



# Memorial Sloan Kettering Cancer Center

## Meeting Notes

**Meeting:** MSK Kenneth C. Griffin Pavilion Construction Working Group (CWG) Meeting  
**Date:** July 17, 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  
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

Mary Gera, 436 E 66th St  
Rachel George, 400 E 67th St (The Laurel)  
Jack Glass, ALC Environmental  
Alex Kogan, Rockefeller University  
James (Jim) Rogers, Rockefeller University  
Jennifer Rong, ALC Environmental  
Celeste Royo, Manhattan Borough President's Office  
Judy Schneider, East Sixties Neighborhood Association  
Myishia Taylor-Myke, NYC Department of Education  
Jochen Weber, 404 E 66th St  
Gregg Wolpert, Stahl Organization (1213 York Ave)  
Martin Woodard, P.S. 183

#### 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  
 Yasmina Caleo, F.A.C.T.  
 Evan Calero, 435 E 65th St  
 Rev. Stefan Chanas, Church of St. John Nepomucene  
 Julie Clarke, P.S. 183 PTA  
 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  
 Sarra Hale, NY State Senator Liz Krueger's Office  
 Laura Jackson, 438 E 66th St  
 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  
 Anat Rosenberg, F.A.C.T.  
 Melanie Russo, P.S. 183 PTA  
 Sowaibah Shahbaz, Manhattan Borough President's Office  
 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

### **Welcome, Meeting Goals, and Format**

Shakima Grant welcomed the Construction Working Group (CWG) members and observers, then shared the meetings goals and format, 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 27 on the PM10 scale.

### **ALC Environmental Update**

Jack Glass from ALC reported that dust and Volatile Organic Compound monitoring has continued, and levels remain low and within acceptable limits. He also noted that while there have been inquiries from the community about alerts from personal monitors, no correlations have been observed at or around the site.

Lastly, Jack shared that Jennifer Rong is no longer with ALC. Someone is temporarily filling her role until a permanent replacement is identified, who they anticipate will be joining shortly. As requested by CWG members, the new hire will be formally introduced once onboarded.

### **Old Business**

In response to the inquiry raised at the June CWG meeting regarding the recurring hissing sound coming from the site, MSK confirmed that the noise was traced to the pressure relief valve on the onsite liquid oxygen tanks. These valves automatically release oxygen gas when pressure builds up due to low usage.

MSK noted that the FDNY permits regulate both the usage and storage location of these tanks. As a short-term mitigation, a hose was installed to vent the sound inside the building.

During the meeting, MSK also shared that a long-term solution has been implemented. In coordination with the FDNY, they received approval to relocate the tanks to East 67<sup>th</sup> Street.

### **Questions and Answers**

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

- Has there been any ability to change any of the Saturday work?

We have reduced the Saturday workforce as much as possible, and noisy activities, such as the Brokk machine demolition activity in the courtyard, have been shifted to weekdays whenever feasible. However, there will still be some activity at the site on Saturdays.

- Would it be possible to reference air quality data from other New York City monitoring sites to have a comparison? Sometimes air quality is influenced by distant events, like fires in Canada. Could adding a reference line on the graph help differentiate construction-related impacts from general air quality?

The data we currently use is collected in real time from monitors located directly at our site. External data would come from different equipment and locations, which may not be comparable and could lead to misinterpretation.

- Overnight deliveries to East 66th Street continue to be a concern. What steps are being taken to minimize the noise impact?

We are working with the vendor to minimize noise as much as possible. We're exploring equipment options that may help reduce sound. We remain committed to easing the impact and will provide updates as soon as we have confirmed information from our ongoing conversations.

- When the hospital came to the Community Board, part of the agreement was to create more green space around the neighborhood at some of your existing buildings, such as the Schwartz Building on 1st Avenue or the main hospital building on York Avenue. Could MSK start planning and implementing this sooner?

MSK's planning team will continue to explore further "greening" of the Main Campus. While logistical constraints may limit what is possible, we remain committed to pursuing opportunities for additional green space where possible.

#### **Additional Update:**

MSK shared that they received a notification from the New York City Department of Transportation (DOT) regarding resurfacing work on York Avenue, between East 63rd and East 79th Streets. This work is tentatively scheduled to begin overnight, the week of July 28<sup>th</sup>. The stretch between East 66th and 67th Streets where MSK currently has a sidewalk shed will be repaved in 2029 as part of the completion of the MSK Griffin Pavilion Project.

The MSK team encouraged CWG members to contact the DOT with any questions.

#### **Adjournment and Next Meeting**

The next meeting is Thursday, August 21, 2025, at 8:30 a.m. For project updates, visit [msk.org/GriffinPavilionConstruction](https://msk.org/GriffinPavilionConstruction), email [communityaffairs@mskcc.org](mailto:communityaffairs@mskcc.org), or call the construction hotline at 212-639-4444.