



CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD No. 4

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Leslie Boghosian Murphy
Chair

Stacie Johnson
District Manager

July 22, 2026 Full Board Minutes

Meeting Date / Location	The Manhattan Community Board 4 (MCB4) Full Board met at approximately 6:37 pm on Wednesday, July 22, 2026, in a hybrid format, with the majority of Board members meeting in person (with members of the public present) at Mount Sinai West – 1000 10th Avenue, 2nd Floor Conference Room B, 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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Public Hearing

There was no Public Hearing.

Public Session

-Marcel Braithwaite: Director of Programs and Community Engagement at the New York City Police Athletic League. Spoke on PAL Play Street at McCaffrey Playground; safe for youth to play with supervision by trained adults. Thanked the community board for their support.

-Rose Castro: Resides at the Christopher on West 24th Street. Breaking Ground owns the property. Spoke on safety and quality of life concerns.

-Catherine Tronzo: Agreed with what Rose Castro started and noted that this is also happening at the Times Square where she lives. Breaking Ground also owns and manages this property. Also spoke at the Housing, Health, and Human Services Committee. Possible collaboration with community board 5. Two main problems- one:mismatch between people brought in for services versus what can actually be offered; two:unaccountable management.

-Renessa Rabenda: Educator at the Intrepid Museum. Spoke on free events in the next two months.

-Jacqueline Leung: Community Outreach Coordinator at Hudson River Park Trust. Updates on summer programming.

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

-Steve Greenberg: Resident of Hell's Kitchen. Spoke on street lights on 9th Avenue being out, and elsewhere not having planters. Sidewalks up and down 9th Avenue are dirty.

-Ethan Abbott: Community Engagement Manager at the Highline. Spoke on upcoming events.

-Dr. Greg Garber: Emergency Room resident here at Mount Sinai West and Morningside. Also spoke at the Housing, Health, and Human Services Committee. Spoke on supporting the CIR contract with Mount Sinai, especially Mount Sinai paying its physicians at Mount Sinai hospital more than here at Mount Sinai West and Morningside. Full benefit and salary parity sought, including for a fair contract.

-Carla Roussos: Community Relations Coordinator at Ryan Chelsea-Clinton Community Health Center. Spoke on upcoming events and ways for the community to be involved.

-Reika Boyd: Spoke on public safety, Has lived in the city for over 20 years. Audio was breaking up and was asked to send testimony by email to the community board.

-Josephine Ishmon: MCB4 partnered with the Office of the Prevention of Hate Crimes for an event that enabled us to get out into the community and bring together diverse New Yorkers. We were the first community board to partner on this initiative.

Adoption of Agenda and Minutes

The Agenda was amended as Items 24 and 35 have been combined, and so Item 24 is Withdrawn. The Agenda as amended was adopted unanimously. The June 2026 Full Board Minutes were adopted unanimously.

Reports From Elected Officials

New York State Assembly Member Tony Simone

Happy Summer. Thank the board for all your work. Thanks to my team, especially Matt Teague. The session is now over and we passed the MELT Act to protect immigrants. This is now in a court case as the Trump administration sued and our Attorney General is defending the legislation. ICE should be held accountable. We raised the income limit for SCRIE (Senior Citizen Rent Increase Exemption) and DRIE (Disabilities Rent Increase Exemption). We passed mental health legislation, and now you can bring your therapist across state lines. Addressing mental health crises. We passed the Freedom to Read Act, protecting access to books. We hope the Governor signs it. Outraged on Penn Station with the federal government not being fully transparent on how it will be paid for, along with other concerns. We should not be left with the bill. A question was asked if there was a law passed for our government to not sign a contract with ICE. It was answered that we have passed an overall immigration package that our local police resources will not be used with ICE (287 Agreements). A

question was asked if Penn Station will cost more than 8 billion dollars and it was answered yes we believe so. A question was asked if the Assembly Member supports through-running at Penn Station and would he support a study. It was answered that he wants through-running to happen and we have had enough studies. Through-running should increase capacity.

New York City Council Member Carl Wilson

The City Council passed a historic budget with big wins. This includes the expansion of the CityFHEPS (Family Homelessness and Eviction Prevention Supplement) which will provide a pathway to homes for thousands of families. We expanded the kids rise program which will give every kindergartner a savings account to help lift financial issues. We addressed low cost ridership. We had major investments in schools, libraries, and arts and cultural institutions. The Port Authority bus terminal project is ongoing and we are pressing to address the late night noise that is disrupting residents. We are addressing the encampments along the far west side. We did a walkthrough with board members and government officials. The DSS Commissioner joined us. It has been reported to us that over a dozen people have been placed with services. We are looking to create a hub model; we need a coordinated multi-agency response. The fence at the future Lorraine Hansberry Park should now be a taller fence and we have allocated the financial needs to get this done. We started our fresh food for bags for seniors program, and we are starting our SCRIE (Senior Citizen Rent Increase Exemption) and DRIE (Disabilities Rent Increase Exemption) workshops. A question was asked about the fence height in parks. The analysis and thoughts that go into fence height decisions by parks was noted. A question was asked about the dozen placements from the encampments and it was answered that this is specific to the needs of the individual

Congressman Jerry Nadler Office (Mackey Bentley)

Recently the Congressmen led a bipartisan letter with Congressman Goldman and Congressman Malliotakis to call upon the federal government to declassify certain 9/11 records from the investigation into the attacks so families can have the evidence they need to pursue justice in the legal system and seek the long overdue accountability they deserve. The Congressman with other congressional Democrats led a letter urging the US citizen and immigration services USCIS director to reverse the recent USCIS policy requiring non-citizens seeking a green card to apply abroad and to demonstrate that their adjustment status serves a national interest. This framework internal agency policy is without any internal basis, is unacceptable, and the congressman will continue to fight against it. The congressional app challenge is officially underway in the congressman's office. This is open to New York 12 high school middle school participants. If you have any questions, feel free to reach out to me or our office. The deadline for that is October 26.

New York State Senator Erik Bottcher (Quentin Heilbroner)

Thank you to everyone who joined us the other day for our policy perspectives on Alzheimer's. We got a good 250 people with us which was really fantastic. It was a great crowd. I actually recognized a few of the folks who signed up who I know are in this room. I really just want to say that we are in postbudget time. Assembly Member Simone has highlighted much of the great things that we have done. I am excited and hopeful for through-running as well. Thanks everybody for coming on out to our event the other day and we will be in touch.

Manhattan Borough President Brad Hoylman-Sigal

(Note this presentation occurred after Items 15 and 16 from the HHHS Committee during the regular board business part of the Agenda below)

Happy summer everyone. Thank you to those who attended or watched the through-running town hall I had with the Council Member, the State Senator, the Assembly Member and our Congressman. I think this advanced the issue in discussing the potential of through-running even though not all the

panelists agreed. It was exciting also that the federal government came out with a report literally like a day later pointing toward through-running. Through-running is the one seat ride that we all want to get from New Jersey to Long Island and not have to get off the train and pay a different fare to a different interstate agency. Andy Byford said at that event on screen that it is a potential. We will see how the Penn Station development plans unfold. One thing is clear: that the elected officials are united along with Governor Hochul and that New York is not paying a dime. This is a federal project. It's a federal building. The feds have to pay and that's Donald Trump. We issued a report on horse carriages. There was that hearing at city hall with the council on the future of that industry and we thought we would take a step back and look at some data around the industry. There have been 40 horse deaths in Central Park since 1982. I think this industry needs to be transitioned. I hope folks have heard about our Manhattan multiplier and our efforts to put your tax dollars through the Borough President's Capital Grant Program into arts and cultural institutions. I put in \$50 million, your money specifically and exclusively for arts and cultural institutions. For every institution that received money, we asked them to try to match or approximate a match from private sources, from their trustees, corporate partners and the like. So we could raise even more money for arts and cultural institutions. We are having a disability roundtable. We are going to get you the information about that. Everyone's welcome to attend. There is a Manhattan Dominican Heritage Celebration coming up. We issued a commentary to HUD in connection with another rule from HUD that states that municipalities will not receive federal money if they continue to allow individuals to stay in shelters based on their gender identity rather than on the gender which they were assigned at birth. We wanted to thank our Council Member Wilson for organizing a walk through at the Intrepid area. There are some legal barriers that I know were mentioned at the walkthrough, including a 7-day rule that encampments cannot be cleared beyond seven days at a time. In addition to that, there are issues around the security of the unhoused individuals' belongings. So the borough president's office has offered to provide some resources so when an encampment is relocated or cleared that we help provide support for the storage of an individual's personal possessions. Thank you.

Board Reports & Business

Chair Report	● Quorum and attendance is important. It is hard to conduct official board business without quorum. ● We have been involved very actively in two hotspots. One at the Intrepid and the other at 22nd Street and 6th Avenue. ● We are working on a hub to address encampment issues. ● MCB4 was involved in the restart of the Penn Station working advisory group. Thank you to Christine Berthet who will continue to represent MCB4 in that group. Christine and I attended the recent meeting where Amtrak introduced the chosen developer and the design group. There was a Q&A. I thought it was very informative. They showed the designs. There were a lot of questions, and there were a lot of entities in the room. This is really the first step towards re-engaging on this now that it is public.

	• Also speaking of big projects, all of you may know there was a pause on any public and meaningful discussion by officials regarding the FEC (Fulton and Elliott-Chelsea Houses) RAD/PACT conversion. There were certain arguments going through the courts. We have a working group. It was difficult for us to engage with our electeds during this time because they all wanted to put a pause on communicating. Now that the stay has been lifted we are really specifically pushing the mayor's office to get really more involved and spearhead the lines of communication. • Josephine mentioned the Breaking Bread and building bonds event. This is a really great thing not just for the community but for MCB4 because the mayor's office identified us as a good partner and I think that's really important in his early days of his administration. • Thank you to Joe Restuccia for the land use 101 meeting/ the sugar cube meeting. We apologize that it couldn't be taped. We had some technical difficulties, but thank you to everyone who came and we will try and get that again maybe in the new year or sometime when the new people come on again. • Last but not least, our new District Manager is Stacie Johnson. Leslie introduced Stacie. There was a task force that went through applications, interviews, and all that. We decided that Stacie is perfect for us right now. We will vote officially on her hiring letter later tonight and her first day is August 3rd. • And a personal thing from me. I want to really thank Janine and Nelly. Give them a huge applause. They really kept the office afloat. They were doing the work of 10 people.
District Manager Report	• No report (to start August 3, 2026).

Meeting Agenda

Business License & Permits Committee (BLP)

Item 01: Letter to DOT re 161 8th Avenue - Georgie's - Application ID 20260511010001 - Roadway - **RATIFIED**

Item 02: Letter to DOT re 161 8th Avenue - Georgie's - Application ID 20260511010001 – Sidewalk – **RATIFIED**

Item 03: Letter to DOT re 824 9th Avenue - Taqueria Condesa - Application ID 20260410010002 – Sidewalk - **RATIFIED**

Item 04: Letter to SLA re 161 8th Avenue - Georgie's - Serial# 0370-261-42605 **APPROVED**

Item 05: Letter to SLA re 824 9th Avenue - Taqueria Condesa - Serial# 0340-251-27014 **APPROVED**

Item 06: Letter to SLA re 114 8th Avenue - Hungry Spicy Inc. **APPROVED**

Item 07: Letter to SLA re 307 W 39th Street - Hao Rui Xiang LLC

APPROVED

Item 08: Letter to SLA re 395 9th Avenue, 65th Fl - Good Eating Company North America LLC

APPROVED

Item 09: Letter to SLA re 410 W 43rd Street - The Table at RedEye Inc. - Serial# 0240-22-100584

APPROVED

Item 10: Letter to SLA re 511 9th Avenue – Vida Midtown Corp. **APPROVED**

Item 11: Letter to SLA re 344 W 46th Street – Tam Mai Group Inc. **APPROVED**

Item 12: Letter to SLA re 201 7th Avenue – Saints Coffee Corp. **APPROVED**

Item 13: Letter to SLA re 66 Hudson Blvd East, 29th Floor – Restaurant Associates LLC. **APPROVED**

Item 14: Letter to SLA re 66 Hudson Blvd East, 5th Floor – Restaurant Associates LLC. **APPROVED**

Housing, Health & Human Services Committee (HHHS)

Item 15: Letter to HPD re 335 W 25th Street & 345 W 25th Street – UAP Applications **APPROVED**

Item 16: Letter to Mt. Sinai West re Support for Doctors receiving pay & benefits parity across the Mt. Sinai system **APPROVED**

Chelsea Land Use Committee (CLU)

Item 17: Letter to BSA re 511 West 25th Street Application for Residential Development **APPROVED**

Chelsea Land Use (CLU) & Housing, Health & Human Services (HHHS) Committees

Item 18: Joint Letter to HPD re 273 W 22nd Street – UAP Application **APPROVED**

Transportation Planning Committee (TPC)

Item 19: Letter to DOT re 6th Avenue Protected Bike Lane Project **APPROVED**

Item 20: Letter to DOT, MTA, & TLC re Taxi Operation on 9th Avenue (19/20) **APPROVED**

Item 21: Letter to DOT re Chelsea Market Street Seats **APPROVED**

Item 22: Letter to DOT re West 25th Street Curb Management **APPROVED**

Item 23: Letter to DOT & Port Authority re Interim Terminal at West 30th Street **APPROVED**

Item 24: Letter to HYDC & DOT re Support for the Shared Streets design at Blocks 4 and 5 of Bella Abzug Park **WITHDRAWN**

Item 25: Letter to DOT re Changing weekend taxi parking regulations at West 22nd Street (6/7) **APPROVED**

Item 26: Letter to DOT re Improved signage for the taxi stand on 12th Avenue (51/52) **APPROVED**

- Item 27:** Letter to DOT re Concerns for the 9th Avenue Expanded Sidewalk **APPROVED**
- Item 28:** Letter to Delivery Companies re Loading operations on the 9th Avenue Expanded Sidewalk **APPROVED**
- Item 29:** Letter to DOT re Revocable Consent Application for Port Authority to construct, maintain, and use 2 glycol pipes and concrete duct bank with conduits under 40th Street **APPROVED**
- Item 30:** Letter to MTA & DOT re removing Metrocard dispensers **APPROVED**

Economic Development & Public Safety Committee (EDPS)

- Item 31:** Letter to OCM and CCB re 501 W. 57th Street - MZDZ Corp. **APPROVED**

Executive Committee (EXEC)

- Item 32:** WPE Letter to HRPT re Hudson River Park Esplanade Project – W. 29th – W. 44th Street – **RATIFIED**
- Item 33:** ACES Letter to DYCD re Reinstating Hudson Guild as an afterschool provider for P.S. 33 – **RATIFIED**
- Item 34:** Authorization to hire Stacie Johnson as District Manager **APPROVED**

New Business

- Item 35:** WPE Letter to HYDC re Bella Abzug Park Blocks 4, 5, & 6 Design **APPROVED**
- Item 36:** WPE Letter to Police Athletic League re Summer Programs **APPROVED**

Nothing to Report

Clinton/Hell's Kitchen Land Use

Chair Leslie Boghosian-Murphy noted that Brendan McGrath is stepping down as one of the Co-Secretaries and Erin Hoffman will replace him to work with our other Co-Secretary Kevin Collins. Kevin joined Leslie in thanking Brendan for his work and stated that he is looking forward to working together with Erin.

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

Meeting Resolution	
Adjournment	Meeting was adjourned at approximately 8:40 pm
Next Meeting Date and Location	6:30 pm on Wednesday, September 2, 2026 Hotel Trades Council – 305 W. 44th Street (between 8th and 9th Avenues) Hybrid Meeting

As recorded by Kevin Collins and Erin Hoffman

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	1. Letter to DOT re 196 8th Avenue - Melting Pot NY LLC - Application ID 20260721010001 - Roadway - RATIFICATION															
				2. Letter to SLA re 5 Manhattan West aka 450 W. 33rd Street, Unit #6 - Manhattan West Coast LLC - RATIFICATION															
				3. Letter to SLA re 5 Manhattan West aka 450 W. 33rd Street, Terrace - Manhattan West Coast LLC - RATIFICATION															
				4. Letter to SLA re 709 9th Avenue, North Store - Suki Desu Inc.															
				5. Letter to SLA re 400 W. 50th Street - Omakase by Korami NY Inc.															
P / Y			37	37	37	37	37	37	37	37	37	37	37	37	37	37	37	37	37
Ab / N			12	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	1
PNE			0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1
A'--			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
Roberta Barnett	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Christine Berthet	IP	P	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	A
Brahmbhatt, Viren	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
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
Joeth Cotton	V	P	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
Maarten de Kadt	E	E																	
Sam Deutsch	IP	P	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
Pete Diaz	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Robert Dobruskin	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Jeffrey Gardner	A	A																	
Thomas Garza	IP	P	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
Max Goodstein	IP	P	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
Erin Hoffman	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Sean Holihan	A	A																	
David Holowka	IP	P	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
Josephine Ishmon	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Inge Ivchenko	A	A																	
Kerry Keenan	V	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Matthew Klein	V	A																	
Rachel Lee	IP	P	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
Ellen Markman	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Brendan McGrath	V	A																	
Sanford Miller	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Charles Montorio-Archer	A	A																	
Gregory Morris	IP	P	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
Thao Nguyen	IP	P	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
Justine Ortiz	A	A																	
Maria Ortiz	V	P	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
Brad Pascarella	A	A																	
Joe Restuccia	A	A																	
Delores Rubin	IP	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Bryan Sloane	A	A																	
Wendy Solem	IP	P	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
Hector Vazquez	V	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Michael Wang	A	A																	
Rodney Washington	IP	P	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	N	Y	N	