



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

May 6, 2026 Full Board Minutes

Meeting Date / Location	The Manhattan Community Board 4 (MCB4) Full Board met at 6:30 pm on Wednesday, May 6, 2026, in a hybrid format, with the majority of Board members meeting in person (with members of the public present) at the Hotel Trades Council - 305 West 44th Street (8/9), and remote participation via Zoom by other members of the Board and the public. The meeting was accessible in person, via Zoom webinar and live streamed on YouTube. It can be viewed at MCB4 Full Board Meeting . A third-party draft transcript of the meeting can be found by selecting the MCB4 May 2026 Full Board Meeting at: https://blockparty.studio/Archive
-------------------------	--

Chair Leslie Boghosian Murphy introduced Nelly Gonzalez who works in the MCB4 office who is here now to see the Full Board meeting live in the transition with Jesse Bodine.

Public Hearing

Gov. Hochul's Plans for Expanding SLA Licensing during 2026 World Cup Months

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

Public Session

-Michael Chopoorian: Spoke on service animal awareness, the law, and difficulties encountered.

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

-Jessica Moon: Chelsea resident, sustainability strategist. Cyclist who did the 5 borough bike tour. Spoke on truck idling issues. Ask MCB4 to request a formal response from DSNY on 3 points (whether DSNY will issue a field clarification memo on clean idling status, can anti-idling expectations be built into special event checklists, and how DSNY plans to address operator comfort).

- Louis Coraggio: Ask MCB4 to address the misuse of 421-a lease riders that lack oversight across agencies and the failure to enforce rent stabilized lease terms.
- Ruth Hunt: Graduate of the High School of Fashion Industry and also the Fashion Institute of Technology (FIT). Spoke on the 100th anniversary of the High School of Fashion Industry.
- David Holowka: Spoke as a Chelsea resident on the Fulton-Elliot Chelsea (FEC) houses, and the recent City Council special election.
- Carla Roussos: Spoke about the Ryan Chelsea-Clinton Community Health Center. Engaging with the community on health and well-being of neighbors,
- Mercedes Ramirez: Tenant in neighborhood for about 20 years, Support Bill 8659. Spoke on housing and removal of apartments from rent stabilization, and letter she recently received.
- Celinias Miranda: NYCHA tenant from Chelsea. Opposes demolition at Fulton-Elliot Chelsea houses. Spoke on past City Council races.

Adoption of Agenda and Minutes	The Agenda was adopted unanimously. The April 2026 Full Board Minutes were adopted unanimously.
--------------------------------	---

Reports From Elected Officials

New York State Senator Erik Bottcher

-Hello from Albany. We are in the midst of the budget process that was due April 1st. Negotiations continue. Policy is included in the budget. Issues include insurance reform, as well as the climate law passed several years ago. Senator Bottcher has legislative priorities he wants done this session, including Francesco's Law requiring safe storage of firearms in New York State. Last week introduced legislation along with Assembly Member Keith Powers for more artist housing. Excited that Nicole Barth is new liaison to MCB4. A lot of community events are upcoming. Thanked Leslie and Jesse for all the work done. In answer to a question, supports super speeder law. Addressed question around FEC houses and recent election.

Manhattan Borough President Brad Hoylman-Sigal (Yiyi Wang)

-Extends welcome and best wishes. Discussed the community board application process, Recently had meeting with NYCHA TA leaders. Co-sponsored youth summer resource fair in Harlem. Offering grants for \$20,000.00 for non-profits (reimbursement based). Relaunched volunteer corps.

Congressman Jerry Nadler Office (Mackey Bentley)

-Introduced new bill to ban federal buildings being named after Donald Trump. Introduced helicopter safety legislation. Passed legislation to help holocaust survivors reclaim art work stolen by the Nazis.

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

-Proposed legislation to have New York State join a compact of other states allowing New York licensed mental health providers to provide certain services such as telehealth in other states. Spoke on the state budget issues, especially climate legislation, pied-a-terre apartments tax, and immigration bills.

Board Reports & Business	
District Manager Report	● For the May committee schedule, note that the Executive Committee will meet on Tuesday, May 26th due to the Memorial Day holiday. ● All other committees and task forces will meet at their regular dates and times.
Chair's Report	● Our NYCHA FEC Working Group Chair Gregory Morris, District Manager Jesse Bodine, and Leslie met last week with Reed Jordan, who is the Senior Advisor for Public Housing in the Deputy Mayor's Housing and Planning Office. He oversees the whole NYCHA portfolio. The Mayor wants to see this project move forward. ● Thank you to Clinton/ Hell's Kitchen Land Use Members Paul Devlin and Joe Restuccia for testifying at the City planning commission on the DeWitt Clinton North Project. We will also be meeting with Council Member Brewer as this continues through the ULURP Process ● The Bureau of Standards and Appeals (BSA) - the zoning application for an adult establishment at 637 West 50th Street was withdrawn. Thanks goes to Paul Devlin who attended the hearing back in February and provided the board's testimony. ● The Parks Department announced that the vacate order for Raymond Aponte Park has been lifted and it is open to the public. ● HHHS will be hearing a number of Universal Affordable Preference Applications in the upcoming months. MCB4 encourages its members and the public to log on to the HHHS meeting in May and June and get informed. ● We are starting a new committee- the Safety and Small Business Committee. The name is a working title. Thanks to Delores Rubin and Tina Nelson as they have accepted the co-chairs of this committee that is being formed. ● Brian Weber who is a public member of the Clinton/ Hell's Kitchen Land Use Committee is now appointed to the Port Authority Bus Terminal Working Group. ● Katy Stokes is the new Co-Chair of the Chelsea Land Use Committee.

Meeting Agenda

Business License & Permits Committee (BLP)

Item 01: Letter to DOT re 749 9th Avenue - Chalong - Application ID 20250918010001 - Sidewalk - **RATIFIED**

Item 02: Letter to DOT re 626 10th Avenue - 44 & X - Application ID 20260318010002 - Sidewalk **APPROVED**

Item 03: Letter to DOT re 271 W 23rd Street - The Trailer Park Lounge - Application ID 20250330010001 - Sidewalk **APPROVED**

Item 04: Letter to SLA re 749 9th Avenue - Chalong - Serial# 0340-23-128513 **APPROVED**

Item 05: Letter to SLA re 626 10th Avenue - 44 & X - Serial# 0524-26-35364 **APPROVED**

Item 06: Letter to SLA re 271 W 23rd Street - The Trailer Park Lounge - Serial# 0370-24-107981 **APPROVED**

Item 07: Letter to SLA re 15th Street Porch - The High Line - Al Volo High Line LLC **APPROVED**

Item 08: Letter to SLA re 25 11th Avenue, Market 57, Kiosk 1 - Al Volo Pier 57 LLC **APPROVED**

Item 09: Letter to SLA re 115 W 23rd Street - Chelsea Fruit & Vegetable Inc. **APPROVED**

Item 10: Letter to SLA re 359 W 54th Street - Cocktail Test Kitchen LLC **APPROVED**

Item 11: Letter to SLA re 444 10th Avenue - 444 As Lounge LLC **APPROVED**

Item 12: Letter to SLA re 555 W 38th Street - Caffè Vento Company Inc. **APPROVED**

Item 13: Letter to SLA re 637 10th Avenue - Coffee T LLC **APPROVED**

Item 14: Letter to SLA re 806 9th Avenue - Entity to be formed by Alan Cordova_ **APPROVED**

Housing, Health & Human Services Committee (HHHS)

Item 15: Letter of Support for 243 W 18th Street – Mountainside Treatment Center Expansion **APPROVED**

Arts, Culture, Education & Schools Committee (ACES)

Item 16: Letter to DOE re Funding needs at Food and Finance High School at 525 West 50th Street (10/11)_ **APPROVED**

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

Item 17: Letter to IAC re Demolition and redevelopment of the Irish Arts Center Phase II – 553 W. 51st Street (10/11) **APPROVED**

Transportation Planning Committee (TPC)

Item 18: Letter to Mido's Halal Food Truck Owners re Mitigation strategies for neighborhood complaints **APPROVED**

Item 19: Letter to Penn South re Installing safety measures in front of the building 4 driveway entrance on W. 26th Street (8/9) **APPROVED**

Item 20: Letter to DOB re Status update and request to remove scaffolding at 455 W. 34th Street (Dyer/10) interfering with Port Authority Parapet Project **APPROVED**

Cannabis Task Force

Item 21: Letter to OCM and CCB re New Cannabis Dispensary for Dalton Dispensary Inc. – Firehouse at 883 8th Avenue (West 52/53 St.) **APPROVED**

Chelsea Land Use Committee

Item 22: ~~Letter to HPD and Developer re UAP Application for new residential building at 273 West 22nd Street.~~ - **Sent Back to Committee**

Executive Committee (EXEC)

Item 23: Letter to SAPO re Infirmary Community Art Day - May 9, 2026 – West 21 Street (8/9 Aves) **APPROVED**

Item 24: Letter to SAPO re Humanities Prep Climate Action Day on May 20, 2026 - West 18th Street (8/9 Avenues) **APPROVED**

New Business

Nothing to Report

Waterfront, Parks & Environment Committee (WPE)

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

Meeting Resolution	
Adjournment	Meeting was adjourned at approximately 7:50 pm
Next Meeting Date and Location	6:30 pm on Wednesday, June 3, 2026 Pier 57 Classrooms, 25 11th Avenue (West 15th Street) 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 749 9th Avenue - Chalong - Application ID 20250918010001 - Sidewalk - Ratification	2. Letter to DOT re 626 10th Avenue - 44 & X - Application ID 20260318010002 - Sidewalk	3. Letter to DOT re 271 W. 23rd Street - The Trailer Park Lounge - Application ID 20250330010001 - Sidewalk	4. Letter to SLA re 749 9th Avenue - Chalong - Serial# 0340-23-128513	5. Letter to SLA re 626 10th Avenue - 44 & X - Serial# 0524-26-35264	6. Letter to SLA re 271 W. 23rd Street - The Trailer Park Lounge - Serial# 0370-24-107981	7. Letter to SLA re 15th Street Porch - The High Line - AI Volo High Line LLC	8. Letter to SLA re 25 11th Avenue, Market 57, Kiosk 1 - AI Volo Pier 57 LLC	9. Letter to SLA re 115 W. 23rd Street - Chelsea Fruit & Vegetable Inc.	10. Letter to SLA re 359 W. 54th Street - Cocktail Test Kitchen LLC	11. Letter to SLA re 444 10th Avenue - 444 As Lounge LLC	12. Letter to SLA re 555 W. 38th Street - Caffè Vento Company Inc.	13. Letter to SLA re 637 10th Avenue - Coffee T LLC	14. Letter to SLA re 806 8th Avenue - Entity to be formed by Alan Cordova	15. Letter of Support for 243 W. 18th Street - Mountainside Treatment Center Expansion	16. Letter to DOE re Funding needs at Food and Finance High School at 525 West 50th Street (10/11)	17. Letter to IAC re Demolition and redevelopment of the Irish Arts Center Phase II - 553 W. 51st Street (10/11)	18. Letter to Mido's Halal Food Truck Owners re Mitigation strategies for neighborhood complaints
P / Y		42		42	42	42	42	42	42	42	42	42	42	42	42	42	42	42	42	42	42
Ab / N		5		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
PNE		0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
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	Y
Roberta Barnett	A	A																			
Christine Berthet	IP	P	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
Brahmbhatt, Viren	V	P	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	IP	P	Y	Y	Y	Y	Y	Y	Y	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	Y	Y	Y	Y	Y	Y	Y
Lisa David	IP	P	Y	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	Y
Paul Devlin	IP	P	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
Jeffrey Gardner	IP	P	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
Wendy Gonzalez	IP	P	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
Jesse Greenwald	V	P	Y	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	Y
David Holowka	IP	P	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
Josephine Ishmon	IP	P	Y	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	Y
Kerry Keenan	V	P	Y	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	Y
Matthew Klein	A	A																			
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
James MacDonald	IP	P	Y	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	Y
Brendan McGrath	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Sanford Miller	A	A																			
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
Gregory Morris	IP	P	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
Michael Noble	V	P	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
Allen Oster	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Brad Pasarella	V	P	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	PNE	Y
Delores Rubin	IP	P	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
Bryan Sloane	IP	P	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
Hector Vazquez	V	P	Y	Y	Y	Y	Y	Y	Y	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	Y	Y	Y	Y	Y	Y	Y
Rodney Washington	V	P	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

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	19. Letter to Penn South re Installing safety measures in front of the building 4 driveway entrance on W. 26th Street (8/9)	20. Letter to DOB re Status update and request to remove scaffolding at 455 W. 34th Street (Dyer/10) interfering with Port Authority Parapet Project	21. Letter to OCM and CCB re New Cannabis Dispensary for Dalton Dispensary Inc. - Firehouse at 883 8th Avenue (West 52/53 St.)	22. Letter to HPD and Developer re UAP Application for new residential building at 273 West 22nd Street - Sent Back to Committee	23. Letter to SAPO re Infinity Community Art Day - May 9, 2026 - West 21 Street (8/9 Aves.)	24. Letter to SAPO re Humanities Prep Climate Action Day on May 20, 2026 - West 18th Street (8/9 Aves.)
P / Y		42	42	41	37	0	42	42	
Ab / N		5	0	0	2	0	0	0	
E / A		1	0	0	1	0	0	0	
PNE		0	0	1	2	0	0	0	
A'--		0	0	0	0	0	0	0	
Theodore Arenas	IP	P	Y	Y	Y	SENT BACK TO COMMITTEE	Y	Y	
Roberta Barnett	A	A							
Christine Berthet	IP	P	Y	Y	Y		Y	Y	
Leslie Boghosian Murphy	IP	P	Y	Y	A		Y	Y	
Brahmbhatt, Viren	V	P	Y	Y	Y		Y	Y	
Liam Buckley	A	A							
Jessica Chait	IP	P	Y	Y	Y		Y	Y	
Kevin Collins	IP	P	Y	Y	Y		Y	Y	
Lisa David	IP	P	Y	Y	Y		Y	Y	
Maarten de Kadt	IP	P	Y	Y	Y		Y	Y	
Paul Devlin	IP	P	Y	Y	Y		Y	Y	
Pete Diaz	IP	P	Y	Y	Y		Y	Y	
Jeffrey Gardner	IP	P	Y	Y	Y		Y	Y	
Thomas Garza	IP	P	Y	Y	Y		Y	Y	
Wendy Gonzalez	IP	P	Y	Y	Y		Y	Y	
Max Goodstein	IP	P	Y	Y	Y		Y	Y	
Jesse Greenwald	V	P	Y	Y	PNE		Y	Y	
Erin Hoffman	IP	P	Y	Y	Y		Y	Y	
David Holowka	IP	P	Y	Y	Y		Y	Y	
Frank Holozubiec	IP	P	Y	Y	Y		Y	Y	
Josephine Ishmon	IP	P	Y	Y	Y		Y	Y	
Inge Ivchenko	IP	P	Y	Y	Y		Y	Y	
Kerry Keenan	V	P	Y	Y	Y		Y	Y	
Ella Kim	IP	P	Y	Y	Y		Y	Y	
Matthew Klein	A	A							
Christopher LeBron	A	A							
Rachel Lee	IP	P	Y	Y	Y		Y	Y	
James MacDonald	IP	P	Y	Y	Y		Y	Y	
Ellen Markman	V	P	Y	Y	Y		Y	Y	
Brendan McGrath	IP	P	Y	Y	PNE		Y	Y	
Sanford Miller	A	A							
Chenise Mitchell	E	E							
Charles Montorio-Archer	IP	P	Y	Y	Y	Y	Y		
Gregory Morris	IP	P	Y	Y	Y	Y	Y		
Tina Nelson	IP	P	Y	Y	Y	Y	Y		
Michael Noble	V	P	Y	Y	Y	Y	Y		
Maria Ortiz	IP	P	Y	Y	Y	Y	Y		
Allen Oster	IP	P	Y	Y	Y	Y	Y		
Brad Pascarella	V	P	Y	Y	Y	Y	Y		
Joe Restuccia	IP	P	Y	Y	Y	Y	Y		
Delores Rubin	IP	P	Y	Y	Y	Y	Y		
Catie Savage	IP	P	Y	Y	Y	Y	Y		
Bryan Sloane	IP	P	Y	Y	Y	Y	Y		
Katy Stokes	IP	P	Y	Y	Y	Y	Y		
Hector Vazquez	V	P	Y	Y	Y	Y	Y		
David Warren	V	P	Y	PNE	Y	Y	Y		
Rodney Washington	V	P	Y	Y	N	Y	Y		
Alice Wong	IP	P	Y	Y	N	Y	Y		

SENT BACK TO COMMITTEE