

**Community Board 9  
890 Nostrand Avenue  
Brooklyn, NY 11225**

**Minutes of the  
Land Use Committee Meeting  
Tuesday, January 12, 2016**

**Attendance:**

Tom Thomas – resident member  
LaShaun Ellis – resident member  
Jay Sorid – resident member  
Lynn Quarles – resident member  
Demetrius Lawrence – CB9 Chairman  
Michael Liburd – Committee Chairperson

Ben Edwards – CB9  
Francisca Leopold – CB9  
Suki Cheong – resident member  
Warren Berke – CB9  
Tim Thomas – CB9  
Carmen Martinez – CB9

**Absent:**

Dr. Zorina Frederick – CB9 (excused)  
Mattijs Limberger – CB9 (excused)  
Riel Peerbooms – CB9 (excused)  
Joyce Stewart – resident member (excused)

Stuart Balberg – CB9  
Simone Bennett – CB9  
Maria Molina – CB9  
Hector Robertson – CB9

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Meeting called to order at 7:15PM

Before Chair Liburd started the agenda, committee member Lynn Quarles asked for a point of order to share a request from a resident. She stated that resident Alicia Boyd wanted to discuss why she was removed from "the committee". Considering the audience came to the meeting to participate in the agenda items, the chair responded that he would prefer to discuss this personal matter after the presentation, time permitting. Ms. Boyd refused, insisted that her individual issue be discussed immediately, and began explaining her position disregarding the Chair's request.

After hearing Ms. Boyd's complaint, it became clear that Ms. Boyd was referring to no longer participating on a subcommittee that was formed to analyze the ZQA/MIH text amendments. The Chair explained that she was not removed. Instead, the work of the subcommittee ended as the CB9's work preparing to vote on ZQA/MIH had ended in 2015. Other members of said subcommittee in attendance, Suki Cheong and Jay Sorid, acknowledged that a subcommittee was formed for this purpose

Ms. Boyd suggested that her work on the subcommittee entitles her to be on the Land Use committee. The Chair explained that was not the case and that she was not on and was never appointed to the Land Use committee.

Ms. Boyd continued to insist that she was intentionally removed and wanted to discuss it further. Committee member Lynn Quarles recommend it be discussed with CB9's Executive Committee. CB9 Chairperson Lawrence was in attendance and agreed. This discussion, of a non-agenda item, lasted approximately forty minutes of a scheduled ninety minute meeting.

Stating that time was lost on an unplanned non-agenda item, Chair Liburd suggested the committee table the scheduled recap discussion on ZQA/MIH and move directly to a presentation by Richard Bearak, Director of Land Use for the Brooklyn Borough President's Office, titled "Understanding Community District 9's Zoning Designations."

Regarding ZQA/MIH, Suki Cheong asked when the City Council would vote on the proposals and was told after City Planning likely in early spring. The timing needs to be confirmed. Chairman Lawrence stated that he was awaiting a draft of a letter from Board Member Fred Baptiste that would go to CB9's City Council members. Chair Liburd suggested that it might be more impactful for a joint letter to come from all of the City Council Member's community boards that voted down the proposals. This discussion lasted approximately five minutes.

Chair Liburd explained that the purpose of Mr. Bearak's presentation was to further inform the community on the various zoning designation and how they are currently applied throughout Community District 9.

Mr. Bearak presented approximately 75% of his work, answering questions along the way. Due to the time (approximately 9:20PM), the Chair asked Mr. Bearak to stop his presentation and complete it at a later date. Mr. Bearak presented for approximately eighty minutes.

The final portion of the meeting was dedicated to listening to two residents that live adjacent to 19 Clarkson, Brooklyn, NY. They explained that a developer purchased an attached row house and had plans to tear it down and replace it with an apartment building which maximizes the allowed zoning. Knowing that the purchaser could build "as of right," they were seeking guidance from the community board on what they could do to stop the process.

Resident Janine Nichols shared how residents on her block dealt with a similar situation. Mr. Bearak offered a similar story and also suggested trying to gain landmark status as a tool to stop the process. Many in the room acknowledged that all tactics were long shots, but necessary to pursue.

Chair Liburd stated that this type of development (tearing down row houses and building non contextual buildings as of right) was happening throughout the district, and that the community needed to address zoning as a tool to stop it in the future. Residents Janine Nichols and Alicia Boyd said that was the Chair's opinion and he agreed.

Chair Liburd closed the meeting by taking attendance/role.

Meeting adjourned at approximately 9:45PM.

**Respectfully Submitted,**

**Michael Liburd**  
**Land Use Chairperson**  
**January 19, 2016**