

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

**ULURP/Land Use Committee Meeting Minutes**  
**October 21, 2025**

**Attendance (Board Members):** Suwen Cheong; Joshua Thomas Serrano; Theresa Westerdahl, Max Davidson, Benny Rosenberger

**Attendance (Community Resident Members)** Nichola Cox; Cheryl Bernard; Jannice Grannum,

**Absent (Board Members)** None

**Absent (Committee Resident Members)** Hector Robertson, Esteban Giron

**Guests:** Isaiah Pecou; Felice Robertson; Aprille Russell; Abigail Timm

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

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**1. Approval of June and September minutes**

- a. Minutes approved by common consent as amended.
- b. Member Grannum abstaining from vote on June 2025 minutes.

**2. Discussion of FY 2027 District Needs Statement**

- a. Land Use has been combined with housing as a category in the past. We should try to establish our own separate areas of concern: Zoning/Comprehensive Planning. District Needs statement is important because when developers submit environmental review as part of rezoning application, our district needs statement is cited as support for projects – Chair Cheong
- b. Is district needs statement just about asking for money for services/capital projects or is it about a statement of visions and priorities?
- c. Why do newer priorities end up at the bottom of the list and priorities from several years ago keep getting rolled over as top priorities? This shouldn't be the case
- d. We should ask for \$ to hire an independent planner who could help the district with a zoning assessment or other planning needs. The councilmember said that other districts approach her with a proactive plan, and our district is the only one that doesn't – April
  - i. We don't want any kind of plan or study – Nichola
  - ii. Tom Angotti did a study of Empire Boulevard many years ago – Theresa
  - iii. Since HPD is set to release the Fair Housing Framework next year, we should try to get ahead of the game – Max

- e. Community engagement is the key in any type of planning exercise – Jannice
  - i. Money could be used to mail out surveys – a lot of committees have struggled with how to make sure feedback is coming from within CB9 when surveys are online – Chair Cheong.
  - ii. We need professional expertise to help formulate questions, so they are not biased -Joshua
- f. New development should prioritize voucher holders for affordable housing – Joshua.
  - i. It's very difficult to find apartments for voucher holders – a lot of landlords won't accept them – Abigail
  - ii. It's against the law to discriminate against voucher holders, but affordable housing is currently awarded by lottery in new construction. Should we discriminate against low-income tenants with non-voucher sources of income? Shouldn't vouchers be a housing committee discussion since they mostly cover existing apartments as well as just new development? – Chair Cheong
- g. We need contextual rezoning, so we don't get 13 story towers on blocks of 2 story homes like what is happening on Maple Street – Benny
  - i. Contextual rezoning would open the floodgates – Cheryl
  - ii. We don't want towers on our block, but we don't want any type of rezoning – Theresa
  - iii. The city will never downzone us – if you ask for contextual rezoning you end up with upzoning. Look at what happened to CB8 with the Atlantic Avenue rezoning - Nichola
  - iv. Atlantic Avenue wasn't a request for contextual zoning or downzoning. The community board requested a big upzoning from an M1 manufacturing zone with a 1 FAR to a mixed used zone with a 5 FAR. They got more upzoning and less manufacturing than they wanted – Chair Cheong
  - v. Communities that requested mostly contextual zoning under the DeBlasio administration simply didn't get any rezoning at all and as of right development continued – East Flatbush, Bushwick. – Chair Cheong
- h. Motion: To submit the following as a land use priority: Request money for community board to hire an independent planner to help with a zoning plan – 4 in favor, 4 opposed.
- i. Motion: To submit the following as a land use priority: Request expanded capacity for community engagement for all board committees to better determine resident priorities – all in favor, 0 abstaining
- j. Motion: To submit the following as a land use priority: Request land use plan aligned with Community Board 9 2025 Zoning Framework priorities and other committees' priorities that affect land use – 6 in favor, 2 opposed.

- k. Motion: To submit the following as a land use priority: Ensure that any developer building new housing accept voucher holders for affordable housing apartments - 5 in favor, 3 opposed
  - l. Motion: To submit the following as a land use priority: Contextual rezoning – 2 in favor, 1 abstain, 5 opposed
3. Discussion of old business
- a. Recap of Charter Revision Townhall
    - i. How come council members didn't attend? This is about them and their jobs and their power.
    - ii. We need better AV setups for hybrid – mikes, cameras that can produce clear image not just an iPhone or iPad. Money for this should be a district priority
  - b. 962-972 Franklin Avenue site has also been flipped to another developer after the rezoning
    - i. Will they have to maintain their commitments on the height and size of the building to avoid shadows on the Botanic Gardens
    - ii. Yes – the solar plane was built into the zoning text amendment. The new developer must comply with the new zoning.
    - iii. As long as the new developer has to keep the promises made by the old developer, why is it a concern for people that this site and the 73-99 empire site were flipped for a profit before original developer built anything?
      - 1. This is money that could have gone into community benefits and or it shows that such a large upzoning was not needed to achieve the level of affordability and community benefits that were secured. It wasn't the best deal that could have been made.