

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

**ULURP/Land Use Committee Meeting Minutes**  
**December 4, 2025**

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

**Attendance (Community Resident Members)** Nichola Cox, Cheryl Bernard, Esteban Giron

**Absent (Board Members)** Joshua Thomas Serrano

**Absent (Committee Resident Members)** Hector Robertson, Janice Grannum

**Guests:** Adam Cusner; David Kahanov; Shalom Liberow; Dina Lipskier; Isaiah Pecou; Nosson Losh Dina Plotkin; Yisroel Selwyn; Alexander Tubis; Klonimos Weinfeld

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

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**1. Public Hearing: 350 Troy Avenue Yeshiva Beis Chaya Mushka (YBCM) BSA  
Expansion Application**

- a. Summary of BSA request by Chair Cheong and Rabbi Plotkin, head of YBCM
  - i. YBCM seeks permission to expand an existing building for a private girls school and daycare
  - ii. Current Zoning: R4, Current Building Size: 3.0 FAR, after previous variance granted in 2005
  - iii. Proposed New Building Size: 6.0 FAR, 85 ft tall (6 stories; top floor for gym and auditorium will have double height ceiling), rooftop play area
  - iv. The school would like to accommodate 900 students up from 500, based on projected population growth in community. There is currently a waitlist for new students, no gym, some rooms are doubling as lunch and classroom facilities, and some grades have been combined in one classroom due to lack of space. They would like to add grades 9-12 education.
  - v. Surrounding land uses include a 6-story apartment building next door on Carroll Street, a commercial building across the street, a 4-story apartment building immediately behind the girls schools on President Street and 2 story homes on President Street. Other schools in the area are between 50-65 ft. tall but have significantly larger sites.
- b. Public Testimony – neighbors on 1500 block of Carroll Street and parents of YCBM students. All emphasized the unique quality of the education their children

received at this school, the need for more physical space to allow neuro divergent children a better learning environment, and so students would not have to be on a waitlist and that the school has always been a good neighbor in terms of cleanliness and noise.

- i. Klonimos Weinfeld – in support
- ii. Yisroel Selwyn – in support
- iii. Alexander Tubis – in support
- iv. David Kahanov – in support
- v. Dina Plotkin – in support
- vi. Shalom Liberow – in support
- vii. Dina Lipskier – in support
- viii. Nosson Losh – in support

**2. Committee Recommendation and Vote on 350 Troy Avenue BSA Variance**

- a. Major issues of concern in September were community outreach to neighbors and construction safety plan since work would be taking place while the school was still in use.
  - i. YBCM has done a good job with community outreach, flyering neighboring apartment buildings to invite feedback as well as bringing neighbors to the meeting to testify and sign a petition
  - ii. YBCM has submitted a construction safety plan
  - iii. Both community outreach materials and construction safety plan are attached to CB9’s recommendation
  - iv. Committee is satisfied as to the community need for expansion and expects the professionals at BSA to review the construction safety plans. There has been no negative community feedback regarding the size of the new building or potential increased noise or traffic on the block.

**b. Vote: 7 in favor, 0 abstaining, 0 opposed.**

**3. Approval of November minutes**

**a. 6 in favor, 1 opposed, 0 abstaining**

**4. Discussion of Section 197(c) (10) and (11) – ULURP procedures for acquisition of land by city and sale of city owned land. Questions from committee:**

- a. when the city acquires private land, what is considered to be a “public purpose”? How many people does it have to serve?
- b. When there is a notice to owners of a proceeding by the city to acquire property is that the same thing as “eminent domain”? What rights do owners have?
- c. What types of property CANNOT be sold and are there ways they get sold anyway? (i.e. public parks, public street plazas).
- d. Why do the procedures for sale of city land generally require appraisals, but not the procedures for purchase by the city of private land? How does the city make sure they’re using public money wisely?
- e. Since default procedure for sale of city land requires sale by public auction or sealed bids at “the highest possible market price”, how come EDC can issue RFPs

for city owned land that allow discretion to choose developers/buyers based on a variety of non-price based criteria?

5. Discussion of Prospect Park Ocean/Flatbush/Empire MTA lot residential RFP
  - a. MTA is currently using a large lot at the north end of Ocean/Flatbush for employee parking. It includes station entrances and some storage/admin buildings.
  - b. NYC Economic Development Corporation issued an RFP as of Nov 24, requesting proposals to build mixed income housing with ground floor retail and station improvements on this site. Only part of this site may be used for the new development. It is a sensitive location that could impact Prospect Park.
  - c. Does NYC EDC currently own the site? Do they have the authority to dispose of the site by RFP?
    - i. EDC does these RFP's all the time
    - ii. The letter from EDC cites Executive Order 43 from Mayor Adams, forming a Housing Task Force and directing city agencies to identify land in their portfolios suitable for building housing without disrupting essential services.
  - d. Why does the RFP say that public subsidies should not be used for housing?
  - e. In our experience, developers do not want to build true affordable housing this close to Prospect Park. We'll end up with a big tower and a lot of luxury units and few affordable units. If it is going to be residential it should be 100% affordable since it is public land.
  - f. The RFP states that support for the MTA is a goal, maybe that's why they don't want to use public subsidies.
  - g. Why bring this so close to the end of the current mayoral administration? We should wait until the new administration has a chance to look at this.
  - h. What can actually be built on this site given that subway tracks are running directly underneath?
  - i. Where did the RFP terms come from? It is not clear that it responds to CB9's needs and requests.
  - j. We should use this site for a community center and multi-level bike parking
  - k. **Motion to have office send a letter to NYC EDC, cc Mamdani transition team, to ask them to pause the RFP until the new administration takes office and there is more time for community engagement to shape the RFP. 7 in favor, 0 opposed, 0 abstaining.**