



Memorial Sloan Kettering Cancer Center

Meeting Notes

Meeting: MSK Pavilion Construction Working Group (CWG) Meeting
Date: November 21, 2024
Location: Zoom and Zuckerman Research Center Room 151

Members/Groups in Attendance:

MSK Project Team

CWG Co-Chair Caitlin Hool, Director, Community Engagement and Health Equity
CWG Co-Chair Terron Browne, Project Manager, Design and Construction
Ana Garcia, Senior Director, Community Engagement and Health Equity
Roger McClean, Director, Design and Construction
Maribel Rodriguez, Senior Project Coordinator, Community Engagement and Health Equity
Jason Tavarez, Project Executive, Turner Consigli
Charlie Whitney, Vice President & General Manager of Turner New York's Business Unit
Shelly Friedman, MSK Land Use Counsel, Friedman & Gotbaum

Community Representatives

Will Brightbill, Community Board 8
Yasmina Caleo, F.A.C.T.
Julie Clarke, P.S. 183
Andrea Dawes, NYC Department of Education
Courtney Ferrissey, NY State Assembly Member Rebecca Seawright'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
Anat Rosenberg, F.A.C.T.
Judy Schneider East Sixties Neighborhood Association
Sowaibah Shahbaz, Manhattan Borough President's Office
Martin Woodard, P.S. 183

Observers

Kemi Babagbemi, Community Member
Jochen Weber, 404 E 66th St

Members/Groups Invited but not in Attendance:

Rev. Stefan Chanas, Church of St. John Nepomucene
Rande Coleman, 404 E 66th St
Richard Czaja, Stahl Organization (1213 York Ave)
William Dessofoy, 400 E 67th St (The Laurel)
Marianne Dziuba Fiore, Stahl Organization (1213 York Ave)
Mary Flaherty, 404 E 66th St
Harry Gale, NYC Council Member Julie Menin's Office
Sarra Hale, NY State Senator Liz Krueger's Office

Kylie Kolich, P.S. 183
Valerie Mason, Community Board 8
Celeste Royo, Manhattan Borough President's Office
Melanie Russo, P.S. 183
Nate Sherfinsky, NYC Mayor's Office
Serge St. Leger, NYC Department of Education
Jonathan Szott, NYC Council Member Julie Menin's Office
Myishia Taylor-Myke, NYC Department of Education
Gregg Wolpert, Stahl Organization (1213 York Ave)

Welcome and Introductions

Caitlin Hool welcomed the Construction Working Group (CWG) members.

Meeting Goals and Details

The CWG meetings provide a forum where the MSK project team can:

1. Provide timely updates to Upper East Side residents and leaders about 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.

CWG meetings are generally held on the third Thursday of the month from 8:30 a.m. to 9:30 a.m. Meetings will be hybrid with members on Zoom or in person at MSK. As discussed in previous meetings, 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 Pavilion construction activities should be directed to CWG members to be raised for discussion during the meetings.

The CWG meetings are recorded and posted on the Construction Notices page of MSK's website:

<https://www.mskcc.org/msk-community/new-pavilion/msk-pavilion-construction-notice>

Construction Report: Current Status & 6 Week Lookahead

The overall project timeline is available at www.mskcc.org/pavilion. Terron Browne highlighted site readiness activities advanced over the last month, including completion of the site fence and the installation of overhead protection along the sidewalks, the removal of soil at the exterior planters, and the abatement of asbestos-containing material (ACM) in the lining of the exterior planters and interior of the building.

Activities over the next six weeks will include scaffolding installation, façade and brick removal, demolition of the exterior south planter, demolition of the area where 1233 York Ave. connects with Rockefeller Research Labs (430 E 67th St), and removal of ACM from the interior of 1233 York Ave. The 6-week Lookahead is available on the Construction Notices page of MSK's website.

Asbestos Removal Process & Safety Measures

In response to community inquiries about an asbestos container that was briefly parked on E 66th St in early November, Jason Tavarez led a presentation on the end-to-end process for removing asbestos from the interior of the site. There was no risk of exposure to ACM for the community while the container was on the street. Moving forward, the ACM containers will be swapped within the site fence.

Air Quality Report

Terron Browne reviewed the air quality controls in place for the project and the locations of the air quality monitors. He presented a display of the continuous air quality readings for the past 30 days from the air monitors. The readings are of overall air quality levels, to which the Pavilion construction activities contribute. The readings use the PM10 scale, which measures the amount of particulate matter in the air in micrograms per cubic meter ($\mu\text{g}/\text{m}^3$). On the PM10 scale, a level of 0-50 is generally considered good, and above 150 is considered potentially unhealthy. At no point in the past 30 days did the air quality around the jobsite exceed a level of 60 on the PM10 scale.

Old Business

Community Inquiries: Terron Browne reported on actions taken to respond to 19 inquiries received since the October 2024 meeting.

- Added new members and observers to the CWG mailing list.
- Updated information on the construction timeline, which is available on www.msk.org/pavilion.
- Clarified that requests for storm window and AC filter reimbursements can be directed to communityaffairs@mskcc.org.
- Confirmed that the time and length of the meeting will remain 8:30 a.m. – 9:30 a.m. The meetings are hybrid and people are welcome to attend in person. The meeting recordings will also be available on MSK's website.
- Clarified that although the green fencing on E 66th St was recently opened to allow the delivery of steel beams, there were orange barriers and flaggers in place to redirect pedestrians. The opening also did not generate exposure to hazardous materials. MSK is working on a solution to ensure trucks can be backed all the way into the site so the gate can be closed.
- MSK is collecting logistical information regarding the locations and frequency of waste pickup and materials deliveries once the Pavilion opens and will address at a future meeting.

Independent Environmental Engineer: Julie Clarke from the P.S. 183 PTA reported that they have a few more candidates to interview and are hoping for a decision soon.

Shadow Study: F.A.C.T. requested shadow diagrams be created of the P.S. 183 school yard in all three seasons before the independent environmental engineer is in place.

Questions and Answers

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

ACM-related questions

- Will an asbestos container be parked on E 66th St again?

ACM containers will now be swapped within the site fence. While the containers are unsightly, they are in no way hazardous. The containers are sealed so they can travel hundreds of miles on public roadways to disposal sites.

- Asbestos abatement seems like labor intensive work. How does current work align with an excavation start of Q2 2025? How will the whole building come down in one year?

Once the hazardous material is removed, the building comes down quickly. Pre-excavation will begin in Q2 2025. Full excavation may be closer to Q3 2025.

- Why is ACM abatement happening when there isn't an environmental engineer in place yet?

There are many levels of oversight in place watching the work occur. MSK feels confident with the amount of oversight that is currently there but will immediately work with the P.S. 183-identified independent engineer as soon as they are in place. We are committed to working with P.S. 183 leadership to get the independent engineer in place as soon as possible. We are proceeding with ACM removal to make the building safe to take down, and the removal of the interior ACM is currently scheduled to be completed in 12/2024.

- If there's a leakage of ACM, how is the community notified?

We have a community construction notification plan in place for any environmental issues that arise at the site. For an environmental issue, a phone call or email with details will be issued for the Construction Working Group, contacts at P.S. 183, Community Board 8, Council Member Julie Menin's Office, and MSK's immediate UES neighbors list. There is also a process for reporting issues to the Department of Environmental Protection.

- What has the Department of Environmental Protection recently found at the site and what corrections have they requested?

DEP has not found anything wrong with how the work is being executed. They did request an administrative paperwork correction.

General Questions

- When do you consider the beginning date of demolition?

September 2024. That is when we received Department of Environmental Protection approval to begin the abatement.

- Who is monitoring the air quality data? Will the community be contacted in real time if there's an issue?

The monitors around the perimeter of the site monitor general air quality continuously. They take the average reading over every 15 minutes every day. If readings become elevated, MSK will notify the community within two hours.

- Are the shadow diagrams F.A.C.T. is requesting already available?

The diagrams do not currently exist. NYC's City Environmental Quality Review requirements do not require a shadow study of school yards unless those school yards are open to the public 24/7. P.S. 183 asked if MSK could independently prepare a study on its school yard. MSK made this analysis public and provided it to the CWG. It is in the standard format of a shadow analysis. A diagram for December, for example, which F.A.C.T. has requested, was not created, because everything is in shadow in December. Shadows on St. Catherine's Park in all seasons were significantly detailed in the Final Environmental Impact Statement.

Adjournment

The next meeting will be Thursday, December 19, 2024, at 8:30 a.m. Project updates can be found at:

Pavilion Website: www.msk.org/pavilion

Email: communityaffairs@mskcc.org

Construction Hotline: 212-639-4444