

Community Board 9
890 Nostrand Avenue
Brooklyn NY 11225
Minutes of the Land Use / ULURP Committee Meeting
December 8, 2020

Meeting Location

Zoom

Attendance

Committee Members Present:

Warren Berke, CB9, Committee Vice Chairperson
Suwen Cheong, CB9 Committee Member
Nichola Cox, Resident Community Member
John Craver, Resident Community Member
Esteban Giron, Resident Community Member
Nolan Levenson, CB9, Committee Recording Secretary
Patricia Moses, CB9, Committee Chairperson
Thomas J. Thomas, Resident Community Member

Committee Members Absent:

Richard Vilabrea Jr, Resident Community Member
Erin Clare Brown, CB9 (Excused)

Guests:

Nicolas Almonor, CB9 Board Member
Charlie B
Adriane Benepe, BBG President
M Barnes, Resident
Alicia Boyd, Resident
Julia Bryant, Resident
Sergei Burbank, Resident
Tara Fireball
John Field Hohensee
Laurel Girvan, Resident
Kathryn Glass, BBG
John Golbe
Ethan Lusting-Elgrably, BBG
Chris M
Michael Hollingsworth, Resident
Mia Moffett, Resident
Janine Nichols, Resident
E Peters
Nellie Rhone-Perry, CB9 Board Member

Omar Toro-Vaca,
Martina Victoria, Resident
Lorraine Thomas, Resident
Steven Thomson
Jeremy
Mac

Community Board Staff: Mia Hilton

1. Meeting called to order by Chair Moses at 7:20pm
 - a. Committee members and meeting attendees introduced themselves
2. Old Business
 - a. Court update for 40 and 54 Crown St
 - i. Alicia Boyd stated that petitioners are waiting for final determination on lawsuit, which is expected in coming months
 - b. Court Update for 960 Franklin Av
 - i. Developer appealed temporary restraining order. Appellate court overturned the temporary restraining order. However, the certification deadline has passed, therefore developer must submit for new certification date
 - ii. Petitioners' lawsuit has been amended for violation of the spirit of new law related to ULURP and community input in process
 - iii. There is a meeting with DCP and project developers on 12/14
 - c. Pre-Certification Update for 960 Franklin Ave Requested Materials from NYC Department of City Planning (DCP)
 - i. Materials requested from DCP. Full information received 12/7/20 and distributed to Land Use / ULURP committee members
 - ii. Chair Moses tables the discussion of the materials until the next meeting to allow time to read through the documents, however committee members may express initial comments
 1. Discussion about certification process
 2. Nichola Cox raised concerns about the Large-Scale Development Project language in the application, which gives additional flexibility to developers but may not be appropriate for the Franklin Ave site
 3. Questions asked about impacts of commercial overlay on adjacent properties
 4. Concerns raised about affordability levels in the project
 - a. Alejandra Caraballo stated that the project would be put on the agenda for the CB9 Housing committee meeting in January for review

5. Suki Cheong noted that previous correspondence between the developer and DCP noted DCP's concerns about the height and density of the project.

3. New Business

- a. Corrections for November 2020 Minutes
 - i. Correction was issued for minutes due to wrong date listed in original minutes document
- b. Vote to Submit ULURP Committee Member's Names to Executive Committee for Violation(s) of Article 5.5(B) Of Brooklyn Community Board 9 By-Laws
 - i. Tabled until the next meeting
- c. Community Resident Concerns
 - i. Adrian Benepe, president of Brooklyn Botanic Garden (BBG), gave overview on BBG's stance on the 960 Franklin Avenue project.
 1. Since BBG is on city-owned land and the organization receives funding from the city, they are unable to join the current lawsuit against the developer. Benepe not only noted importance of sunlight for BBG, but for the neighborhood parks and playgrounds such as Jackie Robinson Playground.
 2. Presented 2019 report entitled "A Report on the Potential Effects of Shadows that would be cast by the Proposed Buildings at 960 Franklin Avenue on the Greenhouses of the Brooklyn Botanic Garden." Benepe agreed to share report with committee and community members.
- d. *Nichola Cox moves to have CB9 request for the latest restrictive declaration document from DCP for the 960 Franklin Avenue project. Esteban Giron seconds.*
 1. Fred Baptiste asked if community benefits would be in the restrictive declaration document. Alicia Boyd say that it may include it, but not necessarily.
 2. Motion passes 8-0

4. Adjourn

- a. Adjourns 8:35pm
- b. Next meeting Jan 12, 2021

Meeting minutes submitted by Nolan Levenson