

Community Board 9
890 Nostrand Avenue
Brooklyn NY 11225
Minutes of the Land Use / ULURP Committee Meeting
October 13, 2020

Meeting Location

Zoom

Attendance

Committee Members Present:

Erin Clare Brown, CB9

Warren Berke, CB9, Committee Vice Chairperson

Suwen Cheong, CB9

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

Committee Members Absent:

Richard Vilabrea Jr, Resident Community Member

Thomas J. Thomas, Resident Community Member

Guests:

Alicia Boyd, Resident

Julia Bryant, Resident

Michael Hollingsworth, Resident

Dorothy Green-Francis, Resident

Elizabeth Macken, Resident

Monica Palta, Resident

Community Board Staff: Mia Hilton

1. Meeting called to order by Chair Moses at 7:15pm
 - a. Committee members and meeting attendees introduced themselves
 - b. Nolan Levenson accepted the assignment as committee recording secretary and Warren Burke agreed to committee vice chairperson.

2. Old Business

- a. Patricia Moses gives overview of previous Land Use / ULURP meeting in March of 2020. The meeting was a training led by Richard Bearak, Office of the Borough President Eric Adams, who provided overview of ULURP process and role of community board and borough president in that process
 - b. 54 & 40 Crown Street updates
 - i. Alicia Boyd provides history on rezonings and status of case
 - ii. Alicia Boyd requested that Community Board 9 resubmit its request for environmental documents for the project
 - c. 960 Franklin updates
 - i. Alicia Boyd provides updates on the latest plans for 960 Franklin. Developer submitted new application in September 2020 with a revised number of buildings (2 instead of 5)
 - ii. On 2/3/20, the Land Use / ULURP committee passed a motion to request the site draft environmental impact statement. Mia Hilton agreed to submit a second request.
3. New Business
- a. 1015 & 1035 Washington Ave
 - i. September of 2020 CB 9 was informed that Sullivan Residences LLC applicant owner of 1 Sullivan Place, is constructing a new development with 49 units, including 11 dedicated affordable units for seniors. The project already has approved permits. The owners of 1 Sullivan also own 1015 and 1035 Washington Avenue and are planning on combining the lots.
 - ii. Discussion about ongoing construction at 1015 & 1035 Washington Avenue. Residents of 1035 Washington Avenue are concerned about the construction occurring in the adjacent lot at 1 Sullivan Place.
 - iii. Multiple residents in 1035 Washington Avenue, including Dorothy Green-Francis, Monica Palta, and Elizabeth Macken provided an overview of the issues. The primary concerns were:
 - 1. Lack of communication from building owners about plans for construction
 - 2. Windows are being boarded up, and may potentially be blocked in the long term by new building
 - 3. Concerns about fire safety and egress both during construction and after building is completed
 - iv. Residents are asking that Community Board 9 follow up with DOB to ensure that the new building under construction meets all codes in addition to ensuring safe conditions during construction.
 - v. Warren Burke recommends that Chair Moses reviews issue with CB9 Housing Committee Chair Alejandra Caraballo since it is also a housing issue
 - vi. Esteban Giron says that he will be discussing the issue with DHCR commissioner next week and will report back
 - vii. Mia Hilton will reach out to DOB for more information

- b. 169 Empire Blvd
 - i. Discussion about permits files for new development 169 Empire. Plans call for an 80+ room hotel
 - ii. Concerns were raised about why a new hotel would be constructed during a time when existing hotels are struggling due to pandemic. There is doubt about what the demand is for a hotel
 - iii. Some members raised concerns that hotel will be utilized as homeless shelter
- 4. Chair Moses announced that next meeting will be on November 10 at 7pm
- 5. Meeting adjourned at 8:18pm

Meeting minutes submitted by Nolan Levenson