

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

January 11, 2022  
Meeting ID: 833 2581 6960

**Attendance (Board Members):** Pat Moses, Committee Chair; Warren Berke; Suki Cheong; Felice Robertson; Lorianne Wolseley

**Attendance (Community Resident Members):** Nicola Cox; John Craver; Thomas Thomas

**Absent (Board Members):** None

**Absent (Community Resident Members):** Esteban Giron (Excused)

**Guests:** Nicolas Almonor, CB9; Pierre Albert, Community Resident; Lashaun Ellis, Community Resident; Janice G, Community Resident; Diane, Community Resident

**CB9 Staff:** Mia N. Hilton, Assistant District Manager

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- I. Committee Chair, Pat Moses called the meeting to order at 7:07pm.
  - II. Rules of Order
  - III. Appointment of Committee Officers
    - a. Warren Berke, Vice-Chair
    - b. Suki Cheong, Recording Secretary
  - IV. Committee Member/Visitor Introductions
  - V. Old Business
    - a. Fenimore Street Application
      - i. Block residents seeking uniform zoning for the block based on deed restrictions in place for one half of the street segment
      - ii. No new action on the application by applicant and DCP
      - iii. December 2021 Fenimore Block Association letter to the CB9 Board Chair has been requested to be sent to Committee Members and participating community members (by request).
      - iv. Per Committee Member, S. Cheong, zoning Information can be found here: [zola.planning.nyc.gov](http://zola.planning.nyc.gov)
  - VI. New Business
    - a. 990 Franklin Avenue
      - i. 6 Stories
      - ii. 168 Residences

- iii. 1,487 sq foot. average per unit
- iv. 84 enclosed parking spots
- v. R6 zoning (6-8 stories)
- vi. Zoning information can be found on the following sites:
  - 1. <https://www1.nyc.gov/site/planning/>
  - 2. <https://www1.nyc.gov/site/planning/index.page>
  - 3. Felice Robertson, Committee Member raised concerns about whether there was cancer causing environmental contamination at the site, which used to be a cleaning plant. We referred her to the environmental committee/DEP/DOB and informed her that, if contamination is found that requires cleanup, city agencies can give the site an "E" designation that appears on the DOB website. The site does not currently have an 'E' designation.

4.

- b. 341 Troy Avenue – Board of Standards and Appeals
  - i. Application consists of a request for an extension of time to initiate construction at the site
  - ii. Public Hearing Tentative scheduling for January 24<sup>th</sup> and 25<sup>th</sup>
  - iii. Recording Secretary Suki Cheong will attend the hearing
- c. 1 Sullivan Place
  - i. Tenants of neighboring building concerned at egress being restricted
  - ii. Confirm whether there in a Tenant Protection Plan is in place
  - iii. Washington Avenue – R8A zoning (highest in the district)
  - iv. Add that there are new concerns about the building being cantilevered (hanging over) the roof of the neighboring building at 1080 Washington Ave. It will be 12 stories. The zoning is R8A, not R8.

## VII. Open Discussion

- i. Diane Sheppard, community resident, raised concerns about the new building going up on a parking lot at 1042 President street. She and some of her neighbors filed an unsuccessful zoning challenge - she wondered how the building could be 8 stories on a block of homes. Pat told her that the lot was located in R6 zoning, and she could get further information about the zoning by asking the district office. Nichola and Suki gave the following city websites where she could get more information about zoning

## VIII. Next committee meeting

- a. February 8, 2022

## IX. Adjournment

- a. Meeting adjourned at 8pm

**Respectfully submitted by:**

**Mia N. Hilton, Assistant District Manager**  
**January 13, 2022**