



# Community Board 12 - Manhattan Washington Heights & Inwood

530 West 166<sup>th</sup> St. Room 6-A, New York, NY 10032

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Website: [www.nyc.gov/mcb12](http://www.nyc.gov/mcb12)

Shahabuddeen A. Ally, Esq., Chairperson  
Ebenezer Smith, District Manager

December 28, 2016

Hon. Meenakshi Srinivasan  
Chair/Commissioner  
NYC Landmarks Preservation Commission  
David N. Dinkins Municipal Building  
One Centre Street, 9<sup>th</sup> Floor – North  
New York, NY 10007

**RE: 422 West 160<sup>th</sup> Street – Interior Alterations and Building Extension**

Dear Commissioner Srinivasan:

At Community Board 12 Manhattan's General Meeting, held on Tuesday, December 20, 2016 the following resolution passed with a vote of (30) In Favor, (0) Opposed, (0) Abstain supporting the interior alterations and extension proposed for 422 West 160<sup>th</sup> Street, New York, NY.

**Whereas:** 422 West 160<sup>th</sup> Street (Block 2109, lot 29) (the "Property") is located on the south side of West 160<sup>th</sup> Street, between Edgecombe Avenue and St. Nicholas Avenue, within the Jumel Terrace Historic District. Alterations to buildings located within historic districts must be reviewed and approved by the Landmarks Preservation Commission ("LPC"); and

**Whereas:** The Property is a three story building with basement/garden and cellar levels. It contains four residential units. The proposed alterations to the Property include interior renovations, including new kitchens, bathrooms and general construction, and an 11-foot deep extension (the "Extension") to the rear of the Property (collectively, the "Alterations"); and

**Whereas:** The Extension increases the floor-plate of the basement/garden level, parlor/first floor and second floor of the Property. The floor plate of the third (top) floor remains unchanged. The roof of the Extension will serve as a terrace for the third floor unit. A recreation room for the basement/garden level unit is created at the rear of the Cellar level and connected to the unit via a new internal stair; and

**Whereas:** No work to the Property is proposed that impacts its street-façade or is visible from the public street or sidewalks; and

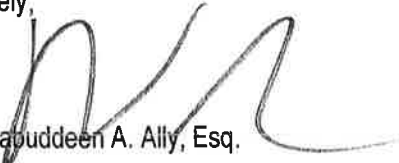
**Whereas:** At the December 7, 2016 meeting of Community Board 12- Manhattan's ("CB12-M") Land Use Committee ("Land Use" or the "Committee"), the project architect, S M Tam Architect PLLC, presented the design proposal for the Alterations. Now, therefore,

**Be It**

**Resolved:** Community Board 12-Manhattan supports the interior alterations and extension proposed for 422 West 160<sup>th</sup> Street.

Please feel free to contact me with any questions pertaining to this resolution.

Sincerely,



Shahabuddeen A. Ally, Esq.  
Chairperson

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cc: Hon. Bill de Blasio, Mayor  
Hon. Letitia James, Public Advocate  
Hon. Gale Brewer, Man. Borough President  
Hon. Scott Stringer, NYC Comptroller  
Hon. Charles Rangel, Congressman  
Hon. Bill Perkins, State Senator  
Hon. Guillermo Linares, Assembly Member  
Hon. Denny Farrell, Assembly Member  
Hon. Ydanis Rodriguez, Council Member  
Hon. Mark Levine, Council Member  
Hon. Adriano Espaillat, State Senator