



COMMUNITY BOARD 9 MANHATTAN
LANDMARKS PRESERVATION AND PARKS COMMITTEE
Minutes of the Regular Meeting
Wednesday, February 4, 2026

CALL TO ORDER

Co-Chair Hon. Alexander Abraham Ximenes called the meeting of the CB9M Landmarks Preservation and Parks Committee to Attention at 6:36 PM EST, on Wednesday, November 4, 2026. The meeting was held via Zoom conferencing pursuant to an Executive Order issued by Governor Hochul suspending the Open Meetings Law through February 22, 2026, all committee meetings were conducted virtually during this period.

COMMITTEE MEMBERS PRESENT (VIRTUAL)

Co-Chair Hon. Alexander Abraham Ximenes, Co-Chair Hon. Kristina Maria Lopez, Hon. Andrea Brecker, Hon. Patricia Caldwell (late), Hon. Marquis Bell

COMMITTEE MEMBERS ABSENT AND EXCUSED

Hon. Gregory Brito (Absent-Unexcused) and Hon. Dejon Delpino (Absent-Unexcused)

QUORUM

A quorum was established at 6:37PM with four committee members present. Chair, Hon. Victor Edwards and 1st Vice Chair, Hon. Monique Hardin-Cordero joined the meeting.

ADOPTION OF THE AGENDA AND MINUTES

The February 4, 2026 agenda was adopted and distributed.

The November and December 2025 minutes were formally adopted.

SUMMARY

The meeting was opened by new Co-Chairs Hon. Alexander Abraham Ximenes and Hon. Kristina Maria Lopez. Hon. Patricia Caldwell did not vote on the adoption of the agenda and minutes as she was late. The committee reviewed two presentations including a deck addition project and plans for commemorating Seneca Village in Central Park. Various updates were shared regarding park operations. Committee members assigned themselves to conduct site visits and investigations of specific properties. Co-Chairs shared their email addresses: KristinaLopezCB9@gmail.com and AAX.CB9@gmail.com for communication needs.

PRESENTATIONS

426 West 144th Street Rear-Yard Addition

Presented by Maja Paklar, Architect

A proposal was presented to add a deck to a two-unit brownstone at 426 west 144th street. At 13' 4" this exceeds the Landmark Preservation Commission's 12' height limitation for decks visible from public thoroughfares. While the deck would be partially visible from Hamilton Terrace, it would be located in a shaded area. The LPC has approved other aspects of the project, notably French doors with a Juliet balcony as a backup plan if the deck proposal is not approved.

Next steps: Maja to post hearing notification form at property before LPC hearing.

Committee members and volunteers to conduct site visit prior to LPC hearing.

Committee requested LPC hearing date of February 24th be moved to March in order to allow committee members time to visit despite the inclement snow conditions and weather.

200th Anniversary of Seneca Village's Founding

Presented by Jessica MacLean and Cameron Lee, Central Park Conservancy

The Central Park Conservancy presented a project to commemorate Seneca Village, a predominantly African American community that was displaced when Central Park was built in 1857. Jessica MacLean, the Director of Public History, and Cameron Lee, the project coordinator, outlined plans for a permanent commemoration, including community engagement and educational programs. The presentation sparked questions about the involvement of Black historians in the project and the status of previous commemorative efforts.

PARKS ANNOUNCEMENTS AND UPDATES:

Riverside Park and West Harlem Piers Park, Gary Ruffman:

All staff continue to work on snow operations, removing heavy litter, and assisting sanitation with details around the city in regard to crosswalks, fire hydrants, and bus stops.

Riverside Park Conservancy, Stephanie Caban left early, Shannon Richards presented:

Currently accepting applications to Teen Corp, a horticultural internship program that offers high school students the opportunity to work in Riverside Park for the summer. Interns receive \$1,000 at the end of the internship. Because of a grant from the West Harlem Development Corporation, RPC is mainly seeking applicants who live within CB9. Applicants may email Stephanie Caban.

NYC Parks Historic Harlem Parks, Tapashi Narine:

Tapashi shared items relevant to our district. Manhattan Recreation is hosting an open house from February 15-21st offering free fitness classes and access to the rec centers during this period. For Black History Month, Urban Park Rangers are leading tours across the Historic Harlem Parks on February 21st from 12-2pm. NYC Parks is currently hiring for a variety of roles including seasonal positions. The Jackie Robinson Day

Festival is coming up on April 18th, Tapashi encouraged the community board to reach out in regard to tabling.

NYC Parks Regional Director, Matt Genrich:

Encouraged guests to thank staff if they see them outside shoveling snow.

OLD BUSINESS UPDATES

- Reviewed October and November 2025 LPC Permits and Violations for MCB9 area.
- The committee discussed assigning members to conduct site visits for structures with decay concerns at 451 Convent Avenue and two locations on St. Nicholas Avenue. Hon. Patricia Caldwell, who lives nearby, offered to visit the sites and check on scaffolding lights that had recently gone out. The group agreed that Hon. Kristina Maria Lopez would take photos and provide a brief report for the next meeting.

NEW BUSINESS

No new business was brought up for discussion.

ACTION ITEMS

- Schedule walkthrough of 426 west 144th Street Rear Deck Proposal site
- Conduct site visits of 451 Convent Avenue, 726 and 722 St. Nicholas Avenue
- Reach out to Tapashi Narine, NYC Parks in regard to tabling at Jackie Robinson Day in April.

ANNOUNCEMENTS The next meeting will be held on Wednesday, March 4, 2026 at 6:30PM EST.

ADJOURNMENT The meeting was adjourned at 7:53 PM EST.

Minutes respectfully organized and submitted by Hon. Kristina Maria Lopez