

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

ULURP/Land Use Committee Meeting Minutes
April 10, 2025

Attendance (Board Members): Suwen Cheong, Binyomin Rosenberger, Joshua Thomas-Serrano, Theresa Westerdahl, Max Davidson

Attendance (Community Resident Members) Nichola Cox, Hector Robertson, Cheryl Bernard, Esteban Giron, John Craver

Absent (Board Members) N/A

Absent (Committee Resident Members) N/A

Guests: Andre Robinson, Ethan Norville, Jay Sorid, Lashaun Ellis, Rod Herbert

CB9 Staff: Khalid J. Jemmott, Community Associate

1. Approval of March 2025 minutes

Resolution: Table consideration of Mar 2025 minutes until next meeting, AND set up a new process for approving minutes as follows:

- i. Minutes to be sent by the office to all committee members one week before the next committee meeting date
- ii. All requested changes to the minutes are to be submitted 2 days before the committee meeting date

Vote: 9 in favor, 1 opposed.

2. Community Fair Activities

- a. Set up a stand with a trivia game – pin cards with questions related to land use onto a map of the district. The visitor chooses a card, turns it over, and if they answer the question correctly, they win a prize
- b. Volunteers
 - i. Max to print the map
 - ii. Esteban, Suki to write questions (about 25)
 - iii. Joshua, Hector, Nichola, and John volunteer for shifts at the stand
 - iv. Theresa to choose prizes

3. Kingsboro Psychiatric Final Environmental Impact Statement released in Mar

- a. Vital Brooklyn development will consist of rebuilding the 364 bed men's homeless shelter, 4 new buildings for supportive and general low-income housing, 1 building for senior housing, and 2 buildings for affordable homeownership, in addition to community facilities for SEIU healthcare workers union, youth ballet studio, CAMBA offices, supermarket, 2.16 acres public open space and social services for residents.
- b. FEIS identifies significant impacts
 - i. Traffic congestion from additional buses can be partially mitigated by changing traffic signal timing

- ii. Shortage of 99 parking spaces, even after changes to the original design that added 46 parking spaces
 - iii. Loss of historic hospital buildings will be mitigated by adding signage pointing out historic buildings.
- c. FEIS does not address resident concerns including neighborhood security, traffic congestion on Winthrop Street, which is narrow and already congested due to loading zones from the supermarket, relocation of the men's shelter to be in front of houses on Winthrop, fair share/over saturation of supportive housing and social services in this area. (Rod, Cheryl)
- d. Rod to bring information to the next committee meeting regarding comptrollers fair share audit of DHS and DSS placement of residential beds by district.
- e. The design of the open space, which is public, doesn't appear to address resident concerns about security; initially, Breaking Ground promised private open space for shelter residents, but that turned out to be only a small rooftop space. (Suki)
- f. Would it help to learn more about social services for the residents? (Joshua)
- g. Residents weren't given notice about the FEIS and opportunity to comment before the ESD directors' hearing and final approval; no date on the copy of the FEIS sent to us (Jay)
 - i. **Resolution: Office to write a letter to Empire State Development corporation to request the exact date of the FEIS and express concern that CB9 was not notified and that residents did not have the opportunity to comment before the date of the Mar 27 directors meeting when the FEIS was approved; requesting that any vote by the ESD directors on the Kingsboro FEIS be nullified and residents be given an additional 30 days to comment before a final vote.**
 - ii. **Vote – All in Favor, 0 opposed**
- 4. **Kingsbrook Jewish** possible sale for development of additional state-owned land south of the Kingsbrook Estates senior housing project, including an actively used synagogue (Jay)
 - a. **Resolution: Office to write a letter to AG Letitia James and Comptroller Tom DiNapoli, who are required to approve the sale of state-owned land, to request information on One Brooklyn's request to sell state-owned land on the Kingsbrook campus south of the Kingsbrook Estates development and information on any proposed future development.**
 - b. **Vote – All in Favor, none opposed**
- 5. **Proposed Additions to Zoning Framework**
 - a. Joshua's proposals
 - i. Require deep affordability with zoning changes for new development
 - ii. prioritizing public and non-profit owned land for 100%, long term affordable housing with AMI at or below 50% that is contextual to the blocks where they are located
 - iii. requiring tenant protection as part of any new development
 - iv. Nichola – The zoning shouldn't affect whether they can build 100% affordable on city-owned land
 - v. Rod – How do you get commitments to affordability
 - vi. Joshua – not sure but the principles are laying out a vision of what we want and how we assess a zoning application that comes before us.
 - vii. Hector – we asked for this with the Armory, which was city-owned land, but then they turned around and did something else, it happened a million times

- viii. Rod – Yes, this also happened with Atlantic Yards. There must be a monetary incentive to build 100% affordable, not just zoning
 - ix. Theresa – there was a presentation by a non-profit housing developer
 - x. Suki – all the 100% low-income affordable housing needs to be subsidized so it's largely a non-zoning conversation, and that's why it was sponsored by the housing committee. The video is available on CB9's YouTube channel for people to watch.
 - 1. We need the housing committee to weigh in on district housing needs and priorities.
 - 2. We should go over the existing zoning tools in the code – MIH, City of Yes VIH, waiver provisions for senior affordable housing and supportive housing
 - 3. Map the public and religious sites where this housing could be built. The remaining significant public sites (the hospital campuses and NYCHA), plus some large church owned sites, are at the southeastern end of the district, where VB is already building thousands of units of low-income/supportive so there are concentration issues.
 - xi. Max – it would be helpful to have more specifics on AMI levels and height. I would be fine with greater height if there was greater affordability.
 - xii. What about non housing uses for public land, e.g. industrial or health – our elected officials said no to closing SUNY Downstate after we had already used a lot of the hospital public land for affordable housing - Suki
 - b. Zoning For tenant protections (Esteban)
 - i. Anti-harassment zone - within a certain blocks the income limits to receive free tenant legal services are raised to 200% of federal poverty level
 - ii. CB8 created a non-profit for the board to negotiate directly with a developer and enforce community benefits that are negotiated
 - iii. DCP promises on zoning for the AAMUP plan weren't kept – they are using Option 1 instead of Option 3, the light manufacturing zone wasn't implemented. CB8 gave conditional approval, and BP backed them, but since they didn't get their conditions, they are now voting to disapprove the plan
 - iv. Neighboring land is exponentially increasing in value because of the rezoning of one site; the amount of subsidy needed to make a development affordable increases with every development.
 - v. We should include more specifics about the \$ amount of legal help
 - c. Suki's Proposals
 - i. Environmental Impact analysis – we're not getting a cumulative analysis of impacts from site-by-site rezonings or as of right development. In total, we have built and are likely to build as many units as some rezonings were projecting – for example, AAMUP projects around 3500-4000 units
 - ii. Fair Share
 - iii. Consensus to table until next meeting to give more time for discussion.
6. **73-99 Empire** update – Andre from CM Hudson's office emailed to tell the committee that councilmembers Joseph and Hudson met with the developer and raised continuing CB9 concerns, including shadows on nearby open spaces/neighboring buildings and the need for low-income affordability. The developer said they would work on this and get back. **City Council zoning subcommittee hearing April 23**