



Memorial Sloan Kettering Cancer Center

Meeting Notes

Meeting: MSK Pavilion Construction Working Group (CWG) Meeting

Date: April 24, 2025

Location: Zoom and Zuckerman Research Center Room 151

Attendees: **MSK Project Team**

CWG Co-Chair Caitlin Hool, Director, Community Engagement and Health Equity (CEHE)

CWG Co-Chair Terron Browne, Project Manager, Design and Construction
Shakima Grant, Senior Community Programs Manager, CEHE

Ana Garcia, Senior Director, CEHE

Maribel Rodriguez, Senior Project Coordinator, CEHE

Charlie Whitney, Vice President & General Manager, Turner New York's Business Unit

Jason Tavarez, Project Executive, Turner Consigli

Thomas Drumm, Project Executive, Turner Consigli

Ryan Kiefer, Associate Director, Design and Construction

Shelly Friedman, MSK Land Use Counsel, Friedman & Gotbaum

Henry Kearney, Senior Vice President, Air Quality, AKRF

Erin Stolz, Senior Technical Director, Environmental Health and Safety, AKRF

Kenny Mui, Vice President, Construction Analysis, AKRF

Community Representatives

Yasmina Caleo, F.A.C.T.

Julie Clarke, P.S. 183 PTA

Rachel George, 400 E 67th St (The Laurel)

Jack Glass, ALC Environmental

Laura Jackson, 438 E 66th St

Alex Kogan, Rockefeller University

Rene Ontal, NY State Assembly Member Rebecca Seawright's Office

James Rogers, Rockefeller University

Jennifer Rong, ALC Environmental

Anat Rosenberg, F.A.C.T.

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

Invitees not

in Attendance:

Will Brightbill, Community Board 8

Shean Buissereth, 404 E 66th St

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 Dessoffy, 400 E 67th St (The Laurel)
Marianne Dziuba Fiore, Stahl Organization (1213 York Ave)
Courtney Ferrissey, NY State Assembly Member Rebecca Seawright's Office
Harry Gale, NYC Council Member Julie Menin's Office
Sarrah Hale, NY State Senator Liz Krueger's Office
Kyle Kolich, P.S. 183
Valerie Mason, Community Board 8
Julie Menin, NYC Council Member Julie Menin's Office
Celeste Royo, Manhattan Borough President's Office
Melanie Russo, P.S. 183 PTA
Judy Schneider, East Sixties Neighborhood Association
Sowabiah Shahbaz, Manhattan Borough President's Office
Nate Sherfinski, NYC Mayor's Office
Moeun Son, Weill Cornell
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 Meeting Goals

Caitlin Hool welcomed the Construction Working Group (CWG) members and observers. She reviewed that 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 Working Group Meetings 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: continuation of structural demolition activities of the buildings located at 1233 York Ave; abatement of ACM on the exterior of the buildings; and steel installation in the

courtyard that separates the project site from the Rockefeller Research Laboratories building. The 6-week Lookahead is available in the Current Construction Lookahead section 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 from the air monitors since last month's CWG meeting. 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. The highest measurement recorded since last month's CWG meeting was 46 on the PM10 scale.

ALC Environmental Updates

- ALC Environmental completed a month of daily onsite monitoring at the site to establish a baseline and has since reduced its onsite presence to something easier to maintain through the length of the project. Moving forward, ALC Environmental plans to be at the site on Tuesdays and Thursdays.
- Jennifer Rong carries hand-held noise monitors during her time at the construction site.
- ALC Environmental eliminated their air quality monitors as they were functionally redundant with MSK's monitors.
- MSK will add a third air quality monitor along York Ave.
- MSK air quality monitors have to date measured PM10 particulate matter. The monitors will now also measure volatile organic compounds (VOCs).
- ALC Environmental noise monitors recorded an hour of noise from an overnight gas delivery to MSK, unrelated to the Pavilion. ALC reported the noise was louder than normal but not harmful to human health.
- ALC Environmental was asked about a recent release of carbon dioxide gas on E 66th St, not related to construction. They reported it did not create an unhealthy exposure for the community.

Old Business

Terron Browne and Caitlin Hool reported on the following actions taken/underway to resolve 30 community inquiries received since last month's CWG meeting:

- Shared information with neighbors about the Air Purifier Unit Reimbursement Program. Received seven receipts for reimbursement.
- Reshared information with impacted buildings about AC/storm window program for noise mitigation.
- Shared information with neighbors about work related to the steel delivery to Rockefeller Research Labs over 3/29-3/30.
- Received complaints of noise from the site and resolved a beeping alarm. Moving forward, site supervisors will check for alarms/beeping at the site before they leave at the end of their shifts.
- Relayed to MSK Operations concerns about a recent loud gas delivery on E 66th St. MSK plans to present an overview on its current state of logistics/deliveries at the May 2025 CWG meeting.
- Explained that MSK does not have a staffed 24/7 hotline for community inquiries/complaints. Neighbors can email communityaffairs@mskcc.org, leave a message at 212-639-4444, call 311, or call 911 for emergencies.

Questions and Answers

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

Saturday Work

- Why is Saturday work allowed?

The project submits requests to the New York City Department Buildings (DOB) for After Hours Work variances. The DOB approves or denies the request. The work that has been done on Saturdays is critical to the project. We're going to continue to be transparent and communicate plans for any Saturday activity.

- Why do you keep applying for Saturday work permits?

The activities performed on Saturdays are critical to the project's timely completion.

- Why can't there be more workers at the site Monday through Friday rather than on Saturday?

Monday through Friday we have the number of workers that can safely fit on every floor to perform structural demolition.

- Can MSK explain what "critical" activities are?

Currently, critical activities taking place on Saturdays include structural demolition. These specific activities can be disruptive and noisy. That may not always be the case over the course of this project.

- When are you planning on ending Saturday work?

We expect that some tasks will continue to need to be moved to a Saturday. This may be due to weather conditions, site safety, delivery logistics, and to keep the overall project on schedule for completion in 2030.

- Will there ever be work on Sunday?

We will continue to transparently communicate around weekend variances as they are scheduled. [Follow-up note: One example of a reason for Sunday work is that the City may require crane assemblies and removals, which require full street closures, to occur on weekends, to coincide with lighter traffic. Such work will be programmed for Saturday but occasionally requires extension into Sunday.]

- Why wasn't Saturday work presented to Community Board 8?

Saturday work was discussed during the Community Board 8 MSK Pavilion Task Force meeting.

Structural Demolition

- Will exterior abatement take place through Fall 2025?

Yes, exterior abatement is happening concurrently with structural demolition, which will conclude in the Fall.

- Has any height come off the existing buildings yet?

Yes, so far two stories have come off of the existing buildings at 1233 York Ave.

Site Monitoring

- What particles do MSK's air quality monitors measure?

The air quality monitors are measuring the air quality locally at the construction site and use the PM10 scale, which measures the amount of particulate matter in the air in micrograms per cubic meter ($\mu\text{g}/\text{m}^3$). PM10

particulate matter is invisible to the naked eye and won't travel as far or high as PM2.5 particles. We recommend the community direct questions about the air quality measurements/reports to ALC Environmental.

- Does ALC Environmental consider 45 decibels to be excessive noise?

ALC Environmental answered, no: a background level of 45 decibels would not be attainable in an urban or rural setting.

- What is ALC Environmental looking for on the noise monitors?

ALC Environmental answered that they are not looking for anything but rather measuring what is happening and any changes in noise levels.

- Can the CWG see data from the noise monitors?

This data requires some level of interpretation. Questions about noise data should be directed to ALC Environmental.

- Was an air quality monitor station disassembled?

Yes, the monitoring station outside the school's windows on E 66th St was disassembled as it was redundant. The current monitoring scheme has been consolidated into three locations, with the third being added on York Ave. Please direct questions about all monitoring at the site to ALC Environmental.

Traffic

- Is MSK aware of the York Ave traffic study planned by the NYC Department of Transportation (DOT)? Will MSK work with DOT on that study?

Yes, MSK is in contact with the DOT about the study and will provide any information needed for the study.

- Will the MSK Pavilion make the area around York Ave and E 68th St more dangerous from a traffic perspective?

We don't believe the current design of the MSK Pavilion will make the area more dangerous from a traffic perspective. In fact, vehicular and pedestrian safety will be improved by incorporating a through-block driveway and re-purposing the previous E 66th St garage ramp.

- Is MSK aware of the 2021 incident where a car leaving the current MSK parking garage crashed into a building on E 66th St?

Yes. [Follow-up Note: The previous E 66th St two-way ramp serving the MSK garage has been re-purposed to reduce its use.]

Miscellaneous

- Can the CWG discuss the design of the building, location of the oxygen farm, and delivery logistics plan for when the building is operational?

The scope of the CWG meeting is construction-related schedules, issues, feedback, and concerns. The location of the oxygen farm is a design issue, which is outside the scope of the CWG meeting. MSK is planning a presentation on delivery strategy for the May 2025 CWG meeting.

- Is the building design finalized?

No, the design is still being finalized.

Personnel Change

Ana Garcia reintroduced Shakima Grant, who has been away on leave. She will resume her role as co-chair of the CWG in May 2025. Shakima is MSK's Senior Community Programs Manager and is the best point of contact for the community for inquiries related to the MSK Pavilion, as well as other community questions. She can be reached at grants12@mskcc.org.

Adjournment and Next Meeting

The next meeting is Thursday, May 15, 2025, at 8:30 a.m. For project updates, visit msk.org/pavilionconstruction, email communityaffairs@mskcc.org, or call the construction hotline at 212-639-4444.