



CITY OF NEW YORK
MANHATTAN COMMUNITY
BOARD No. 4
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Meeting Date	July 25, 2018
Meeting Time	6:30 PM
Meeting Location	Mount Sinai West 1000 Tenth Avenue 2nd Floor Conference Room B

BURT LAZARIN
 Chair

JESSE R. BODINE
 District Manager

July 2018 Full Board Meeting Minutes

PUBLIC HEARINGS	<p>Public Hearing: Garment Center District Rezoning</p> <p>J.D. Noland, Chair of the Clinton/Hell’s Kitchen Land Use Committee, opened the hearing for comments on the changes to the Special Garment Center District proposed by the Department of City Planning and the NYC Economic Development Corporation (EDC), noting that the Board’s response is the subject of Agenda Item 32. He then introduced six speakers, whose comments are set forth below.</p> <p>Public Hearing: PCE Special Permits at 560 W. 33rd Street a/k/a 35 Hudson Yards – Equinox Fitness Club & Equinox Hotel Spa</p> <p>J.D. Noland opened the hearing to public speakers and, none having come forward, the hearing was closed.</p> <p>Public Hearing: Renewal PCE Special Permit for Brick Gym 257 West 17 Street Public Hearing: Renewal PCE Special Permit for OrangeTheory Gym at 124 West 23rd Street</p> <p>Betty Mackintosh, Co-Chair of the Chelsea Land Use Committee, opened the hearings on the Brick Gym and the OrangeTheory Gym. No speakers came forward for either hearing, so both were closed.</p>
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Public Session – Garment Center District Rezoning	
Morgan Jones	Mr. Jones, an assistant vice president of the Economic Development Corporation, outlined the proposal, the substance of which is contained in the Board’s Agenda Item 32 letter.
Dana Langman	Mr. Langman is a garment designer who asked that the rezoning process be slowed down to allow for more consideration of the long-term effects of the proposal.
Barbara Blair	Ms. Blair is the President of the Garment District Alliance, which participated in the steering committee convened by Borough President Gale Brewer and Council Speaker Corey Johnson. She asked the Board to “approve with conditions” rather than “deny unless” the application for rezoning. She believes that this wording acknowledges the significant progress that has been made by the many people and entities who have worked on preserving the district.

Teresa Snider Stien	Ms. Stien is a costume designer and associate professor of costume design at Brooklyn College. She spoke on behalf of the members of Union Local 829 and the students at City colleges who have a connection to the Garment District. She believes that it would be counter-productive to open up the district to developers through rezoning before the plans for preservation have been finalized.
Katie Sue Nicklos	Ms. Nicklos owns a forty-year-old glove manufacturing business located in the district. She would like to see the tax incentives offered to landlords who provide manufacturing leases extended from the proposed 15-year period to a permanent affordability option.
Samantha Cortes	Ms. Cortes is the executive director of Save the Garment Center and a resident of MCD4. She believes that it would be greatly harmful to existing manufacturers in the district if safeguards are not put in place for easy transitioning after the zoning restrictions are lifted. That means suspending such action until the programs that have been proposed are proven effective.
Public Session – General Concerns	
Rita Lee	Ms. Lee was the district manager of CB2 for 26 years. She spoke on behalf of the new Lincoln Plaza Cinema, which is scheduled to close at the end of August. She invited all to attend the final viewings at the cinema and provided fliers.
Dan Pichinson	<p>Mr. Pichinson is the new executive director of the Ryan/Chelsea Community Health Center located on Tenth Avenue between 45th and 46th Streets. He introduced Brian McAdoo, the President and CEO of the Center. His organization serves about 10,000 patients annually, with 75-80% of those patients living within the boundaries of MCD4. About 50% of patients are on Medicaid, 15% are uninsured, and 15% are on Medicare. The Center has received a grant from a charitable foundation that will fund several geriatric services that the community has indicated a need for. The Center will also soon be starting a new program focused on the needs of people struggling with opioid addiction.</p> <p>The week of August 12th through the 19th is National Health Center Week. The Ryan Center will be holding events outside on Tenth Avenue, one of which is healthy food preparation. Samples will be served.</p>
Dave Duke	Mr. Duke voiced a complaint about the bike lane that runs along West 26th Street between 8th and 9th Avenues. He stated that the configuration of the bike lane has made his block dangerous because of traffic buildup and the difficulty in parallel parking due to a sidewalk extension. Mr. Duke was advised that his concerns would be addressed at the next Transportation Committee meeting in September.
Dave Fulton	Mr. Fulton is the president of the board of Chelsea Commons, a condominium building that sits behind four historic former rowhouse facades located at 305-313 West 22nd Street. There is an application pending before the Landmarks Preservation Commission that proposes window replacements. The application was reviewed by the CLU Committee and a letter to the Commission was written and then approved by the Executive Committee. It was mailed to the Commission because of time requirements and is now to be taken up for ratification in Agenda Item 38. CB4 has taken the position that the proposed window replacements are not appropriate and requested that a public hearing be held on the matter instead of it being resolved through staff review. Mr. Fulton takes objection to this.
Mandisa Wright	Ms. Wright spoke on behalf of the Women’s Building, the old women’s prison building on West 20th Street between 10th and 11th Avenues. She announced their third annual block party which will be held on September 22nd. The event is intended to involve the community in the programs offered at the Women’s Building that are aimed at training and employment for formerly incarcerated women.
Lisa Wager	Ms. Wager, the Director of Community Relations at the Fashion Institute of Technology, offered news of recent events. One recent graduate, Grace Ansonia, assembled a collection of her designs for her graduate thesis and one piece caught the eye of a famous hip hop

	<p>artist who wore the piece at the FIT Runway Show. It was remarkable for the fact that it was worn by a plus-size model.</p> <p>FIT students teamed up with the Honeybee Conservancy and the Sustainability Council to install beehives on the green roof that goes over 27th Street. The hive can be seen live 24/7 with the Bee Cam fitnyc.edu/sustainability</p>
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Remarks from Elected Officials and Representatives	
<p>Assemblymember Linda Rosenthal</p>	<p>Ms. Rosenthal announced the decision by DOT to install a dedicated left turn signal at the intersection of 8th Avenue and 57th Street and credited the work of her office and CHEKPEDS over a period of four years.</p> <p>Ms. Rosenthal expressed her disappointment with State senators who left Albany for vacation in June before voting to extend the school zone safety camera program that was set to expire on July 25th. The program has proved to be an effective deterrent to speeding. She has called on them to return to Albany immediately.</p> <p>She sponsored a bill that is awaiting the Governor’s signature that will require free feminine hygiene products to be provided to individuals housed state and local correctional facilities. She also co-sponsored a bill that passed in the Senate and Assembly that would require the MTA to hold a public hearing when it plans to shut down a subway station for more than three months.</p> <p>Shred Day – the day when residents can have old papers shredded professionally – will be held this coming Sunday from 10 am to 2 pm outside Ms. Rosenthal’s office at 230 West 72nd Street.</p>
<p>Afraz Kahn for BP Gale Brewer</p>	<p>The Borough President hosted the second meeting of the Garment Center Steering Committee resulting in recommendations contained in the Agenda Item 32 letter. The Borough Board will meet tomorrow and a resolution regarding the Garment Center will be voted on.</p> <p>Group meetings of various task forces and agency representatives have been ongoing with respect to the L Train shutdown; August meetings are currently being planned.</p> <p>Applications for the Manhattan Community Award Program (MCAP) for Fiscal Year 2019 are now available online. MCAP provides small funding awards—typically between \$3,500 and \$5,000—to nonprofit organizations and public schools to help support programming or operational expenses.</p> <p>The office will be hosting a reception honoring the Dominican Day Parade leadership on August 2nd from 6-8 pm at the United Palace Theater, 4140 Broadway. The parade takes place this coming Sunday.</p> <p>A senior event called Aging Artfully will be held at Fordham University Law School, 150 West 62nd Street, on Wednesday, August 8th at 12 Noon.</p>
<p>Carl Wilson for Council Speaker Corey Johnson</p>	<p>The City Budget was passed in June, the first during Mr. Johnson’s tenure as Speaker. Notable budget items include funding for the Fair Fares discounted Metro Cards program, additional counselors for special education schools, and accessibility improvements at public schools for those living with disabilities.</p> <p>The Food Bag program that the Speaker runs with BP Brewer is up and running, providing seniors with locally-grown fruits and vegetables for \$8 per bag. One can sign up on Mondays and Tuesdays at the district office, located at 224 West 30th Street.</p> <p>The Rat Academy starts up again at the district office with representatives from the Department of Health offering advise on safe rodent prevention measures. The workshop</p>

	<p>runs from 6:30-8:00 pm.</p> <p>The Speaker will attend a ribbon-cutting ceremony tomorrow at 4 pm with officials of the Parks Department reopening Mathews-Palmer Playground, located at 445 West 45th Street.</p>
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Board Reports & Business	
Adoption of Agenda and Minutes	The Agenda was amended to consider Item 32 first. The Agenda and June minutes were approved unanimously.
District Manager Report	<p>Highlights of events the District Manager or Staff attended on behalf of the board and upcoming events:</p> <p>During the past two months:</p> <ul style="list-style-type: none"> • The District Manager attended a site visit with DOT and the Speaker’s Office regarding damaged curb cuts in the Chelsea/Penn South area • The District Manager and 1st Vice Chair attended a Town Hall hosted by the Mayor and Council Member Helen Rosenthal • CB4 Staff helped organize and attend a site visit with DOT\DSNY re West 26th Street bike lane and garbage pick up • The District Manager along with the Speakers Office attended a site visit at the Hudson River Park Trust storage yard for the preserved Slaughterhouse façade. <p>Upcoming News:</p> <ul style="list-style-type: none"> • The CB4 office will need to be moving in the next 12-15 months and will begin the process of finding a new office. • CB4 will partner with NYC Business Solutions again this Fall and host small business training. <p>August Committee Updates and Board Reminders:</p> <ul style="list-style-type: none"> • Business License & Permits Committee (BLP) – Will be meeting at a different date and location: Tuesday, August 21st at 6:30 pm - Fountain House, 425 W 47th Street, Basement • All Other Committees will not be meeting <p>Mr. Bodine thanked Nelly Gonzalez and Janine Pretente for helping to keep the board running so smoothly.</p>
Board Chair Report	<p>The Chair reminded everyone that the annual CB4 member social event would be taking place the following evening from 6 to 8 PM at 475 West 57th Street. He also announced the resignation of board member Lily Fan who was appointed to the State Liquor Authority on June 20th upon the confirmation of the New York State Senate. It is significant to note the importance of her appointment in that Ms. Fan is a City resident – a rarity in the composition of the Authority.</p> <p>The Chair presented his Small Meeting Report for June/July 2018:</p> <ul style="list-style-type: none"> • CHKLU and Housing continue to work with multiple building owners located in the Special Zoning Districts who have improperly partially demolished or planned to demolish their buildings. CB4 leadership is working with each one to find ways to restore the buildings and some of

	<p>the affordable housing while allowing them to develop their site.</p> <ul style="list-style-type: none"> • HHHS Leadership continue to meet with the Lantern Group on the Stardom Hall Buildings/West 51st Street SROs regarding renovation and tenant operations. • CB4’s ADA Working Group continues to meet regarding PABT process • CB4 and HKSC hosted a tour for PANYNJ, elected officials, and City Agencies to present the HKSC Community Plan. • CB4 attended the Bi-State Elected Officials Working Group meeting. A Scoping Document will most likely be ready for review by Fall of 2018. • CB4’s PABT Working Group continues to meet; its most recent contribution to the discussion is contained in the Agenda Item 56 letter. • CB4 TRANS Leadership met with Kaufu Properties, the developer of 615 10th Avenue. • CB4 continues to meet with Radson Properties and NYC EDC regarding the Slaughterhouse project at 695 11th Avenue.
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Action Items	Motions, Amendments, & Comments	Result
Business License and Permits Committee (BLP)		
Item 1: Letter to SLA re 224 7th Avenue (23/24) – TB Cantina LLC – Ratification	Items 1, 6-8, 18 and 19 were bundled	Passed Unanimously
Item 2: Letter to SLA re 461 W 23rd Street (9/10) - Calle Dao Chelsea – Ratification	Items 2-4 were bundled	Passed Unanimously
Item 3: Letter to DCA re 461 W 23rd Street (9/10) - Calle Dao Chelsea – Ratification		Passed Unanimously
Item 4: Letter to DCA re 629 W 57th Street (11/12) – Ousia – Ratification		Passed Unanimously
Item 5: Letter to SLA re 305 W 46th Street (8/9)– Riu Plaza New York Time Square	28 in Favor, 1 Opposed	Passed by Majority Vote
Item 6: Letter to DCA re 143 8th Avenue (17/18) – Som Bo LLC		Passed Unanimously
Item 7: Letter to DCA re 180 9th Avenue (21) – Art Lovers Café		Passed Unanimously
Item 8: Letter to SLA re 360 W 46th Street (9/8) – Gift New York No. 2 LLC		Passed Unanimously
Item 9: Letter to SLA re 460 9th Avenue (35/36) – Aura Zoob Zib Thai Authentic Noodle Bar	Items 9-17 and 20-24 were bundled	Passed Unanimously
Item 10: Letter to SLA re 500 W 33rd Street, RU501 (10) – RSE Momo HY LLC d/b/a Momofuku		Passed Unanimously

Item 11: Letter to SLA re 500 W 33rd Street (10/11) – Milos HY Inc. d/b/a Estiatorio Milos		Passed Unanimously
Item 12: Letter to SLA re 44 9th Avenue (14) – BLKSQ LLC d/b/a Blksq		Passed Unanimously
Item 13: Letter to SLA re 266 W 23rd Street (7/8) – Counter & Bodega Inc.		Passed Unanimously
Item 14: Letter to SLA re 693 9th Avenue (47/48) – J&B 693 Corp.		Passed Unanimously
Item 15: Letter to SLA re 523 9th Avenue (39/40) – The Nitti Group Inc. d/b/a Nittis		Passed Unanimously
Item 16: Letter to SLA re 338 W 36th Street (8/9) – 338 West Lobby Bar LLC		Passed Unanimously
Item 17: Letter to SLA re 1000S 8th Avenue, Store #12 a/k/a Retail Concourse (59th St/Columbus Circle Subway) – Los Viajeros NYC		Passed Unanimously
Item 18: Letter to SLA re 528 9th Avenue (39/40) – 528 Corp. d/b/a Unidentified Flying Chicken		Passed Unanimously
Item 19: Letter to SLA re 369 W 34th Street (8/9) – BMT Food INc.		Passed Unanimously
Item 20: Letter to SLA re 72 7th Avenue (14/15) – District 727 Inc. d/b/a District Local	28 in Favor, 1 Abstention	Passed by Majority Vote
Item 21: Letter to SLA re 436 W 15th Street (9/10) – PGH LLC		Passed Unanimously
Item 22: Letter to SLA re 355 W 16th Street (8/9) – Philippe by Philippe Chow		Passed Unanimously
Item 23: Letter to SLA re 809 9th Avenue (53/54) – Westville HK LLC d/b/a Westville HK	28 in Favor, 1 Opposed	Passed by Majority Vote
Item 24: Letter to SLA re 635 W 42nd Street (11/12) – Canvas Events LLC d/b/a CNVS		Passed Unanimously
Arts, Culture, Education and Street Life Committee (ACES)		
Item 25: Letter to SAPO re Street Fair for Irish Repertory Theatre 30th Anniversary Festival on West 22nd Street 6/7 Avenues - Saturday, September 15th		Passed Unanimously
Clinton/Hell’s Kitchen Land Use Committee (C/HKLU)		
Item 26: Letter to DCP re Special Permit Renewal for		Passed

Western Rail Yards Parking Permits – Ratification		Unanimously
Item 27: Letter to BSA re PCE at 560 W. 33rd Street a/k/a 35 Hudson Yards – Equinox Fitness Club	Items 27 and 28 were bundled	Passed Unanimously
Item 28: Letter to BSA re PCE at 560 W. 33rd Street, a/k/a 35 Hudson Yards – Equinox Hotel Spa		Passed Unanimously
Item 29: Letter to DOB re 355-357 W. 39th Street Buildings		Passed Unanimously
Item 30: Letter to DOB\HPD\DCP re 319-321 W. 38th Street Buildings		Passed Unanimously
Item 31: Letter to Building Owners re 317-319 W. 35th Street Buildings		Passed Unanimously
Item 32: Letter to DCP re Garment Center District Re-zoning		Passed Unanimously
Item 33: Letter to HPD re Hell’s Kitchen RFP Responses	28 in Favor, 1 PNE	Passed by Majority Vote
Waterfront, Parks & Environment Committee (WPE)		
Item 34: Letter to HRPT re Proposed Lease Amendment for Pier 57		Passed Unanimously
Item 35: Letter to Intrepid Museum and HRPT re: Public notice for fireworks and pyrotechnics	Friendly amendment accepted	Passed Unanimously
Item 36: Letter to HRPT re Federal Transportation Funding for HRPT’s connection to Riverside South		Passed Unanimously
Chelsea Land Use Committee (CLU)		
Item 37: Letter to BSA re renewal of PCE Special Permit for Brick Gym 257 West 17 Street – Ratification	Items 37, 39 and 40 were bundled	Passed Unanimously
Item 38: Letter to LPC re Application for 305-313 West 22nd Street for replacement of windows – Ratification		Passed Unanimously
Item 39: Letter to LPC re Application for 421 West 14th Street for construction of rooftop trellis – Ratification		Passed Unanimously
Item 40: Letter to BSA re Renewal of PCE Special Permit for OrangeTheory Gym at 124 West 23rd Street	28 in Favor, 1 Abstention	Passed by Majority Vote
Transportation Committee (TRANS)		
Item 41: Letter to DOT re 10th Avenue Bike Lane Proposal (W. 54th St. – W. 60th St.) – Ratification	Items 41, 42 & 44 were bundled 23 in Favor, 2 Opposed, 4	Passed by Majority Vote

	Abstentions	
Item 42: Letter to DOT re Bike Lane Enhancements at 8th Avenue (W. 56th St. – Columbus Circle)		Passed Unanimously
Item 43: Letter to DOT re Street Seat Application for 302 W. 37th Street (8/9)	28 in Favor, 1 Abstention	Passed by Majority Vote
Item 44: Letter to DOT re 8th Avenue Bike Lane Conflicts		Passed Unanimously
Item 45: Letter to DOT re Parking Regulation Change in front of 393 W. 49th Street (8/9)	26 in Favor, 1 Opposed, 2 Abstentions	Passed by Majority Vote
Item 46: Letter to DOT and MTA re L Train Tunnel Reconstruction	Items 46 and 47 were bundled 28 in Favor, 1 Abstention	Passed by Majority Vote
Item 47: Letter to NYPD re Action Plan for 14th Street L Train Shutdown	28 in Favor, 1 Abstention	Passed by Majority Vote
Item 48: Letter to DCA re Newsstand Proposal at N/W/C 44th Street & 8th Avenue		Passed Unanimously
Item 49: Letter to DOT re Intercity Bus Stop Application in front of 529 9th Avenue (39/40)		Passed Unanimously
Item 50: Letter to DOT re Intercity Bus Stop Application for North Side of W. 43rd Street (11/12)		Passed Unanimously
Housing, Health & Human Services Committee (HHHS)		
Item 51: Letter to Related and Mt. Sinai West re Hudson Yards Medical Clinic model		Passed Unanimously
Item 52: Letter to Related and Mt. Sinai West re Study of Health Providers in the Hudson Yards District		Passed Unanimously
Item 53: Letter to Fairstead re 414-424 West 48th Street and 328-336 West 53rd Street HAP Contract Extension and Article XI Exemption		Passed Unanimously
Item 54: Letter to DOB re Tenant Harassment Issues at 428 W 47th Street, 454 W 47th Street and 439-443 W 48th Street		Passed Unanimously
Item 55: Letter re Tenant Harassment Issues at 439-443 W 48th Street – Combined with Item 54		
Old and New Business		
Item 56: Letter to PANYNJ re Scope for Environmental Impact Statement for Port Authority Bus Terminal Redevelopment		Passed Unanimously

Meeting Resolution	
Adjournment	9:15 PM Meeting Adjourned
Next Meeting Date and Location	6:30 PM September 5, 2018 Hudson Guild Elliott Center 441 West 26th Street 9/10 Dan Carpenter Room

As recorded by M. Noble