

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

**ULURP/Land Use Committee Meeting Minutes**  
**September 9, 2025**

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

**Attendance (Community Resident Members)** Cheryl Bernard; Nichola Cox; Esteban Giron Jannice Grannum; Hector Robertson

**Absent (Board Members)** None

**Absent (Committee Resident Members)** None

Guests: Naomi Baptiste; Isata Bol; Alicia Boyd; Maurice Freidman, PE; Lynn Friedman; Maria Hardy; Rod Herbert; Isaiah Pecou' Felice Robertson; Aprille Russell; Hannah West

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

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**1. 350 Troy Avenue Variance Presentation**

- a. Congregation Yeshiva Beis Chaya Mushka seeks permission to expand an existing building for a private girls school and daycare
  - i. Current Zoning: R4
  - ii. 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
- b. The school would like to accommodate more students. 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.
- c. 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.

**2. 350 Troy Avenue Q&A**

- a. **Q:** How will the school ensure student safety during construction of the additional floors on top of the school **A:** We intend to do most of the work during the summer when the students are out of school. The columns for the original building were designed to support a larger structure than the present building

- b. **Q:** Have you reached out to the community, especially those living in and owning neighboring properties? **A:** We are required to notify all residents within 400 ft. or the plans. They will have the opportunity to testify at the BSA public hearing **Q:** Will you engage them beyond the required letters – for example by holding a community meeting or block association meetings? **A:** We are willing to work with CB9 to facilitate more community outreach
- c. **Q:** If the demand for school spots has been steadily increasing, you already have one variance, at what point will the requests for expansion stop? Why not construct a new building – there is a vacant lot across the street. **A:** We will stop expanding the current building after this. Our goal is to get to 1 classroom/26 students per K-12 grade plus the preschool/daycare. We've been trying to get the Verizon building across the street. We would consider using that for expansion instead if that was an option but so far, they're not selling.
- d. **Q:** Is there a traffic management plan because adding hundreds of students will increase the number of school buses and cars and a couple of double-parked buses during drop off and pick up could stop all traffic on Troy Ave **A:** We did a traffic analysis as part of the required CEQR for a variance. We have staggered bus pickups and drop-offs for the different grades to prevent traffic jams. Most of the students are walking to school as they come from the surrounding neighborhood.
- e. **Q:** Do you have a hearing date yet with the BSA? **A:** No, not yet
- f. **Follow-up: Committee will vote and make a recommendation after receiving community feedback. Office to please stay in touch with applicants and forward results of any community feedback, disseminate notices of meetings to community etc. Esteban volunteers to work with applicants on door knocking for nearby tenants.**

### 3. Committee Updates/Old Business

#### a. Charter Revision Ballot Amendments

- i. Mayors Charter Revision Commission recommended 3 ballot proposals that significantly change the ULURP process
- ii. City Council asked the Board of Elections not to certify the amendments because, as written, they don't make it clear that they seek to "remove the only democratically elected entity with voting power in the land-use process" which "undermines New Yorkers' ability to secure more affordable housing and investments for their neighborhoods."
- iii. The Board of Elections has certified the amendments as of Sep 11.
- iv. Community Board 9 will need to help educate voters about the full implications of the amendments
  - 1. There are hundreds of pages of zoning code changes associated with ballot amendments that are only a few lines long. Do we really know what we're voting for?
  - 2. We can't take an official position for or against, but we can educate voters.

**3. Motion: To hold a public forum to educate voters about the ballot amendments on Sep 29,30 or Oct 9. The forum may include zoning experts. We should also reach out to our city council members.**

**Vote: 8 in favor, 1 against, 0 abstaining.**

**b. 73-99 Empire Boulevard**

- i. After rezoning passed by city council from c8-2/R6 to R8A/C4-4D MIH, with 20% required affordable housing at 40% AMI, the original developer/owner flipped the site to a new developer for more than double the original price
- ii. We keep seeing this happening over and over again with rezonings. Developers can't be trusted to honor their rezoning commitments.
- iii. If there was enough profit in this for two developers, they didn't need such a big upzoning to build the required affordable housing.

**c. Public Comments**

- i. We are homeowners and we are still fighting over a thousand units of housing that are going up in East Flatbush as part of Vital Brooklyn, with no parking and all supportive housing for mentally ill and chemically addicted. We have asked the Attorney General for a public impact hearing (Cheryl Bernard)
- ii. I live next to the 341 Troy Avenue site where there is still no new housing being built, we've been talking about this for 3 years since they asked for a variance extension. Now there is a big tent erected on the vacant lot with trucks coming and going, we don't know what they are doing (Naomy)
- iii. My autistic child has to take a bus out of school district 17 to find an appropriate program for his needs. We don't have these programs in the district (Naomy)
- iv. There is a 12-story tower going up on the grounds of St. Francis of Assisi church on Maple between Nostrand and New York. Its taller than anything else in the area which are 2 story houses. What can we do? (Hannah)
  1. This is part of the new state historic register district. SHPO should review (Suki)