

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

**Notes from the ULURP Committee Meeting  
Monday, April 20, 2015**

**Attendance:**

Jacqueline Welch – CB9/ULURP  
Evelyn Williams – CB9/ULURP  
Laura Imperiale – CB9/ULURP  
Demetrius Lawrence – CB9/ULURP  
Fred Baptiste – CB9/ULURP  
Warren Berke – CB 9/ULURP

Simone Bennett – CB9/ULURP  
Jacob Goldstein – CB9/ULURP  
Ben Edwards – ULURP Chairperson  
Jamal Pollard – Hon. Eric Adams  
Jay Sorid – CD9 property owner/ULURP  
Edmund Fanning – CD9 resident/ULURP

---

Meeting called to order at 7:19 pm.

Numerous questions from A. Boyd and others regarding roll call, who is on the committee.

Ben Edwards: Call for order, roll call.

There is no quorum so item #1 on the agenda will be tabled until there is a quorum.

Fred Baptiste: We are in compliance and can discuss without quorum but can't vote.

A. Boyd: Document presentation affordable vs City Planning change and build high while not preserving, white communities down zoned, communities of color now up-zoned. Introduced Prof. Angotti of Hunter College head of Urban Planning

Professor Angotti was allotted 10 minutes.

Prof Angotti: 20 years at Hunter College and was a senior planner at City Planning; Brooklyn born, lives on other side of the park.

2 Things: Contextual zoning - prepared by a group of developers, contextual zones – based on home owners vs towers to protect neighborhoods was a good thing. Neighborhoods have changed largely communities of color. Money is coming from all over the world, valuable property should be protected; reduce square footage for senior housing. Allowing buildings to go higher, every square foot equals dollars. In the last 10 – 15 years, City Planning “turns engine on” up zone on wide avenues; protect side streets where developers are not interested. CPD will not listen; uniform land use review; land use review process is broken. Once CP approves even if city council members vote against. Community Board don't have a voice. Mayoral control.

Main point: beware of what you ask for. Ask for rezoning of a block or a street will take less time. Schools, healthcare facilities, zoning doesn't address other impacts. What one needs, let zoning be defined by the needs not the other way around.

Laura Imperiale: Will the Mayor's Plan override everything else?

Prof. Angotti: Community Boards have power to say no. They have used Community Boards to give people the impression they have a say.

Transit oriented development is a scam. Other scam: environmental impact analysis/study. A 4,000-5,000 page document – a disclosure document no action required.

Warren: 4 or 5 different groups requesting various types of zoning.

Prof. Angotti: CP is not a neutral 3rd planning; recommendation: work it out.

Question around introducing legislation around buying lots,

By asking for affordable we are in essence requesting height.

Resident: Based on what Prof. Angotti is saying we need to go after the Mayor.

Prof. Angotti: Affordable will never be more than 20%. LES Requested 50%, had very strong Community Board.

A. Boyd: Protect one area and throw another under the bus, take Empire out of the study. Don't let Empire be a part of it, do not include

Prof. Angotti: 140 Rezoning proposals under Bloomberg, all passed, CP prevailed.

Likely have already spoken to Empire land owners; make more dollars after rezoning.

Resident: Community has preconceived notion that CB has already made up its mind. CB's job to represent.

Maxine Barnes: If study moves forward we are dead in the water, affordability is a myth.

Secretary of Sullivan Ludlum Stoddard: Alicia brought Prof. Angotti, has committee done its homework? We should not hand over the community to City Planning.

Points of order questioned...

Ben Edwards: At this time there is still no quorum. Meeting was adjourned at 8:08 pm

Notes taken by Simone Bennett  
Submitted by Ben Edwards  
April 28, 2015