

Brooklyn Community Board 9
890 Nostrand Ave
Brooklyn, New York 11225
Housing Committee Meeting

February 15, 2024
Meeting ID: 830 6435 9002

Attendance (Board Members): Erin Mazursky, Committee Chair; Ronisha La Barrie, Unella Rhone-Perry; Augustine Blackwell

Attendance (Community Resident Members): Janice Grannum, Menachem Mahpour, Diane Wheelless-Sheppard

Absent (Board Members): Yaakov Pearson

Absent (Community Resident Members): N/A

Guests: Corazón Valiente, Jay Sorid, Lisa Etienne, Max Roland Davidson, Suki Cheong, Rod Hebert

Agency Representatives: Khalid J. Jemmott, Community Associate

I. Welcome/Introduction

- a. Meeting called to order at 7:04 p.m. by Chair Erin Mazursky
- b. The Housing Committee's mission is to be a liaison between community and elected officials

II. Landmarks Preservation Commission Application (418 Rogers Avenue)

- a. The Landmarks Preservation Commission (LPC) is responsible for protecting New York City's architecturally, historically, and culturally significant buildings and sites by granting them landmark or historic district status and regulating them after designation - <https://www.nyc.gov/site/lpc/about/about-lpc.page>
- b. 418 Rogers Avenue Prospect Lefferts Garden Historic District (Legalize coating material of rear façade and security camera locations) requesting a letter of support for materials used in renovations to building's exterior
 - a. Coating Material
 - i. Sika MasterProtect HB400
 - Resists wind-driven rain
 - Helps prevent water penetration into the substrate
 - Breathable to allow water vapor to escape (Water Vapor Permeance – 23 perms)
 - Low VOC content
 - b. Passive House Interior Wall Assembly

- The Interior Wall Assembly is an air tight membrane with insulation that prevents warm moist air from inside the building moving the wall cavity. This prevents the exterior from damage.
- c. Security Camera Locations
 - As-Built location for improved security
- d. February Housing Committee meeting
 - Historic detailing was used as inspiration to the match the aesthetic of rogers avenue
 - Applicant has worked closely with LPC to yield the effect on the back of the building “retroactive approval” + Application is to legalize coating the rear façade and modification of masonry openings without Landmarks Preservation Commission permit(s)
 - Difficulty in restoring the existing parge code on the back of the building
 - Applicant did not have the necessary approvals before completing construction
 - Novice of application process at the inception of this project
- e. Unanimous consent for application to move to executive committee meeting

III. Housing Committee Resolution creation– request for feedback

a. Main themes & concerns

- Amount of construction and density
- Lack of infrastructure and inability to support the construction
- Transportation level (parking safety)
- Create a list that could be put into a resolution
- Engage elected officials with proposed agendas
- Holistic resolution that encapsulates main issues around density, infrastructure services, parking, affordability

b. Proposal

- Comprehensive resolution for housing concerns for CB9 that includes and has an explicit section that conveys urgency around the issues that regarding Vital Brooklyn
- All committee members voted yes

IV. Community fair

a. Goals for Housing committee

- Homes and Community Renewal (HCR) representative present information
- Accessibility for seniors
- Senior Citizen Rent Increase Exemption & Disability Rent Increase Exemption (SCRIE & DRIE) Programs
- Assisting the seniors and youth on getting apartments
- Housing information
 - i.** Assistance to how to apply to housing lotteries

V. Next Steps

- a. Housing committee chair and ULURP/Land Use committee chair create a joint meeting to discuss how City of Yes impacts the district
 - i. Average zoning district R6
 - ii. 60% density increase in exchange for affordable housing
 - iii. Circling around 80% AMI, it could be higher or lower
 - iv. Up-zoning for lower-income community
 - v. Housing units possible could double
 - vi. Concerns of overcrowded community
 - vii. Buildings with additional density are allowed to build more, sometimes it allows demolition if the zoning allows
- b. Chair Erin Mazursky will discuss LPC Application (418 Rogers Avenue) at February Executive committee meeting

VI. Adjournment

- a. Meeting adjourned 8:38 PM

Submitted by Khalid J. Jemmott