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**The City of New York
Community Board 8 Manhattan
Memorial Sloan Kettering Cancer Center Pavilion Task Force
Thursday June 29, 2023, 6:30pm
Conducted Remotely via Zoom**

MINUTES:

CB Members Present: Anthony Cohn, Felice Farber, Adam Wald, Alida Camp, Elizabeth Ashby, John McClement, Judy Schneider, Marco Tamayo, Michele Birnbaum, Mrs. Brown

Item 1: Presentation by MSK on Construction and the Revocable Consent for the Pavilion Connecting Skybridge

- Dr. Jeff Drebin, Chair of the Department of Surgery and Acting Hospital President share plan for construction and gain community feedback.
- Laura Ardizzone, Director of Nurse Anesthesia Services – and resident of Roosevelt Island
- Construction Manager Turner/Lendlease Joint Venture Project Jason Tavares – Project Executive at Turner Lendlease Reviewed construction plans.

Additional MSK attendees:

- Rob Masters, CannonDesign
- Shelly Friedman, Land Use Counsel
- Amador Centeno, Senior Vice President of Facilities Management and Real Estate Development
- Roger McClean, Director, Design & Construction
- Rich Steimel, Turner Lendlease
- Charlie Whitney, Turner Lendlease

MSK has retained the joint venture team of Turner and Lendlease as the construction manager for the project. Jason Tavares, the Turner Lendlease Project Executive, provided an overview of the project construction issues and the efforts of MSK and Turner Lendlease team to build the project with as minimal impact on the community as possible.

Local Community Concerns: He focused on the specific constraints involved in building next to a hospital, including the need to minimize dust. He also noted that the nearby Rockefeller Research Labs necessitated sensitivity to noise and vibration so as not to impact the sensitive equipment and experiments at the Lab. Also noted was the location of P.S. 183 and the need to be sensitive to the impact of noise on the school, as well as the location of nearby residences and the need to be sensitive to the impact of noise on the residents.

Mr. Tavares then highlighted what the construction team deems the Keys to Success:

Construction working group – regular meetings with 30-day look-aheads, hotline to report issues, website for broad announcements, direct contact in advance of critical planned activities.

Noise Mitigation including Pre-construction – sound insulation on site fence, sound baffles and shrouds on equipment, sound baffles on equipment, channeling rock to separate areas before chipping, blasting to break up rock and limit noise to short impacts, pre-construction surveys of existing conditions, and noise and vibration sensors to monitor impact.

Dust and Dirt – washing down surfaces, vehicles, windscreen barriers as needed, low speed limits for vehicles to minimize dust

Vehicular & Pedestrian traffic – close coordination with DOT, MTA, enforcing idling limits, coordinate deliveries around site, offsite construction to minimize number of workers and deliveries arriving to the site. Plan and build as much as possible offsite — including rooms assembled offsite.

Communication with stakeholders, drivers, pedestrians – ongoing communication including with PS 183, St. Catherine’s Park, CB8

Logistics at each major phase and schedule:

Demolition of existing building (2024-2025) – communicate expectations with stakeholders, Noise mitigation and dust mitigation. Debris chutes will be inside building not outside the building to minimize noise and dust.

Rock Excavation (2025-2026)– Goal to Minimize extent and duration of noise such as blasting to break up rock to get into smaller pieces to reduce the amount of chopping.

Foundations – (2026-2027) – Minimize dust and keep dust on side. Coordinate space and time of concrete truck delivery to minimize community impact. Trucks to enter and leave through York Ave to minimize impact on side streets)

Structure & Façade (2027-2028) – Peak trucks and workers, creating room within the site to absorb the trucks — pulling all the construction activity into the site and not impact the community.

East 67th Street Patient Bridge – will need a few extended closures on 67th street
Interiors – finish site work and turn spaces back over to the community. Will try to pre-fabricate as much as possible to minimize the need for street closures.

Interiors (2028-2030) – Turn spaces back over to community.

Revocable consent for East 67th Street Bridge – Shelly Friedman

Revocable Consents (RCs) are not zoning issues and are administered by DOT. RCs would normally go to the transportation committee. 1st RC was issued in 1907 for NY Hospital. 26 RCs plus one City Planning Commission special permit have been issued for bridges over streets; 11 of them issued to hospitals to connect medical buildings. The bridge is needed because the Pavilion is not a free-standing hospital – it is an extension of MSK.

Discussion

- Nathan W – lives on 66th Street – Does not want MSK expansion on this site.
Dr. Drebin response – the project is comparable in size in terms of square footage to the Koch Building
- Laura Jackson – Lives on 66th Between 1st and York. Concerned about traffic congestion. Right now there is a line of cars waiting to pull into the garage which spills back onto York Avenue impacting traffic. Concerned that valet parking will not alleviate the backup. There is actually on 1 garage remaining. Green space on 1233 York Ave – the open green space is essential. Concerned about the impact of eliminating the green space.

MSK Response (Roger) – MSK knows that will have to adjust keeping the garage open when they are at capacity. Trying to take all the traffic off the city streets and keep it with the MSK foot print.

- Katherine Andersen – objects to the location of the facility. Wants to know about the resolution process to complaints to the hotline.

MSK Response – During demolition phase the equipment will be on the MSK site. By having an appointment makes sure patients know that they have parking and try to eliminate the long lines and back up. Wants to partner with the community to address issues and concerns.

- Kathleen Steed – Patient at MSK – Thinks it is critical to have the MSK facility and expanded capacity
- Jill McManus – Will the noise impact the hospital patients and workers.

Dr. Drebin talked about the hospital and Rockefeller university noise and vibration impact – and therefore should not impact residents.

- Anthony Cohn – Asked about after hours and weekend work

MSK Response – generally not preference to work nights and weekends. All depends on when allowed to do work.

- Alida Camp – Suggested artwork on the fence, partnering with the nearby school, wants adequate lighting around the site, are the construction materials from the US, Asbestos removal/lead paint. Also concerned about impact of congestion pricing

MSK response – abatement will happen first, in a closed building, demolition of the building will not start until the abatement is complete. Strong preference for US material where available. Intend to have tall scaffolding with adequate light. Love the idea about partnering with the school for art work. There is a geotechnical engineer to evaluate weights of trucks and concerns about potential sinkholes. **MSK has long history of using union labor and they intend to use union labor.**

- Judy Schneider – Asked for as much greenery as possible as part of the project. Should also return greenery to the Schwartz building. Suggestions that upper level of CP be tolled. Lost 2 garages to schools – Wants apartment buildings in the surrounding area to be part of the construction stakeholder group. When will the CB see drawings of the building appearance? Traffic staging - is it on York Ave – suggests MSK hire traffic managers.

MSK response Entrances are on 67th and 66th streets to avoid having cars back up on York Ave. Working group meetings will start as soon as possible and surrounding residences will be included in the group.

Staging – want to plan deliveries

- Michelle Birnbaum – Asked about light and shadow impact

MSK response — getting a building envelope approved. There will be an architecturally significant building within that envelope, 594 feet max to the top – including the mechanicals. Building will have setbacks but will not have done for a while. The DEIS will study the impact of the maximum box.

Goal was not to make a really tall building. The goal was to have a building that would meet healthcare needs. Operating rooms 28 – patient beds 200

- Marco Tamayo – concerned about impact of development on “water pipes”. Concerned about carbon impact of the building.
- Mrs. Brown – lots of congestion at the Koch building, asked for studying of parking and traffic at the Koch building.
- Jochen Weber – works at MSK and lives on 66th street.
- Alida – concerned about impact on small business and suggested partnering to support small businesses in the community.
- Felice Farber – concerned about rat mitigation, ensuring union construction, communication plan with PS183, efforts to use electric construction equipment

MSK Response: Rats – will hire a company to make sure handle rat mitigation, and will have a clean site and minimize organic matter on the site. Heightened concern about organic matter and will designate specific areas for the workers to eat lunch. Prevents food from being distributed around site and keeps workers within the site. Construction will start Middle of next year with completion expected in 2030

Scheduling and logistics to bring trucks on to site as much as possible to avoid/minimize truck idling near the site. Where possible they will push for electric cranes. Turner Lendlease will develop a communication plan with PS 183 to have engagement throughout construction. **MSK/Turner Lendlease intends to use union labor for the project**

Next Meeting July 6 to develop a resolution to bring to the full board.

Respectfully submitted, Anthony Cohn & Felice Farber, Co-Chairs