



THE CITY OF NEW YORK
COMMUNITY BOARD 9
MANHATTAN

Morningside Heights
Manhattanville
Hamilton Heights
Sugar Hill

April 20, 2026

Lisa Kersavage, Executive Director
Landmarks Preservation Commission
253 Broadway, 11th Floor, New York, NY 10007

Dear Director Kersavage,

At its regularly scheduled General Board Meeting held on Thursday, April 16, 2026, Manhattan Community Board No. 9 passed the following Resolution re: Re: 27 Hamilton Terrace – Renovation Proposal Presented by Reform Architecture, by unanimous consent, with 40 members present:

WHEREAS, Leslie Dougrou and Dionisio Cortes Ortega of Reform Architecture presented a proposal for the renovation of 27 Hamilton Terrace, including both interior and exterior modifications; and

WHEREAS, the proposed exterior scope includes the addition of a second-floor deck, the installation of a sliding door, with limited visibility from St. Nicholas Avenue; and

WHEREAS, the interior scope includes a full gut renovation, including a new kitchen, reconfigured stair system, and the addition of an elevator; and

WHEREAS, the applicant provided detailed materials and design specifications, as well as composite materials selected for durability and longevity; and

WHEREAS, the applicant addressed key design considerations, including bulkhead height and condenser placement, confirming compliance with applicable code requirements while maintaining visual discretion and minimizing impact on neighboring properties; and

WHEREAS, the proposal was first presented to the relevant Community Board committee, which, due to lack of quorum, was unable to formally vote, but engaged in substantive review and discussion of the project; and

WHEREAS, the applicant subsequently presented the proposal to the Executive Committee, where it received unanimous support; and

WHEREAS, the applicant conducted community outreach by posting signage in the immediate area to solicit feedback from neighboring residents, which this Board considers a critical component of the review process; and

WHEREAS, neither the Board nor the applicant has received any negative feedback or opposition from neighbors regarding the proposed project; and

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Landmarks Preservation Commission
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WHEREAS, the applicant has indicated intent to present the proposal to the Landmarks Preservation Commission (LPC) on May 5, and has committed to continued engagement with the community as needed;

THEREFORE, BE IT RESOLVED, that Manhattan Community Board 9 supports the proposed renovation of 27 Hamilton Terrace as presented by Reform Architecture; and

BE IT FURTHER RESOLVED, that the Board finds the proposed work to be appropriate in scope and design, with minimal visual impact and thoughtful consideration of both code compliance and neighborhood context; and

BE IT FURTHER RESOLVED, that the Board commends the applicant for conducting proactive community outreach and encourages continued communication with local residents throughout the course of the project; and

BE IT FINALLY RESOLVED, that Manhattan Community Board 9 recommends approval of this application by the Landmarks Preservation Commission.

Thank you for your consideration, if any further information is needed please do not hesitate to contact me and/or our District Manager, Eutha Prince, at the board office (646) 355-3172.

Respectfully Submitted,



Victor Edwards, Chair

Cc: Hon. Kathy Hochul, Governor
Hon. Anthony Delgado, Lt. Governor
Hon. Letitia James, Attorney General
Hon. Zohran Mamdani, NYC Mayor
Hon. Mark Levine, NYC Comptroller
Hon. Brad Hoylman-Sigal, Manhattan Borough President
Hon. Cordell Cleare, New York State Senate
Hon. Chuck Schumer, New York State Senate
Hon. Adriano Espaillat, Congressman
Hon. Micah Lasher, Assembly Member
Hon. Al Taylor, Assembly Member
Hon. Shaun Abreu, City Council Member
Hon. Yusef Salaam, City Council Member
Zead Ramadan, Executive Director, WHDC



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Danielle Zuckerman, Manhattan Borough Commissioner
NYC Department of Transportation
59 Maiden Lane, 37th Floor, New York, NY 10038

Dear Commissioner Zuckerman,

At its regularly scheduled General Board Meeting held on Thursday, April 16, 2026, Manhattan Community Board No. 9 passed the following Resolution re: Adding Amsterdam Avenue, between 146th Street and West 147th Street, to Proposed Speed Limit Reductions in Manhattan Community District 9, by unanimous consent, with 40 members present:

Manhattan Community Board 9 would like to thank the New York City Department of Transportation for the notification regarding speed limit reductions to 15 miles per hour at select school locations within the district. We fully support the use of Sammy's Law to protect our children and families, and view these reductions as a vital step toward the goals of Vision Zero.

While we welcome the improvements in our district, we would like to formally request that the NYC DOT expand this initiative to include the following location:

- **Amsterdam Avenue, between West 146th Street and West 147th Street** (serving P.S. 153 - Adam Clayton Powell Jr. Elementary School).

Given the high volume of student foot traffic in this area, we believe this corridor is an essential candidate for a 15-mile-per-hour speed zone adjustment to ensure the safety of the school community.

Furthermore, we urge the NYC DOT to implement physical traffic-calming measures to supplement these new speed limits. Lowering the speed limit is a necessary first step, but we believe data-driven engineering—such as the installation of speed bumps or other infrastructure enhancements—is required to effectively influence driver behavior and ensure compliance in these sensitive school zones.

We look forward to discussing these recommendations further. Please let us know if your office requires additional data or a formal site walkthrough to evaluate these requests.

Thank you for your consideration, if any further information is needed please do not hesitate to contact me and/or our District Manager, Eutha Prince, at the board office (646) 355-3172.

Danielle Zuckerman, Manhattan Borough Commissioner
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Respectfully Submitted,

A handwritten signature in dark ink, appearing to read "Victor Edwards", with a large, stylized loop at the end.

Victor Edwards, Chair

Cc: Hon. Kathy Hochul, Governor
Hon. Anthony Delgado, Lt. Governor
Hon. Letitia James, Attorney General
Hon. Zohran Mamdani, NYC Mayor
Hon. Mark Levine, NYC Comptroller
Hon. Brad Hoylman-Sigal, Manhattan Borough President
Hon. Cordell Cleare, New York State Senate
Hon. Chuck Schumer, New York State Senate
Hon. Adriano Espaillat, Congressman
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Hon. Zohran Mamdani, Mayor
City of New York Office of the Mayor
Cityhall, New York, NY 10007

Hon. Julie Menin, Council Speaker
Council District 5
444 East 75th Street, Unit 1B
New York, NY 10021

Dear Mayor Mamdani and Council Speaker Menin,

At its regularly scheduled **General Board Meeting held on Thursday, April 16, 2026, Manhattan Community Board No. 9** passed the following **Resolution re: Opposition to Intro 0001-2026 and Intro 0175-2026 ("THE BUFFER ZONE BILLS")**, by **unanimous consent**, with **40 members present**:

WHEREAS, the First Amendment to the United States Constitution and Article I, Section 8 of the New York State Constitution guarantee the rights of free speech, peaceful assembly, and petition: rights that are foundational to democratic governance and civic life in New York City; and

WHEREAS, the right to protest in public spaces, including on public sidewalks and streets adjacent to institutions engaged in political, commercial, or community activities, is among the most protected forms of expression under both federal and state law; and

WHEREAS, Intro 0001-2026, directing the NYPD to establish "security perimeters" around houses of worship during protest activity, and Intro 0175-2026, establishing similar perimeters around schools and educational facilities; both passed the New York City Council on March 26, 2026, and

WHEREAS, the New York Civil Liberties Union, college faculty unions including PSC-CUNY and UAW Region 9A, Jewish Voices for Peace, and numerous civil liberties organizations have strongly opposed these bills as threats to constitutionally protected speech and protest; and the NYCLU has characterized the bills as a method of stifling constitutionally protected, peaceful protest activity; and

WHEREAS, numerous councilmembers, including Council Members Alexa Avilés, Tiffany Cabán, Shahana Hanif, Chi Ossé, and Kayla Santosuosso voted against the bills, with Councilmember Avilés stating that the bills are "a message against dissent, in particular pro-Palestinian voices, in a moment when free speech is under attack"; and

WHEREAS, Mayor Zohran Mamdani has himself acknowledged "serious concerns that New Yorkers have raised regarding these bills limiting New Yorkers' constitutional rights"; and

WHEREAS, existing law already prohibits obstruction, harassment, intimidation, and interference with persons entering or exiting any building, and therefore no new legislation is needed to address genuinely unlawful conduct, which can and should be prosecuted under current statutes; and

WHEREAS, these bills, by delegating broad and unchecked discretionary authority to the NYPD to determine the size, location, and duration of "security perimeters," create conditions for selective enforcement that could and likely will be used to suppress lawful protest based on its content or viewpoint; and

WHEREAS, the legislative history of these bills makes clear they were introduced in direct response to specific pro-Palestinian, humanitarian, and anti-genocide and anti-war protest activity, in particular against land sales of ethnically cleansed neighborhoods in the Occupied Palestinian Territories — meaning the bills are, in practical effect, targeted at a particular viewpoint, which is constitutionally impermissible; and

WHEREAS, granting police officers the authority to establish protest-exclusion zones on a case-by-case basis, without clear limiting standards, invites unconstitutional viewpoint discrimination in the enforcement of these laws; and

WHEREAS, the chilling effect of such laws, wherein protesters face uncertainty about where they may lawfully stand, and risk arrest for peaceful protest, will deter lawful First Amendment activity even where no actual violation is occurring; and

WHEREAS, Community Board 9 has a responsibility to protect the civil liberties of all residents of this community, including those who engage in lawful political protest and civic dissent;

NOW, THEREFORE, BE IT RESOLVED that Community Board 9 of the Borough of Manhattan formally and publicly opposes Intro 0001-2026 and Intro 0175-2026 as portending unconstitutional restrictions on the rights of free speech, peaceful assembly, and protest guaranteed to all New Yorkers; and

BE IT FURTHER RESOLVED that Community Board 9 calls upon Mayor Zohran Mamdani to veto Intro 0175-2026 and Intro 0001-2026 in defense of New Yorkers' First Amendment rights; and

BE IT FURTHER RESOLVED that Community Board 9 calls upon the New York City Council to repeal or decline to re-enact any legislation that delegates unchecked authority to the NYPD to establish exclusion zones around public protest activity; and

BE IT FURTHER RESOLVED that Community Board 9 affirms that the appropriate response to unlawful conduct — including obstruction, harassment, or intimidation — is enforcement of existing law, not the creation of new restrictions on the time, place, and manner of peaceful protest; and

Hon. Zohran Mamdani, Mayor
Hon. Julie Menin, Council Speaker
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BE IT FURTHER RESOLVED that a copy of this Resolution be transmitted to Mayor Zohran Mamdani, Council Speaker Julie Menin, the members of the New York City Council representing this Community Board district, the New York Civil Liberties Union, Jewish Voice for Peace, and the Borough President of Manhattan.

Thank you for your consideration, if any further information is needed please do not hesitate to contact me and/or our District Manager, Eutha Prince, at the board office (646) 355-3172.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Victor Edwards".

Victor Edwards, Chair

Cc: Hon. Kathy Hochul, Governor
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