



Memorial Sloan Kettering Cancer Center

Meeting Notes

Meeting: MSK Kenneth C. Griffin Pavilion Construction Working Group (CWG) Meeting
Date: October 16, 2025
Location: Zoom

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
Rich Steimel, Director, 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)
Jack Glass, ALC Environmental
Laura Jackson, 438 E 66th St
Leandro Lumapat, ALC Environmental
Ethan Nachmani, NY State Assembly Member Rebecca Seawright's Office
Anat Rosenberg, F.A.C.T.
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)

Observers

Jaishree Capoor, Community Member
Tasha Edmead, NYC Department of Education

**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
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)
Daniel Egers, P.S. 183
Courtney Ferrissey, NY State Assembly Member Rebecca Seawright's Office
Harry Gale, NYC Council Member Julie Menin's Office
Mary Gera, 436 E 66th 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
James (Jim) Rogers, Rockefeller University
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
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. Tasha Edmead, representing the New York City Department of Education's Division of School Facilities, and Ethan Nachmani, representing NY State Assembly Member Rebecca Seawright's Office introduced themselves. Shakima 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.

Terron shared the activities in the six-week lookahead, which include: continued steel and concrete installation at the courtyard area between the Sloan and Scholars site and the existing Rockefeller building; ongoing preparation at the Scholars site for mechanical demolition; modification of the site fence along York Avenue; coordination with Con Edison for the disconnection of power to the Scholars building; and the ongoing mechanical demolition of the remaining Scholars building, including abatement and demolition of existing foundation walls, relocation of the fire hydrant on East 66th Street, and installation of support structures for excavation.

As previously noted in the September CWG meeting, the Con Edison disconnection remains critical to completing the remaining demolition activities. During their initial inspection, they identified unrelated faults in nearby underground lines that need to be repaired before our disconnect can take place and demolition can continue safely. Due to this delay, a presentation about the upcoming excavation will be shared when more start dates and activity durations are available

The 6-week Lookahead is available in the ‘Current Construction Lookahead’ section of MSK’s website: <https://www.msk.org/GriffinPavilionConstruction>.

Air Quality Report

Terron shared that going forward, separate graphs for each of the two monitors at the site will be shared.

Monitor number one is located on East 67th Street, proximate to the schoolyard. The graph showed the high point for the month was 19 on the PM10 scale.

Monitor number two is located on East 66th Street, proximate to the East 66th Street residences. The graph showed the high point for the month was 109 on the PM10 scale. As previously communicated, the exceedances were likely caused by nearby demolition activity. Following the increase, readings remained under 40. Additional dust-mitigation measures were implemented, and air quality continues to be closely monitored.

ALC Environmental Update

Jack Glass from ALC Environmental reported that this month’s monitor readings were consistent with readings from previous months, remaining within the 0–50 range, except for the exceedance communicated on October 2nd. Jack noted that, as a general guideline, EPA regulations recommend that no visible emissions leave the site; while it is unclear if these regulations directly apply in this instance, controlling visible emissions is considered a best practice.

Jack also shared questions raised by the community during the month regarding Volatile Organic Compounds (VOCs). He downloaded and reviewed all the data and found no visible exceedances. The data remained relatively low and showed nothing alarming.

Old Business

- **Inquiries** - MSK received 4 inquiries since the August CWG meeting. The following actions were taken in response:
 - Confirmed during the Jewish holidays, the team focused on minimizing noise toward the end of regular shift hours, and double shifts were paused.
 - Reconfirmed that dust control and debris removal remain priorities as demolition progresses. All debris is sprayed with water while being chopped to limit dust, and remaining materials are kept wet and managed until removal, in line with industry best practices.

- Addressed the October 2 air quality readings that briefly registered above the 100 range. Shared that the exceedances were likely caused by nearby demolition activity. Following the increase, readings have remained under 40. Additional dust-mitigation measures have been implemented, and air quality continues to be closely monitored.
- Confirmed that deliveries to the Rockefeller Research Laboratories via East 66th Street have returned to the normal schedule of every three to four weeks, following a brief period of off-schedule deliveries due to needed repairs.

Questions and Answers

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

- Why are you depending on monitors when it was clear to the naked eye that something was wrong with the air quality, and why was there an 8-hour delay in the notification sent to the community?

The air quality monitors provide objective, real-time information that helps us determine when conditions exceed thresholds and what corrective actions are necessary. When a monitor shows elevated levels for a 15-minute duration, we are committed to promptly communicating that information to the community while simultaneously investigating the cause and implementing any required mitigation steps.

- On Saturday, October 11th, there was minimal work at the site. Why was there a decrease in activity on this particular Saturday?

A delay related to Con Edison's work impacted our ability to continue demolition. Since we knew progress would be limited until that issue was resolved, we decided not to schedule a full workday that Saturday.

- Who reviews the data from the sound monitors, and shouldn't that be done in real time?

The sound-monitoring data is collected and displayed on the same platform as the air-quality data, and it is available in real time. ALC has full access to this platform, and is the community's primary point of contact for reviewing the readings and answering questions.

- The city has a rule in December through early January, during the holiday period, that work must stop. Does that affect this project?

The City does place restrictions on certain types of work in specific neighborhoods during the holiday period, but there is no citywide stop-work requirement. At this time, our plan is to maintain normal work hours through December and January.

- When will the data about PM 2.5 be shared in these meetings?

We will continue to report PM 10 levels in these meetings. However, the PM 2.5 data is available through the same data portal. Any specific inquiries about PM 2.5 can be directed to Jack and the ALC team.

Adjournment and Next Meeting

The next meeting is Thursday, November 20, 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.