

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

January 10, 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 (Board Members): Rashida Sykes

Guests: Michael Hollingsworth, Melissa Severe, Alexandra Cameron, Andrew Magnus, Naomy Baptiste, Andrew Achrati, Jeff Grannum, Theresa Westerdahl, Jay Sorid, Felice Robertson

CB9 Staff: Mia N. Hilton, Assistant District Manager

- I. Meeting called to order by Chair Moses at 7:06 pm
- II. **Old Business**
 - a. **City of Yes Text amendments subcommittee** – update by Suki
 - i. First Meeting held on Jan 3 with all subcommittee member present & community members
 - ii. **List of questions to forward to city planning.**
 1. **How much do you plan to decrease the Dwelling Unit Factor for larger multifamily buildings, and which zoning categories/what would be the building size/number of units that this would apply to? Concern: District 9 needs family oriented and family size housing as well as housing for singles. Many 1-3 family homes have already been demolished and replaced by apartment buildings designed for transient singles.**
 2. **How would the text amendments affect CB9 requests for preservation and downzoning throughout our community to prevent unexpectedly large/out of context buildings and demolitions that affect our quality of life and structural integrity of our homes? Our analysis shows that the zoning amendments would lead to an enormous number of demolitions throughout our district, tens of thousands of new units of housing.**
 3. **How would the text amendments promote equitable development as outlined in the HPD “Where we live” study?**

Our analysis shows that wealthy, white neighborhoods and neighborhoods which have built few or no new units of housing in the last ten years would be largely unaffected by the zoning amendments because they are mostly landmarked or zoned R1-R4 while most new housing construction and demolition would take place in minority and lower income areas.

- 4. For the commercial amendments – what would be the impact on nearby residential housing of removing loading berth requirements in manufacturing districts? What is the scope of this?**
- 5. Can you give details about the electric vehicle charging rules and incentives?**
- 6. What incentives will be given to developers over and above the unzoning’s outlined in the AIRS schedule in the zoning code? How will FAR, height limits and parking limits be changed to facilitate development in lower density commercial districts?**
- 7. How many transit zones are there which are more than one half mile from a subway station?**

iii. Warren – suggests reaching a final conclusion and report by mid-April.

b. Cornell Realty court case update – Nichola says the 2nd department Appellate Division overturned Judge Bodies repeal of the rezoning based on discrepancies in the number of units developer reported which allowed them to avoid an EIS. This was based on testimony from a city planning employee who said unit size for the outer boroughs was larger than in Manhattan so number of units was smaller. MTOPP has filed an appeal with the NYS Court of Appeals.

i. Pat – can this go on while you are waiting to hear the results of appeal

ii. Nichola – there is no TRO.

iii. Tom – does this imply that if developer divides up his projects into 249 unit parcels he can effectively avoid all environmental review?

iv. Nichola – under the proposed BLAST changes that would be possible

c. Removal of Committee Members - Pat has submitted Rashida’s name to district office but we will continue to mark her absent until we get word in writing

III. New Business/ Community Resident Concerns

a. Tom – I’m concerned about the impact of dumping 900,000 units into small transit oriented sites - what about traffic impacts like parking, sanitation, etc.

b. Esteban – Gov Hochul proposed New York housing compact – up zoning around half mile of a train station mandated by state. 800,000 new housing units. Sets growth goals every three years. We need to study this – it could be much worse than city of yes.

i. Andrew – reminds me of California’s attempts to up zone for more housing, although they have a different zoning structure.

c. Nichola – Alicia is concerned that City of Yes may go beyond ZQA up zonings because we’ve already had ZQA for a while and we didn’t get that many developments

i. Suki – CD9 had 3 ZQA developments and community residents came to the board to complain about all of them. ZQA was only operational for a

short time because the HPD term sheets weren't ready and then it was halted by a lawsuit in 2021. Also, 421a had higher income limits. Now we don't have 421a and the city of yes is trying to get around the lawsuit by expanding the groups that the housing would target so we could see much more impact.

- d. Warren/pat – we need to focus on maintaining community board's role in the ULURP process.
- e. Pat – **Kingsboro psych development EIS scoping meeting Jan 19, 6-8 pm**. Our board members have a conflict with the bylaws revision meeting but we can attend the first part of the meeting and we hope community members will attend the full meeting.

Next Meeting Feb 14 at 7pm
Motion to Adjourn 7:59 pm

Minutes submitted by Suki Cheong