



Memorial Sloan Kettering Cancer Center

Meeting Notes

Meeting: MSK Kenneth C. Griffin Pavilion Construction Working Group (CWG) Meeting
Date: June 26, 2025
Location: Zoom and MSK's Zuckerman Research Building, Room 151

Attendees:

MSK Project Team

CWG Co-Chair Shakima Grant, Senior Community Programs Manager, Community Engagement and Health Equity (CEHE)
CWG Co-Chair Terron Browne, Project Manager, Design and Construction
Ana Garcia, Senior Director, CEHE
Maribel Rodriguez, Senior Project Coordinator, CEHE
Ryan Kiefer, Associate Director, Design and Construction
Jay Johnson, Vice President, Facilities Operations
Charlie Whitney, Vice President & General Manager, Turner New York's Business Unit
Jason Tavarez, Project Executive, Turner Consigli
Charles Maggio, Project Executive, Turner & Townsend
Thomas Drumm, Project Executive, Turner Consigli
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.
Evan Calero, 435 E 65th St
Julie Clarke, P.S. 183 PTA
Rachel George, 400 E 67th St (The Laurel)
Mary Gera, 436 E 66th St
Jack Glass, ALC Environmental
Laura Jackson, 438 E 66th St
James (Jim) Rogers, Rockefeller University
Jennifer Rong, ALC Environmental
Anat Rosenberg, F.A.C.T.
Judy Schneider, East Sixties Neighborhood Association
Sowabiah Shahbaz, Manhattan Borough President's Office
Myishia Taylor-Myke, NYC Department of Education
Jochen Weber, 404 E 66th St
Gregg Wolpert, Stahl Organization (1213 York Ave)

Observers

Jaishree Capoor, Community Member
Daniel Egers, P.S. 183 parent.

Invitees not**in Attendance:**

Kemi Babagbemi Community Member
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 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
Harry Gale, NYC Council Member Julie Menin's Office
Sarrah Hale, NY State Senator Liz Krueger's Office
Alex Kogan, Rockefeller University
Kyle Kolich, P.S. 183
Valerie Mason, Community Board 8
Julie Menin, NYC Council Member Julie Menin's Office
Rene Ontal, NY State Assembly Member Rebecca Seawright's Office
Celeste Royo, Manhattan Borough President's Office
Melanie Russo, P.S. 183 PTA
Nate Sherfinski, NYC Mayor's Office
Moeun Son, Community Member
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
Martin Woodard, P.S. 183

Welcome, Meeting Goals, Origin, and Format

Shakima Grant welcomed the Construction Working Group (CWG) members and observers, then invited new attendees to introduce themselves. Jay Johnson, MSK's Vice President of Facilities Operations; Charles Maggio, Project Executive from Turner & Townsend; and Evan Calero, representing 435 E 65th Street, each introduced themselves.

Shakima reminded attendees that the CWG meetings are designed to give the MSK project team a chance to:

1. Provide timely updates to Upper East Side residents and leaders about Griffin 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.

To ensure the CWG continues to meet its goals, moving forward, the forum will not be used to discuss topics outside of this scope, such as the Griffin Pavilion building design and operations, or other MSK operations.

The 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. 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 Griffin Pavilion construction activities should be directed to CWG members to be raised for discussion during the meetings.

The CWG meetings are recorded. Recordings are available in the Construction Working Group Meetings section of MSK's website: <https://www.msk.org/GriffinPavilionConstruction>

Construction Report: Current Status & 6 Week Lookahead

Terron Browne reviewed 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 Griffin 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 60 on the PM10 scale.

ALC Environmental Update

Jack Glass and Jennifer Rong from ALC shared that they are currently monitoring with remote equipment, Jennifer conducts real-time spot checks on-site. They are measuring dust, volatile organic compounds (VOCs), and noise levels. Dust and VOC levels continue to remain low and consistent with the recent graphs shared. The main source of noticeable noise has been the Brokk machine, which acts like a large chisel to break through concrete and was in use mainly from the end of May to early June.

Old Business

Inquiries - MSK received 18 inquiries since the May CWG meeting; the following actions were taken in response:

- Shared information on community-driven changes made during ULURP and confirmed that design discussions are complete; future CWG meetings will focus on construction activity updates and community feedback.
- There were inquiries about the status of reimbursements for air purifier units. Neighbors were informed to allow the finance department two additional weeks to process payments; reimbursement checks were mailed out on June 10th.
- In response to an inquiry about noise and dust, MSK reiterated its commitment to minimizing construction impacts and shared the website where our noise-reduction measures and other mitigation efforts are listed.
- On June 9th, MSK received a photo from a neighbor concerned there might be a fire at the site. MSK confirmed there was no fire and the orange seen in the photo was likely a worker wearing required high-visibility gear. MSK also emphasized the importance of calling 911 for emergencies, as the Community Affairs mailbox is not monitored 24/7.
- In response to a request for updates about the project, MSK shared the CWG meeting dates and provided the website to view the six-week look-ahead schedule.
- There were concerns about delivery-related disruptions. MSK shared that it is working with the delivery contractor to identify opportunities to minimize these impacts.

- MSK accommodated P.S. 183's request to pause any extremely loud activity on the morning of June 18th during their outdoor moving-up ceremony.

An additional update was provided to address recent complaints of late-night noise that has occurred during bulk gas deliveries on East 66th Street. Overnight gas deliveries have taken place every 3–4 weeks at this location for over 20 years, with 19 deliveries occurring in the past year. CO₂ gas is delivered to MSK because it is essential for research equipment in the Rockefeller Research Labs (RRL), especially for cell incubators supporting MSK's cancer research. Deliveries occur overnight due to the refill process, large equipment, required street closures, and safety concerns for pedestrians and the nearby school. MSK explored moving deliveries to daytime or evening hours but found this unworkable due to required street closures and sidewalk obstructions. Overnight delivery windows are standard for many hospitals in NYC to maintain community safety. MSK's vendor has committed to stop the practice of venting excess CO₂ on E 66th St., shortening truck presence and relocating this step away from the immediate area.

Questions and Answers

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

- Can expected end dates be added to the activities look ahead?

Yes, we can explore incorporating that into the six-week look-ahead graphic and will also explore updating the milestone activities slide.

- What is the reason for continuing Saturday activity?

As communicated in previous meetings, Saturday activity is performed to complete tasks critical for us to maintain our schedule. We only complete activities approved by the DOB.

- Can you work longer hours Monday through Friday during the summer since school is out?

There are limits to how long crews can safely work each day. Extending too many hours can raise safety concerns. We do not do structural demolition in the dark, and there are practical and safety constraints on how late crews can work.

- There has been a very loud hissing sound, like a release of pressure, coming from the site for very short periods of time. It's quite loud and sometimes there's a chemical odor. This has occurred a few times, even when there was no construction activity. What might this be?

We will explore what this might be and follow up once we have more information.

- Can you elaborate on what the spikes on the air quality graph mean, and what particulate matter is detected by the monitors?

The graphs we've been reviewing month to month show the particulate matter measured at the site according to the PM10 scale, which means they detect particles about 10 microns or smaller in diameter present in the air. The spikes or fluctuations reflect changes in these levels based on local conditions at the time. For more detailed information about exactly what is being detected, please contact ALC Environmental.

- How much access does ALC have to the monitors?

ALC has the same level of access to the monitors as MSK does.

- When is the sound monitoring restarting?

The sound monitors are now fully operational following a brief interruption during the upgrade to the new devices

- Is the Brokk machine being used on Saturdays?

It is currently not used on Saturdays. This is an example of equipment we're trying to avoid using on weekends because it's significantly louder than the smaller Brokk machines at the top of the building. Since it's breaking through thicker walls, it generates more noise, so we're working to limit its operation to normal working hours and continue to balance project needs while minimizing disruption.

- What happens to the sludge that is hosed off the trucks and tends to accumulate around York Avenue and 66th – 67th Street?

We typically use silt socks or filter fabric installed along the fence line to help limit how much runoff gets out. Some material may still get past that, so we also place filters under the drains to catch it. Our laborers regularly remove and clean these filters to help ensure that debris doesn't enter the stormwater system.

- Will you touch upon the message that went around about the Griffin Pavilion height reduction and whether new studies will be furnished for the shadow?

The press release that went out is our official communication about the height reduction.

- Our neighborhood tends to be quieter in the evenings — by 7 or 8 PM, it's probably not all that different from 3 AM. Can deliveries be made in the early evening instead?

We've had many discussions with our vendor and explored various options, but they have significant concerns about performing this work during the day or even in the early evening. The street closure and related safety risks make overnight deliveries the safest and most practical option.

- If oxygen delivery can happen in the middle of the day on East 67th Street, why can't it happen in the daytime on East 66th Street?

Deliveries on East 67th Street are different because they include bulk oxygen and other gases that are vital for patient care. To ensure a continuous and safe supply for our patients, we must accept deliveries whenever they are available, day or night. Our real-time telemetry system monitors supply levels and triggers deliveries as needed to maintain this critical resource.

- Can we get advance notice of gas deliveries via East 66th Street?

We'll look into that and see if it's possible to provide advance notice.

- Please clarify what gases will be used at the Pavilion and delivery schedule

We'll provide that information in a future meeting.

Adjournment and Next Meeting

The next meeting is Thursday, July 17, 2025, at 8:30 a.m. For project updates, visit msk.org/GriffinPavilionConstruction, email communityaffairs@mskcc.org, or call the construction hotline at 212-639-4444.