

Community Board 9
890 Nostrand Avenue
Brooklyn NY 11225
Minutes of the Land Use / ULURP Committee Meeting
April 13, 2021

Meeting Location

Zoom Virtual Meeting

Attendance

Fred Baptiste, CB9 Chair
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
Thomas J. Thomas, Resident Community Member

Committee Members Absent:

Richard Vilabrea Jr, Resident Community Member
Erin Clare Brown, CB9

Guests (100 in attendance on Zoom):

Lucien Allen	Grace Betts	Jim Makin
Alexis Alvarez	Helen D.	Denise Mann
Simcha Baez	Andrew Feldman	Marry Ann
Maxine Barnes	Anderson Fils-Aime	Abraham Mathurin
Richard Bearak	Jeanna Fletcher	Katherine McGrath
Grace Betts	Elizabeth Fortune	Rita Miller
Esther Blount	Grace	Ms. G
Alicia Boyd	Ann Gillepsie	Nakisha
Julia Bryant	Laurel Gurbab	Nancy
Anne Bush	Kay Gray	Steve Navelansky
Alejandra Caraballo	Dorothy Green-Francis	NYC Building Trades
Andrew Cichon	Tessa H.	Marge Othrow
Clara	Nancy Hoch	David Norton
Elizabeth Coffin	Eric Hollender	Monica Palta
Colon – Carpenter’s Union	Jose	Edward Perez
John Dewind	Glenn Kelly	Amy Pinkerton
Diane	Katia Kelly	Gina Quinzani
Elizabeth Adams	Lucy	Paul Ramon
Eunice Auer	Ethan Lustig-Elgrably	Jay Raynburn

Edwin Raymond
Maria Roca
Cami Roberson
Sandra Roberson
Sandy
Pascal Schaefer

Elyse Shuk
Joel Tai
Tamara
Tara
Lorraine Thomas
Helen Van Syke

Martina Victoria
Sharon Wedderburn
Nicholas West
David Worsley
Pamela Yard

Community Board Staff: Dante Arnwine, Mia Hilton

1. Meeting called to order by Chair Moses at 7:07pm
 - a. Chair Moses provides overview on Rules of Order
 - b. Explains that this is not a public hearing about the 960 Franklin Avenue project
2. Old Business
 - a. TRO Court Update for 960 Franklin Avenue project
 - i. Alicia Boyd provides update. Developer had agreed to working with CB9 to find a suitable location for an in-person hearing. Developer discussed subsidizing increasing the CB9 zoom capacity. The next day the developer reversed course
 - ii. Alicia Boyd shares presentation outlining request for Full Draft Restrictive Declaration
 - iii. Julia Bryant discussed conversation in CB9 Parks, Recreation, and Culture committee related to the shadow impacts of the development.
 - b. Update on Missing Materials Requested by CB9 for 960 Franklin Avenue Project
3. New Business
 - a. Review of 960 Franklin Avenue Presentation of February 24, 2021
 - i. Nichola Cox gives presentation and overview
 1. 17 story scenario
 - a. Chair Moses mentions that CB9 would only be voting on 34-story proposal since that is what was certified
 2. Building could be up to 235 feet tall in current zoning
 - a. Cornell site provides similar example of shadow study and impacts on the Brooklyn Botanic Garden and Jackie Robinson Playground
 3. Concerns about process related to the shadow study and Environmental Impact Statement.
 - ii. Esteban Giron provides overview of affordability in proposed buildings
 - iii. Alejandra Caraballo provides overview on discussion during CB9 Housing committee meeting
 1. Discusses pros and cons of MIH
 - iv. Warren Berke provides overview of CB9 Environmental committee. Expected to have discussion on each of the issues at next meeting.

- v. Richard Bearak discussed the restrictive declaration
 - 1. Drawings that are tied to the building permits. Developer must build within that building envelope. City Planning Commission can adjust envelope. CB and Borough President can comment on the envelope.
 - 2. Bedroom mix isn't in restrictive declaration. Average unit size is ~700 sq ft
- vi. Suki Cheong noted that restrictive declaration is more flexible than zoning. Changes can happen with minor modifications.
- b. Community Resident Concerns
 - i. 960 Franklin Ave
 - 1. Charles Bullock (Carpenter's Union) – mentions that a larger building would allow for more jobs and opportunities for employment
 - 2. Maxine Barnes – expresses concerns about the community board and the limit on capacity for zoom meetings
 - 3. Alicia Boyd – Discusses lack of information provided to the public on the development. Expresses concern about capacity for zoom meetings. Asking why additional funds could not be utilized to increase meeting capacity size.
 - 4. Maria Roca – discusses issues related to affordability in the development
 - 5. Elizabeth Fortune – concerns that construction activities are disruptive
 - 6. Ms G – publicly requesting that zoom capacity increases for these public meetings. Requests additional outreach be done to let community members know about the meetings and project
 - 7. Nichola Cox – discusses ULURP process and CB 9 role.
 - 8. Josh – opposes height of project due to shadow impacts.
 - 9. Tara – concerns about development not serving the community. Asks that CB provide assistance and take a stronger role in shaping development in the community.
 - 10. Kay Gray – asks for zoom capacity to be expanded. Concerns about the motivation of the developers.
 - 11. Nancy Hoch –Worried about the city settling on the 17 story option. Points out that CB9 carries the burden of larger development around Prospect Park. All other neighborhoods around the park have been downzoned.
 - 12. Lorraine Thomas – asks that CB9 helps prevent the building is built.
 - 13. Chair Moses encourages community members to attend other committee meetings that are reviewing the development.
- 4. Meeting adjourned at 8:51pm

Meeting minutes submitted by Nolan Levenson