: Josephine Ishmon, Katy Stokes</li> <li>○ 2nd Vice Chair: Jesse Greenwald, Rachel Lee</li> <li>○ Co-Secretary: Kevin Collins</li> </ul> </li> <li>● Announced result of Executive Officer election: <ul style="list-style-type: none"> <li>○ Chair: Leslie Boghosian Murphy</li> <li>○ 1st Vice Chair: Josephine Ishmon</li> <li>○ 2nd Vice Chair: Rachel Lee</li> <li>○ Co-Secretary: Kevin Collins</li> </ul> </li> </ul>

## Meeting Agenda

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

**Item 01:** Letter to DOT re 790 9th Avenue - Junior Productions LLC - Application ID 20240802010133 - Sidewalk – **RATIFIED**

**Item 02:** Letter to SLA re 136 9th Avenue - Salinas – Serial# 0340-21-117895 – **APPROVED**

**Item 03:** Letter to SLA re 66 Hudson Blvd East, Floors 7 & 8 - Compass Group USA Inc. and Thompson Hospitality Services LLC – **APPROVED**

**Item 04:** Letter to SLA re 66 Hudson Blvd East, Floor 14 - Compass Group USA Inc. and Thompson Hospitality Services LLC – **APPROVED**

**Item 05:** Letter to SLA re 615 9th Avenue - Five Faces Inc – **APPROVED**

**Item 06:** Letter to SLA re 685 9th Avenue – UT Culinary Group LLC – **APPROVED**

**Item 07:** Letter to SLA re 180 10th Avenue, Hoffman Hall – Vanderbilt University and Sonnier & Castle by Rhubarb LLC – **APPROVED**

**Item 08:** Letter to SLA re 261 11th Avenue – 261 11th Location LLC – **APPROVED**

**Item 09:** Letter to SLA re 370 W 51st Street - Sama Za 51 LLC – **APPROVED**

**Item 10:** Letter to SLA re 754 9th Avenue - Monkey Thief 51 LLC – **APPROVED**

**Item 11:** Letter to SLA re 756 9th Avenue - Ritas LLC – **APPROVED**

**Item 12:** Letter to SLA re 525 8th Avenue - TSS 8th LLC, TSS 8th Operating LLC & TB1-8 LLC – **APPROVED**

**Item 13:** Letter to SLA re 540 9th Avenue - Flower & Co USA LLC – **APPROVED**

**Item 14:** Letter to SLA re 259 W 19th Street - Heirloom Hospitality Partners LLC – **APPROVED**

**Item 15:** Letter to SLA re 623 9th Avenue – W44 Diner LLC – **APPROVED?**

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

**Item 16:** Letter to BSA re Variance Application to permit the addition of an adult establishment within an existing eating and drinking establishment with entertainment and dancing at 637 W. 50th Street – **APPROVED**

#### **Chelsea Land Use Committee (CLU)**

**Item 17:** Letter to LPC re 440 West 21st - General Theological Seminary campus & Vanderbilt University - Building envelope restoration, upgrades for accessibility, wayfinding, signage, and campus entry experience – **APPROVED**

**Item 18:** Letter to LPC re 130-132 West 18th Street - Vertical Extension – **APPROVED**

#### **Arts, Culture, Education & Schools Committee (ACES)**

**Item 19:** Letter to Mayors Office, H&HC, and DSS re Families with children at the Row Hotel - 700 8th Avenue – **RATIFIED**

#### **Waterfront, Parks & Environment Committee (WPE)**

**Item 20:** Letter to DSNY re Addressing district-wide sanitation concerns – **APPROVED**

#### **Transportation Planning Committee (TPC)**

**Item 21:** Letter to DOT re Intercity Bus Permit Application for New York Trailways – West 39th Street (8/9) – **APPROVED**

**Item 22:** Letter to DOT re Guidelines for siting Intercity Bus on-street terminals taking into account exiting conditions – **APPROVED**

**Item 23:** Letter to DOT re Improving bike lane infrastructure – **APPROVED**

**Item 24:** Letter to DOT re Improving standards for crosstown bike lanes – **APPROVED**

**Item 25:** Letter to DOT re West 21st Street and 10th Avenue Intersection – **APPROVED**

**Item 26:** Letter to MTA re Relocating the M11 bus stop on 9th Avenue (28-34) – **APPROVED**



#### **Cannabis Task Force (CTF)**

**Item 27:** Letter to OCM and CCB re 510 West 27th Street (10/11 Ave.) - Sunshine Operations – Existing micro business proposing addition of on-site retail – **APPROVED**

**Item 28:** Letter to OCM and CCB re Licensed Dispensary - BlazinUp LLC - DBA - The Alchemy at 302 8th Ave. re illegal postings in the neighborhood – **APPROVED**

**Item 29:** Letter to all licensed dispensaries within community district 4 re Following state and city regulations regarding postings, amplified sounds, and neon signs. – **APPROVED**

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

**Item 30:** Letter of Support re Intro 1096 – To preserve the healthcare earned by and promised to 250,000 NYC retirees and their families – **APPROVED**

**Item 31:** Letter to Electeds, and NYPD re: NYCHA FEC additional tenant protection and advocacy during tenant relocation process. – **APPROVED**

#### **Executive Committee (EXEC)**

**Item 32:** Letter to NYCHA and FEC Development Team re Requesting corrective actions and project pause – **APPROVED**

#### **New Business**

None

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

<b>Meeting Resolution</b>	
Adjournment	Meeting was adjourned at 9:45 pm, approx.
Next Meeting Date and Location	6:30 pm on Wednesday, January 7, 2026 Mount Sinai West – 1000 10th Avenue, 2nd Floor, Conference Room B

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#	V#	ATTENDANCE	23. Letter to DOT re Improving bike lane infrastructure	24. Joint MCB 4, 5, & 6 Resolution to DOT re Improving standards for cross-town bike	25. Letter to DOT re West 21st Street and 10th Avenue Intersection	26. Letter to MTA re Relocating the M11 bus stop on 9th Avenue (28-34)	27. Letter to OCM and CCB re 570 West 27th (1011 Ave.) - Sunshine Operation - Existing micro business proposing	28. Letter to OCM and CCB re Licensed Dispensary - Blazin'Up LLC - DBA - The Alchemy at 302 8th Ave. re illegal postings in the neighborhood	29. Letter to all licensed dispensaries within Community District 4 re Following state and city regulations regarding postings, amplified sounds, and	30. Letter of Support re Intro 1096 - To preserve the healthcare earned by and promised to 250,000 NYC retirees and their	31. Letter to Elecieds and NYPD re NYCHA FEC additional tenant protection and advocacy during tenant relocation process	32. Letter to NYCHA and FEC Development Team re Requesting corrective actions and project pause
P / Y		47	47		46	47	47	44	45	47	40	38	39	
Ab / N		0	0	1	0	0	0	0	0	0	0	4	4	
E / A		0	0	0	0	0	0	1	0	0	3	5	4	
PNE		0	0	0	0	0	0	2	2	0	4	0	0	
A'--		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	
Roberta Barnett	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	A	Y	Y	
Christine Berthet	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Leslie Boghosian Murphy	IP	P	Y	Y	Y	Y	Y	A	Y	Y	Y	Y	Y	
Brahmbhatt, Viren	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Liam Buckley	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	A	Y	Y	
Jessica Chait	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Kevin Collins	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	PNE	Y	Y	
Lisa David	V	P	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	
Paul Devlin	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	
Pete Diaz	IP	P	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	
Thomas Garza	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	A	A	
Wendy Gonzalez	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Max Goodstein	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	PNE	Y	Y	
Matt Green	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	A	A	
Jesse Greenwald	IP	P	Y	Y	Y	Y	Y	PNE	PNE	Y	Y	A	Y	
Erin Hoffman	IP	P	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	
Frank Holozubiec	IP	P	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	
Inge Ivchenko	A	A												
Kerry Keenan	A	A												
Ella Kim	IP	P	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	
Christopher LeBron	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	PNE	Y	Y	
Rachel Lee	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
James MacDonald	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Ellen Markman	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	
Brendan McGrath	IP	P	Y	Y	Y	Y	Y	PNE	PNE	Y	Y	Y	Y	
Sanford Miller	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	A	
Chenise Mitchell	IP	P	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	
Gregory Morris	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	A	A	Y	
Tina Nelson	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Michael Noble	V	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	
J.D. Noland	IP	P	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Maria Ortiz	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Allen Oster	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	A	A	
Brad Pascarella	V	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	
Joe Restuccia	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Delores Rubin	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Catie Savage	IP	P	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	N	
Katy Stokes	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Hector Vazquez	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	
David Warren	V	P	Y	Y	Y	Y	Y	Y	Y	Y	PNE	Y	Y	
Rodney Washington	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Alice Wong	A	A												