

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

**ULURP/Land Use Committee Meeting Minutes
April 14, 2023
Meeting ID: 873 5285 2263**

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

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

Absent (Community Resident Members): Tom Thomas

Guests: John Douglas (Land Use Director, Brooklyn Borough President), Theresa Westerdahl, John Woelfling, Jay Sorid, Alicia Boyd, Marc Pittsley

CB9 Staff: Mia N. Hilton, Assistant District Manager

- I. Meeting called to order by Chair Moses at 7:07pm
- II. **New Business**
 - a. **Presentation of Borough President’s Comprehensive Land Use Plan – “Optimized Planning For Public Health”**
 - i. Purpose
 - 1. Guidance
 - 2. Accountability
 - 3. Shared Data (Existing Conditions Report) - Comments will be incorporated by this summer
 - ii. Cautions
 - 1. Not a substitute for a citywide comprehensive plan
 - 2. Not a substitute for ongoing local planning
 - 3. Not a rezoning
 - 4. Not finished
 - iii. Consultants and Community Engagement
 - 1. Regional Plan Association – existing conditions report
 - 2. Hester Street Consulting – community group roundtables
 - 3. Final Report and Release – this summer.
 - 4. Trying to find an academic research partner to measure outcomes of implementing plan
 - iv. Themes – Social and Economic Determinants of Health
 - 1. Locations of affordable housing

- a. Fair Share – encouraging new housing in community districts where construction has not kept pace with growth in recent years.
 - b. Transit Oriented development – new construction within ½ mile of public transit stations in areas with less than 50 units per acre.
 - c. Parking demand management
 - i. Use public transit instead of private vehicles when possible
 - ii. Various strategies to manage or reduce parking demand other than removing street parking spaces
2. Public transportation
- a. Interborough Express – proposed new above ground rail line along disused freight rail tracks, connects southern. Eastern Brooklyn and Queens through many current transit deserts; many communities along IBX have high concentrations of obesity
 - b. Reduction of polluting traffic and industries in environmental justice neighborhoods (primarily along west Brooklyn waterfront, Bushwick and East NY)
 - c. Strengthening bike and pedestrian infrastructure – 50 miles of connected bike lanes by 2026 (NYC streets plan)
 - d. Safe streets
 - i. Use of streets as open space – north Brooklyn does not have enough open space
 - ii. Tactical traffic interventions, including bus lanes, Flatbush bus lane
3. Amenities and services
- a. Playgrounds and open space, access to airconditioning, splash parks and swimming pools, tree cover, to reduce heat island effects. CB9 has a high score for heat stress, though not the highest.
 - b. Access to Health care facilities through improved transportation and in new mixed-use projects, especially in areas with low life expectancy
4. Health and Wellness Economy – 50% of Brooklyn residents work in health care and education industries
- a. IBX would help health care and education workers concentrated in south and east Brooklyn to get to their jobs
 - b. Green waterfront economy –
 - i. moving freight by rail and barge rather than truck with IBX
 - ii. Offshore Wind energy for west and north Brooklyn coastlines, including production of turbines. **iii.** Army Corps HATs project (sea gates at Coney Island Creek, Gowanus Creek and Newton Creek)

to protect coastlines from storm surges

iv. WEDG – waterfront alliance guide for using natural features for storm resilience.

b. Community Questions

i. Alicia Q: – The reason we have a higher heat index than across the park is because we have more population density – we have an extreme amount of density. How will building more in our community will help with our heat index – it will actually increase. Also, the demolition of existing properties is an environmental negative because a lot of carbon emissions are as a result of development. **John A:** We account for how much housing has been built and none of CB9 is less than 50 units per acre, so CB9 has done a significant portion of their fair share. It is not the primary target for residential growth. In areas where residential growth is recommended, we want to make sure there are enough hospitals, schools etc. We support more green roofs, solar roofs, blue roofs to help reduce heat island effects. **ii. Suki Q:**

1. Proliferation of smoke shops is a concern for many neighbors – cannot be good for their health. CB14 was talking about zoning to limit smoke shops – is there any opportunity to do special zoning or special districts to encourage healthy active uses and limit unhealthy ones
2. Having larger chain retail like Trader Joe’s or Home Depot would reduce some of the need to drive outside our community. We also have a lot of large commercial spaces that are empty and underutilized.
3. Can we get grants to restore play roofs and backyard playground spaces in apartment buildings that existed historically in the 1910’s and 1920’s.
4. Expand playground – Winthrop street playground was full during the pandemic

John A: happy to work with you all on destination retail. Play roofs sound exciting

iii. Michael Q: How can we get a list of groups and individuals that put together the plan **Mia:** Can BBP send it to the office, and I will send it out. **iv. Andrew Q:**

1. Can you present it to **the CB9 transportation committee**, many of the items are relevant to them.
2. Can you share the data? What counts in terms of residential density makeup in the Hochul plan.
3. How will BP’s environmental goals affect CB9? E.g., surface parking lots, coordination among agencies to improve sewers and streets

John: All data is from NYC Open Bata, and we can share it with you and also present it to the transportation committee if you want. The

borough service cabinet is where all agencies present so happy to raise the issues with them. If there are streets that have flooding, please let us know.

v. Esteban Q:

1. How does this relate to Hochul's housing plan? What about communities that have already matched or exceeded the 3% growth targets in recent years
2. John A: – BP supports everyone doing their fair share on housing. A significant amount of housing was produced in north Brooklyn, less so in south Brooklyn. We used 50 units per acre as a measure excluding some industrial space. We do not know what will come out of the plan yet, but we see it as a useful framework for targeting growth around subways in low density districts.

Westchester has a great ADU ordinance. **vi. Nichola Q:** Glad to see we are being recognized for the contributions we already made to residential units. Given all the developments that have occurred and are underway, we are becoming less affordable. What are we doing to protect the affordable units that still exist? Rent stabilized units are under pressure. **John A:** Yes – every community is saying this. A big part of our focus will be on affordable housing preservation, for example making sure HPD is aware of Mitchell Lama's exiting affordability. Work with their office of neighborhood services to focus on preservation. Legal right to counsel, certificates of no harassment. Let us know about buildings or co-ops that you think need additional support.

vii. Jay –

1. AD43 has the third highest concentration of rent stabilized units in the state
2. The ten-year lookback period might not be enough in some communities
3. Getting rid of parking spots discriminates against low income families who use cars, including in the rent stabilized buildings. Unlike wealthy parts of Manhattan, people in East Flatbush cannot afford parking garages at \$400 or \$500 a month and cannot afford Uber. Senior citizens need to be closer to transit than one half mile. These policies just benefit hipsters.

John – yes, removing street parking makes things difficult. We do not want to require developers to build an unnecessary amount of parking. If the developer says only 20% of their residents need car spaces, let us not make them build spaces for 50%. The BP is positive about residential parking permits. Wayfinding – making sure that people know where private off-street parking exists and can be rented out.

viii. Pat –

1. please tell me how residential parking permits are going to work and be enforced.

2. Can someone from our community be on your advisory board?
3. **John** – DC has a version where you prove your residency, and you pay a monthly fee – maybe \$30 a month. That is the proposal from the NY state senate. You register and then you can park on the street in areas that are marked residential parking permit only but folks from NJ and LI cannot drive in and park. The advisory board is more about reaching a wide swathe of people – if there are organizations that represent a large group of people.

III. Old Business/ Community Resident Concerns

- a. **Esteban – Hochul’s housing compact**
 - i. Would take away a lot of say from the community – if local areas do not meet housing production goals, zoning regulations would be eliminated.
 - ii. Will send out a copy of housing proposal
- b. **Suki** – sent out document summarizing committee’s discussion of **City of Yes proposals. ULURP clock will be starting soon.**
 - i. Why are we only looking at dwelling units rather than population density? A house that accommodates 8 people should count the same as 8 studios. Most communities have different housing types. ii. Where does the 800,000-unit target come from? New census numbers show that NYC and NYS are continuing to lose hundreds of thousands in population.
- c. **Esteban** – the housing compact was written by Open NY, a lobbying group interested in building more housing for a younger, whiter group of transplants who can afford \$3,000 and \$4,000 a month apartment. It is not targeted towards the current community. There are no affordable housing requirements at all, it is just a density program.
- d. **Alicia – CM Hudson is proposing a district wide rezoning.** She is holding meetings for D35. Hester street group will be conducting community outreach. We have had over 20,000 people displaced from CB8; it is terrible that they are still talking about rezoning. Will we be addressing Hudson’s plans.
- e. **Esteban** – This is related to the Atlantic Avenue rezoning. Surprised that there has not been outreach to CB9. There is a survey that Hester street is conducting. Request that we send CM Hudson or a representative to speak to us. This was announced in March of last year.
- f. **Jay – April 12 General Project Plan hearing on Utica Crescent**, part of Vital Brooklyn plan for Empire State development. Being held at a bad time during Passover and school holidays. 89 units that are called senior housing, but it is really homeless housing. Some seniors will not realize that the target population is all formerly homeless. Very few parking spaces. This should be put on the CB9 website.
- g. **John Woelfling**– the population of NY is going down and people are relocating to Texas and Florida because of the constrained housing supply.
- h. **Nicole** – want information presented by BP.

- i. **Suki** – want to Utica Crescent housing project – to have more open space resources we should activate Old Boys and Girls High school field nearby. It is owned by DOE but not open to the public now. **Refer to Parks committee.**

Motion to Adjourn 8:45 pm

Next Meeting May 9 at 7pm

Minutes submitted by Suki Cheong