



Leslie Boghosian Murphy
 Chair

Jesse R. Bodine
 District Manager

March 4, 2026 Full Board Minutes

Meeting Date / Location	<p>The Manhattan Community Board 4 (MCB4) Full Board met at 6:30 pm on Wednesday, March 4th, 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 (West 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 March 2026 Full Board Meeting at: https://blockparty.studio/Archive</p>
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Presentation

Commanding Officer from the 10th Precinct (230 West 20th Street)

Captain Timothy Wong is the new Commanding Officer of the 10th Precinct. Captain Wong greeted the Board and community. Spoke on crime statistics. There is a crime reduction trend. Thank you to the community for help. Major issue now is package theft. On average, we have about 15 people out answering jobs per tour, plus another 8 from Conditions Team and Quality of Life Team, plus others (so about 15-30). Building officer morale is important. The greatest reduction in crime is in burglaries (down 41% in 10th Precinct).

Public Hearing

Comments on the Mayor’s Preliminary Budget for Fiscal Year 2027

There were no public comments (either in room or online).

Public Session

- Trudy Rudnick: One of the organizers of Chelsea Neighbors United, affiliate of Hands Off New York City; spoke on advocacy around ICE and knowing your rights. Now trying to get ICE out of Pier 40. Call on Hudson River Park Trust to end its contract with ICE.
- Jacqueline Lara: From Fulton Houses, spoke on broken lobby door, building cleaning.

-Samantha Ortiz: Resides at Fulton Houses, spoke on broken mailboxes; against demolition, save Section 9.

-Kevin Collins: Spoke in support of Chelsea Neighbors United and Hands Off Hell's Kitchen, holding ICE responsible and sticking up for immigrant rights. Due to being rescheduled because of the weather, there is an opportunity this month with The Homeless Outreach Population Estimate or HOPE. Volunteers are getting together to identify the number of homeless folks and based on that helps shape how the City directs resources to address homelessness. The new date is Tuesday, March 10th. If you want more info or to register please go to nyc.gov/hope This is overnight from about 10 pm into the morning.

-Michelle Spinner: VP of London Terrace Association, opposed to NYCHA FEC demolition, concerns about soil contamination.

-Matt Robinson: Sidewalk restaurant sheds, against 12 months a year. (Item 22)

-James Boyd: From Chelsea and Hell's Kitchen, spoke on Hudson River Trust and ICE; opposed to contract with ICE, end contract now.

-Pamela Wolff: Spoke on sidewalk sheds, opposed to 12-month permits, especially because of rats. (Item 22)

-Tom Lunke: Concerned about the impact of the NYCHA FEC project on Chelsea.

-Beryl Satter: 30-year resident of Chelsea, with Chelsea Neighbors United. We need ICE out of Hudson River Park now.

-Susan Marshall: President of Council of Chelsea Block Associations (CCBA), speaking on BLP letter on outdoor dining (Item 22). CCBA and Hell's Kitchen Neighborhood Coalition (HKNC) do not want year-round outdoor dining. Concern about lack of enforcement and other issues.

-Jeffrey LeFrancois: Former Chair of MCB4 and member for 10 years. Concerned about February Executive Committee action on outdoor dining and position. Executive Director of Meat Packing District. Support year-round dining. (Item 22)

-Leila Law-Gisiko: District Leader representing Chelsea. Concerned about soil contamination at NYCHA FEC. Also concerned about HUD policy shift and new proposed rule impacting residents.

-Lisa Wager: Director of Government Community Relations, Fashion Institute of Technology (FIT). Gave updates on FIT.

-Lydia Andre: Chelsea Neighbors Coalition. Supports Item 20 Letter. Wants accountability on NYCHA FEC.

-Rachel Lee: Thank speakers who address immigration, especially the Hudson River Trust issue. Pointed out the previous board letter. Hands Off Hell's Kitchen is growing. Know Your Rights training on Monday, March 16th. Activism is how we can support our neighbors and businesses. Have red cards with our rights. Please feel free to contact me at rachelleecb@gmail.com

-Jesenko Vukadinovic: President of West 200 Block Association. Opposed to year-round dining. (Item 22)

- Hector Vasquez: Former resident of Elliot Chelsea, now at Fulton Houses. Majority of residents support the redevelopment plan. Deal with facts not rumors.
- Bianca Dohmen: Resident of west Chelsea. Opposed to cannabis dispensary at 525 West 23rd Street. No community outreach. (Item 17)
- Carol Candiano: Resident of west Chelsea. On different block groups. Opposed to cannabis dispensary at 525 West 23rd Street. No community outreach. (Item 17)
- Lowell Kern: Former MCB4 Chair. Spoke on Item 17. Opposed to cannabis dispensary at 525 West 23rd Street. No community outreach.
- Charlie Todd: WPE wrote an excellent letter regarding scaffold collapse at Ramon Aponte Playground. (Item 28) It is very important to our children for the site to be safe. Supports year-round dining.
- Christine Gorman: Longtime resident of Hell’s Kitchen, member of Hell’s Kitchen Neighborhood Association (HKNC), and President of West 55th Street Block Association. Opposed to year-round sidewalk sheds. Snow, ice, and rats are problems, as well as people inhabiting and drug use. (Item 22)
- Michael Hirachi: Spoke on global affairs, NYPD, Epstein files.
- Shaun Dunn: Owner of The Red Stache on West 52nd Street. In favor of year round dining. (Item 22)
- Miriam Fisher: Lives across from P.S. 11. Wants hybrid meetings with the NYPD.
- Elke Fears: President of West 47-48 Street Block Associations. Opposed to year-round dining and Intro 655. (Item 22)
- Frank Lowe: Outdoor dining should be limited to 8-9 months. Shed designs should address pest control. (Item 22) The City should not partner with Related, but Related partner with the City with the City in control.

Adoption of Agenda and Minutes	The Agenda was adopted unanimously. The February 2026 Full Board Minutes were adopted unanimously.
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Reports From Elected Officials

Manhattan Borough President Brad Hoylman-Sigal

- Extends welcome and best wishes.
- Reviewing Mayor’s preliminary budget.
- Great turnouts for exhibit at Studio Museum in Harlem for Black History Month, as well as ICE training workshop.

- Columbia University student abductions are concerning and being looked into.
- ICE parking spots at Pier 40. Hudson River Park Trust should break the contract.
- Inauguration rescheduled to Saturday, March 14th due to weather.
- Community Board applications due Friday, March 6th.
- Unhappy that a number of major NYC hospitals discontinue gender affirming care.
- Thank you to the MCB4 Land Use team that met with my land use team about DeWitt Clinton Park Project ULURP.

Congressman Jerry Nadler Office (Mackey Bentley)

- Trump administration illegal war against Iran with no Congressional authorization; we use every tool available
- Please contact us if anyone is stuck in countries.
- We secure \$12 million dollars for 10 community projects, 3 in MCB4 (ADA accessible West 16th Street entrance, elevators at Harbor View, Hudson River Park).

New York State Assembly Member Tony Simone Office (Ben Lowenstein)

- Introduced HOST Act (Hospitality and Open Space Transformation Act), which creates zones for alcohol outdoors as the World Cup is here this year.
- Proud to raise the Pride Flag at Stonewall.
- NYU and Mount Sinai cease gender affirming care for trans youth; will fight for this crucial health care.
- Hosting Egg Hunt this year on March 28th at Chelsea Green Park.
- Kerry Keenan asked a question about any Mayor's response on what Mount Sinai and NYU is doing in terms of denying gender affirming care. Manhattan Borough President Hoylman-Sigal noted legislation in Albany. Any denied care would be referred to physicians who provide care. This may not be occurring.

-Liam Buckley asked a question about eligibility to be on the community board. It was noted that this is fact specific.

New York State Senator Erik Bottcher Office (Nicole Barth)

- Presented NYC Council Proclamation to former board chair, Jessica Chait.
- Knows some board members through Participatory Budgeting.
- Look forward to working together.

Board Reports & Business	
District Manager Report	<ul style="list-style-type: none"> ● We have moved into our new office this week. 630 9th Avenue, Suite 208. ● We will now hold committee meetings there. ● Explained what quorum is, the various aspects of quorum, and the importance of having quorum at committee meetings. ● Discussion ensued about coordination on quorum with the committees.

Chair's Report	<ul style="list-style-type: none"> ● NYCHA FEC Working Group held its first meeting this week, which laid out expectations and objectives. We address soil pollutants. We requested a presentation from Related and Essence, which was denied. ● We received a briefing from the DEC, which was helpful. ● Port Authority Bus Terminal held a community update meeting recently. Overnight construction has started. ● Scaffold collapse at Ramon Aponte Playground; we are engaged on this. ● Our Land Use Co-Chairs met with the Borough President's office on the DeWitt Clinton Park Project ULURP. ● Site K, across from Javitz, is a NYS owned site, and is designated for affordable housing. We are in the beginning of our Draft Scope of Work process. Potential for thousands of units of housing.
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Meeting Agenda

Business License & Permits Committee (BLP)

Item 01: Letter to DOT re 327 W 57th Street - Central Park Tavern – Sidewalk

APPROVED

Item 02: Letter to SLA re 327 W 57th Street - Central Park Tavern

APPROVED

Item 03: Letter to SLA re 417 W 50th Street - East by West Omakase Inc

APPROVED

Item 04: Letter to SLA re 321 W 38th Street a-k-a 319 W 38th Street - 319 West 38th Street **APPROVED**

Item 05: Letter to SLA re 461 W 23rd Street - East West Cuisine Incorporated

APPROVED

Item 06: Letter to SLA re 589 11th Avenue - Lumen Restaurant NYC Inc.

APPROVED

Item 07: Letter to SLA re 315 W 46th Street - Kim & Wei Holding LLC - Serial# 1345916 **APPROVED**

Item 08: Letter to SLA re 75 9th Avenue - Food Truck A - Kiosk 3 - Filaga LLC - Serial# 1291920 **APPROVED**

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

Item 09: Letter to DOB re positive changes to DOBNOW re Illegal demolitions

APPROVED

Item 10: Letter to Mayor, City Council Speaker, & Comptroller re Western Rail Yards PILOT Financing **APPROVED**

Chelsea Land Use Committee (CLU)

Item 11: Letter to LPC re 549 W 26th Street – Entrances

APPROVED

Transportation Planning Committee (TPC)

- Item 12: Letter to PANYNJ re Revocable Consent to construct, maintain, and use temporary ramps at 40th Street in support of the Midtown Bus Terminal Replacement Program (Galvin/Dyer Ave.) **APPROVED**
- Item 13: Letter to PANYNJ & DOB re Rehabilitation of bridge parapet over Lincoln Tunnel Expressway project – **Sent Back to Committee**
- Item 14: Letter to DOT re Intercity Bus Permit application for Luxury Vans & Shuttle Bus Corp on 11th Avenue (37/38) **APPROVED**
- Item 15: Letter to NYPD, DOHMH, DOT, DSNY, & DEP re Mido's Halal food truck on the corner of 58th Street & 9th Avenue **APPROVED**
- Item 16: Letter to DOT re Implementation of Sammy's Law throughout the district **APPROVED**

Cannabis Task Force

- Item 17: Letter to OCM re 525 West 23rd Street – Royal Leaf NY LLC **APPROVED**
- Item 18: Letter to OCM re 862 9th Avenue – Cannadream Inc – Renewal **APPROVED**
- Item 19: Letter to OCM re 356 West 40th Street – Greenleaf Cannabis LLC – Renewal **APPROVED**

Executive Committee (EXEC)

- Item 20: CLU Committee - Letter to the NYS DEC and NYCHA Development team re Comments of Brownfield site at 401 West 19th Street (Elliot Chelsea Campus) - **RATIFIED**
- Item 21: CHKLU & CLU Committee – Letter to Mayor re Landmarks Preservation Commission Chair and Commissioner Appointments **APPROVED**
- Item 22: BLP Committee - Letter to NYC Council re Intro 0655-2026 - In relation to expanding access to roadway and sidewalk cafes - **REFERRED BACK TO COMMITTEE AND WRITE CITY COUNCIL LETTER WAS NOT RATIFIED**

New Business

- Item 23: HHHS Letter to HPD re Renovations at 357 W 57th Street – Hudson Hotel **APPROVED**
- Item 24: HHHS Letter to Health and Hospitals re Support for NYC Bellevue C.A.B. Budget Needs **APPROVED**
- Item 25: HHHS Letter to Mayor's Office re Requesting Mayor's Office involvement with NYCHA F.E.C. Development Project **APPROVED**
- Item 26: HHHS Letter to Related re Inquiry about amenity fee to 421A tenants at 455 10th Avenue – The Set **APPROVED**
- Item 27: WPE Letter to NYC Parks re DeWitt Clinton Park (West 54 Street and 11th Avenue) upgrades **APPROVED**
- Item 28: WPE Letter to Electeds, NYC Parks, Building Owner, & DOB re Scaffolding collapse next to Ramon Aponte Playground – (343 W. 47th St. Building)

APPROVED

Nothing to Report

Arts, Culture, Education & Schools Committee (ACES)

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

Meeting Resolution	
Adjournment	Meeting was adjourned at approximately 9:38 pm
Next Meeting Date and Location	6:30pm on Tuesday, March 31, 2026 Mount Sinai West – 1000 10th Avenue, 2nd Floor, Conference Room B 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#	V#	ATTENDANCE	21. CHKLU & CLU Committee - Letter to Mayor re Landmarks Preservation Commission Chair and Commissioner Appointments	22. BLP Committee - Letter to NYC Council re Intro 0655-2026 - In relation to expanding access to roadway and sidewalk cafes - RATIFICATION / Sent Back to Committee	23. HHS Letter to HPD re Renovations at 357 W. 57th Street - Hudson Hotel	24. HHS Letter to Health and Hospitals re Support for NYC Bellevue C.A.B. Budget Needs	25. HHS Letter to Mayor's Office re Requesting Mayor's Office Involvement with NYCHA F.E.C. Development Project	26. HHS Letter to Related re Inquiry about amenity fee to 421A tenants at 455 10th Avenue - The Set	27. WPE Letter to NYC Parks re DeWitt Clinton Park (West 54 Street and 11th Avenue) upgrades	28. WPE Letter to Electeds, NYC Parks, Building Owner, & DOB re Scaffolding collapse next to Ramon Aponte Playground (343 W. 47th St. building)
P / Y		45	40		0	45	45	35	45	44	44	
Ab / N		5	3		0	0	0	8	0	0	0	
E / A		0	1		0	0	0	1	0	0	0	
PNE		0	1		0	0	0	1	0	1	1	
A'--		0	0		0	0	0	0	0	0	0	
Theodore Arenas	IP	P	Y			Y	Y	N	Y	Y	Y	
Roberta Barnett	A	A										
Christine Berthet	IP	P	Y			Y	Y	Y	Y	Y	Y	
Leslie Boghosian Murphy	IP	P	Y			Y	Y	Y	Y	Y	Y	
Brahmbhatt, Viren	IP	P	Y			Y	Y	Y	Y	Y	Y	
Liam Buckley	V	P	N			Y	Y	Y	Y	Y	Y	
Jessica Chait	IP	P	Y			Y	Y	Y	Y	Y	Y	
Kevin Collins	IP	P	Y			Y	Y	Y	Y	Y	Y	
Lisa David	V	P	Y			Y	Y	Y	Y	Y	Y	
Maarten de Kadt	IP	P	Y			Y	Y	Y	Y	Y	Y	
Paul Devlin	IP	P	Y			Y	Y	Y	Y	Y	Y	
Pete Diaz	IP	P	Y			Y	Y	Y	Y	Y	Y	
Jeffrey Gardner	V	P	Y			Y	Y	Y	Y	Y	Y	
Thomas Garza	IP	P	Y			Y	Y	N	Y	Y	Y	
Wendy Gonzalez	A	A										
Max Goodstein	IP	P	Y			Y	Y	Y	Y	PNE	PNE	
Matt Green	V	P	A			Y	Y	A	Y	Y	Y	
Jesse Greenwald	A	A										
Erin Hoffman	IP	P	Y			Y	Y	Y	Y	Y	Y	
David Holowka	IP	P	Y			Y	Y	Y	Y	Y	Y	
Frank Holozubiec	IP	P	Y			Y	Y	Y	Y	Y	Y	
Josephine Ishmon	IP	P	Y			Y	Y	Y	Y	Y	Y	
Inge Ivchenko	IP	P	Y			Y	Y	Y	Y	Y	Y	
Kerry Keenan	V	P	Y			Y	Y	Y	Y	Y	Y	
Ella Kim	IP	P	Y			Y	Y	Y	Y	Y	Y	
Matthew Klein	IP	P	Y			Y	Y	Y	Y	Y	Y	
Christopher LeBron	A	A										
Rachel Lee	IP	P	Y			Y	Y	Y	Y	Y	Y	
James MacDonald	IP	P	Y			Y	Y	Y	Y	Y	Y	
Ellen Markman	V	P	Y			Y	Y	N	Y	Y	Y	
Brendan McGrath	IP	P	Y			Y	Y	N	Y	Y	Y	
Sanford Miller	IP	P	N			Y	Y	N	Y	Y	Y	
Chenise Mitchell	V	P	Y			Y	Y	Y	Y	Y	Y	
Charles Montorio-Archer	IP	P	Y			Y	Y	Y	Y	Y	Y	
Gregory Morris	IP	P	Y			Y	Y	Y	Y	Y	Y	
Tina Nelson	IP	P	Y			Y	Y	Y	Y	Y	Y	
Michael Noble	V	P	Y			Y	Y	N	Y	Y	Y	
J.D. Noland	IP	P	Y			Y	Y	Y	Y	Y	Y	
Maria Ortiz	IP	P	Y			Y	Y	Y	Y	Y	Y	
Allen Oster	IP	P	Y			Y	Y	Y	Y	Y	Y	
Brad Pascarella	A	A										
Joe Restuccia	IP	P	Y			Y	Y	Y	Y	Y	Y	
Delores Rubin	V	P	Y			Y	Y	Y	Y	Y	Y	
Catie Savage	IP	P	Y			Y	Y	Y	Y	Y	Y	
Bryan Sloane	IP	P	N			Y	Y	N	Y	Y	Y	
Katy Stokes	IP	P	Y			Y	Y	Y	Y	Y	Y	
Hector Vazquez	IP	P	Y			Y	Y	N	Y	Y	Y	
David Warren	V	P	Y			Y	Y	Y	Y	Y	Y	
Rodney Washington	IP	P	Y			Y	Y	Y	Y	Y	Y	
Alice Wong	IP	P	PNE			Y	Y	PNE	Y	Y	Y	