

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

September 19, 2023  
Meeting ID: 818 5078 7125

**Attendance (Board Members):** Suki Cheong, Committee Chair; Rabbi Yaacov Behrman; Pat Moses; John Woefling

**Attendance (Community Resident Members):** Nichola Cox; Esteban Giron; John Craver

**Absent (Committee Members):** Tom Thomas (Excused)

**Guests:** Maxine Barnes; Barry; Cheryl Bernard; Alicia Boyd; Alexandra Cameron; LaShaun Ellis; Donna Fouchong; Christine Granderson; Celia Green; Rod Herbert (CB9) Michael Hollingsworth; Celia and Rene Loney; Menachem; David R.; Vanessa Raptopoulos, CB9; Felice Robertson (CB9); Sara; Jay Sorid; Theresa Westerdahl (CB9)

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

---

- I. Meeting called to order by Committee Chair Cheong at 7:07pm
- II. Committee Member and Community Introductions
- III. Old Business
  - a City of Yes Carbon Neutrality Update
    - i City Planning voted to pass the text amendment on September 11<sup>th</sup> with one Commissioner was in dissent due to concerns about battery storage
    - ii CB's are interested to know how respective input was considered
    - iii Final report drafted by DCP
    - iv COY Carbon Neutrality information can be found here:  
<https://www.nyc.gov/site/planning/plans/city-of-yes/city-of-yes-carbon-neutrality.page>
    - v City Council to conduct public hearing; District office will disseminate meeting information
  - b 975 Nostrand Avenue Fresh Application
    - i Voluntary zoning incentive
    - ii Fresh program allows for an additional 14 feet in exchange for the supermarket installation ; Site will include 320 apartments
      - 1 Saturation analysis, undue impact to light/air, Is the extra 14 square feet needed to make the supermarket feasible justification

- iii Representative contacted office and asked that the Board waive the comment period 1 CB declined; Committee will provide comment; 1 CB declined; Committee will provide comment
  - iv Application will be certified by a DCP Chair and will not be voted on by DCP.
  - v Community member concerned about affordability levels of project and congestion and parking from 300+ units/600 additional people. Do we have to trade off wanted supermarket for added density
  - vi Most of 975 Nostrand Ave building is “as of right” under current R7 zoning; FRESH supermarket allows developer to add ground floor supermarket without sacrificing about 1 floor of apartments.
- c Vital Brooklyn Project
- i Immediate community residents uninformed
  - ii Already lack sufficient parking to support current resident population
  - iii Safety Concerns for shelter
  - iv Lack of representative on the ULURP/Land Use Committee to advocate for residents on the SE portion of the District
  - v Seeking direction on next steps for advocacy

#### IV. New Business

- a 962-972 Franklin Avenue Rezoning Application
  - i Public scoping hearing
    - 1 Same project rep; Similar damage to Botanic Garden
    - 2 Project segmenting; Calculated strategy by ownership
    - 3 Ownership; Need to flesh out true owner
    - 4 CM Crystal Hudson attended hearing
    - 5 Cumulative impact study needed for all active development projects in the district
    - 6 6 Special permit for parking waiver to reduce required spaces from 140 to 70
      - a Developer claims it is infeasible to add more parking spaces (Suki)
      - b Developers are just being greedy (Alicia)
      - c Underground parking spaces cost \$60k-\$100k to build; it is not free and prefer to support housing (John C)
      - d Affordable housing development in east Flatbush several years ago is only using half of required parking spaces, it is a waste (John W)
      - e Need Analysis of parking usage of parking lot for similar large mixed income buildings; Ex. 626 Flatbush, 123 Linden Boulevard (Nichola)
    - 7 Commercial overlay
      - a Would allow for retail on the ground floor
      - b Cornell Realty is also seeking a commercial overlay on their rezoning
      - c Franklin Avenue will become a commercial corridor

- ii District office to disseminate city agency responses to Draft Scope of Work for
  - b City of Yes for Economic Opportunity
    - i COY Economic Opportunity information can be found here:  
<https://www.nyc.gov/site/planning/plans/city-of-yes/city-of-yes-economic-opportunity.page>
    - ii Motion to create subcommittee to focus on City of Yes Economic Opportunity and report recommendations to ULURP committee
      - 1 Moved by E. Giron and seconded by J. Woefling
      - 2 5 members present voted in favor; Motion passed
- V. Adjournment
  - a Motion to adjourn
    - i Moved by E. Giron, Seconded by N. Cox
      - 1 Meeting adjourned at 9:37pm