



Leslie Boghosian Murphy
 Chair

Jesse R. Bodine
 District Manager

March 31st 2026 Full Board Minutes

Meeting Date / Location	<p>The Manhattan Community Board 4 (MCB4) Full Board met at 6:30 pm on Tuesday, March 31st, 2026, in a hybrid format, with the majority of Board members meeting in person (with members of the public present) at Mt. Sinai West, Conference Room B, 2nd floor, 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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Public Hearing

Comments on the Draft Scope fo work for Site K (418 11th Avenue) & Site 3HB (400 11th Avenue)

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

Public Session

- JD (Jean-Daniel) Noland: Spoke that he is leaving the board as he will be getting married.
- Lydia Andre: Speaking in support of the letter about the Brownfield Cleanup up at West 26th Street. People in NYCHA are thinking about it a lot.

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

Congressman Jerry Nadler Office (Mackey Bentley)

- Congressional Art competition deadline is April 4th, 2026.

Manhattan Borough President Brad Hoylman-Sigal (Yiyi Wang)

- Gave updates on various events. Collaborated with Sen. Cleare on Eid celebration on March 21st. Thank you to those who attended MBPO inauguration and borough convention. Women's history month event at Hunter College with panel discussion on women small business owners. Reviewed the Mayor's budget with our response coming soon. BP participated in HOPE survey to give a count of homeless NYers. Discussed ICE actions in Manhattan. Launching Immigrant Welcome Center in the Northern Manhattan office. Joined with Mayor on announcement of 15 MPH at all NYC schools. HUD proposed a new rule that would effectively block mixed immigration status households from receiving any public housing benefits. BP is pushing for full federal funding of Gateway Project that impacts Penn Station and communities. 115th anniversary of Triangle Factory and shaping of labor laws. Ribbon cutting for newly renovated Todd Haines theater. Relaunching Volunteer Corps. We submitted our DeWitt Clinton Park North ULURP recommendation.

New York State Assembly Member Linda Rosenthal Office (Ben Amster)

- Working with DOT for new left turn signal at W 57th Street and 11th Avenue. Working with Transportation Committee and DOT to scope out further roll outs of transit signal priority and looking at bus routes in CB4. Support expanding slow zones. Working with State Comptroller's office on Clinton Towers and secured \$7M in budget for Clinton Towers. On a legislative update, pushing hard in budget discussions for district priorities, requested \$200M in additional funding for housing access voucher pilot program; seeking to protect election workers. In our District office, we have 2 monthly clinics upcoming on housing and benefits.

New York State Senator Erik Bottcher Office (Nicole Barth)

- Introduced with Keith Powers state level legislation on gun stores with graphic visuals for firearms in home. Super sidewalk on 9th Ave. Ninth Avenue Food Festival will go on with the road repaved before the festival. Housing clinic - call or email with interest.

NY State Senator Liz Krueger (Nate Braus)

- Working on budget but the Governor has delayed the process by pushing non-budgetary causes in the budget; defending the CLCPA (landmark NY climate legislation). Sen. Kruger along with 28 other Senators wrote a letter to the Governor pushing back on attacks on the climate law. Virtual town hall on Monday April 13th on Election Security. Free legal clinic with NYLAG on April 27th.

NYC Comptroller Mark Levine Office (Erik Cuello)

- Mark has released an analysis on the preliminary budget and commended Mayor Mandani's budget proposal. Concerns on City expenses being higher than revenues, and taking money away from the City's rainy day fund. Recent events include a Women's History Month event with the Public Advocate.

Board Reports & Business	
District Manager Report	<ul style="list-style-type: none"> ● New name cards will be coming soon. ● April committee meetings are all at regular scheduled dates and times.
Chair's Report	<ul style="list-style-type: none"> ● NYCHA working group met this week. We touched upon the Bridge Plan and addressing open tickets. Thank you to Manhattan Borough President Brad Hoylman-Sigal for connecting us with a representative to the Mayor's office. ● Thanked Transportation Committee for tracking and responding to increased construction noise and complaints on Bus Terminal. ● Leslie participated in a Kickoff event for the 14th Street plan working group (DOT led initiative) to redesign the street into a mass transit and pedestrian space. ● Hiring group met for our new District Manager. ● MCB4 will be testifying on the DeWitt Clinton North Project. Joe Restuccia and Paul Devlin will be representing us. ● Matt Greene resigned from the board and Leslie thanked him for all his work the past few years. Opening at ACES co-Chair and Jeffery Gardner will be joining Josephine Ishmon as co-chair.

Meeting Agenda

Business License & Permits Committee (BLP) -

Item 01: Letter to DOT re 368 W 23rd Street - Chelsea Square Diner - Application ID 20260121010003 - Enclosed Sidewalk **APPROVED**

Item 02: Letter to DOT re 889 10th Avenue - The Greek Kitchen - Application ID 20260131010001 - Enclosed Sidewalk **APPROVED**

Item 03: Letter to SLA re 368 W 23rd Street - Chelsea Square Diner – Serial# 1125334 **APPROVED**

Item 04: Letter to SLA re 889 10th Avenue - The Greek Kitchen – Serial# 0340-22-105265 **APPROVED**

Item 05: Letter to SLA re 375 9th Avenue - Aramark Services, Inc. & KPMG LLP **APPROVED**

Item 06: Letter to SLA re 204 7th Avenue - The Winters Coming LLC **APPROVED**

Item 07: Letter to SLA re 310 W 38th Street - KHP Midtown LLC - Serial# 6073662 **APPROVED**

Item 08: Letter to SLA re 30 Hudson Yards, Fls 5, 67 & 68 a-k-a 500 W 33rd Street - ERY North Tower OB Deck Member LLC, OB Deck Tenant LLC, Sky Project by Rhubarb LLC as Mgr – Serial# 1321158 **APPROVED**

Item 09: Letter to City Council re City Council Bill Int. 0655-2026 - Amending Outdoor Dining Rules **APPROVED**

Housing, Health & Human Services Committee (HHHS)

Item 10: Letter of Support re Funding requests for Fountain House at 425 West 47th Street **APPROVED**

Item 11: Letter to Mount Sinai and NYU Health Care Systems to restore Youth gender Affirming Care **APPROVED**

Arts, Culture, Education & Schools Committee (ACES)

Item 12: Letter to DOE re Funding needs at Food and Finance High School at 525 West 50th Street - **TABLED**

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

Item 13: Letter to ESD re Comments on the Draft Scope of Work for Site K (418 11th Avenue) and Site 3HB (400 11th Avenue) **APPROVED**

Transportation Planning Committee (TPC)

Item 14: Letter to DOT re 9th Avenue Sidewalk Expansion Project between 34th – 51st Street **APPROVED**

Item 15: Letter to PANYNJ & DEP re Bus Terminal Replacement Project construction impacts and mitigation strategies **APPROVED**

Item 16: Letter to DOT re Reinstalling the taxi stand in front of 165 9th Avenue **APPROVED**

Cannabis Task Force

Item 17: Letter to NYS OCM and CCB re Renewal of Cannabis Dispensary License at 797 8th Avenue - Nickl's – Planet 51 LLC (West 48/49 Street) **APPROVED**

Item 18: Letter to Letter to NYS OCM and CCB re Renewal of Cannabis Dispensary License at 206 8th Avenue - Bright Elephant – Flynnstoned Cannabis Company **APPROVED**

Executive Committee (EXEC)

Item 19: Letter to Mayor's Office re Response to Preliminary Budget for Fiscal Year 2027 **RATIFIED**

Item 20: Letter to NYS DEC re Comments on Brownfield Site Application at 441 West 26 Street – Elliot Chelsea NYCHA Development **RATIFIED**

New Business

Item 21: WPE Letter to DOB/Owner re 343 W. 47th Street (8/9) Scaffolding Status **APPROVED**

Nothing to Report

Chelsea Land Use Committee (CLU)

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

Meeting Resolution	
Adjournment	Meeting was adjourned at approximately 7:57 pm
Next Meeting Date and Location	6:30 pm on weekday, May 6th, 2026 Location: Hotel Trades Council – 305 W. 44th Street (8/9) Hybrid Meeting

As recorded by Kevin Collins and Brendan McGrath.

VOTING KEY	IP #	ATTENDANCE	ATTENDANCE																				
			1. Letter to DOT re 368 W. 23rd Street - Chelsea Square Diner - Application ID 20260121010003 - Enclosed Sidewalk	2. Letter to DOT re 889 10th Avenue - The Greek Kitchen - Application ID 20260131010001 - Enclosed Sidewalk	3. Letter to SLA re 368 W. 23rd Street - Chelsea Square Diner - Serial# 1125334	4. Letter to SLA re 889 10th Avenue - The Greek Kitchen - Serial# 0340-22-105265	5. Letter to SLA re 375 9th Avenue - Aramark Services, Inc. & KPMG LLP	6. Letter to SLA re 204 7th Avenue - The Winters Coming LLC	7. Letter to SLA re 310 W. 38th Street - KHP Midtown LLC - Serial# 6073662	8. Letter to SLA re 30 Hudson Yards, Fis 5, 67 & 68 a-k-a 500 W. 33rd Street - ERY North Tower OB Deck Member LLC, OB Deck Tenant LLC, Sky Project by Rhubarb LLC as Mgr. - Serial# 1321158	9. Letter to City Council re City Council Bill Int. 0655-2026 - Amending Outdoor Dining Rules	10. Letter of Support re Funding requests for Fountain House at 425 West 47th Street	11. Letter to Mount Sinai and NYU Health Care Systems to restore Youth Gender-Affirming Care	12. Letter to DOE re Funding needs at Food and Finance High School at 525 West 50th Street - TABLED	13. Letter to ESD re Comments on the Draft Scope of Work for Site K (418 11th Avenue) and Site 3HB (400 11th Avenue)	14. Letter to DOT re 9th Avenue Sidewalk Expansion Project between 34th - 51st Street	15. Letter to PANYNJ and DEP re Bus Terminal Replacement Project construction impacts and mitigation strategies	16. Letter to DOT re Reinstalling the taxi stand in front of 165 9th Avenue	17. Letter to NYS OCM and COB re Renewal of Cannabis Dispensary License at 797 8th Avenue - Nick's - Planet 51 LLC (West 48/49 Street)	18. Letter to NYS OCM and COB re Renewal of Cannabis Dispensary License at 206 8th Avenue - Bright Elephant - Flynnstoned Cannabis Company	19. Letter to Mayor's Office re Response to Preliminary Budget for Fiscal Year 2027 - RATIFICATION	20. Letter to NYS DEC re Comments on Brownfield Site Application at 441 West 26 Street - Elliot Chelsea NYCHA Development - RATIFICATION	21. WPE Letter to DOB/Owner re 343 W. 47th Street (8/9) Scaffolding Status
P / Y	37	37	37	37	37	37	37	37	37	37	37	37	37	37	37	37	37	37	37	37	37	37	
Ab / N	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
E / A	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
PNE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
A'--	0	0	0	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	Y	Y	
Roberta Barnett	A	P																					
Christine Berthet	IP	P	Y	Y	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	Y	Y	
Brahmbhatt, Viren	V	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Liam Buckley	A	A																					
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	Y	Y	
Lisa David	V	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Maarten de Kadt	A	A																					
Paul Devlin	IP	P	Y	Y	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	Y	Y	
Jeffrey Gardner	V	P	Y	Y	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	Y	Y	
Wendy Gonzalez	IP	P	Y	Y	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	Y	Y	
Jesse Greenwald	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Erin Hoffman	A	A																					
David Holowka	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	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	Y	Y	Y	Y	Y	Y	Y	Y	
Josephine Ishmon	A	A																					
Inge Ivchenko	IP	P	Y	Y	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	Y	Y	
Ella Kim	A	A																					
Matthew Klein	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Christopher LeBron	A	A																					
Rachel Lee	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	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	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	Y	Y	Y	Y	Y	Y	Y	Y	
Sanford Miller	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Chenise Mitchell	E	E																					
Charles Montorio-Archer	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	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	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	Y	Y	
Michael Noble	V	P	Y	Y	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	Y	Y	
Maria Ortiz	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Allen Oster	V	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Brad Pascarella	V	P	Y	Y	Y	Y	Y	Y	Y	Y	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	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Delores Rubin	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	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	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	Y	Y	
Katy Stokes	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Hector Vazquez	A	A																					
David Warren	A	A																					
Rodney Washington	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Alice Wong	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	