



Memorial Sloan Kettering Cancer Center

Meeting Notes

Meeting: MSK Kenneth C. Griffin Pavilion Construction Working Group (CWG) Meeting
Date: September 18, 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
Ana Garcia, Senior Director, CEHE
Ryan Kiefer, Associate Director, Design and Construction
Charlie Whitney, Vice President & General Manager, Turner New York's Business Unit
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.
Mary Gera, 436 E 66th St
Jack Glass, ALC Environmental
Leandro Lumapat, ALC Environmental
Laura Jackson, 438 E 66th St
Anat Rosenberg, F.A.C.T.
Judy Schneider, East Sixties Neighborhood Association
Sowaiabah Shahbaz, Manhattan Borough President's Office
Jochen Weber, 404 E 66th St
Gregg Wolpert, Stahl Organization

Observers
Jaishree Capoor, Community Member
Daniel Egers, P.S. 183 Parent

Invitees not in Attendance:
Kemi Babagbemi, Community Member
Shean Buissereth, 404 E 66th St
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 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
Rachel George, 400 E 67th St
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
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
Myishia Taylor-Myke, 404 E 66th St
Mary Thomas, 404 E 66th St
Martin Woodard, P.S. 183

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 installation of the site fence and overhead protection along sidewalks, removal of soil at the exterior planters, completion of exterior scaffolding, and abatement of asbestos-containing material (ACM) in both the planters and the building interior. Progression continues with structural demolition and exterior abatement activities.

Thomas Drumm, from Turner Consigli, provided an overview of the next six weeks, which will include steel installation in the courtyard between the project site and Rockefeller Research Laboratories, mechanical-assisted demolition of the Sloan and Scholars buildings using the Brokk machines, and the removal of scaffolding and needle beams. Both buildings are expected to be reduced to the 4th-floor level by mid-September. Crews will then finish removing exterior walls and scaffolding supports to prepare for full mechanical demolition of the Sloan building.

Thomas reported that full demolition of the Scholars building is pending Con Edison's completion of a power disconnect. The disconnect for Sloan has been completed.

The 6-week Lookahead is available in the 'Current Construction Lookahead' section of MSK's website (link above).

Air Quality Report

Terron shared that the vendor's cloud platform used for generating the standard 30-day air quality graphic visualization of the monitor readings is experiencing nationwide technical issues. Site sensors remain fully operational and show consistent readings within the range of 0 to 50 on the PM10 scale. [Note: After the meeting, a graph was made available by the vendor and was posted on msk.org/pavilion. The graph showed the high point for the month was 47 on the PM10 scale.]

ALC Environmental Update

Leandro Lumapat from ALC Environmental reported that he has been onsite using the handheld air quality monitors. The readings are very similar to the data typically shown on the graphs during the monthly CWG meetings.

Old Business

- **Inquiries** - MSK received 4 inquiries since the August CWG meeting. The following actions were taken in response:
 - Confirmed with P.S. 183 that only minimal personnel will be onsite on October 4, the date of the school's Fall Festival. There is no disruptive work planned and staff will also be available to move the parking barricades that morning.
 - Reviewed a photo sent by an East 66th Street resident and clarified it reflected a remaining section of the structure being demolished rather than any loose debris. The structure since been fully removed. Dust-control and debris-removal measures remain in place, with materials kept wet and managed until removal.
 - Confirmed with P.S.183 that crossing guards remained at their posts over the summer and will continue to be in place for the 2025-2026 school year.
 - Looked into the report of recurring fumes and confirmed that we have not been able to identify anything at the Pavilion site that would generate that sort of effect. MSK will continue to monitor the site.

Questions and Answers

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

- Can you describe what we can expect in terms of noise when you're talking about full mechanical. Will it be louder?

Right now, we have four Brokk machines operating simultaneously, which are doing the heavy chopping. This generates more noise than what we anticipate during the full mechanical demolition.

- Do you have a sense of how many more weeks it would take for demolition of the Scholars Building if you had to use mechanical assistance all the way down, instead of full mechanical?

If we need to continue using mechanical assistance to complete the demolition of the Scholars Building, we estimate the work continuing through mid to late November.

- Will residents be notified if our buildings are impacted by the Con Edison work?

Con Edison would provide any notifications, but they have indicated that no other buildings are expected to be affected.

- Is there planned construction activity on Rosh Hashanah and Yom Kippur?

Yes, work will continue on those days, but we plan to minimize noisy activities toward the end of the shift. In addition, double shifts will be paused during those days.

- In the environmental impact statement, it says that site work is expected to generate the highest noise levels, and that work will occur for approximately seven months. Can you clarify when this seven-month period will happen? Is it happening now, or later during excavation?

The site work described is part of the later excavation phase. This phase is expected to begin around December, after demolition has reached street level. We plan to provide an overview of the excavation phase at next month's meeting.

- During the excavation phase, will the noise we're experiencing now get much louder?

We don't expect it to get significantly louder. The noise level should remain very similar to what you're experiencing now.

- An *Upper East Side* journalist reached out to MSK to inquire about the anticipated Pavilion delivery schedule, which was reported to us as every four to six days. MSK informed the reporter it would actually be every four to six weeks. Is that correct, and is there somewhere we can read that correction?

Yes, that is correct. The schedule is every four to six weeks, not days. This clarification was included in the August meeting notes, and the October 2024 notes were also updated.

- Are there two sound monitors at the site?

There are two air quality monitors at the site and one sound monitor positioned on the 66th Street roof setback. The sound monitor is active 24/7 and ALC Environmental has access to the data.

- When did the sound monitoring start?

Sound monitoring has been in place for the last couple of months.

- If it turns out that the noise levels on Saturdays are exceeding what's allowed, is there a course of action MSK would take to correct that?

We always work to follow guidelines and remain within allowable limits.

- When will we be given the opportunity to discuss the design, specifically regarding the location of the oxygen farms and vents?

The priority of these meetings is to focus on ongoing construction and how it is currently affecting the neighborhood. Similar to next month's planned overview of the excavation phase, design-related presentations can be incorporated as they become directly relevant to the work taking place on site.

- Is the design something you're going to present to the Community Board, or will it just be presented at this meeting?

The details of how the design will be shared haven't been finalized yet, as the design work is still in progress. We'll keep the Community Board in mind as we plan for future presentations.

- Do you have any idea when you'll be able to present the exterior design of the building?

The design is still being developed. We are not opposed to sharing designs sometime in the future.

- What about the greenery around other buildings, not just your own?

Our current assumption is that the landscaping in those areas will likely need to wait until after the new building is completed, as it may be difficult to allocate space prior to that.

Adjournment and Next Meeting

The next meeting is Thursday, October 16, 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.