



**THE CITY OF NEW YORK
COMMUNITY BOARD 9
MANHATTAN**

Morningside Heights
Manhattanville
Hamilton Heights
Sugar Hill

September 15th, 2023

Hon. James Oddo
Commissioner
NYC Department of Buildings
280 Broadway
New York, NY 10007

Hon. Eric Adams
Mayor
Office of the Mayor, City of New York
City Hall, 1st Floor
New York, NY 10007

Hon. Sarah Carroll
Commissioner
Landmarks Preservation Commission
1 Centre Street, 9th Floor North
New York, NY 10007

Dear Commissioner Oddo, Carroll & Mayor Adams:

Due to time constraints Manhattan Community Board No. 9's Executive Committee (with 14 members Present) acting on behalf of the full board unanimously approved the following Resolution: **The Proposed Demolition at 635-639 W 142nd St**

WHEREAS in May 2021 Manhattan Community Board 9 ("MCB9") voted on a proposal by property owner and developer SOMA to rezone several lots on West 142nd Street between Broadway and Riverside from R7A to R9A through the Universal Land Use Review Process ("ULURP") in order to demolish the existing historic townhouses and to develop a 17 story tower; and

WHEREAS the lots had been downzoned to R7A from R8 in 2012, one to two years before the lots were acquired by the developer, specifically to preserve the historic rowhouse nature of the block; and

Hon. James Oddo
Hon. Eric Adams
Hon. Sarah Carroll
September 15, 2023
Page – 2

WHEREAS on May 20, 2021 MCB9 unanimously passed a resolution opposing the ULURP Application No. 210261ZMM & 210262ZRM (633-641 West 142nd Street Rezoning), noting that the 2012 West Harlem Rezoning Plan adopted by the City Council and based in part on MCB9’s 197-a plan was created “with fine-tuned contextual zoning districts (R6A, R7A, R8A) to ensure that future residential development is predictable and consistent with the surrounding neighborhood’s built context of low-scaled rowhouses, brownstones and mid-rise apartment buildings;” and

WHEREAS on September 9, 2021 the Executive Committee of MCB9, acting on behalf of the full board (which affirmed the Executive Committee’s action at its September 16, 2022 General Board Meeting), reaffirmed its May 20, 2022 resolution and restated its opposition to the rezoning when the City Planning Commission voted to advance the ULURP item to the City Council with a modification to rezone the sites to R8A instead of R9A; and

WHEREAS SOMA withdrew its ULURP application for the sites after encountering opposition in the City Council; and

WHEREAS MCB9 discovered in September 2023 that demolition permits for 635, 637, and 639 West 142nd Street were approved by the New York City Department of Buildings (“DOB”) on August 28th of 2023; and

WHEREAS MCB9 passed a Letter of Support for the proposed West Harlem Historic District RFE submitted to the Landmarks Preservation Commission (“LPC”) in January 2020, which would include these lots and prevent demolition of the buildings in question; and

WHEREAS the LPC has not acted to calendar the West Harlem Historic District in the over 3 and a half years since the RFE was submitted; and

WHEREAS MCB9 is deeply distressed by the lack of response from DOB, LPC, and the Mayor’s Office to our June 15 resolution calling for the calendaring of the West Harlem Historic District, which would include these buildings and thus protect them from demolition; and

WHEREAS MCB9 continues to object to the demolition of the existing rent-regulated apartment units contained in the buildings currently on the lots in question; and

WHEREAS MCB9 believes that any rezoning of the lots in question, even if the existing historic row houses are demolished, would undo the very purpose of the recent 2012 West Harlem Rezoning and invite further speculative property purchases with the goal of undoing the 2012 rezoning;

Hon. James Oddo
Hon. Eric Adams
Hon. Sarah Carroll
September 15, 2023
Page – 3

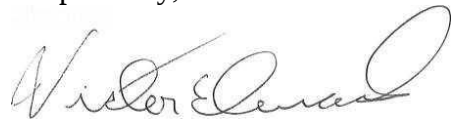
THEREFORE BE IT RESOLVED that Manhattan Community Board 9 calls on the Department of Buildings to rescind its approval for demolition permits at 635, 637, and 639 West 142nd Street; and

THEREFORE BE IT FURTHER RESOLVED that Manhattan Community Board 9 calls on the Landmarks Preservation Commission to immediately calendar and ultimately enact the proposed West Harlem Historic District; and

THEREFORE BE IT FURTHER RESOLVED that Manhattan Community Board 9 reaffirms both its May 20, 2021 resolution and September 9, 2021 resolution regarding 635, 637, and 639 West 142nd Street, including its opposition to any rezoning of the lots even in the event of the demolition of the existing buildings, and calls on the New York State Division of Housing and Community Renewal, the New York City Department of Housing Preservation and Development, and the New York Attorney General's Office to investigate any housing units subject to rent regulation in the buildings that may have been illegally removed from rent regulation or included in the proposed demolitions.

If any further information is needed, please do not hesitate to contact myself and/or our District Manager, Eutha Prince at (212) 864-6200.

Respectfully,



Victor Edwards
Chair
Manhattan Community Board 9

cc: Hon. Eric Adams, Mayor
Hon. Brad Lander, NYC Comptroller
Hon. Mark Levine, Manhattan Borough President
Hon. Cordell Cleare, New York State Senate
Hon. Robert Jackson, State Senator
Hon. Daniel J. O'Donnell, Assembly Member
Hon. Inez Dickens, Assembly Member
Hon. Al Taylor, Assembly Member
Hon. Shaun Abreu, City Council Member
Hon. Kristin Richardson-Jordan, City Council Member
Mr. Zead Ramadan, Executive Director, West Harlem Development Corporation

**Executive Committee : Ratification of Resolution : The Proposed Demolition at 1727
Amsterdam Avenue**



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Hon. James Oddo
Commissioner
NYC Department of Buildings
280 Broadway
New York, NY 10007

Hon. Eric Adams
Mayor
Office of the Mayor, City of New York
City Hall, 1st Floor
New York, NY 10007

Dear Commissioner Oddo & Mayor Adams:

Due to time constraints Manhattan Community Board No. 9's Executive Committee (with 14 members Present) acting on behalf of the full board unanimously approved the following Resolution: **Proposed Demolition at 1727 Amsterdam Avenue**

WHEREAS in September 2022 Manhattan Community Board 9 ("MCB9") discovered plans by Health and Hospitals Corporation ("HHC" or "H+H") to evict and relocate the various healthcare and mental health services at 1727 Amsterdam Avenue ("the Emma Bowen Center") in order to transfer the site to the Bowery Residents Committee ("BRC") for the construction of a supportive housing development with limited community review, even though the site is owned by the City of New York and thus subject to the Universal Land Use Review Process ("ULURP"); and

WHEREAS on June 15, 2023 MCB9 passed a resolution calling on the City of New York and HHC to withdraw their plans for the site, which were required to go through ULURP, and to instead rezone the site to allow for more affordable housing and supportive housing to be

Hon. James Oddo
Hon. Eric Adams
Hon. Sarah Carroll
September 15, 2023
Page – 3

Hon. Al Taylor, Assembly Member
Hon. Shaun Abreu, City Council Member
Hon. Kristin Richardson-Jordan, City Council Member
Mr. Zead Ramadan, Executive Director, West Harlem Development Corporation



**THE CITY OF NEW YORK
COMMUNITY BOARD 9
MANHATTAN**

Morningside Heights
Manhattanville
Hamilton Heights
Sugar Hill

September 25th, 2023

Hon. Adrienne E. Adams
NYC Council Speaker
165-38A Baisley Blvd., 2nd Floor
Jamaica, NY 11434

Hon. Shaun Abreu
NYC Council Member
500 West 141st Street/1638 Amsterdam Ave,
New York, NY 10031

**Manhattan Community Board 9 Resolution
Supporting Intro 1099-2023**

Dear Honorable Speaker Adams, Council Member Shaun Abreu and NYC Council Members:

At its regularly scheduled General Board Meeting held remotely and in-person, on Thursday, May 18th, 2023. Manhattan Community Board No. 9 passed the following Reso re: **NYC Municipal Retirees NYC Council Int. Bill 1099** by unanimous consent with 33 members present.

Manhattan Community Board 9 Resolution to support and advocate on behalf of the NYC Municipal Retirees and urges the New York City Council to pass Int. 1099-2023, which will preserve retiree health care choices by mandating the city to offer Medicare-eligible city retirees and their Medicare-eligible dependents at least one Medigap plan with benefits equivalent to or better than those available to city retirees and their dependents as of December 31, 2021.

1. Whereas so many West Harlem constituents have proudly served this city and are now enjoying the retirement benefits they earned;
2. Whereas the issue of healthcare is extremely important especially at this stage of their lives and must be protected for the 250,000 NYC retirees who worked for their healthcare rights;
3. Whereas Int. 1099-2023 legislation is waiting in the City Council to get a hearing from Speaker Adams so it can move forward;
4. Whereas the NYC retirees are being forced into a Medicare Advantage Plan (MAP) with no alternative option provided;

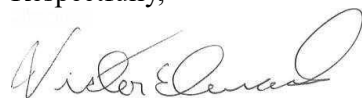
5. Whereas this plan threatens access to the same level of health care, in that the retirees would be forced into a plan from the medical providers in the MAP, and would also be at MAP's whims for preauthorization decisions that may be based - at least in part - on Artificial Intelligence - instead of the medical decisions from their current regular medical providers;
6. Whereas the proposed plan would draw millions of dollars away from traditional Medicare into a privatized MAP;
7. Whereas the proposed plan sets a harmful precedent for the rest of the Nation;
8. Whereas the NYC Retirees have denounced in different platforms and forums, as well as in the 1/11/23 NYC Council marathon public hearing, that they have been subjected to unconscionable stress due to this violation of their earned healthcare benefits; and therefore

Be it resolved that Manhattan Community Board (9):

1. Urges all of its elected officials to publicly support the NYC Organization of Public Service Retirees' efforts supporting Int. 1099-2023. We are hereby requesting the city maintain the original Medicare plan provided at the time of hiring and not force retirees into a private, profit-driven healthcare plan;
2. Urges our elected officials to uphold the statute in New York Administrative Code §12-126. Consistent with these contractual and statutory obligations, the City has for several decades (since 1957) covered the out-of-pocket cost of the GHI Senior Care plan, which the majority of NYC Retirees have chosen, as well as other Medigap plans and
3. Urges the New York City Council to exercise leadership by voting to pass Int. 1099-2023.

If any further information is needed, please do not hesitate to contact myself and/or our District Manager, Eutha Prince at (212) 864-6200.

Respectfully,



Victor Edwards
Chair
Manhattan Community Board 9

cc: Hon. Eric Adams, Mayor
Hon. Brad Lander, NYC Comptroller
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Hon. Al Taylor, Assembly Member
Hon. Shaun Abreu, City Council Member
Hon. Kristin Richardson-Jordan, City Council Member
Mr. Zead Ramadan, Executive Director, West Harlem Development Corporation