



# Memorial Sloan Kettering Cancer Center

## Meeting Notes

**Meeting:** MSK Pavilion Construction Working Group (CWG) Meeting  
**Date:** January 16, 2025  
**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, Senior 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

Henry Kearney, Senior Vice President, Air Quality, 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

Laura Jackson, 438 E 66th St

Alex Kogan, Rockefeller University

Anat Rosenberg, F.A.C.T.

Celeste Royo, Manhattan Borough President's Office

Melanie Russo, P.S. 183 PTA

Judy Schneider, East Sixties Neighborhood Association

Myishia Taylor-Myke, NYC Department of Education

Gregg Wolpert, Stahl Organization (1213 York Ave)

#### **Observers**

Daniel Egers, P.S. 183 parent

Jochen Weber, 404 E 66th St

### Members/Groups Invited but not in Attendance:

Will Brightbill, Community Board 8

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)  
Courtney Ferrissey, NY State Assembly Member Rebecca Seawright's Office  
Rachel George, 400 E 67th St (The Laurel)  
Mary Gera, 436 E 66th St  
Sarra Hale, NY State Senator Liz Krueger's Office  
Kyle Kolich, P.S. 183  
Valerie Mason, Community Board 8  
Sowaiabah 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  
Martin Woodard, P.S. 183

### **Welcome and Introductions**

Caitlin Hool welcomed the 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-notices>

### **Construction Report: Current Status & 8 Week Lookahead**

Terron Browne highlighted site readiness activities 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 eight weeks will include: completion of the exterior scaffolding installation; installation of the hoist at E 66th St and York Ave; installation of the hoist at E 67th St and York Ave; enabling activities to initiate structural demolition on the interior of the building; steel deliveries to the cellar in Rockefeller Research Labs (which will require closure of a single traffic lane on E 66th St on these dates); initiation of structural demolition of the building, beginning on the roof; and abatement of ACM on the exterior. The Lookahead is available on the Construction Notices page of MSK's website (link above).

## **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 31 on the PM10 scale.

## **Questions and Answers**

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

### Structural Demolition

- Will there be exterior debris shafts?

No, debris shafts will all be on the interior and steel lined.

- Without interior elevators how do you remove the building's structure?

The exterior hoist will be used to remove materials.

- How many weeks total will structural demolition take?

We are hoping to be done with structural demolition by September or October 2025.

- The upcoming demolition work seems noisy. What is the movement toward a five-day work week?

We've committed to a date for completion. Saturday work will be requested and scheduled as needed to keep to this date.

### Deliveries

- Will the scheduled steel deliveries be during daytime hours?

Yes, the scheduled deliveries will be during normal working hours. We will notify the community with details about the delivery ahead of time.

- What will the oxygen farm deliveries and other deliveries look like when the building opens?

We want to provide a comprehensive view into MSK's current and future delivery logistics. MSK has initiated an internal workgroup to gather those details and will present them at an upcoming CWG meeting.

### Independent Environmental Engineer

- What is the status of P.S. 183's environmental engineer?

P.S. 183 reported that the engineer is hired and currently being onboarded. They will attend CWG meetings moving forward and address the concerns of the broader community as well. MSK is transferring the funds to pay for the engineer.

- How will information be transferred to the independent engineer?

The current focus has been the procurement process. Next steps include scheduling the independent engineer's site visit and facilitating their review of existing information. The independent engineer will work peer-to-peer with MSK's environmental engineer.

- Can the broader community be involved in conversations with the independent engineer?

It is MSK's understanding that the independent engineer will also address the concerns of the broader community and will be scheduled to speak at a future P.S. 183 PTA meeting.

#### Fumes

- Infrequently there have been fumes in the air, like heavy metal or diesel. Is this coming from the MSK Pavilion site?

We have only used electric equipment to date. The fumes could be trucks making deliveries. MSK team will investigate other possible sources for these smells. We request the community keep us informed in real time as they experience any abnormal fumes/smells.

- Could the smells be coming from the unused sewer lines/mains?

It's unlikely as the smell would be noticed to be coming from drains within individual apartments and that has not been the case.

#### Other

- Have crossing guards been deployed during Saturday work?

There are flag people on Saturdays. Crossing guards are only used during school drop off and pick up.

- Will any major diesel equipment be used at the site? When can that be expected?

We have only used electric equipment to date. The use of electric equipment is limited by ConEd's ability to supply the needed amount of power in a temporary manner. Right now our goal is to use only electric equipment.

- Has there been any progress on reimbursement for HEPA filters for residents nearby?

We should be able to share information in the next two weeks.

#### **Adjournment**

The next CWG meeting will be Thursday, February 27, 2025, at 8:30 a.m.

For project updates, visit <https://www.mskcc.org/msk-community/new-pavilion/msk-pavilion-construction-notice>, email [communityaffairs@mskcc.org](mailto:communityaffairs@mskcc.org), or call the construction hotline at 212-639-4444.