

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

February 8, 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; Esteban Giron; T. Thomas

Absent (Board Members): None

Absent (Community Resident Members): None

Guests: Nicolas Almonor, Maxine Barnes; CB9; Diane, Community Resident; Cheryl Sealey; Jay Sorid, Community Resident

CB9 Staff: Mia N. Hilton, Assistant District Manager

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- I. Meeting called to order by Chair Moses at 7:07pm
 - a. Chair Moses waives reading of Rules of Order and provides general meeting etiquette
 - II. Old Business
 - a. Fenimore Street Rezoning – Chair Moses states she understands, and Mia Hilton confirms, that there have been no updates on the rezoning and no movement. No documents were requested or received by the community board.
 - b. 341 Troy Avenue – the BSA hearing has been postponed until May by request of the applicant
 - c. 1 Sullivan Place
 - i. Mia says DOB was on the site Jan 20 and found no violations.
 - ii. Esteban volunteers to get back in touch with the tenants in case there are any safety concerns regarding the construction
 - iii. Mia Hilton will forward a copy of the tenant protection plan to the rest of the committee
 - III. New Business
 - a. Open Discussion - Committee Members
 - i. Esteban Giron is attending CB 8 land use committee meetings to see how they do things and invites other committee members to do the same
 - b. Community Resident Concerns

- i. 990 Franklin Avenue
 1. Felice Robertson asks whether there has been any follow-up on this site where she raised concerns about environmental contamination at the last meeting
 2. Chair Moses states this has been referred to the environmental protection committee.
 3. Mia Hilton says she will follow up with DEP and or DOB
- ii. 681 Clarkson Ave (Kingsbrook Estates)
 1. Jay Sorid – a former CB9 resident ULURP committee member states development will have nine hundred units of supportive housing for the homeless, built by a private developer, on a 7-acre parcel on the corner of Clarkson and Albany. It replaces and adds to two single men’s homeless shelters on the site. He has spoken about this development with two block associations from Community Board 17 as well as members of his shul who live in the neighborhood. They are concerned about an oversaturation of homeless shelters in the area – in addition to Kingsbrook Estates there is a Breaking Ground shelter with one hundred units.
 2. Mr. Sorid says that the project will require an up zoning from the current R5 zoning. Although it is on state owned land, the project will have to go through the city’s ULURP process because there is a clause in the deed requiring the land revert to city ownership if the land ceases to be used for hospital purposes.
 3. Mr. Sorid states the project will also require a final sign off from AG Tish James, whom community members have met with.
 4. Nichola Cox asks if the project is located entirely within community Board 9 - Mr. Sorid says it is even though it is adjacent to CB17.
 5. Warren Berke asks Mr. Sorid to let us know when the deed is transferred to the developer because the community board cannot act until the deed reverts to the city. When he Breaking Ground shelter was built, they did have to come before the community board.
 6. Mia Hilton states the project is part of Vital Brooklyn, a state initiative to build affordable housing on hospital land in a number of Central Brooklyn Districts. AM Richardson worked on this initiative in the 43rd AD.
 7. Suwen Cheong states that even if the project does not go through city ULURP, there is a requirement for a public hearing or input, and we can get the word out. Also, there would need to be an environmental assessment because of the substantial number of units
 8. Esteban says he can ask Diana Richardson, who is now deputy BP, to make a presentation to the board members about Vital Brooklyn. He wants to clarify that supportive housing is different from a

homeless shelter – there are basketball courts, on site social services, and housing for the elderly involved.

9. John Craver says there is a need for supportive housing and social services for the homeless.

iii. 1046 President Street parking lot – community resident Diane Wheelless Sheppard is concerned about an 8-story building going up on her block on a former parking lot. It is larger than any other buildings around it and she would like to understand how that is happening, what is the department of city planning website where she can access zoning information, and whether this site can get special zoning.

1. Mia Hilton will email her the link to the website

2. Suki - Zola.planning.nyc.gov to check the zoning of any lot in the city. There is no single site “special zoning” – single site zoning is handled by a variance unless it is an MIH application.

c. Next meeting

i. March 8, 2022

IV. Adjournment

a. Meeting adjourned at 7:55p.m.

Submitted by:
Suwen Cheong
February 10, 2022