

**Brooklyn Community Board 17**  
**4112 Farragut Road, Brooklyn NY 11210**  
**Land Use/Re-Zoning Committee Meeting**  
**ONLINE**  
**December 4th, 2025**

**Call to Order:** Kwame Afreh called this meeting of the Land Use/Re-Zoning Committee Meeting to order at 7:35pm.

The Land Use committee focuses on community development, engagement & planning for zoning changes, affordable housing, budget matters, landmarks and historic preservation, and infrastructure improvements in the district.

**Chairperson's Report:**

- Welcomes everyone.
- The purpose of the land use committee is to advocate for responsible planning and development in accordance with the New York City charter.
- Recent citywide developments include the Long Island City neighborhood plan, which aims to deliver ~15,000 housing units, affordable housing and improve community infrastructure.
  - Red Flagged: how to projects of that size address community infrastructure
- Votes for City Charter Amendments for Housing Approval are live
- Gaming facilities recommended three proposals for advancement for final review stage to NYS Gaming Commission:
  - Resorts World Casino – Queens
  - Hard Rock Metropolitan Park by Citi Field
  - Bally's – Bronx
- Legislative Update: Bill for Short Term Rental Program
  - A new bill on short-term rentals proposes increasing permitted lodgers in one or two-family homes.
  - Chair Afreh will monitor and provide updates
- Received Notice of development coming to 1550 New York Ave between Farragut & Glenwood Roads: 23 Units, 5 Affordable Units.

**Presentation:**

*Dept. of City Planning | Alex Sommer, David Weissglass, Perris Straughter (City Council PLU), Tim Anderson (City Council PLU), Daniel Heredia (Councilmember Farah Louis)*

- Address concerns shared with Dept of City Planning to take a planning study in the area.
- Zoning hasn't changed since 1961
- City Council and Department of City Planning collaborate on a zoning study to address community concerns.

- Prioritize community engagement in the planning process to ensure diverse input and perspectives.
- The Steering Committee
  - Guide decision-making, formed collaboratively by council members' offices.
  - Roles and number of seats are still being developed
  - Interest in being part of the steering committee is directed to Councilmember office
  - Daniel Heredia will ensure that the selection criteria for the steering committee is communicated transparently to the community ahead of the next meeting.
- Discussed the ULURP process and its implications for community engagement and rezoning efforts.
  - Community engagement is crucial before entering the ULURP process to ensure consensus on development plans: Focus Groups, Community Visioning Workshops, Design Charettes, Surveys.
  - The planning process aims to establish community priorities and trade-offs before entering the ULURP phase.
- The planning study aims to create truly affordable housing and address overdevelopment issues in the district.
- Upcoming public events will facilitate community feedback and participation in shaping the neighborhood plan.
- CB 17 seeks representation and priorities distinct from city council and administration interests.
- Public Kickoff event at PS 1801 for public to comment on the neighborhood plan
- Acknowledges lack of response to advocacy and inclusion in the past.
  - Commitment from City Council & Department of City Planning to work with the community to address the many issues moving forward
  - Discussed concerns over meaningful engagement
- Discussed how ballot initiatives would affect the effort
- Emphasized collaboration with the Department of City Planning and the community in shaping land use plans.
- The planning process will consider the impacts of ongoing and future developments like IBX.
- The R6 district receives priority for zoning changes due to overdevelopment concerns in CB 17.
- Accountability & Responsibility for setting AMI in specific areas
  - The City can assess the level of AMI per neighborhood needs
  - Metrics for defining affordability will involve community input alongside federal guidelines like AMI.
  - Mandatory Inclusion Housing (MIH) provides options -- City Council determines which options make sense for the neighborhood and are available
- Call to urgently preserve and protect the homeowners in East Flatbush

- Discussed legal bounds regarding affordability and Community Board preference for new developments
- Acknowledged Environmental concerns, existing infrastructure challenges, including flooding, and the need for comprehensive planning to address them during the planning process.

### **Approval of Meeting Minutes:**

Committee votes to accept November minutes

### **Unfinished Business:**

- DeCostole or ConEd Substation
- Chair Afreh will follow up with the project manager for the Con Edison project. No correspondence from DeCostole office and provide updates.

### **New Business:**

- N/A

### **General Summary**

- Brooklyn Level Up has conducted extensive community work since WXY
- Community concerns include the impact of new developments on parking and infrastructure needs.
- The Department of City Planning is initiating a neighborhood planning study to address community concerns about overdevelopment and zoning issues.
- Community engagement is essential for gathering input on proposed developments and ensuring they meet local needs.
- Highlighted the importance of forming a steering committee to guide community engagement and decision-making.
- Addressed concerns about affordable housing metrics and the need for local input on definitions of affordability.
- City of Yes impact on East Flatbush, voting, opportunity to veto decisions the community is against
- Clarified that upcoming meetings will focus on gathering community input rather than presenting finalized plans or proposals.
- The community board has previously conducted extensive meetings and workshops with DCP on planning issues.
- Changes in zoning and local conditions necessitate a reevaluation of earlier proposals.
- Concerns about parking requirements and infrastructure need addressing in light of new developments.

- The importance of transparency in decision-making and engagement with local residents is emphasized throughout the discussion.
- Alex Sommer will prepare for the upcoming community meeting by gathering data on stormwater infrastructure and other community priorities.
- Allyson Martinez will advocate for the community board to consider hiring its own consultant for the planning process.
- Kwame Afreh will distribute any documentation or slide decks from the meeting to committee members and residents for review.

**ROLL CALL:**

**Present:**

Adele Bennett

Allyson Martinez Brooklyn Level Up

Ann H

Antoinette Smart

Ariana S

Brie D.

Carl Forbes Jr.

CK Price

David Weissglass

FARA ADM

Gena Watson

Hazel Martinez

Jay Sorid

Joan Alexander-Bakiriddin

Kwame Afreh

Lilieth Heron Robinson

Marjorie Silcott

Marguerite Vigliante

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Thomas Smith

Theresa Brereton

Valerie Booth

Alex Sommer (DCP)

Bianca Bryant (DCP)

Danielle DeCerbo City Planning

Daniel Heredia (CM Farah Louis)

Kerensa (DCP)

Lara Merida (DCP)

Perris Straughter, City Council PLU

Tim Anderson (Council PLU)

**Adjournment:**

Joan Bakiriddin: Makes a motion to adjourn the meeting

Theresa Brereton: Seconds the motion

**Meeting Adjourned at 9:22 PM.**