



Memorial Sloan Kettering Cancer Center

Meeting Notes

Meeting: MSK Kenneth C. Griffin Pavilion Construction Working Group (CWG) Meeting
Date: August 21, 2025
Location: Zoom and Memorial Hospital, Room 108

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
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

Yasmina Caleo, F.A.C.T.
Julie Clarke, P.S. 183 PTA
Rachel George, 400 E 67th St (The Laurel)
Mary Gera, 436 E 66th St
Jack Glass, ALC Environmental
Leandro Lumapat, ALC Environmental
James Rogers, Rockefeller University
Judy Schneider, East Sixties Neighborhood Association
Myishia Taylor-Myke, NYC Department of Education
Jochen Weber, 404 E 66th St
Gregg Wolpert, Stahl Organization
Martin Woodard, P.S. 183

Observers

Jaishree Capoor, Community Member

Invitees not in Attendance:

Kemi Babagbemi, Community Member
Will Brightbill, Community Board 8
Shean Buissereth, 404 E 66th St
Evan Calero, 435 E 65th 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)
Daniel Egers, P.S. 183 parent
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
Laura Jackson, 438 E 66th St
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
Anat Rosenberg, F.A.C.T.
Celeste Royo, Manhattan Borough President's Office
Melanie Russo, P.S. 183 PTA
Sowabab 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. Progression continues with structural demolition and exterior abatement activities.

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.

Terron also shared that the construction team will be applying for permits from the Department of Buildings (DOB) to extend work hours during the week between September 8 and September 20. The extended hours are necessary to facilitate the safe removal of scaffolding on the higher floors. Contingent upon DOB approval, work will conclude by 10:00 PM.

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 ($\mu\text{g}/\text{m}^3$). Terron shared the summary below of the PM10 scale range:

0 – 50	Good
51 – 100	Moderate
101 – 150	Potentially Unhealthy for Sensitive Groups
>150	Unhealthy

The highest measurement recorded since the July CWG meeting was 58 on the PM10 scale.

ALC Environmental Update

Jack Glass from ALC reported that Volatile Organic Compounds (VOCs) and dust levels have remained relatively low. He shared that concerns raised this month included intermittent warnings from personally owned monitors in private apartments, the noise associated with the recharging of oxygen tanks on 66th Street, and the potential impact of Canadian wildfires on air quality.

Like most construction sites, there are some minor elevations in dust. However, these are not anticipated to impact health. Daytime noise levels are remaining within the same range as prior readings.

ALC staff are using handheld units around the site to ensure potential impacts are not being missed or diluted in averaged results. To date, no exceedances have been observed.

Old Business

- **Inquiries** - MSK received 2 inquiries since the July CWG meeting. The following actions were taken in response:
 - Shared dates for the NYC Department of Transportation resurfacing work on York Avenue (East 67th–79th Streets). The work was completed in July and August.

- Confirmed debris is taken off-site for disposal; dust-control measures, including the use of tarps, remain in place and are adjusted as demolition progresses.
- **Future Pavilion Deliveries** – In response to questions regarding Pavilion deliveries once the building is operational in 2030, MSK stated that it is too early to determine the specific time of day gas deliveries will occur.

Clarification – The October meeting notes inadvertently stated that gas deliveries for the Pavilion would be required every 4–6 days. The more accurate expectation is every 4–6 weeks. The notes have been updated to reflect this correction.

- **Weekend & Afterhours Work** – MSK provided an update on weekend and afterhours work, noting that the construction team anticipates the need to conduct activities on Saturdays for the duration of the Pavilion’s construction. The ability to do weekend work will be contingent on weekly approval from the NYC Department of Buildings. Saturday work will allow the Pavilion to remain on schedule and avoid unnecessary extensions to the construction timeline. Importantly, this approach will also help tailor schedules and expedite work to minimize disruption for students at PS183. Additional considerations necessitating weekend and afterhours work include maintaining site safety, addressing adverse weather conditions, alleviating unforeseen weekday vehicular and pedestrian congestion on surrounding streets, and ensuring construction activities are completed efficiently and on or near schedule. The team will continue to provide updates on work plans as the project progresses into future phases of construction.

Questions and Answers

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

- Do you have a rough estimate of how many additional weeks of demolition will be required?

We expect to be filing for demolition sign-off by mid-October, which indicates that all required demolition work will have been completed.

- Do you stop construction activity during extreme weather, like heavy wind or rain?

MSK tracks weather advisories across all its construction sites and coordinates with project managers to prepare sites and protect workers and the public. Typically, activity stops when conditions are unsafe, while some indoor work may continue. By regulation, cranes and hoists must shut down at wind speeds of 30 mph or higher, and the team ensures all materials are secured.

- Is there a reason MSK does not provide data for PM 2.5?

PM 2.5 monitoring is part of the upgraded system we’re implementing. Some of that data is already available in the portal. For now, we’re continuing to share PM10 data. ALC can help compare site data with readings from personal monitors if questions come up.

- What was the sound decibel reading for the August 18th East 66th Street gas delivery?

We’ll be able to share the sound readings from the August 18th gas delivery once the analysis is complete. It requires some review to ensure accuracy; we’ll provide the information as soon as it’s finalized.

- Do you know what the main source of the noise from the deliveries are?

The venting of excess gas from the trucks was considered one of the noisiest parts of the process. The vendor has committed to moving this activity away from the site. We are also investigating whether equipment modifications could help further muffle the sound. This requires technical adjustments. The conversations are ongoing, and we are taking this issue seriously with continued efforts to minimize noise.

- Are Saturdays included for the duration of the Pavilion's construction?

We anticipate continuing to apply for Saturday work permits from the DOB as needed for future phases of the project. Any Saturday work will be contingent on approval from the DOB.

- For your after-hours variance applications to the DOB, are you listing "business hours operation interruption" as the reason to justify Saturday activity? If so, what is the interruption?

The permits are publicly available, but we would need to review the specific applications to confirm the exact language used.

Adjournment and Next Meeting

The next meeting is Thursday, September 18, 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.