

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

June 13, 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, Tom Thomas

**Absent (Committee Members):** None

**Guests:** Councilmember Crystal Hudson, Casey Peterson (Hester Street); Felice Robertson (CB9), Andrew Magnus, Lori Cornelius, Khyrie Alleyne (CB9), Michael Hollingsworth, Chavi Cohen (CB9), John Woelfling(CB9), Theresa Westerdahl (CB9), Zlati Mochkin (CB9), Rod Herbert (CB9), Noly Ronelus, LaShaun Ellis, Janice Grannum, Dion Ashman, Debra James

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

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- I. Meeting called to order by Chair Moses at 7:06pm
- II. **New Business**
  - a. **Council District 35 Community Land Use Survey with Hester Street**
    - i. **CM Hudson:** The purpose of survey is to hear from community members before developers come to us –
      - 1. In the ULURP process developers come to us with a fully baked plan and there is only tinkering around the edges - the current system is deeply flawed.
      - 2. Will use the survey to communicate with developers about community preferences.
      - 3. Aiming to get feedback from people who don't normally come to community boards and public hearings
      - 4. About what things matter to them in new buildings and how much (i.e., open space, materials)
    - ii. Community Q&A
      - 1. **Q: Esteban** – timeframe? **A:** Hudson – launched in March, collected results, public workshops, focus groups, last workshop is on the 29<sup>th</sup>. Dante and other DM's in district 35 are on the advisory board.

### iii. Casey Peterson – Hester Street Presentation

1. Hester Street - Nonprofit urban planning group, Hudson is paying them through city council discretionary funding
2. About 650 responses so far, need 1350 more – need CB9’s help to get the word out to neighbors and other civic groups
3. **Link to survey - [Bit.ly/d35survey](https://bit.ly/d35survey)**
4. **Advisory Committee:** Myrtle Ave Brooklyn Partnership, Crown Heights Jewish Community Council, Fort Greene Senior Council, Switching Lifestylz, Greater Directions, Housing Justice For All, Pratt Center for Community Development, Brooklyn Public Library, Ifetayo Cultural Arts Academy, Medgar Evers College, Ingersoll Houses Tenant Association, Ebbets Field Tenants Association, Tivoli Towers Tenants Association, Cb2,8.9
5. Survey is not a rezoning - Separate from the Atlantic Avenue Mixed Use Project Rezoning
6. Final Framework will be released in Jul/Aug

### iv. Q&A

1. **Q: Esteban** – Need to do a better job of outreach. Heard about this separately from CB9 a couple of weeks ago but no one else had heard of it including the land use committee. Timeline is very short  
**A: (Casey)** Yes – we will try to reach as many people as possible. Pls share with your networks
2. **Q: Nichola** –
  - a. Will focus be Cb8 or CB9 - we were told by Hudson’s office that the focus was really CB8.
  - b. If CB9 the land use committee should have been involved in the process. The DM is new to the district, concerned he’s the only person representing CB9 in meetings. It’s a little late for us to be involved in the process.
  - c. We don’t want any rezonings or major developments because we’re a very dense district, what is the purpose of this study and how will CB9 be affected.
  - d. **A:** Definitely affects CB9 and also CB2. Apologies for coming in late, but you can still get involved. Once the framework is developed and we’ve had time to synthesize all the results we can visit the community boards again
3. **Q: Tom** – who is sponsoring, who are the professionals involved , what will be the end product
  - a. **A:** CM’s office is sponsoring Hester street are urban development professionals.
  - b. **A:** End product will be a framework that CM will use to evaluate any development that comes through her district. Not a location-based framework suggesting putting some development here or there. More a criteria-based framework – need grocery stores or parks in development.

4. **Q: Felice** – if this is not a rezoning what is this. If we don't want this at all, would you respect that. We are a very dense area, and no one speaks of schools, supermarkets, parking spaces, hospitals. We were not aware of this. This was not brought to the community board and why is it such a rush.
  - a. **A:** The survey asks questions about major amenities missing in your community.
  - b. **A:** If you feel like your neighborhood is tapped out with development you can put that in the survey. The survey does not mean there is going to be a massive redevelopment in all of CD35. It's a framework to use in the event that new ULURP projects come through in the remainder of her term.
5. **Q: Michael** –
  - a. do you have a breakdown of the survey participants in terms of race, socioeconomic status. It seems like the survey might be weighted to the whiter, wealthier part of the district – we don't want to be represented by another part of the district.
  - b. I don't see any of the organizations involved in the advisory board who have been involved in anti-gentrification work.
  - c. **A:** Survey does ask for demographic information as well as residence. We will use a neighborhood-based framework for making recommendations.
  - d. **A:** Housing Justice for all does a lot of anti-gentrification work, as well as Pratt, and tenants associations from major complexes.
6. **Q: Lashaun** – do you have a close relationship with the department of city planning, the borough president, who will the survey be given to. **A:** We're not planning to turn over the survey results to DCP although it will be a public document on the CM's website.
7. **Q: Theresa** – We are very surprised to learn Dante is on advisory meetings, board members didn't know this he doesn't attend land use meetings, why weren't CB9 members invited. **A:** We're sorry to hear that communication hasn't been happening , it's not too late to get involved.
8. **Q: Alicia Boyd** –
  - a. disturbing that no one was told about advisory committee that will be talking about rezonings – what is the committee advising on? Are they deciding what is best for our community in terms of where development should go?
  - b. Will we get to see the raw data from the survey results before you present a summary?

- c. Most of the people who came to meeting at Ronald McNair park were from CB8 even though it was in CB9. Is that classified as CB9 responses?
  - d. **A:** The advisory committee has advised on outreach and engagement strategy, will be reviewing emerging themes and recommendations coming out of survey results but that will also be shared with community.
  - e. **A:** We have noticed Crown Heights is underrepresented in survey results so that's why we're here.
  - f. **A:** There's a lot of raw text data that we have to decide how to present. We will share the results of who responded.
9. **Q: Warren** – not all of our 4 neighborhoods in CB9 were involved – what about PLG, Wingate. What about middle class, block associations. I live on Empire Blvd., and I didn't hear about the survey. Development could affect those outside the district boundaries. **A:** Not all those neighborhoods are in CD35.
10. **Q: Janice** – I'm involved in the community board, and I didn't hear about the survey. What happens in D35 affects all of CB9. We didn't get anything about this in the weekly notices from the board. Pls provide all minutes of advisory committee and list of members.
- a. **A:** Regret that internal communication hasn't been happening. We are doing our best to reach out – will be tabling at JCC in crown heights with Rabbi Cohen, CB2 land use committee.
  - b. You don't have to live within the boundaries of D35 to fill out the survey. There are other options
  - c. We do have notes on advisory committee meetings.
11. **Q: Nichola** – can our community have more time to discuss and fill out survey since most of us were not aware. **A:** I will ask the CM's office, but we have to spend the money by the end of the year
12. **Q: Suki** – what will take place at the workshop on the 29<sup>th</sup> other than handing out the survey – will information be presented?
- a. **A:** We will be presenting emerging recommendations from the results that people can weigh in on.
13. **Q: Pat** –
- a. lack of communication is a big issue. Please send some information into CB9 office so they can send info to community members if there are questions. Please send a written copy of the survey to the community board.
  - b. still don't understand what you want us to do apart from the survey which we have not seen.
  - c. **A:** We will send the survey to the board.

### III. Old Business/ Community Resident Concerns

#### a. 1512 union Stret BSA Application

- i. Mia – no update from applicant

- b. Alicia - **New ULURP application from Spice Factory** filed. Where are we in the ULURP process
  - i. Mia – Has not been certified , no EAS or EIS. Info is online on the ZAP.
- c. Alicia – will the **City of yes subcommittee** meet during the summer. The subcommittee must end by bylaws at the end of the year. **Will a new subcommittee be formed** so they can look at City of Yes Econ development
  - i. Pat – I don't have an answer, but this subject would go to the Eco development committee. It needs to be brought up to the Exec Comm
- d. **Lori Cornelius** – college student interested in learning more about the political process, concerned about damage to green spaces like BBG. We heard there was a lot of stuff going on that might cause shading to the BBG. What can I do?
  - i. Pat. Mia – you can get involved in your local community board and local councilmember
  - ii. Alicia – stick with us, The BBG is in our district. You can join MTOPP mailing list.
- e. **Suki - City of Yes Subcommittee – resolution & recommendations on Zoning For Zero Carbon Text Amendments (attached)**
  - i. Department of City planning will accept CB feedback until July 3
  - ii. Subcommittee recommendations after 6 meetings from Jan – June
  - iii. John W – would like to be involved in evaluating next round of city of yes proposals -when do these meetings happen
  - iv. Suki – the meetings are all public – Everybody is welcome at all the meetings
  - v. Chavi – We all love trees but sometimes they block the sidewalk, people can't get through with strollers and wheelchairs. Is the proposal for or against making the tree pits larger.
    - 1. Suki – Yes, we are concerned about new tree pits that are larger and block sidewalks and curbs.
  - vi. **Motion to forward June subcommittee resolution on Zoning For Zero Carbon text amendments to the executive committee to be sent to the full board for vote on June 26.** Proposed: Suki  
Second: Esteban
    - 1. **Vote:** 6 in favor, 0 opposed, 0 abstain, 1 absent: motion carries.
- f. **Pat – City planning commission Public Hearing on City of Yes expected July 26 – please attend hearing if possible**

Motion to Adjourn – 9:07 pm

Minutes submitted by Suki Cheong