

**Brooklyn Community Board 9  
890 Nostrand Avenue  
Brooklyn, New York 11225**

**ULURP / Land Use Committee Meeting Minutes**

**November 9, 2021**

**I. Call to Order/Rules of Order for the Meeting**

Fred Baptiste, serving as ad hoc Chair, called meeting to order at 7:09PM.

The meeting was held via Zoom at the link below:

<https://us06web.zoom.us/j/83325816960?pwd=dmlsaDd3YWVGQnUveTdiWUE1Sm93UT09>

Meeting ID: 833 2581 6960

Passcode: 474299

<b>In the box, mark (X) if PRESENT; (A) if ABSENT; and (E) if EXCUSED</b>			
Suwen "Suki" Cheong	X	Nicola Cox	X
Felice Robertson	X	John Craver	A
Lorianne Wolseley	X	Esteban Giron	X
Fred Baptiste (ad hoc Chair)	X	Thomas	X

PRESENT: Maxine Barnes, Richard Bearak (Brooklyn Borough Hall), Alicia Boyd, Chanda Champa (BSA), Julia Bryant, Allison Dunn, Jay Goldstein (Carroll Gardens Realty), Michael Hollingsworth, Sara Lazur, Deshant Paul, Lindsue Robinson, Bonnie Rose, (Carroll Gardens Realty), Sharon Wedderburn, Theresa Westerdahl,

**II. Welcome & Introductions**

**III. Presentations**

a. **NYC Board of Standards and Appeals (BSA):** Ms. Shampa Chanda, Vice Chair/Commissioner of BSA presented before the committee. Commissioner Chanda provided a background on the agency, the nature of the applications it receives and considers, and the role of community boards in the process.

b. **BSA Submission for 341-349 Troy Avenue:** Mr. Jay Goldstein, appeared on behalf of Carroll Gardens Realty for the property 341-349 Troy Avenue (Troy Avenue & Carrol Street). A BSA application for the property was approved in 2010. Because of the pandemic-related delays and financing issues, the applicant has submitted a request to the BSA for a 4-year extension of time to complete the project.

**IV. Update on the Fenimore Street Block Association rezoning application**

- In late 2016/early 2017, a proposal was presented to the ULURP Committee by the Fenimore Street Block Association (FSBA) for Brooklyn CB9 to be a co-applicant on a proposed re-zoning of the properties on the south side of Fenimore Street from R6 to R2 similar to the properties on the north side of the street.

- The properties in scope all have deed restrictions that limit the properties to two stories, but the restrictions are only enforceable through litigation.
- The proposal was adopted by the ULURP Committee and approved by CB9.
- The application was delayed due to several factors including the removal of the project manager, personnel changes at the City Planning Commission (CPC), and the pandemic.
- The FSBA is working with CB9 and CPC to move the application forward.

**MOTION:** To create a subcommittee on the ULURP Committee to provide oversight on the application. Moved by Suki Cheong, second by Nicola Cox.

In Favor: Cheong, Cox, Giron, Robertson, Wolseley

Opposed: Thomas

MOTION ADOPTED

#### **V. Discussion of Committee Roles and Expectations**

The Chair discussed attendance requirements and also advised the committee that a Vice Chairperson and Secretary would need to be elected at the next scheduled committee meeting.

#### **VI. Committee Priorities**

Committees encouraged to consider committee priorities for the upcoming year and to be prepared to discuss at the next ULURP Committee meeting.

#### **VII. New Business**

- **60 Day Tax Lien Notice:** Theresa Westerdahl requested that the ULURP create a plan contact community residents regarding the. The Chair noted that the matter was to be considered by the Housing Committee but was advised that the committee would not convene with enough time to appropriately address. The Chair advised that he work with the District Office to identify resources and discuss at the Executive Committee meeting.

#### **VIII. Adjournment**

Meeting adjourned at 8:57PM

Respectfully submitted,

Fred Baptiste, ad hoc ULURP Committee Chair  
11/16/2021