



THE CITY OF NEW YORK
COMMUNITY BOARD 9
MANHATTAN

Morningside Heights
Manhattanville
Hamilton Heights
Sugar Hill

MANHATTAN COMMUNITY BOARD 9 CHAIR'S REPORT – APRIL 2026

Street Co-Naming for Jenny Benitez

On Saturday April 4, community members along with a host of Elected Officials gathered at Riverside Drive and 138th Street for a special event. The occasion was the co-naming of one of our streets after a beloved community member; Ms. Jenny Benitez. Jenny was a beloved neighbor who turned an abandoned section of Riverside Park into a beautiful garden that became a community treasure. "Jenny's Garden" grew a host of fruits and vegetables that were enjoyed by those who volunteered in the garden, as well as a nearby food pantry. Jenny and her volunteers also helped to maintain the Riverside Park between 135th and 145th Streets. The garden and the support Jenny provides to the community will live on in the park as well as our hearts.



Retirement of a Community Leader – Curtis Archer

Curtis Archer was honored on Friday (March 27) by community leaders, Elected Officials and other members of the Harlem community on his retirement. Curtis served as President of the Harlem Community Development Corporation (HCDC) for the 20 years. During Curtis's time at HCDC he gave his all to enhance the community's business sector in Harlem. Although he is retiring, we know Curtis will remain involved in the community.

There are truly no words that we at Community Board 9 can express to thank Curtis for all his dedicated work to the community.

620 West 153rd St

Manhattan Community Board #9 continues to pursue violations of the area zoning regulations at 620 West 153rd St. This building, despite area zoning regulations, was erected 14 stories higher than those regulations. Board Member David Ratner along with current and former Board members is directing an appeal to the City's Board of Standards and Appeals (BSA) to provide some form of compensation to the community and more importantly, prevent this from recurring.

Manhattanville Houses Construction Issues

In late March, a meeting was organized by the Manhattanville Houses Resident Association President, Veronica Nieves. The meeting centered on issues during the ongoing construction, as well as some management issues. Construction issues consisted of the following:

- Lack of resident access to building elevators
- Closing of building balconies
- Installation of apartment windows during extremely cold weather

The management issues centered on residents receiving eviction notices, which in many cases were based on resident's not recertifying with Section 8. Management committed to increased notification regarding resident Section 8 recertification.

3333 Broadway Legionnaires Update

Building management at 3333 Broadway continues the remediation of legionella in the building's water systems. This initial process is nearing completion and will be followed by testing of the water in individual apartments. CB9 continues to receive weekly updates from management during this process.

1727 Amsterdam Ave. - Redevelopment

Community Members beyond CB9 Board Members have taken up the push against the redevelopment at 1727 Amsterdam Ave. A coalition consisting of concerned area residents has held several meetings opposing the redevelopment plans in its current iteration. We are hoping that their voices along with CB's voices will bring change to this project as it moved forward.

WE AREN'T NIMBY's, Nor is this a nimby issue, it's an issue of involving community input to best design project to meet the community needs.

Respectfully Submitted,



Victor Edwards, Chair