



Memorial Sloan Kettering Cancer Center

Meeting Notes

Meeting: MSK Kenneth C. Griffin Pavilion Construction Working Group (CWG) Meeting
Date: March 19, 2026
Location: Zoom and Zuckerman Research Center, Room 136

Attendees:

MSK Project Team
CWG Co-Chair Terron Browne, Project Manager, Design and Construction
CWG Co-Chair Daquan Sisco, Senior Project Manager, Design and Construction
Maribel Rodríguez, Senior Project Coordinator, CEHE
Ana García, 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
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

Community Representatives

Yasmina Caleo, F.A.C.T.
Rachel George, 400 E 67th St (The Laurel)
Mary Gera, 436 E 66th St
Laura Jackson, 438 E 66th St
Alex Kogan, Rockefeller University
Ethan Nachmani, NY State Assembly Member Rebecca Seawright's Office
Anat Rosenberg, F.A.C.T.
Judy Schneider, East Sixties Neighborhood Association
Gregg Wolpert, Stahl Organization (1213 York Ave)

Observers

Daniel Egers, Community Member

**Invitees not
in Attendance:**

Kemi Babagbemi, Community Member
Lisa Barnhart, Community Member
Shean Buissereth, 404 E 66th St
Evan Calero, 435 E 65th St
Jaishree Capoor, 404 E 66th 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)
Tasha Edmead, NYC Department of Education

Courtney Ferrissey, NY State Assembly Member Rebecca Seawright's Office
Harry Gale, NYC Council Member Julie Menin'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
Ian McKnight, Community Board 8
Julie Menin, NYC Council Member Julie Menin's Office
Nicole Munczinski, ALC Environmental
James Rogers, Rockefeller University
Celeste Royo, Manhattan Borough President's Office
Melanie Russo, P.S. 183 PTA
Carolyn Ruvkun, NYC Council Member Julie Menin's Office
Sowabahn 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
Myishia Taylor-Myke, NYC Department of Education
Mary Thomas, 404 E 66th St
Jochen Weber, 404 E 66th St
Martin Woodard, P.S. 183

Welcome, Meeting Goals, and Format

Terron Browne welcomed the Construction Working Group (CWG) members and observers, then briefly 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 MSK Kenneth C. 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 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. 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 shared an update on the site progression, noting the completion of the site fence extension, as well as the current status of the site, which includes the initiation of excavation activities. Terron also reviewed the six-week lookahead, outlining continued steel and concrete installation between the project site and the Rockefeller Research Labs building, ongoing installation of excavation support for chopping and blasting, and modifications to the RRL entrance overhead protection.

Terron highlighted that the first anticipated week of controlled rock blasting is delayed to the end of the month, but the excavation end date will remain the same. Terron shared that Saturday excavation work is possible, as reflected in the 6-week Lookahead. MSK emphasized its commitment to abiding by all City regulations as construction continues. Terron also shared that an airhorn test would be performed on March 19th.

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 2/26/26 to 3/18/26: the monitor on East 67th Street - proximate to the schoolyard, showed the high point for the month was 39 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 28 on the PM10 scale.

Terron noted a gap in readings from March 12 through March 16 on the East 67th Street monitor. Malfunction of the monitors caused the monitor to go offline, and staff were unable to get it back online until March 16. Procedures are being reviewed to help prevent similar gaps in the future. The second monitor on East 66th Street, which remained active during that period, recorded good air quality.

ALC Environmental Update

Jack Glass from ALC Environmental shared that dust and VOC monitoring has continued and remains low and acceptable.

Old Business

Inquiries - MSK fielded 8 inquiries since the February CWG meeting. The following actions were taken in response:

- Controlled rock blasting timeline and airhorn test: Confirmed anticipated blasting start date and committed to sharing real-time updates as the schedule is refined. Confirmed MSK construction teams will sound a sample air horn at 2:00 pm on 3/19/26.
- Air quality concerns: Confirmed that construction activity on March 11 did not result in any deviation from established low baseline air monitoring levels, with no spikes observed during the period reviewed.
- Noise impacts and mitigation: Responded to inquiries by outlining mitigation measures already in place, including sound insulation baffling on site fencing, equipment covers for excavation machinery, and designated rock processing areas designed to reduce disruption. Reiterated adherence to approved construction hours and ongoing monitoring.
- Project timeline: Provided clarification on the overall project duration, anticipated completion in 2030, and directed community members to the project website to access the construction timeline and six week lookahead.

Special Presentation: Building Design, Access, & East 66th Street Neighborhood Interface

As previously discussed, MSK agreed to depart from the standard CWG construction-related agenda to provide a presentation on the Pavilion’s overall design and operation. Ryan Kiefer shared progress on the building design, including north, east and south elevations and site plans identifying curb cuts, building entrances, service bays and garage ramps.

- Exterior Renderings

Ryan shared renderings depicting the exterior facades of the new Pavilion. The Pavilion will be adjacent to the existing Memorial Hospital to the right.

- East 67th Street Bridge connection

Two floors of the new facility will be connected to two floors of the Memorial Hospital building for patient and other material transport. The bridge has been approved by the Planning Commission and is going through a separate approval process with the city regarding its design.

- York Avenue Entrance Plaza and Public Realm

The ground and second floor at York Avenue are setback from East 66th and East 67th Streets to create more open space around the Pavilion entrance. The pedestrian entrance will be located at the corner of East 67th Street and York Avenue, and the vehicular entrance will be located within a drive-through running from East 66th Street to East 67th Street.

- Patient and Visitor access

Ryan shared a site plan detailing the drive-through and the recessed pedestrian entrance with landscaping and seating in the northeast corner. Based on feedback provided at the CB 8 MSK Task Force meetings, the vehicular parking for the Pavilion was substantially re-designed to address the in/out bottleneck at the garage entrance and the long queues forming to enter the garage. Vehicular arrivals will now enter the through-block shortly after entering East 66th Street and self-parkers will enter the garage ramp in the same location as the current East 66th Street ramp, but all vehicles will exit on East 67th Street. A Code-mandated patient transport bay will also be located on East 66th Street but will be rarely used as MSK's Urgent Care Center is located on the Main Campus. MSK does not operate an emergency room.

- East 66th & 67th Street Service Operations

The building has been designed to provide all building services loading bays on 67th Street, which will be used for all delivery and waste removal service vehicles. The employee entrance, exit ramp from the garage and exit curb cut from the drive-through will complete the East 67th Street frontage. Gas deliveries will continue to use 66th Street. Between now and building opening in 2030, MSK will continue to study ways to align gas deliveries with existing Rockefeller Labs deliveries to address neighbors' concerns regarding both buildings.

- Building Exhaust

Ryan provided a detailed explanation of the localized air handling equipment that are being installed on the mechanical floor of the Pavilion, with air intakes and exhausts located on all three frontages on that level. He explained that while that mechanical floor will be open air, the floor's exterior will consist of louvers flush with the exterior walls on all three street-facing walls of the Pavilion, the actual exhaust vents through which air will be mechanically vented were much smaller. He explained that the equipment served particular spaces in the lower levels of the building that were not related to medical procedures and that no air passing through operating suites or patient floors will be vented on that mechanical floor. All air handling equipment meets NYC Noise Code requirements.

During this presentation, several questions were asked and answered:

- Is this the current scale of rendering or proposal?

It is the current scale.

- Where will Pavilion staff park?

Parking in the Pavilion will be restricted to patients and guests. An online parking reservation system with assigned appointments will replace the first come/first served parking system, which will address long queues and conflicts noted on the previous two-way ramp and East 66th Street.

- What are the noise mitigation plans for future gas deliveries? Are muffles being used?

The evening fill at Rockefeller Labs will continue because we neither close the street nor block the sidewalks to pedestrian traffic. Future gas deliveries are being planned to minimize neighborhood disruption and maintain safe pedestrian conditions. Delivery operations and related mitigation measures will continue to be refined as the building moves closer to occupancy, with safety, traffic flow, and community impact as key considerations.

- What kind of signage will alert drivers to flammable gases near the parking garage entrance and ambulance bay?

Medical gas storage and fill areas will be designed and operated in accordance with applicable code and life safety requirements, including required signage, controls, and separation measures. MSK has a code-required ambulance bay, but no emergency room, so this area will not really be used by ambulances.

- Why must there be vents on the East 66th Street frontage?

The placement of exhaust and intake vents are determined by code-required setbacks from occupied openings, air intakes and, property lines, as well as mechanical specification requirements. The locations shown are final — they are the only positions available given these constraints and will not be relocated. We will provide supplemental material on this question at the April CWG.

- What kind of glass will be used on the building?

We are still finalizing the glass selection and avoiding a reflective material. There are no operable windows. The selected glass will comply with local laws intended to reduce bird strikes.

Attendees expressed concern that there was not sufficient time to answer all of their questions related to the drawings. Consistent with the originally stated purpose of the CWG to address construction-related questions, these subjects will not be included on future CWG agendas. While MSK will make every effort to respond to future questions on these subjects in writing, the Pavilion's design has been finalized in accordance with this presentation.

CWG Questions and Answers

Returning to CWG-related topics, the following questions were raised during the meeting and answered as indicated.

- When is the end date for the excavation phase?

Q3 or Q4 -- around mid to late summer.

- Why in the 6-week lookahead is chopping shown to be starting on Saturdays?

We want to convey that Saturday work is possible to maintain our schedule. If we need to utilize a Saturday, we will follow all new DOB processes to request after-hour variances.

- When will the community agreement from Julie Menin’s office on muffling construction be implemented?

It has been implemented. All the equipment and tools that are used on the site are in compliance with code and regulation. Noise-muffling shrouds when available are used on equipment and the perimeter fence has been lined with noise-muffling sound blankets.

Adjournment and Next Meeting

The next meeting is Thursday, April 16, 2026, 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.

**ADDENDUM - RESPONSE TO QUESTIONS SUBMITTED BY LAURA JACKSON BY EMAIL ON
APRIL 7, 2027**

Thank you for your questions on the operational design of the Pavilion. Please find additional information below.

MSK has spared no expense to eliminate noise to the greatest extent possible. Machinery was carefully chosen to limit noise and abide by relevant code. While we won't know exact decibel outputs of machinery until they're operational, we are confident that the design will enable compliance. During the evenings, the exhaust system will continue to run, though air flow is reduced.

The placement of exhaust and intake vents are determined by code-required setbacks from occupied openings, air intakes and, property lines, as well as mechanical specification requirements. The Pavilion's lower level mechanical floor requires intake and exhaust vents on all three frontages. Because the required separation distances between intake and exhaust openings cannot be achieved on a single façade, intake and exhaust must be distributed across different frontages. York Avenue is the only frontage with sufficient length to accommodate the intake louvers. East 66th Street and East 67th Street are therefore the only frontages available for exhaust, and both are required to handle the total exhaust volume of the system. Note that MSK chose to place the exhaust vents for the parking garage on East 67th Street. The locations shown are final — they are the only positions available given these constraints and will not be relocated. We do not have information about HVAC systems in non-MSK buildings to offer a direct comparison, and the configuration in the Pavilion will not be the same as the Josie configuration.

As it pertains to air quality, air expelled from exhaust openings is standard air from storage rooms and ambient spaces – all of which is as clean or cleaner than the outside air above 66th Street. It will be free of hazardous substances, chemicals, or pathogens.