



Memorial Sloan Kettering Cancer Center

Meeting Notes

Meeting: MSK Pavilion Construction Working Group (CWG) Meeting
Date: February 27, 2025
Location: Zoom and Memorial Hospital Room M108

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, Senior Director, Design and Construction
Maribel Rodriguez, Senior Project Coordinator, Community Engagement and Health Equity
Jason Tavarez, Project Executive, Turner Consigli
Charlie Whitney, Vice President & General Manager of Turner New York's Business Unit
Ryan Kiefer, Associate Director, Design and Construction
Shelly Friedman, MSK Land Use Counsel, Friedman & Gotbaum
Kenny Mui, Vice President, Construction Analysis, AKRF
Erin Stolz, Senior Technical Director, Environmental Health and Safety, AKRF

Community Representatives

Yasmina Caleo, F.A.C.T.
Julie Clarke, P.S. 183 PTA
Harry Gale, NYC Council Member Julie Menin's Office
Rachel George, 400 E 67th St (The Laurel)
Jack Glass, ALC Environmental
Laura Jackson, 438 E 66th St
Kyle Kolich, P.S. 183
Jennifer Rong, ALC Environmental
Anat Rosenberg, F.A.C.T.
Judy Schneider, East Sixties Neighborhood Association
Sowaibah Shahbaz, Manhattan Borough President's Office
Myishia, Taylor-Myke, NYC Department of Education
Martin Woodard, P.S. 183

Observers

Kemi Babagbemi, Community Member
Jaishree Capoor, Community Member
Daniel Egers, P.S. 183 parent
Jochen Weber, 404 E 66th St

**Members/Groups Invited
but not in Attendance:**

Will Brightbill, Community Board 8
Rev. Stefan Chanas, Church of St. John Nepomucene
Rande Coleman, 404 E 66th St
Richard Czaja, Stahl Organization (1213 York Ave)
Andrea Dawes, NYC Department of Education
William Dessoify, 400 E 67th St (The Laurel)
Marianne Dziuba Fiore, Stahl Organization (1213 York Ave)
Courtney Ferrissey, NY State Assembly Member Rebecca Seawright's Office
Sarrah Hale, NY State Senator Liz Krueger's Office
Alex Kogan, Rockefeller University
Valerie Mason, Community Board 8
Celeste Royo, Manhattan Borough President's Office
Melanie Russo, P.S. 183 PTA
Nate Sherfinski, NYC Mayor's Office
Serge St. Leger, NYC Department of Education
Jonathan Szott, NYC Council Member Julie Menin's Office
Audrey Tannen, NY State Senator Liz Krueger's Office
Mary Thomas, 404 E 66th St
Gregg Wolpert, Stahl Organization (1213 York Ave)

Welcome and Introductions

Caitlin Hool welcomed the Construction Working Group (CWG) members. Jack Glass from ALC Environmental introduced himself as the third-party environmental engineer providing independent professional consultation to P.S 183 and the larger community. Mr. Glass also introduced his colleague, Jennifer Rong, an Environmental Health & Safety Specialist at ALC Environmental. The community CWG members will determine who will be the community liaison regarding community concerns for Mr. Glass and his team.

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 generally held on the third Thursday of the month from 8:30 a.m. to 9:30 a.m. Meetings are 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.

The CWG meetings are recorded. Please find the recordings in the Construction Notices section of MSK's website: <https://www.msk.org/pavilionconstruction>

Construction Report: Current Status & 6 Week Lookahead

Terron Browne highlighted site readiness activities completed to date, including completion of the site fence and the installation of overhead protection along the sidewalks; the removal of soil at the exterior planters; completion

of the exterior scaffolding; and the abatement of asbestos-containing material (ACM) in the lining of the exterior planters and interior of the building.

Activities over the next six weeks will include: installation of artwork on project site fence; completion of geotechnical borings; completion of preparation activities in both buildings to begin structural demolition; initiation of structural demolition activities; and steel deliveries to the cellar in Rockefeller Research Labs. The 6-week Lookahead is available on the Construction Notices page of MSK's website (link above).

Air Quality Report

Terron Browne reviewed the air quality controls in place for the project and the locations of the air quality monitors. He 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 40 days did the air quality around the jobsite exceed a level of 44 on the PM10 scale.

Old Business

As a result of a small, requested side meeting about potential new shadows on the P.S. 183 schoolyard, Terron Browne shared that a follow up shadow addendum with potential shadow diagrams will be completed and shared with CWG members.

Questions and Answers

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

Soil sampling

- Is there any chance of hitting the water table while completing the geotechnical borings or drilling for soil samples?

No, there is no concern of hitting the water table during this activity.

- How deep is the drilling for the soil samples?

We expect the drilling to be 5-15 feet deep.

- Is this drilling to assess toxins in the soil or to determine how deep the bedrock is?

This drilling is characterizing the soil and the bedrock.

Structural Demolition

- Why is there noisy work scheduled for Saturdays?

Saturday work is sometimes required to make up time lost in the schedule due to delays. It also reduces the amount of work needed during school days.

- Can the schedule be modified to have noisy work done during the weekdays?

We are exploring opportunities to reduce noisy weekend work as we plan each week's activities. We will report more on this effort at the March meeting. MSK remains sensitive to the P.S. 183 PTA's concerns to seek ways to reduce noise during school days and recognizes the need to find an appropriate balance.

- What happens to traffic on E 66th and E 67th Streets during structural demolition?

Trucks entering and leaving the site will primarily use the York Avenue gates.

- Does structural demolition involve drilling or chopping concrete?

Yes, it involves chopping concrete.

- When will structural demolition be complete?

Structural demolition is currently scheduled to be completed by late September or early October 2025, weather and planned weekend work permitting.

- Will abatement of asbestos-containing materials (ACM) on the exterior of the building be occurring at the same time as structural demolition?

Yes, permits have been issued to remove small amounts of exterior ACM, which will take place concurrently with the demolition. The ACM work, site storage, and removal will follow all protocols previously discussed during interior abatement.

Air Quality

- During abatement, will the community only receive monthly air quality reports?

We will continue to share the air quality report monthly at CWG meetings. We will also alert the community in real time if the air quality reaches a potentially hazardous level. ALC Environmental has access to the real-time air quality data as well.

- How will disagreements about air quality readings between ALC Environmental and MSK be resolved?

It is MSK's understanding that ALC Environmental will have someone at the jobsite to monitor the air quality data in real time and will have access to MSK and Turner Consigli site supervisors to raise any issue regarding air quality readings.

- How will information from ALC Environmental be shared with the community and P.S. 183?

Mr. Glass answered that ALC Environmental intends to use the monthly CWG meetings as their forum for communicating to the community and answering any questions that come up. MSK poses no objection to additional direct communications with ALC Environmental outside of the CWG format related to the Pavilion.

- Does ALC Environmental agree that 100 on the PM10 scale is the appropriate level for community notification regarding air quality?

Mr. Glass answered that 100 is a typical community response level.

- Is the level of 100 on the PM10 scale applicable to children and vulnerable people?

Mr. Glass answered that 100 is a very conservative response level.

- Can MSK specify the addresses of the buildings that are eligible for air purifier unit reimbursement, and details about how to submit for reimbursement?

Yes, the specific addresses of residences eligible for air purifier unit reimbursement, as well as instructions for how to submit reimbursement, will be shared prior to the next CWG meeting.

- Does this air purifier unit reimbursement program apply to P.S. 183?

No, this air purifier unit reimbursement program is specifically for residential neighbors within 200 feet of the MSK Pavilion site. Separate quality-of-life measures have been agreed upon with P.S. 183.

- How was the 200-foot radius measured?

The 200-foot radius was measured from where the MSK Pavilion building will stand, not the site fence. The site fence extends west on E 66th St past the MSK Pavilion site because work is occurring simultaneously on the MSK building next to the MSK Pavilion site.

- On the 200-foot radius map presented during the meeting, what is the jagged line next to the MSK Pavilion site?

That jagged line represents the current tax lot boundaries of the two MSK-owned tax lots that combined make up the MSK Pavilion and Rockefeller Research Laboratories construction site.

Miscellaneous

- Can E 66th St support the weight of a crane truck?

Yes, an engineer has assessed the area on E 66th St where the crane will be set up.

- Is the engineer familiar with the entire street?

The engineer's evaluation is only done for where the crane will be set up.

- Is the air purifier unit reimbursement program in place of or in addition to the air conditioner reimbursement for residents?

The air purifier unit reimbursement program is available to all eligible residences within 200 feet of the MSK Pavilion site. For the four properties directly across from the MSK Pavilion site, the air purifier unit reimbursement program is in addition to the air conditioner/storm window reimbursement previously offered. The air conditioner/storm window reimbursement for those specific buildings is a CEQR requirement for noise mitigation. The purpose of separately offering air purifiers to the larger group of buildings is to address concerns regarding airborne particles.

Adjournment

The next CWG meeting will be Thursday, March 20, 2025, at 8:30 a.m. For project updates, visit <https://www.msk.org/pavilionconstruction>, email communityaffairs@mskcc.org, or call the construction hotline at 212-639-4444.