

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

ULURP/Land Use Committee Meeting Minutes
Feb 11, 2025

Attendance (Board Members): Suwen Cheong, Joshua Thomas Serrano

Attendance (Community Resident Members) John Craver

Absent (Board Members) Yisroel Lehrer, Max Davidson, Theresa Westerdahl

Absent (Committee Resident Members): Esteban Giron, Nichola Cox, Cheryl Bernard, Hector Robertson

Guests: Frampton Tolbert, Amy , Eric

CB9 Staff: Mia N. Hilton, Assistant District Manager

1. Guest presentation – Frampton Tolbert, Historic Districts Council

- a. Historic Districts Council is the citywide non-profit that advocates for historic neighborhoods across the city, both landmarked districts and those that seek landmarking
- b. What is landmarking/what does landmarking allow and not allow
 - i. Landmarking regulates exterior appearance of buildings (unless an interior landmark)
 - ii. Why landmarking? Encourage New Yorkers to preserve and value sites of historic and architectural importance; landmark districts reflect a unique “sense of place”.
 - iii. All buildings older than 30 years are eligible for landmarking
 - iv. Does not prevent development, but usually demolition is not permitted
 - v. Does not prevent affordable housing
 - vi. Does not regulate ordinary repairs or replacements
 - vii. Does not require changes to be made to building, but if changes are made to exterior must be approved by LPC staff or commission
- c. NYC landmarks versus state/national historic register status
 - i. State/national register does not prevent demolition
 - ii. State/national register offer tax credits for restoration.
 - iii. Separate application process.
- d. Historic Preservation and affordable housing
 - i. Historic tax credits have been used to finance restoration of buildings for affordable housing (hospital in Queens, some NYCHA)

ii. Homeowner tax credit

2. Discussion of District wide as of right building capacity

- a. Our calculation was 25,000 units as of right under the current zoning (45,000 with city of yes) could be built compared with 46,000 units today. Department of City planning calculated 36,000 units as of right before City of Yes. It is a very large number with shocking consequences for infrastructure and changes to the character of the district
- b. Discussed specific examples of how this could happen
 - i. Houses on Sullivan ~~Placestreet~~ which are 2500 sf today could be built up to 9500sf under City of Yes.
 - ii. Large empty/very underbuilt lots exist with as of right residential zoning – for example a Burger King on Bedford Avenue and a parking lot on Clarkson (already purchased by supportive housing developer)
 - iii. CB9 upzoned large lots on Empire Boulevard east of New York Avenue about ten years ago, before MIH. Why has nothing been developed since?
- c. Next steps – look at already permitted development and district needs