

Brooklyn Community Board 9
890 Nostrand Avenue
Brooklyn, New York 11225
ULURP/Land Use Committee Meeting Minutes

October 18, 2022
Meeting ID: 873 5885 2263

Attendance (Board Members): Pat Moses, Committee Chair; Warren Berke, Vice Chair; Suki Cheong, recording secretary, Fred Baptiste, Board Chair

Attendance (Community Resident Members): Nichola Cox, Esteban Giron, Thomas,

Absent (Board Members): Rashida Sykes

Absent (Community Resident Members): John Craver

Guests: Michael Hollingsworth, Theresa Westerdahl, Janice Grannum, John Woelfling, Lawrence Hall, Alicia Boyd, Abigail Timm, Felice Robertson, Nicolas Almonor, Andrew Magnus, Diane Sheppard, Jay Sorid

CB9 Staff: Mia N. Hilton, Assistant District Manager

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- I. Meeting called to order by Chair Moses at 7:05pm
 - II. Old Business
 - a. **54 Crown Street** – Alicia Boyd reports that her group won in the lower court under Judge Baynes. They are now on appeal.
 - i. The other side argued that papers were served on the wrong attorney. They asked for an expedited ruling
 - ii. Her group argued that
 1. the environmental review fudged the numbers of units from 580 to 390.
 2. The shadow study was done incorrectly because they didn't consider the max height of the building considering the FRESH supermarket program.
 3. Another argument was that segmentation was not considered in the environmental review. i.e., adding up all the units from different rezonings in the vicinity.
 - b. **Vital Brooklyn/Kingsboro West** deed update – Mia reports that we will have the committee vote on a formal request for the deed.
 - c. **1042 President Street** –

- i. Esteban reports that he saw the site and looked at the building permits but there may not be any violations. We should look into noise mitigation for the construction.
- ii. Alicia spoke with Diane and gave her some information on the zoning. It was a special kind of zoning because they are doing senior housing.
- iii. Esteban notes that we should pay attention to the City of Yes text amendments that would make this much more prevalent throughout the neighborhood. Affordable housing for seniors is a good thing but it skirts the review process.
- iv. Pat – The **housing committee** needs to monitor this development moving forward.

d. **Citizens Budget Commission** - Industry white paper ULURP process recommendations

- i. Alicia - there are 13 major recommendations including
 - 1. removing the community from the process. We would only be able to speak at the end
 - 2. Eliminate/weaken environmental review – no chance for mitigation, eliminating some categories of review from CEQR
 - 3. Eliminate any legal challenges to development
 - 4. The Building Land Use Administrative Streamlining Taskforce will implement these recommendations
 - a. City planning would be responsible for all environmental review instead of different agencies like DOT or DEP.
 - 5. All development should be as of right unless it's in a greenfield or brownfield. 95% of all development is "as of right" already.
- ii. **Fred** – we should not remove checks and balances that involve community input about what is right in the local neighborhood – we are the people affected. Ongoing concerns about how much any one community is required to bear in terms of the services and the housing provided, we should have a voice throughout this process.
- iii. **Suki** – environmental review should not be curtailed, rather it should be expanded to include regular review of the effects of as of right development on neighborhoods like ours which have experienced a great deal of unplanned development
 - 1. Complaints from neighbors about out of context development
 - 2. Complaints about sanitation – resources have not increased even though population has
 - 3. Complaints about parking – double parking is everywhere.

III. **New Business/ Community Resident Concerns**

a. **City of Yes Text Amendments**

- i. **Fred** - notes that this will go through the ULURP process – there was an information session last night and **there will be another information session on Oct 27**. It is also recorded, and the video link is on YouTube. The board members should inform themselves and get involved in this process. The devil will be in the details, and we need to decide what is favorable and not favorable.
- ii. **Esteban** - requests that we form a subcommittee to follow this issue

- iii. **Nichola** – the information session for City of Yes didn't give a lot of detail and there were some inconsistencies. For example, the Zoning for Zero Carbon wants to promote more EV charging stations in parking garages, but the Zoning for Housing Opportunity wants to eliminate required parking spaces in new affordable development.
- iv. **John** – I am an affordable housing architect (doing design for Kingsbrook Jewish medical center housing project) and I would like to offer my expertise on this issue. There are two sides to every issue – we need more housing because we are in a housing crisis.
- v. **Pat** – We need to make sure we know where our elected officials are – city law, city charter and state law cannot be changed without a vote by them.
- vi. **Tom** – Lifting the limitations for reasonable changes – for example a single-family home wanting to go to two families in a two-family zone seemed reasonable. I am concerned that the impacts of the changes proposed on infrastructure were not described, they were not even mentioned. They should provide proof.
- vii. **Suki** – This is really something the public needs to know about because it affects our entire district. The proposal would rezone the whole district which has R5-R8 zoning, except for Lefferts Manor and two blocks on Crown and Carroll. We should do a public hearing.
- viii. **Alicia** – we should have the committee or subcommittee make a recommendation before opening it up to the public. Notes subcommittees are open to the public.
- ix. **Pat** – We should have someone from housing and or environmental on the subcommittee.
- x. **Vote – Motion to table formation of a subcommittee to study and make recommendations on City of Yes and Citizens Budget**

Commission until next meeting

- 1. Proposer Warren, second Nichola
- 2. All in favor, no abstentions xi. **Vote – Motion for the**

district office to request the deed for Vital Brooklyn/Kingsboro West development.

- 1. Proposer Warren, second Esteban
- 2. All in favor, no abstentions xii. Pat suggests we move the

date of the next meeting from Nov 8, which is election day, to Nov 7. All were agreed.

b. Lawrence Hall - 282 Sullivan Place

- i. Developers buying houses at exorbitant prices - a 2 family houses will be converted into a 7-story building, we don't have the infrastructure, and no one has ever asked what we think. Who is giving authority for this to be done. Who is accountable?
- ii. A supermarket was torn down on Nostrand and we will get a huge apartment building. We are now in a food desert
- iii. How do I go about changing some of these problems.
- iv. Alternate side parking. Who is responsible - the CB or the dep of sanitation

- v. Pat - you have to really study the issue and talk to your elected officials.
- vi. Alicia - there is a possibility the zoning can be changed but there is no downzoning now. The city is not doing it.

c. Jay Sorid –

- i. **777 Rutland Road** – can the community board post the information on the deed and whether DCAS has removed the deed. They are intending to put 30 homeless individuals near a development where frail seniors will be living and near a school playing field.

- 1. The developer notified the community board in Feb 2017 that they were asking for the deed removal (public record on DCAS website)

Meeting adjourned at 8:33 pm.

Next meeting is Nov 7, 2022, at 7 pm.

Minutes submitted by Suki Cheong