

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?

4. 600 Utica Avenue Rezoning
 - a. Developer has not submitted application to city planning yet – still in early stages. We expect to see them at May meeting
 - b. Proposal to rezone from R6/C8-2 to R7X MIH with C2-3 ground floor commercial overlay. 90 units, 23 affordable.
 - c. Committee and community comments
 - i. Utica Avenue is a wide street but there are small 2 story homes behind the site on East 49th (Suki)
 - ii. Buildings shouldn't be taller than 7 stories (Cheryl)
 - iii. We don't have an overall look at all the development happening in the neighborhood – the old Mike's diner just applied for a demolition permit. Utica Crescent is a 15-story building. We're getting a lot of housing and supportive housing. We're getting dumped on (Rod)
 - iv. There should be more consideration of homeownership in developments because that anchors a neighborhood (Rod)
 - v. We're fine with a mixed community facility and commercial development in the C8-2 zone – a hotel or medical facility could bring jobs. We have enough housing (Ahron)
 - vi. We have a lot of former industrial sites in the area that turned into housing. This means we are losing jobs. We need economic development to help those in supportive housing move on and move up (Rod)
 - vii. People rarely leave supportive housing. Local organizations should have a partnership with supportive housing to connect them with jobs and services (Mordy)
 - viii. Economic development is important for this area and could be part of a broader comprehensive plan. Zoning can permit various uses and control the size of buildings but can't always make things happen – there also needs to be funding and outreach to the right parties, we should involve other committees (Suki)
 - ix. We want a balance between commercial and residential because there is a need for both, but we can't predict when there might be too much of either. We should insist on more parking if we're increasing housing (Mordy)
 - x. C2 and C4-4A allows owner the option of a combination of commercial and residential, or all commercial or all residential. (Suki)
 - xi. All our houses get flooded whenever there is a major rainfall. I live on East 45th. We're getting all these new buildings and no new sewers (Meir)
 - xii. 600 Utica is in CM Darlene Mealey's district. We should reach out to her and invite them to the next meeting (Max)
5. **Motion to request CB9 to write to city council to request clarification as to whether they were notified of the sale of 681 Clarkson**, the Kingsboro Psychiatric Vital Brooklyn Lot from the city to the state via a waiver of the deed restriction stating that if the property ceased being used for hospital purposes, then it reverts to NYC ownership.

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