

**Community Board 9**  
**890 Nostrand Avenue**  
**Brooklyn, NY 11225**  
**Minutes of the Land Use / ULURP Committee Meeting**  
**January 4, 2020**

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**Attendance**

Committee Members Present:

Stuart Balberg, CB9  
Warren Burke, CB9  
Suwen Cheong, Resident Community Member  
Nichola Cox, Resident Community Member  
Esteban Giron, Resident Community Member  
Nolan Levenson, CB9  
Patricia Moses, Chairperson

Committee Members Absent:

Rabbi Chanina Sperlin, CB9

Guests:

Fred Baptiste, CB9 Chair  
Amy Pinkerton, CB9  
Alicia Boyd, Resident  
Nick Smith, Resident  
Faith Meixwell, Resident  
Jonathan Marable, Majority Leader Laurie A. Cumbo  
Tasha Young, Majority Leader Laurie A. Cumbo

Community Board Staff: Khalid Nixon

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1. 7:12pm - Chair Moses convened the meeting and asked all present to introduce themselves.
2. Status Updates
  - a. 961 Carroll St; 40 & 54 Crown Street
    - i. Alicia Boyd provided an update on the Temporary Restraining Order. Stay was upheld on 12/16/19 by Brooklyn Supreme Court. No construction or environmental work can proceed on the site.
    - ii. Next court date will be 1/21/20, which will be a bond hearing to determine what plaintiffs will need to post for the lawsuit to proceed.
    - iii. New owners of the property want to join the lawsuit
  - b. Protect Our Homes Event
    - i. Suwen Cheong provided information on the "Protect Our Homes" event on 1/11/20 sponsored by AG James, State Senator Myrie, and Assembly

Member Richardson. Event involves opening remarks by AG James followed by canvassing homeowners to better educate about deed theft and other deceptive practices that result in loss of their home.

- ii. Event is seeking additional volunteers to help. At time of meeting 2 CB9 members had volunteered.

### 3. New Business

- a. Letter received on 12/17/19 from Eric Palatnik, ESQ requesting a preliminary Meeting for 103 Empire Boulevard Proposed Zoning Map Amendment

- i. Chair Moses discussed letter received, indicating that the property owner was interested in adjusting the zoning. On 1/6/20 Chair Moses had a discussion with Mr. Palatnik that they weren't submitting for a rezoning and would not be making a presentation to the Community Board at this time.
- ii. Community members present at the meeting asked if they would be able to obtain copies of the letter. Chair Moses and Vice Chair Burke said that copies would be made available after the meeting. After further discussion, Chair Baptiste said that community members would have to submit an official request via FOIL to obtain a copy of the letter.
- iii. Suwen Cheong discussed historic preservation issues related to commercial properties. She would like to see the terra cotta material on 103 Empire Blvd preserved as part of the redevelopment of the property

- b. Open Discussion

- i. Chair Moses discussed broader issues with affordable housing development in the neighborhood. Income levels and rents are often too high for current residents. Would like to see the Community Board take a more proactive approach on this issue.
  - 1. General discussion about Area Median Income (AMI) measure and federal policy implications. Community member noted that Congresswoman Yvette Clarke currently has bill to exclude suburban counties from NYC AMI calculations
- ii. Community Member asked if there could be a community board liaison from the Department of City Planning (DCP) so that community members could be informed of all rezoning issues. Chair Moses and Chair Baptiste indicated that CB9 regularly communicates with DCP and the Department of Buildings (DOB) and is notified of any new actions taken. When information is received and available for distribution, the Community Board will hold meetings to have open discussion about any relevant issues.
- iii. Tasha Young from Councilmember Cumbo's office introduced herself and said that she would be a resource for any land use issues in CB9.
  - 1. Community members expressed concerns about previous discussions with Councilmember and her staff related to land use issues and rezoning

2. Esteban Giron asked that CB9 be included in spice factory and other land use conversations on a regular basis. Asks that community members get similar access to councilmember as the developers and their lobbyists.
3. Nichola Cox discussed why some in CB9 have been against rezoning the neighborhood. Since the Community Board cannot negotiate with developers that build as of right, they do not want to allow for rezoning that would permit this as of right development that does not provide enough benefits to community members.
  - iv. Additional discussion about procedure for disclosing communications between outside parties and the community board. Chair Baptiste reiterated that the city charter and law indicate that any non-public information must be requested to the community board via FOIL.
4. Chair Moses announced that next meeting will be on February 3 at 7pm
5. Meeting adjourned at 8:17pm

Meeting minutes submitted by Nolan Levenson