

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

**ULURP/Land Use Committee Meeting Minutes**  
November 12, 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, Esteban Giron

**Absent (Board Members):** None

**Absent (Committee Resident Members):** Hector Robertson

**Guests:** Rod Herbert

**CB9 Staff:** Allison Henry, Community Associate

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**1. Approval of October minutes**

- a. Minutes approved by common consent as amended.

**2. Old Business - Updates**

- a. 73-99 Empire – In October Alicia Boyd and Lashaun Ellis filed a lawsuit against the Department of City Planning and the City Council for failing to conduct a full Environmental Impact Statement before approving the rezoning. A temporary restraining order was granted through November.
- b. The ballot measures changing ULURP through the city charter have passed.
  - i. While the community board will continue to have an advisory only recommendation, in many cases we will be the last line of defense for the community as the local council person will not be able to negotiate.
  - ii. CB9 is not expected to be on the affordable housing fast track list for the upcoming period starting in 2026 and looking back 5 years.
    - 1. What happens if a community approved a sufficient number of units via rezoning but those units don't get built since it is up to private developers and we don't control their actions?
    - 2. We will need to continue to monitor these numbers going forward
  - iii. CB9 could see approvals of more market rate development if the city planning commission allows it. We will still have a public hearing and we can still make our views known.
  - iv. The actual rules for how the ballot proposals will be implemented have not been written yet

1. This is why we were concerned that the public could not know what they were voting on.
    2. Agency rule making requires a public hearing and we need to weigh in
  3. Discussion of community engagement strategies for our committee
    - a. Lessons learned from outreach to neighbors about ballot proposals
      - i. Street/door to door canvassing - You don't get a lot of time to talk to most people – maybe 30 seconds. Difficult to summarize ULURP and zoning in that time.
      - ii. Talking about whether development is affordable is accessible – “affordable to who”? There is a lot of confusion around what AMI means. We should not use the term “affordable housing” as its often deceptive, come up with new terminology. Is it a place where your neighbor can afford to live?
      - iii. A lot of people feel hopeless that political/civic engagement can make a difference or that politicians will do anything about development – they see developers as doing whatever they want.
        1. There isn't a widespread understanding of what community boards do and what is the nature of our influence. Even board members struggle with how to use our “advisory” power.
        2. That's why homeowners should get a direct say/veto power over developments near them.
      - iv. The community board office should send out more land-use related information to residents on a regular basis
        1. Twice yearly newsletter by mail
        2. Track property sales and new building and Alt 1 permits in CB9
      - v. Townhall/workshop might be a better setting to educate the public about land use – reach out to a smaller number of highly engaged people.
        1. Flyering door to door for ballot proposal townhall didn't produce a high rate of turnout.
        2. Outreach to block associations/tenant associations might be more effective
        3. CUP books on zoning and affordable housing were helpful and had suggestions for conducting workshops
        4. Plan townhall for late spring – April?
  4. Discussion of Zoning Resolution statements of Intent and aspects of this we haven't discussed before, including community facility zoning and protection of city's tax revenues. Presentation by Chair Cheong
  5. Election of Vice Chair
    - a. Theresa Westerdahl is elected by common consent.