



CITY OF NEW YORK  
**MANHATTAN COMMUNITY**  
**BOARD No. 4**  
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Meeting Date	February 7, 2018
Meeting Time	6:30 PM
Meeting Location	Hudson Guild Elliott Center 441 West 26 <sup>th</sup> Street 9/10 Dan Carpenter Room A/B

**BURT LAZARIN**  
 Chair

**JESSE R. BODINE**  
 District Manager

**February 2018 Full Board Meeting Minutes**

**PRESENTATION & PUBLIC HEARING**

Representatives from the Port Authority Bus Terminal (PABT) made a presentation to update CB4 and the community about several projects and issues the PABT is currently working on:

**Mark Shaff, General Manager of Port Authority Bus Terminal:** began by stating that this presentation is part of an effort by PABT to “show their face” and engage the community. PABT has been improving on-time delivery of buses from the terminal to New Jersey and updating bus tracking system inside the terminal to keep buses off city streets. PABT has partnered with Urban Pathways, the homeless outreach provider, to identify chronically homeless neighbors in the PABT and surrounding area to connect them with services. They have an on-site psychiatric nurse to help with immediate needs. Mr. Shaff stated that PABT has put artwork up on the 9th Avenue side of the PABT to help with the aesthetics of the building; they hope to use work created by community artists soon.

**Gerard Lindenmeier, General Manager of Lincoln Tunnel:** Mr. Lindenmeier stated that his department has successfully doubled the size of snow removal staff this winter and has seen a “clear improvement in snow clearing.” He also responded to various complaints about a lack of lighting in district streets (most notably 10th Avenue b/w 39th and 40th Streets and Dyer Avenue/40th Street). Within a month, they will have new LED bulbs to increase illumination levels. Mr. Lindenmeier said that they had to put sidewalk maintenance on hiatus due to the cold weather but will begin the program to rehabilitate sidewalks in Spring 2018.

**Justin Bernbach, Director of Government Relations for New York - Port Authority Bus Terminal:** Mr. Bernbach provided an update about PABT’s replacement program. In December, they awarded first contract to oversee the environmental process to engineering firm WSP and environmental firm AKRF. They have begun their search for a Program Manager.

**Lou Venech, Representative of Port Authority Bus Terminal’s Planning Department:** PABT has committed to fund and manage a study to explore the feasibility of additional rapid-transit options across the Hudson River in addition to the #7 train extension. This work will take approximately 18 months.

**Public Session**

<b>Bill Boroch</b>	Mr. Boroch is the President of the Council of Chelsea Block Association and stated that there is a landlord on W. 19th Street that is performing illegal construction. CCBA is supporting the efforts of the 18th Street/19th and 300 West 20th Street Block Associations and St. Peter's Church to curb further construction.
<b>Steven Harding</b>	<p>Mr. Harding is the priest at the St. Peter's Episcopal Church. The owner of the property behind St. Peter's Episcopal Church has been performing construction at 345 and 347 West 19th Street. The owner has affixed a fence to St. Peter's Episcopal Church without notice to the Church, this may have compromised the structural integrity of the Church's south wall.</p> <p>The owner had a fire in an open fire pit (approximately 8 feet away from the Church wall). He was asked to put out the fire by NYPD but re-lit the fire after the NYPD left. The construction is meant to combine 345 and 347 West 19th Street to build a yoga studio. Mr. Harding requested that this matter be brought to the floor for discussion at the Chelsea Land Use Committee.</p>
<b>Carol Ott</b>	Co-President of 300 West 20th Street Block Association. He expressed support for St. Peter's Episcopal Church's request that CB4 examine the 345 and 347 West 19th Street construction process.
<b>Albert Taylor</b>	Member of the 300 West 20th Street Block Association. Building 323 has had a vacate order due to the construction at 345 and 347 West 19th Street and is very concerned for the Church and his block. Expressed support for St. Peter's Episcopal Church's request that CB4 examine the 345 and 347 West 19th Street construction process.
<b>Frank Lowe</b>	Member of 18th/19th Street Block Association. Has been monitoring the construction of the property behind the Church and has noticed after-hours construction. Expressed support for St. Peter's Episcopal Church's request that CB4 examine the 345 and 347 West 19th Street construction process.
<b>Lisa Wager</b>	Director of Government and Community Relations at FIT informed the board of a high school summer program, pre-college program, and for-credit courses for high school seniors which are open for registration until February 16th. Announced partnership between NFL and FIT for fashion-forward merchandise. Products are sold at <a href="http://www.nflshop.com/fit">www.nflshop.com/fit</a> .
<b>Mohan Metabeek</b>	Residential Doorman on 16th Street and 16-year member of Local 32BJ, called for Lalezarian Properties to commit to good-paying service jobs at 606 West 30th Street. He asked CB4 to deny Lalezarian Properties' bid for the 606 West 30th Street unless they commit to providing good-paying jobs.
<b>Chris Lebron</b>	Speaking on behalf of the 47th Street community, he informed the board that the Chung family who owned Empire Dry Cleaners had to close the business after 26 years of service. Spoke in support of shopping locally and getting to know local business owners. He promoted engagement with elected officials to save small businesses.
<b>Drew Straub</b>	A resident of Chelsea Hotel for 35 years. Informed the board that the current landlord is applying for a liquor license for a rooftop spa but has not engaged residents. Fears this spa will become a bar. Encourages the board to deny Chelsea Hotel's liquor license.
<b>Rita Barros</b>	A resident of Chelsea Hotel who has an ongoing leak in the hallway for 6 years, the flooding at times goes to her door. Encourages the board to deny Chelsea Hotel's liquor license.
<b>Susan Reiner</b>	A resident of Chelsea Hotel, informed the board that 6 senior citizens, 2 families with small children, and two additional adults are on the same floor as the potential spa. Encourages the board to deny Chelsea Hotel's liquor license.
<b>Jonathan Berg</b>	Lived in Chelsea Hotel for 43 years, argued that the approval of the Chelsea Hotel liquor

	license would not be for the public interest. The owner has not consulted with tenants about the construction of the spa. Encourages the board to deny Chelsea Hotel's liquor license.
<b>Zev Greenfield</b>	A lifelong resident of Chelsea Hotel. Has been told by Chelsea Hotel management that they will not answer inquiries concerning the roof. Encourages the board to deny Chelsea Hotel's liquor license for their spa.
<b>Richard Borne</b>	Owner and developer of Chelsea Hotel. Thanked BLP committee for approving the liquor license. Stated that this will not be a roof bar, but a legitimate gym and spa. Expressed long track record with CB4.
<b>Lisa Sladkus</b>	A parent at Avenues World School, expressed concern about two fatalities and one injury near the school. Expressed support for a crosstown bike lane.
<b>Janet Liff</b>	Worked in Chelsea for 15 years and representative of Transportation Alternatives, came to support crosstown bike lane.
<b>Gary Roth</b>	Expressed support for a crosstown bike lane.

<b>Remarks from Elected Officials and Representatives</b>	
<b>Assemblymember Richard Gottfried</b>	Assemblymember Gottfried introduced his new Board Liaison, Matt Tiehg. He informed the board of a public hearing at the State Assembly regarding a proposal to legalize, regulate and tax adult-use recreational marijuana in New York State. He shared that everyone who testified at the hearing, except for the representative of the New York State Sheriff's Association, was in favor of the proposal. Assemblymember Gottfried informed the board about a community forum on the L train closure and noted a very harmonious meeting he attended alongside other elected officials with the Port Authority Bus Terminal in New Jersey in which the reconstruction of the new bus terminal was one of the items discussed.
<b>Afraz Kahn for Borough President Gale Brewer</b>	Mr. Kahn informed the board that the Borough President's Office attended an L-Train shutdown meeting and is asking DOT to release a study for public review regarding the L-Train renovation plan. Borough President is hosting a community conversation about homelessness in Manhattan and the use of hotels as shelters. The ULURP process for Block 675 has reached the Borough President's Office. Community Board applications are active and have been extended one week for new applicants.
<b>Council Member Helen Rosenthal</b>	Council Member Rosenthal informed the Board that budget deliberations have begun and urged nonprofits to apply for funding as soon as possible. She announced that she is the new Chair of the Council's Committee on Women with her first hearing being about sexual harassment claims within city agencies and ensuring the proper reporting and creating best practices for these claims. She attended the hearing on NYCHA and expressed concerns about the agency's systems that are in place to collect information and fix issues.
<b>Kevin Jean-Baptiste for District Attorney Cyrus Vance, Jr.</b>	Spoke about creating a fairer justice system by not asking for bail for low-level misdemeanors, unless they have a violent criminal record in the past 10 years. He stated that the District Attorney is no longer prosecuting fare evasion criminally.
<b>Gabriel Lewenstein for Public Advocate Leticia James</b>	Wrote a letter to Long Island Railroad asking that they remove gender from their boarding passes; as of January 1, 2018, they discontinued that practice. The Public Advocate's Office is partnering with the Mayor and Comptroller to divest from fossil fuels in pensions. The Public Advocate wrote a letter to move primary day from Rosh Hashanah to another day to accommodate voters who practice the holiday.

<b>Michael Stinson for Comptroller Scott Stringer</b>	The Comptroller’s Office is introducing MWBE University, series of workshops to increase access for MWBEs to navigate the system. Echoed the effort of the Comptroller alongside the Public Advocate and Mayor to divest from fossil fuels in pensions.
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<b>Board Reports &amp; Business</b>	
<b>Adoption of Agenda and Minutes</b>	The Agenda and January minutes were approved unanimously.
<b>District Manager Report</b>	<p>Mr. Bodine organized a site visit with DSNY and BIC re: Commercial refuse pick issues during DDC Water Main Project on 9th Avenue. Organized site visit for Fulton Houses and NYC DOT re relocation of Citibike stations. Organized Community Information meeting re DDC Water Tunnel Project on West 15th - 18th Street between 8th and 9th Avenues. Met with Developers and 338 West 39th Street regarding After Hour Variances. Met with new Project Managers of 615 10th Avenue regarding the lighting of the construction site. Organized Tour of Manhattan Plaza Refuse program for Block 675 developers.</p> <ul style="list-style-type: none"> <li>• Waterfront, Parks, and Environment – Meeting day after Full Board – Feb 8th</li> <li>• Housing, Health, and Human Services – Meeting on Tuesday, Feb 13th at 353 West 30th Street</li> <li>• Business License and Permits Committee – Meeting on Tuesday, February 20th</li> <li>• Chelsea Land Use – Meeting on Tuesday, February 20th due to President’s Day Holiday</li> <li>• Committee Preference Forms due Monday, Feb 12th</li> <li>• Conflict of Interest &amp; Disclosure Form due Feb 23rd</li> <li>• Business License and Permits Committee – Meeting on Tuesday, February 20th</li> <li>• Chelsea Land Use – Meeting on Tuesday, February 20th due to President’s Day Holiday</li> <li>• Committee Preference Forms due Monday, Feb 12th</li> <li>• Conflict of Interest &amp; Disclosure Form due Feb 23rd</li> </ul>
<b>Board Chair Report</b>	<p>The Executive Committee held various meetings regarding Block 675 and the relocation of the EMS facility on 23<sup>rd</sup> Street. Chair Lazarin thanked Speaker Johnson for his personal efforts in relocating the EMS facility. The Budget Task Force met for the first time in 2018. There was a small meeting held with Pier 57 and Google regarding additional public access, rooftop activity, and office space. Chair Lazarin also highlighted the first of a series of recurring meetings with Urban Pathways, our district homeless outreach provider, surrounding issues around Port Authority and other district-wide efforts regarding homelessness and service delivery. Chair Lazarin met with new Hudson River Park Trust Board of Directors appointee, Douglas Durst, alongside other Community Board 4 members. He reminded Community Board members who are up for term renewal to turn in their applications as soon as possible. The Board also bid farewell to Charles Baylor and Matthew Bergman who will not be renewing their Community Board membership past their 2018 term limit.</p>

Action Items	Motions, Amendments, & Comments	Result
<b>Business License and Permits Committee (BLP)</b>		
Item 1: Letter to DCA re 190 7th Avenue (21/22) – Merchants NY	Bundled 1 - 7, 9, and 12	<b>Passed Unanimously</b>
Item 2: Letter to DCA re 644 10th Avenue (45/46) – Dianne & Elisabeth		<b>Passed Unanimously</b>
Item 3: Letter to SLA re 641 10th Avenue (45/46) – At Thai Restaurant		<b>Passed Unanimously</b>
Item 4: Letter to SLA re 257 7th Avenue (24/25) – 257 S G Pizza Corp. d/b/a Bella Napoli		<b>Passed Unanimously</b>
Item 5: Letter to SLA re 146-150 W 25th Street (7/8) – Gyu-Kaki		<b>Passed Unanimously</b>
Item 6: Letter to SLA re 240 8th Avenue (22/23) – 1A Royal Slam Thai & Sushi		<b>Passed Unanimously</b>
Item 7: Letter to SLA re 106 8th Avenue (15/16) – Sunny’s Island LLC d/b/a Brine		<b>Passed Unanimously</b>
Item 8: Letter to SLA re 566 10th Avenue (42) – Green Fig Express <b>TABLED</b>		
Item 9: Letter to SLA re 795 8th Avenue (48/49) – TM 488 LLC.		<b>Passed Unanimously</b>
Item 10: Letter to SLA re 222 W 23rd Street (7/8) – Chelsea Hotel F&B LLC	38 in Favor, 1 Opposed, 1 Abstention	<b>Passed by Majority Vote</b>
Item 11: Letter to SLA re 411 9th Avenue (33/34) Entity to be formed by Peter Cecere <b>WITHDRAWN</b>		
Item 12: Letter to SLA re 621 W 46th Street (11/12) – Hudson Terrace		<b>Passed Unanimously</b>
<b>Waterfront, Parks &amp; Environment Committee (WPE)</b>		
Item 13: Letter to Hudson River Park Trust in support of the Pier 40 Working Group		<b>Passed Unanimously</b>
<b>Transportation Committee (TRANS)</b>		
Item 14: Letter to DOT re Intercity Bus Permit outside 330 W. 42nd Street (8/9)		<b>Passed Unanimously</b>
Item 15: Letter to DOT re 11th Avenue One Way Plan Revisions	Bundled 15, 17, and 18	<b>Passed Unanimously</b>
Item 16: Letter to DOT re Crosstown Protected Bike Lanes on	39 in Favor, 1 Opposed	<b>Passed by</b>

26th Street and 29th Street		<b>Majority Vote</b>
Item 17: Letter to DOT re West 19th Street Speed Hump Installations (9/10)		<b>Passed Unanimously</b>
Item 18: Letter to DEP re Hydrant on W. 54th Street		<b>Passed Unanimously</b>
Item 19: Letter to Elected Officials & NYS DOT re Hudson River Park Safety		<b>Passed Unanimously</b>
<b>Housing, Health &amp; Human Services Committee (HHHS)</b>		
Item 20: Letter to Fairstead Capital re Support of Extension of Section 8 Housing at 414 West 48th Street and 328 West 53rd Street		<b>Passed Unanimously</b>
Item 21: Letter to HPD re Affordable NY Housing Lotteries at 605 W 42nd Street and 555 10th Avenue		<b>Passed Unanimously</b>
<b>Chelsea Land Use Committee (CLU)</b>		
Item 22: Letter to DCP re ULURP Application for 601 W. 29th St. – <b>For Ratification</b>	1 Present Not Eligible	<b>Passed by Majority Vote</b>
Item 23: Letter to DCP re ULURP Application for 606 W. 30th St. – <b>For Ratification</b>		<b>Passed Unanimously</b>
Item 24: Letter to LPC re 444 West 22nd Street	Friendly amendment accepted.	<b>Passed Unanimously</b>
<b>Executive Committee (EXEC)</b>		
Item 25: Letter to SLA re Starbucks 61 9 <sup>th</sup> Avenue – <b>For Ratification</b>		<b>Passed Unanimously</b>

<b>Meeting Resolution</b>	
<b>Adjournment</b>	9:14 PM Meeting Adjourned
<b>Next Meeting Date and Location</b>	6:30 PM March 7, 2018 Mount Sinai West 1000 Tenth Avenue 2nd Floor Conference Room

As recorded by I. Medelius