

BROOKLYN COMMUNITY BOARD 9

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Member-at-Large



TO: Fred Baptiste, (Ex-Officio); Cheryl Bernard, Committee Resident Committee; Nichola Cox, Resident Committee Member; Max Davidson, CB9 Board Member; Esteban Giron, Resident Committee Member; Janice Grannum, Resident Member; Amy Lin, Resident Member; Marc Mann, Resident Member; Hector Robertson, Resident Member; Binyomin Rosenberger, CB9 Board Member; Joshua Thomas-Serrano, CB9 Board Member; Theresa Westerdahl, CB9 Board Member

FROM: Suki Cheong, Committee Chair

RE: ULURP/Land Use Committee Meeting

DATE: Monday, May 11, 2026

The meeting of the ULURP/Land Use Committee has been scheduled as follows:

DATE: Monday, May 18, 2026

TIME: 7:00 pm

PLACE: 890 Nostrand Avenue
Brooklyn, New York 11225
Livestreamed on CB9 YouTube Page:

<http://www.youtube.com/@brooklyncommunityboard9>

AGENDA

1. Meeting Call to Order – 7:00-7:05
2. Approval of April minutes – 7:05-7:10
3. Virtual Presentation – 600 Utica Avenue 7:10-7:25
4. Q&A – 600 Utica Avenue 7:30-8:15
5. Charter Revision ELURP Recommendations – 8:15-8:30
6. Zoning Framework Update Discussion – Fair Share and Cumulative Environmental Review – 8:30-8:45
7. Townhall Update – 8:45-9:00

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

**ULURP/Land Use Committee Meeting Minutes
April 14, 2026**

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

Attendance (Community Resident Members) Nichola Cox, Cheryl Bernard, Hector Robertson, Janice Grannum, Amy Lin, Cheryl Sealey, Esteban Giron

Absent (Board Members) None

Absent (Committee Resident Members) Marc Mann

Guests: Eve Chavi Cohen; Golda G.; Rod Herbert; Isaiah Pecou; Cheryl Sealey; Victor Richardson

CB9 Staff: Mia N. Hilton, Assistant District Manager

1. March meeting minutes approved by common consent with amendments (see attached)
2. Committee Updates
 - a. 73-99 Empire – environmental lawsuit and DEC public comment period on brownfield cleanup continues.
 - i. Sites where more than 20k cubic sf of earth are being disturbed or more than 5k sf of impervious surface being created require a stormwater protection plan for building permits.
 - ii. DEC documents state that level of contaminants in soil not a danger to public health (Max)
 - iii. Environmental analysis should be questioned because it is performed by the developer's consultant (Rod)
 - b. City planning held public hearing on Affordable Housing Fast Track
3. ELURP Rulemaking
 - a. Rulemaking to implement ballot amendment 3 and new Charter Section 197-e
 - b. Will impact our district greatly because it allows upzonings in non-contextually zoned areas without ULURP
 - c. Also allows significant upzonings without ULURP in low density districts
 - d. Not clear what guidelines or safeguards will be imposed – will upzonings require affordable housing?

NYS Gen Municipal Law 72(h) requires the Mayor to notify the City Council who then has 60 days to disapprove of the sale. CB9 was not notified of the sale or the city council right to disapprove. (Jay, Cheryl) **Vote: 10 in favor, 2 opposed.**

6. **ULURP Townhalls**

- a. First week of June for second town hall in eastern half of district. Possible locations include PS 221, Wingate high, SUNY Downstate, Brooklyn Children's museum
- b. Theresa to submit list of food and drink requests including kosher food. Dante has to order in advance from city approved vendors
- c. BBG classroom for May 4 is approved. Smaller capacity – holds about 25 people. More can join on zoom

7. Need for home expansions in northeast Crown Heights

- a. Many homes have R2 zoning, but they are larger than the existing zoning. They can't expand their homes, and they want to their adult kids/older parents to live with them. Zoning is inconsistent from block to block – some blocks with the same type of houses have R6 zoning, some R2 or R4. (Chavi)
- b. Only President Street should have the R2 zoning because they have detached homes (Ahron)
- c. A lot of people would come to a townhall to discuss these issues (Chavi)
- d. If all the houses could add a floor or add a room at the back, is that enough to accommodate population growth in the community in the next ten years? (Suki)

8. 1550 Bedford avenue

- a. Online Shadow tool allows you to create a building shape on the map and predict the shadows on surrounding blocks at a certain date and time.
- b. Proposed building would shadow the eastern parkway malls which function as a park/green space for the neighborhood.

9. Adjournment

4604

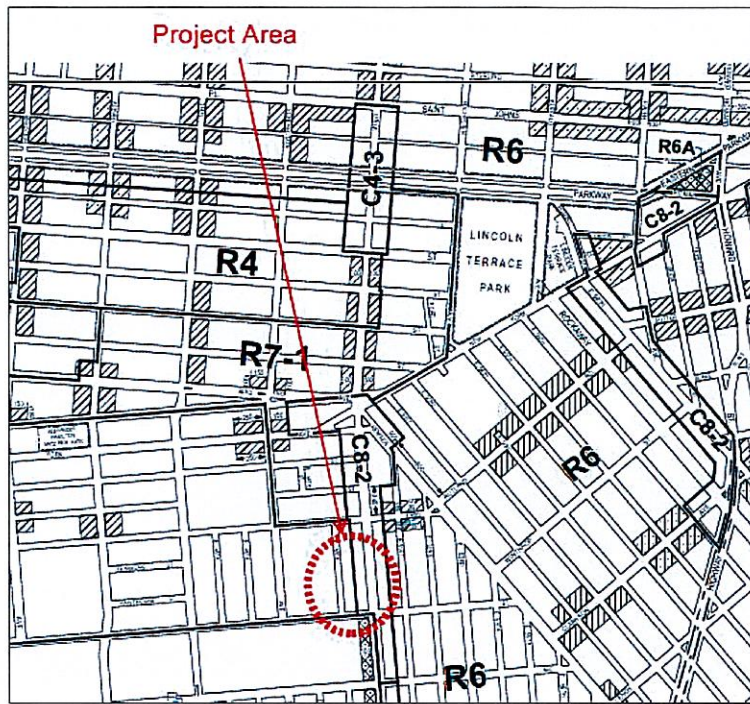
UTICA AVE

RUTLAND RD

WINTHROP ST

4602

- Approximately 17,000 sq. ft. lot
- Improved with an approximate 4,000 sq. ft. hardware store and lumber yard.



Located primarily within a C8-2 Commercial District with a small portion located within an R6 Residence District



The Development Site



New construction at 548 Utica Ave. just north of the Development Site

