



Memorial Sloan Kettering Cancer Center

Meeting Notes

Meeting: MSK Pavilion Construction Working Group (CWG) Meeting
Date: October 24, 2024
Location: Zoom and Zuckerman Research Center Room 151

Members/Groups in Attendance:

MSK Project Team

CWG Co-Chair Caitlin Hool, Director, Community Engagement and Health Equity
CWG Co-Chair Terron Browne, Project Manager, Design and Construction
Ana Garcia, Senior Director, Community Engagement and Health Equity
Roger McClean, Director, Design and Construction
Maribel Rodriguez, Senior Project Coordinator, Community Engagement and Health Equity
Jason Tavarez, Project Executive, Turner Consigli
Shelly Friedman, MSK Land Use Counsel, Friedman & Gotbaum

Community Representatives

Yasmina Caleo, F.A.C.T.
Julie Clarke, P.S. 183
Marianne Dziuba Fiore, Stahl Organization (1213 York Ave)
Courtney Ferrissey, NY State Assembly Member Rebecca Seawright's Office
Mary Flaherty, 404 E 66th St
Harry Gale, NYC Council Member Julie Menin's Office
Rachel George, 400 E 67th St (The Laurel)
Laura Jackson, 438 E 66th St
Alex Kogan, Rockefeller University
Kylie Kolich, P.S. 183
Anat Rosenberg, F.A.C.T.
Celeste Royo, Manhattan Borough President's Office
Judy Schneider, East Sixties Neighborhood Association
Myishia Taylor-Myke, NYC Department of Education
Gregg Wolpert, Stahl Organization (1213 York Ave)

Observers

Kemi Babagbemi, Community Member

Members/Groups Invited but not in Attendance:

Rev. Stefan Chanas, Church of St. John Nepomucene
Rande Coleman, 404 E 66th St
Richard Czaja, Stahl Organization (1213 York Ave)
William Dessofoff, 400 E 67th St (The Laurel)
Mary Gera, 436 E 66th St
Sarrah Hale, NY State Senator Liz Krueger's Office
Valerie Mason, Community Board 8
Melanie Russo, P.S. 183
Sowaibah Shahbaz, Manhattan Borough President's Office

Nate Sherfinsky, NYC Mayor's Office
Serge St. Leger, NYC Department of Education
Jonathan Szott, NYC Council Member Julie Menin's Office
Martin Woodard, P.S. 183

Welcome and Introductions

Caitlin Hool welcomed the Construction Working Group (CWG) members and introduced herself as a co-chair of the meeting while Shakima Grant is out on leave.

Meeting Goals and Details

The CWG meetings provide a forum where the MSK project team can:

1. Provide timely updates to Upper East Side residents and leaders about Pavilion construction activities.
2. Receive information and questions about ways the project construction activities are affecting the community.
3. Report on how MSK is responding to community construction questions and concerns.

CWG meetings are held on the third Thursday of the month from 8:30 a.m. to 9:30 a.m. Meetings will be hybrid with members on Zoom or in person at MSK. As discussed in previous meetings, CWG members include the MSK project team, representatives from neighboring buildings, and representatives from local agencies and officials. Each building or office may have one representative and a designated alternate. The CWG meetings are open to the public to observe. All comments and questions regarding Pavilion construction activities should be directed to CWG members to be raised for discussion during the meetings. It was agreed by participants that beginning in November 2024, the CWG meetings will be recorded.

Construction Report: Current Status & 6 Week Lookahead

The overall project timeline is available at www.mskcc.org/pavilion. Terron Browne highlighted activities over the last month, including completion of the site fence and the installation of overhead protection along the sidewalks, the removal of soil at the exterior planters, and the abatement of asbestos-containing material (ACM) in the lining of the exterior planters.

Activities over the next six weeks will include scaffolding installation, façade and brick removal, demolition of the exterior south planter, demolition of the area where 1233 York Ave. connects with Rockefeller Research Labs (430 E 67th St.), and removal of ACM from the interior of 1233 York Ave. The 6-week Lookahead is available online [here](#).

The removal of ACM in the exterior planters is complete. On October 23, 2024, the Department of Environmental Protection (DEP) issued approvals for the removal of ACM from the interior of 1233 York Ave. That work is scheduled to begin on Friday, October 25, 2024.

As requested by Council Member Menin, work started in partnership with Community Board 8 to make the project site fence more visually appealing.

Air Quality Report

Terron Browne reviewed the air quality controls in place for the project and the locations of the air quality monitors. Once the independent environmental engineer to be retained by the P.S. 183 PTA is retained, MSK will be open to making adjustments in the location and number of monitors in light of that engineer's evaluations.

Terron presented a display of the continuous air quality readings for the past 30 days from the air monitors. The readings are of overall air quality levels, to which the Pavilion construction activities contribute. The readings use the PM10 scale, which measures the amount of particulate matter in the air in micrograms per cubic meter ($\mu\text{g}/\text{m}^3$). On the PM10 scale, a level of 0-50 is generally considered good, and above 150 is considered potentially unhealthy. At no point in the past 30 days did the air quality around the jobsite exceed a level of 30 on the PM10 scale.

Moving forward, if the air quality ever exceeds 100 on the PM10 scale for a sustained period – which could indicate a potentially hazardous air quality condition for sensitive populations – the community will be notified as per the Community Construction Notification Plan. MSK is open to changing the community notification threshold.

MSK was asked to ensure that the air quality needs of young children are prioritized. A representative from Council Member Menin’s office noted that P.S. 183 will be hiring an independent environmental engineer. MSK will pay for this consultant, but the engineer will operate independently. CWG attendees were encouraged to connect with the P.S. 183 PTA about the progress in retaining the engineer.

Community Construction Notification Plan

MSK shared a plan for sharing urgent project information with priority audiences between CWG meetings. The audiences include the Construction Working Group; contacts at P.S. 183, Community Board 8, and Council Member Julie Menin’s Office; and MSK’s immediate UES neighbors list. If there is an environmental issue, a phone call or email will be issued within two hours. For jobsite emergencies impacting the surrounding area, an email will be issued within 24 hours. For atypical work, an email will be issued 24 hours before the event. Notices will also be posted to the Construction Notices section of www.mskcc.org/pavilion.

Old Business

Community Inquiries: Terron Browne reported on the resolution of 11 inquiries received since the September 2024 meeting on topics including storm windows, CWG meeting attendance, construction worker conduct, construction safety measures, and design questions.

Deliveries to MSK Facilities: Terron Browne shared that once the Pavilion opens in 2030, oxygen and nitrogen deliveries would be expected about every four to six days between the hours of 5 a.m. and 6 a.m. Community members shared that deliveries to MSK facilities on E. 66th and E. 67th Streets come at inconvenient times and suggested evening deliveries be considered. The MSK project team will report back with more information on MSK’s delivery schedules and expectations at a future CWG meeting.

Independent environmental engineer: In an effort to facilitate P.S. 183 PTA’s selection of its engineer, MSK provided P.S. 183 with contact information for several potential engineers. P.S. 183 is managing the selection of this specialist.

Shadow Memo: At the request of CWG members, the MSK project team shared a memo prior to the meeting summarizing a study MSK conducted regarding the increase in the duration and position of shadows on the P.S. 183 school yard, utilizing the same CEQR standards used to evaluate shadow impacts in the neighborhood. Yasmina Caleo shared that F.A.C.T. (Families Advocating for Children to Thrive) remains concerned about springtime shadows that may be cast on P.S. 183 and St. Catherine’s Park. MSK referred Ms. Caleo to the more extensive shadows analysis in the Pavilion’s final Environmental Impact Statement, and that any questions regarding that material could be discussed at a future CWG meeting.

Questions and Answers

The following questions were raised during the meeting and answered as indicated.

Questions related to abatement

- MSK talked about asbestos abatement prior to this. Is this a different phase?

In previous meetings, the MSK project team discussed the abatement of ACM in the lining of the exterior planters. That work is now complete. The new abatement work will take place in the interior of the building.

- Why is abatement work happening on Saturdays?

Weekend work will allow MSK to complete this abatement work as fast as possible and stay on track with the overall project schedule. The fact that P.S. 183 is closed on Saturdays is another positive factor.

- What is the daily schedule for abatement work? Can abatement-related weekend work be pushed to 8 a.m. from 7 a.m.?

Currently the work is planned to take place from 7 a.m. to 11 p.m. since it is within the building and not noisy.

- How long will the interior asbestos removal take?

MSK anticipates two to three months if Saturday work can occur, but possibly weeks longer if it cannot.

- In terms of mitigation efforts, when and where will trucks carrying asbestos-containing materials be washed off?

Trucks coming to remove ACM do not get washed down because it is a clean process. The ACM is handled within the building. It is double bagged, put into a sealed steel container, and loaded onto a truck. The MSK project team will review the end-to-end details of the ACM removal process at an upcoming CWG meeting.

Questions related to air quality monitoring

- Are air quality monitoring readings available to us as promised?

MSK will share the air quality report for the previous month at every CWG meeting. If a potentially hazardous, sustained air quality condition arises, the community will be notified by phone or email in accordance with the Community Construction Notification Plan.

- On the air quality slide, does the time at the bottom mean the readings were taken at 10pm?

No, the readings are continuous. The line on the screen represents the readings averaged every 10 minutes daily.

- How are you notifying people who are not safe when the air quality threshold is reached?

If the threshold for a potentially hazardous air quality condition is reached, MSK will notify the community using a combination of emails and phone calls within 2 hours.

Other questions

- Is Valerie Mason, Chair of Community Board 8, invited to every CWG meeting?

Yes, Valerie Mason is on the invitation.

- Were the trees and plants removed from the jobsite relocated or disposed of? Can any new trees be planted in spaces in the East 60s?

Those plants were discarded. MSK paid a tree replacement fee to NYC. Whether the funds can be allocated to the East 60s would be decided by City agencies. MSK would join any effort by the community to advocate that the funds be spent on tree replacement within the East 60s.

- With regards to shadow impact, why was P.S. 183 left out of the Pavilion's environmental impact statement?

The City's processes generally do not require shadow studies on school yards or on playgrounds unless those playgrounds are public playgrounds open to all. The list of sun-sensitive open spaces, such as public playgrounds, is published in the NYC CEQR (City Environmental Quality Review) Technical Manual. MSK played no role in determining this list.

Adjournment

The next meeting will be Thursday, November 21, 2024, at 8:30 AM. Between meetings, project updates can be obtained as follows:

Pavilion Website: www.msk.org/pavilion

Email: communityaffairs@mskcc.org

Construction Hotline: 212-639-4444