Manhattan Community Board 9
Executive Board Meeting Minutes

Date: October 8, 2026

Meeting Opening & Attendance:

● Call to Order: Chair Victor Edwards called the meeting to order at 6:40 PM. Motion moved by Walter Alexander; seconded by John Martin Green
● Roll Call: Conducted by Monique Hardin-Cordero
● Adoption of Agenda: Motion moved by Alex Abraham; Seconded by Shaneeka Wilson
● Adoption of Minutes (from 09/10/2026): Motion moved by Alex Abraham; Seconded by Shaneeka Wilson

Presentation/Discussion/Update:

- **Discussion on: MTA 125th Street Subway Tunnel Project and Upcoming Environmental Review Process given by, Joseph O'Donnell, Senior Director, Strategic Public Affairs, MTA Construction & Development.**

    - **New** separate project from the 2nd Avenue Subway project; however, this project hinges on the time structure of the 2nd Avenue Subway line completion.
    - The 2nd Avenue subway will bring the Q line to East Harlem - new stops to be added: 106TH STREET, 116TH STREET and 125TH STREET & LEXINGTON AVENUE.
    - Large tunnel boring machines launched from 120th and 2nd avenue. Machines will go past the last stops to account for storage of trains; Tunnel track work to 125th and Lenox Avenue for storage.
    - Instead of abandoning boring machines, will use this opportunity to begin a new separate project connecting East to West 125th Street; time sensitive as the machines will corrode over time.
    - Currently, 125th is the most congested bus corridor in Manhattan: up to 35K customers per week (May 2026); Project Benefits projected by 2045: 164K daily riders, saving up to 4900 commuting hours daily, reducing 21K miles by vehicles overall.
    - 2025 initial study completed: soil analysis indicates that the project is feasible. MTA currently evaluating potential environmental impacts. Next phase to study thanks to Governor Kathy Hochul: SEQRA process - State Environment Quality Review Act.
    - Informational Meetings happening October 22 (virtual) and October 27 (in-person)
    - Environmental statement will address: quicksand, Small business impact and reall estate relocation (MTA plans to work with community on housing displacement to find suitable housing in same price range)
    - Questions? mta.info/project/125-street-subway or email at 125stsubwaytunnel@mtaacd.org
    - Union work

- **Discussion on: Cannabis Task Force Letter of Comment to Office of Cannabis and Management – Due October 14, 2026 re: New Applicant – Risk Takerz LLC, at 121 La Salle Street, New York, NY 10027, given by Hon. Monique Hardin Cordero, 1st Vice Chair**
    - *Discussion:*
        - Residents; Beret Loncar on behalf of neighbors spoke openly about the concerns. Petition with 340 signatures against the opening of this dispensary: several concerns brought up around proximity to nursery school (200ft away) in pathway; Mental health facility may provide for unnecessary friction. Additionally, this is a short residential

street – NYC open streets in summer. Neighbors feel this location would be better suited to a more commercial street.

- Residents; Sharif Rafla, 75 year resident on block; This community is organized and works together well – a dispensary is not compatible.
- Residents; George comments that this is a small space, concerns about having the space to properly ID customers. (Please note that this is an approved site via NYC OCM and has met the legal requirements for the space), additionally too much vehicle for the small street.
- Residents; Christine Alberti, neighborhood organizer. Concerned about lack of police presence in the neighborhood, students, small shops, crimes.
- Detective Lewis, 26th precinct: RE: policing of legal cannabis: New York Sheriff's Department enforces rules. Concerned citizens may submit complaints via NYPD and 311. Concerns are fwd to NY Sheriff's dept who then liaise with OCM and NY Mayors office to enforce if necessary. Suggestion to also stay involved in CB9 meetings as well as NYPD precinct meetings.
- Risk Takerz Attorney Richard provided all legal remedies to any claims, additionally he showed concerned over the "Not in my backyard" speech he observed among the residents present at the meeting. He displayed disappointment and dismay at the tired and overused rhetoric, reminding residents that: No cannabis use may take place in or around the dispensary; the windows would be blacked out (per law) and no paraphernalia would be on display; All customers must show legal State issued ID to gain access to the space.

Closed session:

- LOS - Risk Takerz In support of ltr of comment (indicates support & comments)
- Letter of support passes the board; 12 Yes, 2 Abstain, 3 No.

Committee Reports: tabled due to time. Shaneeka Wilson Motions, April Adams seconded.

Chair's Report (Hon. Victor Edwards):

- The Friends of Morningside Park held the Common Ground event in Morningside Park on September 19, featuring music, lawn games, pony rides, and other activities. Bringing together communities of Morningside Heights & Central Harlem.
- In September, met with MTA representatives to discuss the much-needed repairs to the 125th St (#1) station platform.
- Meeting with new congresswoman Darializa Avila Chevalier - expressed concerns RE: housing, health, and 1727 Amsterdam. How rents are set via AMI needs to be reviewed.
- 125th BID annual meeting – The guest speaker was MTA Chairman Janno Lieber, spoke extensively about the 2nd Ave. subway extension and the impact it would specifically have on East Harlem.

District Manager's Report (Eutha Prince):

- FY28 budget consultations with Manhattan Borough President have been concluded - will announce public hearing in 2 weeks - must submit FY28 district needs statement - discuss items at committee meetings.
- DOT begins installations on 116th bus and pedestrian safety project – crews have begun work on 113th and 114th streets installing new signage, intersection control and line markings.
- CEC is collaborating with CUNY bring CB members from all 5 boroughs for one day summit to share ideas, learn from each other and engage with community partners and city agencies -

take survey to share ideas.
- Save the date: Holiday lights November 17/ rain date November 24

Action Items:

1. Reso re: Passage of the NYC Small Business Rent Stabilization Act

Presented by Economic development; Michael Palma
Motion for Unanimous Consent by Walter Alexander, seconded by John Martin Green. 3 abstentions.

Renewal Liquor License Applications:
{Please note that new items were added in session – this list may differ from Agenda listing, new items will be notated below}

**2. Reso re: Sapps UWS – 2888 Broadway (bet. W.112th & W. 113th St.);*
**3. Reso re: L'Artista Italian Kitchen & Bar – 442 Hamilton Pl. (bet. W. 142nd & W.143rd St.);*
**disregard - already voted on in September*

4. Reso re: Green Tree Chinese Restaurant Inc./123 Nikko – 1280 Amst. Ave. @123rd St.;
5. Reso re: Winnie Said – 1624 Amsterdam Ave. @140th St.;
6. Reso re: The Honey Well – 3604 B'way (bet. W. 148th & W. 149th St.);
7. Reso re: Maison Harlem, LLC – 341 St. Nicholas Ave. @W. 127th St.);
8. Reso re: Ecuatoriana Restaurant Corp. – 1685 Amst. Ave. (bet. W.143rd & W. 144th St.;
9. Reso re: Bar 314 / A Modo Nostro, LLC – 3143 B'way (bet. LaSalle St. & Tiemann Pl.);
*10. *NEW ADDITION* *The Inn by Fumo 3508 Broadway

All pass via Unanimous Consent; Motion by Daria Hardeman, Seconded by Walter Alexander.

New Liquor License and Temporary Retail Permit Applications:

11. (previously 10 on agenda) Reso re: Castillo 2 Barber & Lounge – 3430 Broadway (bet. W. 139th St. & W. 140th St.);
*12. *NEW ADDITION*. *Pollos Juquila 2 LLC – 429 West 125th Street

All pass via Unanimous Consent; Motion by Shaneeka Wilson, Seconded by Walter Alexander.

Corporate Change Application:

13. (previously 11 on agenda) Reso re: La Botanera de Acapulco Restaurant Corp. – 540 W. 145th St. (bet. B'way & Amst. Ave.);

*ratified – will vote on at October GBM

Alteration Application:

14. (previously 12 on agenda) Reso re: U Bar & Grill – 1207 Amsterdam Ave. @W. 119th St.;

*ratified - will vote on at October GBM

Removal Application:

15. (previously 13 on agenda) Reso re: Don Fram, LLC – 1693 (1811) Amsterdam Ave. @W. 144th St.

Unanimous Consent Motioned by Daria Hardeman; Seconded by Shaneeka Wilson

New business:

- Monique Hardin-Cordero presenting for UMEZ – granted Harlem Chamber Players $140K which provides service to our community board.
- Solomon Prophet: Media inquiries on behalf of the board – must go through Board Chairperson.
- Alexander Abraham: DOT – possible additional exit off westside highway.Dot - exit 12n - need additional exits.
- Ashley Tapia: CB12 & Riverside Conservancy invites to tour Fort Washington and Riverside parks to address safety and upgrades on October 26 at 9am.
- Rev Derrick Johnson: Black Liberation Church; Rev Johnson is also an A'Leila Bundles scholar

at Columbia University. Offering holistic spiritual care initiative -to tend to victims of violence/crisis – extended grief counseling. Inaugural meeting Wednesday October 14 at 6pm at Riverside Church. Will meet every second Wednesday - provide resources to help process grief and trauma.

- Per Chair Edwards and Hon. April Adams, moving forward, CB9 will require all new and renewal liquor licenses must hang notice in window for community feedback

Adjournment: The meeting was adjourned at 9:22 PM.

Next Meeting: Scheduled for Thursday, November 12, 2026.

*Submitted by Shaneeka Wilson