



Memorial Sloan Kettering Cancer Center

Meeting Notes

Meeting: MSK Kenneth C. Griffin Pavilion Construction Working Group (CWG) Meeting
Date: November 20, 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
Jason Tavarez, Project Executive, Turner Consigli
Thomas Drumm, 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
Harry Gale, NYC Council Member Julie Menin's Office
Rachel George, 400 E 67th St (The Laurel)
Mary Gera, 436 E 66th St
Laura Jackson, 438 E 66th St
Alex Kogan, Rockefeller University
Leandro Lumapat, ALC Environmental
Ian McKnight, Community Board 8
Ethan Nachmani, NY State Assembly Member Rebecca Seawright's Office
James (Jim) Rogers, Rockefeller University
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)
Martin Woodard, P.S. 183

Observers

Daniel Egers, P.S. 183

**Invitees not
in Attendance:**

Kemi Babagbemi, Community Member
Shean Buissereth, 404 E 66th St
Evan Calero, 435 E 65th St
Jaishree Capoor, Community Member
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)
Tasha Edmead, NYC Department of Education
Courtney Ferrissey, NY State Assembly Member Rebecca Seawright's Office
Jack Glass, ALC Environmental
Sarrah Hale, NY State Senator Liz Krueger's Office
Kyle Kolich, P.S. 183
Valerie Mason, Community Board 8
Julie Menin, NYC Council Member Julie Menin's Office
Celeste Royo, Manhattan Borough President's Office
Melanie Russo, P.S. 183 PTA
Sowabiah Shahbaz, Manhattan Borough President's Office
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

Welcome, Meeting Goals, and Format

Shakima Grant welcomed the Construction Working Group (CWG) members and observers. She 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.

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 provided an update on the six-week lookahead specific to the ongoing steel and concrete installation in the courtyard between the project site and the Rockefeller Research Lab building. Thomas Drumm shared updates on the remaining activities and the steps required to obtain NYC Department of Buildings (DOB) demolition sign-off: the team will finish managing the remaining debris—sorting and separating concrete from steel and hauling steel off-site—and complete berming (installation of a temporary soil barrier that stabilizes the remaining foundation walls by holding back surrounding earth), as required by DOB. With the buildings now down to grade, the overhead sidewalk shed is no longer required. Following DOB sign-off, it will be dismantled with personnel directing pedestrians at street level.

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 the air quality readings from 10/16/25 to 11/19/25 for both monitors at the site: the monitor on East 67th Street - proximate to the schoolyard, showed the high point for the month was 41 on the PM10 scale. The monitor on East 66th Street - proximate to the East 66th Street residences, showed the high point for the month was 22 on the PM10 scale.

ALC Environmental Update

Representatives from ALC Environmental did not share a report this month.

Controlled Rock Blasting and Excavation

Thomas provided an overview of the upcoming excavation and controlled rock blasting phase. Pending the ConEd power disconnect, the schedule is: remaining demolition/debris removal (Nov–Dec 2025), Support of Excavation (Nov 2025–Jan 2026), and excavation/blasting (Nov 2025–Aug 2026).

A licensed engineer develops a blasting plan reviewed by FDNY. Explosives are delivered daily and used under strict FDNY supervision. Rock will be removed using drills, hammers, and controlled blasts, with measures to minimize noise, vibration, and dust.

Trucks for the project will enter and exit via York Avenue, pass through an on-site wash station, and carry covered loads. Queuing and routing will be managed to minimize traffic. After the last blast of the day, the Blaster-in-Charge and FDNY conduct an inspection to confirm all materials are removed and safety protocols are followed.

Questions and Answers

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

- When the overhead shed is removed, is the lighting also coming down, and will the fencing remain up?

MSK confirmed that the overhead sidewalk shed, including its lighting, will be removed. The fencing will remain in place.

- Although after-hours variance permits allow 6:00 AM start times, can the shed removal start no earlier than 9:00 AM?

This request will be taken into consideration.

- For the last week of December, does the schedule show activity every day except Christmas Day?

Yes. The current plan shows activity most days. Any changes will be communicated.

- For issues in real time after-hours, who should the community contact?

Life-threatening emergencies should be immediately reported by calling 911. If a live immediate contact is desired, non-emergency concerns (e.g., visible dust) can be reported to 311. Site information and non-urgent inquiries may be emailed to MSK Community Affairs. MSK responds within 3 business days. Technical questions about monitoring data (PM10/PM2.5, VOCs, noise) may be directed to Jack (ALC Environmental).

- Who on site recognizes and responds when dust is visibly leaving the site?

The construction team onsite implements mitigation measures (e.g., wet-down) and reviews reported incidents against monitor data.

- Will the truck wash station occupy the current sidewalk, and will York Avenue lose a lane for the duration of the project?

York Avenue operations will remain as they are now; no additional lane space is being taken. During excavation, trucks will enter via the north York Avenue gate. Loading and the wash station will be completed inside the site. Loads will be covered and wheels washed prior to exiting at 66th & York Avenue southbound.

- Where are explosives stored and how/when are they brought to the site? Is FDNY involved in routing?

Explosives are delivered daily just before use, the FDNY determines routing, staging, delivery windows, and may escort deliveries via the Explosives Unit. No overnight onsite storage will occur.

- Can neighborhood representatives attend the FDNY stakeholder meeting on blasting? Who are you coordinating with at FDNY?

A licensed blasting engineer submits a site-specific blast plan to FDNY, which FDNY reviews internally and with stakeholders as appropriate. If approved, FDNY issues the permit and determines whether a stakeholder meeting is held and who is included.

- When will blasting occur, how often, and will it happen on Saturdays?

Scheduling depends on rock conditions and progress. Blasting is expected 3–5 days per week (likely five), with approximately 5–12 blasts per day depending on phase. MSK has committed to no blasting on Saturdays or Sundays.

- Can the large mesh gates on E 66th be reinforced to reduce dust escape?

Additional measures will be evaluated, and updates will be provided. Sound blankets inside the fence will remain in place.

- How are vibrations measured?

A robust vibration monitoring program has been in place since demolition and will be expanded for excavation/blasting with additional perimeter monitors. MSK will take action if internal vibration limits are exceeded.

- Do engineers inspect foundation walls and footings of all nearby buildings before excavation/blasting? Have surveys happened? Can excavation start without our building being inspected?

Code requires pre-construction surveys for properties physically adjoining the site (Rockefeller Research Laboratories). MSK is voluntarily pursuing surveys for additional nearby buildings. These surveys will be completed before blasting is anticipated to begin in January.

- Where does the rock removed from the site go?

Rock is trucked off-site to an approved disposal/fill location.

- What is the location of the fixed noise monitor, and how were Saturday decibel readings analyzed? What triggers corrective action?

The exact distance of the monitor will be provided at the December meeting. In addition to that stationary monitor, handheld monitoring is conducted by ALC Environmental on Tuesdays and Thursdays. MSK uses DEP standards for enforcement, as fixed monitors capture ambient neighborhood noise and may not isolate site-related noise. MSK will take appropriate steps as needed to respond to any DEP or DOB findings or violations.

- What about the proposed DEP rule to place a monitor at 50 feet?

If this rule is adopted, MSK will comply, we are committed to best practices and minimizing impacts.

Old Business

- **Inquiries** - MSK fielded 4 inquiries since the October CWG meeting. The following actions were taken in response:
 - Confirmed that there were three separate truck activities the week of October 13th; a gas delivery, a sewer maintenance truck responding to a blockage, and a concrete pump truck observed on the Pavilion site. The first two were routine RRL operations, while the pump truck supported ongoing Pavilion foundation work conducted fully within the designated construction zone.
 - Addressed questions about the Griffin Pavilion design, reiterating that the CWG focuses on construction updates rather than design review. Confirmed that East 66th Street façade documents are still in development and will be posted publicly once completed in early 2026.
 - Addressed feedback on the request to discuss design by noting past community-driven revisions, including reducing the building's height, relocating loading bays to East 67th Street, and adjusting the garage traffic pattern to lessen neighborhood congestion.
 - Coordinated with onsite supers of neighboring buildings to ensure a designated contact received timely notifications following the completion of a DEP relocating a fire hydrant.

Adjournment and Next Meeting

The next meeting is Thursday, December 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.