



Leslie Boghosian Murphy
Chair

CITY OF NEW YORK
MANHATTAN COMMUNITY
BOARD No. 4
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June 3, 2026 Full Board Minutes

Meeting Date / Location	The Manhattan Community Board 4 (MCB4) Full Board met at 6:30 pm on Wednesday, June 3, 2026, in a hybrid format, with the majority of Board members meeting in person (with members of the public present) at Pier 57 – 25 11th Avenue (W. 15th Street), 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 June 2026 Full Board Meeting at: https://blockparty.studio/Archive
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Chair Leslie Boghosian Murphy stated that there is no public hearing tonight and comments during the Public Session will be limited to one minute.

Public Hearing

There was no Public Hearing.

Public Session

-Scott McCormack: Lives across the street from 530 West 27th Street. Prevent wiggle room in language so no giant one off nightclub. Spoke against the letter (Item 22: Letter to SLA re 530 W 27th Street - WST27 LLC & Oberon Twenty-Seven LLC).

-Noah Jay: Discussed four events he was at, specific concerns, and that the operator does not take responsibility for issues. Spoke against the letter (Item 22).

-Pam Ragnavan: Already has a lot on this block, including other clubs. Spoke against the letter (Item 22).

-Amir Khandani: Has concerns about capacity. Ask for a maximum capacity of 700 people at any given time. Asked the Board to reconsider the approval of the letter (Item 22).

-Todd Fabacher: Property owner and resident in Chelsea for 17 years. Concerned about amplified noise. Spoke against the letter (Item 22).

-Eric Shout: May 12th BLP was missing a sound study from one day before. Spoke against the letter (Item 22).

-Craig Spolsky: Applicant demonstrates disregard for concerns of nearby residents. Spoke against the letter (Item 22).

-Josh Foo: Lives nearby. This is making living here really detrimental. Asked the Board to reconsider the approval of the letter (Item 22).

-Jacqueline Liang: Community Outreach Coordinator at Hudson River Park Trust. Gave updates on summer programming.

-Ron Wisniski: Representing the E Vehicle Safety Alliance. Spoke in favor of Item 28: Letter to DOT re Public E-bike Charging Program. Thanked the Transportation Committee.

-Donna Langman: Small business owner and board member at 520 West 27th Street. The building board opposes the current application of 530 West 27th Street. Asked the Board to reconsider the approval of the letter (Item 22).

-Jeffrey LeFrancois: Former MCB4 Chair. Spoke thanking Jesse Bodine for his years of service.

-Matthew Kwatinetz: General Manager for the club on West 27th Street. We call it Culture Club because it is a theatrical club. Explained reasons to support the application. Will not use outside promoters. Spoke in favor of the letter (Item 22).

-Layla Law-Gisiko: Spoke about the Fiscal Year 2027 budget. Pointed to funding as relates to public housing.

-Lisa Wager: Director of Government Community Relations, Fashion Institute of Technology (FIT). Gave updates on FIT. Spoke about poll on value of creative careers, barriers to entry, and how talent is developed. Launch of FIT Future Forward for creative careers.

-Keith Heller: Spoke on community outreach regarding 530 West 27th Street falling short. Spoke against the letter (Item 22).

-Emily Xie: Husband and she live in the area of 530 West 27th Street. Experienced late night noise disruptions. Spoke against the letter (Item 22).

-David Lin: Urge City Council to amend the New York City housing maintenance code to shorten the mandated heat season from May 31st to May 15th. Lives on the corner of 22nd Street and 9th Avenue.

-Markus Dochantschi: President of the Board at 520 West 27th Street. Submitted two letters. Strongly oppose the submission. Totally fine to have an establishment there but need to adjust the hours of operation (Item 22).

-Ann Mincieli: Opposed to 530 West 27th Street. Have had several issues with security (Item 22).

-Pasha Radetzki: Lives at 369 West 36th Street at the corner of 9th Avenue. Problems with the restaurant that is open next door - same landlord- and they have applied for a liquor license. They refuse to install a proper exhaust system, and are frying burnt oil from 8 am to 11 pm (and this goes into our windows). The restaurant is called Dong Bei at 367 West 36th Street. Josephine Ishmon advised Pasha to email our District Manager so we can help.

-Lisa Stoner: Questioned signers (where they live) in support of West 27th Street nightclub. Concerned about stipulations being enforced. Spoke against the letter (Item 22).

-Phil Dorn: Representing the applicant at West 27th Street. Respect the CB4 process. We worked many hours with the BLP Committee and there was a unanimous vote to approve the application, minus one member. This was compromise finding middle ground. Concerns raised tonight were addressed at the Committee meeting. The applicant made many concessions. Spoke in favor of the letter (Item 22).

-Max Bookman: Attorney represents the applicant at West 27th Street. Spoke on current state of play at the State Liquor Authority (SLA), stating the SLA will support clubs. Should respect the BLP vote because you might not get the same stipulations from the SLA. Spoke in favor of the letter (Item 22).

-Anita McDonagh: Lives at 333 West 56th Street. Opposes E-battery charging station on southeast corner of 9th Avenue and West 55th Street (Item 28).

-Leslie Sloane: Chelsea resident since 2002 and PS 11 parent since 2016. Spoke in support of Item 25: Letter to DOE re Honoring Retirement of Principal Bob Bender of P.S. 11 – 320 West 21 Street.

-Michael Hirachi: Spoke on global affairs.

-Kim Hoover: Live at 540 West 28th Street. Owns a second apartment in the building and is the President of the Condo Association. Supports the project on 530 West 27th Street. It is really important to support arts, music and theater. Spoke in favor of the letter (Item 22).

-Josephine Ishmon: Spoke giving thanks and gratitude to Jesse Bodine for his years of service.

Adoption of Agenda and Minutes	The Agenda was amended so that Item 32 was sent back to the Chelsea Land Use Committee, and that Item 23 from the Housing, Health & Human Services Committee was tabled. The Agenda as amended was adopted unanimously. The May 2026 Full Board Minutes were adopted unanimously.
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Reports From Elected Officials

Manhattan Borough President Brad Hoylman-Sigal

Congratulations to all new Community Board members. Introduced members of the Borough President's team. Noted importance of attendance. Signed a cultural compact with the city center of Rome. Handed out \$50 million dollars to arts and cultural institutions. Congratulations to Councilmember Carl Wilson on election. We have 1,400 new units of housing in Manhattan through the ULURP process. Released today a study on dog waste. Appointing a new borough organizer to launch our Manhattan tenants union. Presented a proclamation to District Manager Jesse Bodine and thanked Jesse for his years of service. Proclaimed today, Wednesday, June 3, 2026, as Jesse Bodine Appreciation Day!

New York State Senator Erik Bottcher

We have been in a marathon session in Albany. Sad to hear that Jesse was moving on and praised Jesse. Noted especially working through the pandemic. We have something to give Jesse. We too in the State of New York have declared Wednesday, June 3, 2026, as Jesse Bodine Day! This is also from New York State Senator Liz Krueger. In the State budget, we raised the income limit for SCRIE (Senior Citizen Rent Increase Exemption) and DRIE (Disabilities Rent Increase Exemption). Passed Francesca's law requiring the safe storage of all firearms in New York State. We in the Senate also passed a bill for artists' housing but it looks like it will not pass the Assembly. We also passed legislation for joint bidding for public works projects to proceed faster. We are working closely with Community Board 4 on the Port Authority Bus Terminal Project. Thank you to Leslie Boghosian Murphy for chairing the Board and all board members. Maarten de Kadt asked about the package reduction and recycling act and it was noted that it does not look like this will come to a vote this year.

New York State Senator Liz Krueger (Nate Braus)

Thanks to Jesse Bodine for his years of service. Note the raised income limit for SCRIE (Senior Citizen Rent Increase Exemption). Also in the State budget, there is increased scrutiny of executive salaries at Con Ed as well addressing utility proposed rate increases. Will be hosting a legal clinic and call our office to sign up.

New York City Council Member Carl Wilson

MCB4 played a major role in my career. Been in the Council for 3 weeks. In budget hearings. The Department of Youth and Community Development is a pressing issue as it issued a new RFP process that removed longtime afterschool programs for Manhattan youth from many schools in our district. And it is also doing the RFP process for community-based organizations and awarded it to someone else other than Hudson Guild, who has been a longtime provider of afterschool program. We are questioning and pressing on this. In my district office business, we have Hannah Moses as Chief of Staff, Ben Lowenstein as deputy chief of staff and district director, and Shashank Shamshabad, who will be the Manhattan Community Board 4 liaison. I plan to be accessible and open as my predecessor. MCB4 has been and is a great experience. Thanks to Jesse Bodine for his years of service and his being a mentor.

New York City Council Member Gale Brewer

The Mayor has announced a charter revision commission. There will be hearings in all five boroughs. August 3rd is the deadline when the Mayor's office has to give ideas for the ballot to the city clerk. Thank you to MCB4 for your letter against a bill on city council members making appointments to the community board. And I am against a bill that would put term limits on district managers. We did pass a bill for more bike parking. I hope you get our newsletter, and note upcoming tree clinics, bike helmet giveaways, and information for how older adults can avoid scams. Budget discussions are ongoing. Thanks MCB4 on DeWitt Clinton Park ULURP. Thanks to Jesse Bodine for his years of service.

New York City Council Members Gale Brewer and Carl Wilson presented a proclamation to Jesse Bodine.

The New York City Council Members and MCB4 current and former chairs serenaded Jesse Bodine for his years of service.

New York State Assemblymember Linda Rosenthal (Ben Amster)

The Assemblymember is in Albany and she thanks Jesse Bodine for his years of service. We have had some legislative wins such as raising the income limit for SCRIE (Senior Citizen Rent Increase Exemption). Our bills passed on issues such as requiring EpiPens in daycares, requiring free menstrual products in private universities, and banning the sale or distribution of any materials that help make 3D guns. We are also on the Department of Youth and Community Development issue and have sent a letter on it. We are also addressing notorious landlord buildings. We have an upcoming shred day, two district events with HPD, a legal clinic, and a benefits clinic with HRA at Amsterdam Houses.

Board Reports & Business**Chair Report**

- We have some new members as appointed by the Borough President. The new members were introduced and asked to stand up. The outgoing members were also acknowledged and thanked for their service.
- Today, we had a briefing on the West 42nd Street Tunnel special activity and traffic conditions on World Cup match days.
- Thank you Land Use members Paul Devlin and Joe Restuccia for attending the City Council hearing on the DeWitt Clinton North project. Paul testified.
- MCB4 is now officially on Instagram and our user name is manhattancommunityboard4
- We have a new committee. It is the EDPS Committee. That's the Economic Development and Public Safety Committee. The co-chairs are Delores Rubin and Tina Nelson. This committee will absorb the

	work of the Cannabis Task Force. It will meet the third Thursday of each month. ● The district manager search has been narrowed and we expect to have a candidate to vote on in the July full board.
District Manager Report	● For the month of June, BLP will be meeting on two different dates in June to make up for a schedule conflict with July's meeting. The first committee meeting will be on Tuesday, June 9th with the second being on Tuesday, June 30th ● The Cannabis Task Force will no longer be meeting and will be folded into the Economic Development and Public Safety Committee which will be meeting on Thursday, June 18th at 6:30 pm. ● All Other Committees will be meeting at their regular date and time. ● Jesse thanked the elected representatives and staff for their kind words and proclamations. ● Thanks to Gale Brewer who took a chance on me years ago. ● Thanks to Liz Krueger. ● It has been an honor to be your district manager. Jesse recounted a number of accomplishments over the years and praised the board. Jesse acknowledged the chairs he has worked with over the years. ● Thanks to predecessor Bob Benfatto. ● Jesse thanked a number of community organizations. ● Thanks to all the board members who have been there for me over the years. ● Jesse offered two pieces of advice. Number one- the process makes the product. Number two, if the process doesn't seem to be working, then the product won't either. Talk to each other. ● Jesse thanked Nelly Gonzalez and Janine Pretente-Yusuf. ● Applause ensued for Jesse Bodine.

Chair Leslie Boghosian Murphy noted that there is another proclamation from New York State Assemblymember Tony Simone. Jacob Golden, the deputy Chief of Staff for New York State Assemblymember Tony Simone (who is in Albany), presented the proclamation to Jesse Bodine. Mr. Golden also noted that Jordan Feiner sends the regards of New York State Governor Kathy Hochul.

Bob Benfatto, former MCB4 district manager and current head of the Hudson Yards Hell's Kitchen Alliance, spoke about Jesse Bodine and praised Jesse for his years of service.

The former and current chairs of MCB4 during Jesse Bodine's time presented Jesse a plaque thanking Jesse for his years of service.

Meeting Agenda

Business License & Permits Committee (BLP)

Item 01: Letter to DOT re 739 9th Avenue - IL Divino - Application ID 20240802010258 - Sidewalk - **RATIFIED**

Item 02: Letter to DOT re 741 9th Avenue - Rancho Tequileria - Application ID 20240802010266 – Sidewalk - **RATIFIED**

Item 03: Letter to SLA re 739 9th Avenue - IL Divino - Serial# 0340-22-110097 **APPROVED**

Item 04: Letter to SLA re 741 9th Avenue - Rancho Tequileria - Serial# 0340-21-119468 **APPROVED**

Item 05: Letter to SLA re 30 Hudson Yards FI 14& 15 - Compass Group USA Inc **APPROVED**

Item 06: Letter to SLA re 30 Hudson Yards FI 23 - Restaurant Associates LLC **APPROVED**

Item 07: Letter to SLA re 30 Hudson Yards FI 35 - Restaurant Associates LLC **APPROVED**

Item 08: Letter to SLA re 30 Hudson Yards FI 65 - Compass Group USA Inc **APPROVED**

Item 09: Letter to SLA re 50 Hudson Yards FI 60-63 - Compass Group USA Inc **APPROVED**

Item 10: Letter to SLA re 500 W 33rd Street a-k-a 20 Hudson Yards FI 5-7 - Restaurant Associates LLC **APPROVED**

Item 11: Letter to SLA re 158 8th Avenue - Stark Stone Capital LLC **APPROVED**

Item 12: Letter to SLA re 170 7th Avenue - Gordian Knot GR Inc. **APPROVED**

Item 13: Letter to SLA re 194 8th Avenue - KV Grocery Inc. **APPROVED**

Item 14: Letter to SLA re 201 8th Avenue - Westside Hospitality Inc. **APPROVED**

Item 15: Letter to SLA re 206 9th Avenue - Spice Rack NYC Inc. - Aroga - Progerssice Indian by Spice Rack **APPROVED**

Item 16: Letter to SLA re 211 7th Avenue - Sushi Hoshizora Inc. **APPROVED**

Item 17: Letter to SLA re 407 W 15th Street a-k-a 75 9th Avenue - Stand West LLC **APPROVED**

Item 18: Letter to SLA re 450 W 33rd Street - 33rd Street Hospitality LLC **APPROVED**

Item 19: Letter to SLA re 867 9th Avenue - 26 Fools LLC **APPROVED**

Item 20: Letter to SLA re 772 9th Avenue - Monart 3 Corp. - Serial# 0340-25-131745 **APPROVED**

Item 21: Letter to SLA re 506 9th Avenue - Tippclare LLC - Serial# 6052450 **APPROVED**

Item 22: Letter to SLA re 530 W 27th Street - WST27 LLC & Oberon Twenty-Seven LLC **APPROVED**

Housing, Health & Human Services Committee (HHHS)

Item 23: Letter to HPD re 515 W 43rd Street – UAP Application **TABLED**

Item 24: Letter to HPD re 420 W 45th Street – Application for Article XI **APPROVED**

Arts, Culture, Education & Schools Committee (ACES)

Item 25: Letter to DOE re Honoring Retirement of Principal Bob Bender of P.S. 11 – 320 West 21 Street **APPROVED**

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

Item 26: Letter to ReThread Project re Support for funding for Garment Center District Innovation Hub **APPROVED**

Transportation Planning Committee (TPC)

Item 27: Letter to GDC re 10th Avenue Design Concept **APPROVED**

Item 28: Letter to DOT re Public E-bike Charging Program **APPROVED**

Item 29: Letter to SAPO & NYPD re the annual Halloween Parade **APPROVED**

Item 30: Letter to DOT re Parking Regulation Change for W. 47th Street (10/11)
APPROVED

Chelsea Land Use Committee

Item 31: Letter to LPC re 408 West 21 Street GTS and Vanderbilt University Campus Application for Window replacement **APPROVED**

Item 32: Letter to BSA re 511 West 25th Street Application for Residential Development
SENT BACK TO COMMITTEE

Executive Committee (EXEC)

Item 33: Letter to NYC City Council re Opposition to Int. No. 322 — A Local Law to Give Council Members the Power to Make Community Board Appointments **APPROVED**

New Business

Item 34: WPE Letter to Elected Officials re Extended Producer Responsibility legislation
APPROVED

Nothing to Report

Cannabis Task Force

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

Meeting Resolution	
Adjournment	Meeting was adjourned at approximately 9:21 pm
Next Meeting Date and Location	6:30 pm on Wednesday, July 22, 2026 Mount Sinai West – 1000 10th Avenue, 2nd Floor Conference Room B Hybrid Meeting

As recorded by Kevin Collins and Brendan McGrath (in honor of Jesse Bodine)

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	25. Letter to DOE re Honoring Retirement of Principal Bob Bender of P.S. 11 - 320 West 21 Street	26. Letter to ReThread Project re Support for funding for Garment Center District Innovation Hub	27. Letter to Gateway Development Commission re 10th Avenue Design Concept	28. Letter to DOT re Public E-Bike Charging Program	29. Letter to SAPO & NYPD re the Annual Halloween Parade	30. Letter to DOT re Parking Regulation Change for W. 47th Street (10/11)	31. Letter to LPC re 408 West 21 Street GTS and Vanderbilt University Campus Application for Window replacement	32. Letter to BSA re 511 West 25th Street Application for Residential Development	33. Letter to NYC City Council re Opposition to Int. No. 322 - A Local Law to Give Council Members the Power to Make Community Board Appointments	34. WPE Letter to Elected Officials re Extended Producer Responsibility legislation	
P / Y		43	40	40	40	40	40	40	40	0	40	40	
Ab / N		6	0	0	0	0	0	0	0	0	0	0	
E / A		1	1	1	1	1	1	1	1	0	1	1	
PNE		0	0	0	0	0	0	0	0	0	0	0	
A'--		0	2	2	2	2	2	2	2	0	2	2	
Theodore Arenas	A	A								SENT BACK TO COMMITTEE			
Roberta Barnett	A	A											
Christine Berthet	IP	P	Y	Y	Y	Y	Y	Y	Y			Y	Y
Leslie Boghosian Murphy	IP	P	Y	Y	Y	Y	Y	Y	Y			Y	Y
Brahmbhatt, Viren	V	P	A'--	A'--	A'--	A'--	A'--	A'--	A'--			A'--	A'--
Jessica Chait	IP	P	Y	Y	Y	Y	Y	Y	Y			Y	Y
Kevin Collins	IP	P	Y	Y	Y	Y	Y	Y	Y			Y	Y
Jae Cotton	V	P	A	A	A	A	A	A	A			A	A
Lisa David	A	A											
Maarten de Kadt	IP	P	Y	Y	Y	Y	Y	Y	Y			Y	Y
Sam Deutsch	V	P	A'--	A'--	A'--	A'--	A'--	A'--	A'--			A'--	A'--
Paul Devlin	IP	P	Y	Y	Y	Y	Y	Y	Y			Y	Y
Pete Diaz	IP	P	Y	Y	Y	Y	Y	Y	Y			Y	Y
Robert Dobruskin	V	P	Y	Y	Y	Y	Y	Y	Y			Y	Y
Jeffrey Gardner	IP	P	Y	Y	Y	Y	Y	Y	Y			Y	Y
Thomas Garza	IP	P	Y	Y	Y	Y	Y	Y	Y			Y	Y
Wendy Gonzalez	IP	P	Y	Y	Y	Y	Y	Y	Y			Y	Y
Max Goodstein	A	A											
Jesse Greenwald	IP	P	Y	Y	Y	Y	Y	Y	Y			Y	Y
Erin Hoffman	IP	P	Y	Y	Y	Y	Y	Y	Y			Y	Y
Sean Holihan	IP	P	Y	Y	Y	Y	Y	Y	Y			Y	Y
David Holowka	IP	P	Y	Y	Y	Y	Y	Y	Y			Y	Y
Frank Holozubiec	IP	P	Y	Y	Y	Y	Y	Y	Y			Y	Y
Josephine Ishmon	IP	P	Y	Y	Y	Y	Y	Y	Y			Y	Y
Inge Ivchenko	IP	P	Y	Y	Y	Y	Y	Y	Y			Y	Y
Kerry Keenan	V	P	Y	Y	Y	Y	Y	Y	Y			Y	Y
Matthew Klein	IP	P	Y	Y	Y	Y	Y	Y	Y			Y	Y
Rachel Lee	IP	P	Y	Y	Y	Y	Y	Y	Y			Y	Y
James MacDonald	V	P	Y	Y	Y	Y	Y	Y	Y			Y	Y
Ellen Markman	IP	P	Y	Y	Y	Y	Y	Y	Y			Y	Y
Brendan McGrath	IP	P	Y	Y	Y	Y	Y	Y	Y			Y	Y
Sanford Miller	IP	P	Y	Y	Y	Y	Y	Y	Y			Y	Y
Charles Montorio-Archer	IP	P	Y	Y	Y	Y	Y	Y	Y			Y	Y
Gregory Morris	IP	P	Y	Y	Y	Y	Y	Y	Y			Y	Y
Tina Nelson	IP	P	Y	Y	Y	Y	Y	Y	Y		Y	Y	
Thao Nguyen	IP	P	Y	Y	Y	Y	Y	Y	Y		Y	Y	
Michael Noble	V	P	Y	Y	Y	Y	Y	Y	Y		Y	Y	
Justine Ortiz	E	E											
Maria Ortiz	IP	P	Y	Y	Y	Y	Y	Y	Y		Y	Y	
Allen Oster	IP	P	Y	Y	Y	Y	Y	Y	Y		Y	Y	
Brad Pascarella	IP	P	Y	Y	Y	Y	Y	Y	Y		Y	Y	
Joe Restuccia	IP	P	Y	Y	Y	Y	Y	Y	Y		Y	Y	
Delores Rubin	A	A											
Bryan Sloane	A	A											
Wendy Solem	IP	P	Y	Y	Y	Y	Y	Y	Y		Y	Y	
Katy Stokes	IP	P	Y	Y	Y	Y	Y	Y	Y		Y	Y	
Hector Vazquez	IP	P	Y	Y	Y	Y	Y	Y	Y		Y	Y	
Michael Wang	IP	P	Y	Y	Y	Y	Y	Y	Y		Y	Y	
Rodney Washington	IP	P	Y	Y	Y	Y	Y	Y	Y		Y	Y	
Alice Wong	IP	P	Y	Y	Y	Y	Y	Y	Y		Y	Y	

SENT BACK TO COMMITTEE