

Brooklyn Community Board 17
4112 Farragut Road, Brooklyn NY 11210
Land Use/Re-Zoning Committee Meeting
ONLINE
March 5th, 2026

Call to Order: Kwame Afreh called this meeting of the Land Use/Re-Zoning Committee Meeting to order at 7:40pm.

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.
- Expedited ULURP process, new process is in effect.
 - Reduces housing approval time from 7 months to 90 days, can fast-track housing.
- Constellation Project— scattered housing across the district.
 - Proposal approved for affordable housing: capping amounts & rules.
 - Received overwhelming approval, focusing on affordable housing without overpricing residents.
- Contextual Zoning of Neighborhood: No Updates provided— in DCP courtroom
- City Council's Preliminary Budget Hearing for FY27 scheduled for March 19th addressing funding priorities for housing and city planning agencies.
- Congresswoman Yvette Clarke meeting about funding and an open call for needs.
 - Attended by Committee Chair & District Manager CB17 with wants & needs relayed-- addressed affordable housing + flooding in area.
- Flyer from Councilmember Farah Louis' office for event at Shirley Chisolm Center

Presentation:

N/A

Approval of Meeting Minutes:

Committee votes to approve December minutes

- Allyson Martinez: makes a motion to accept the minutes
- Brie DaCosta: Seconds the motion

Unfinished Business:

- DeCostole Distributions: Slide deck and new drawings.
 - Supported with recommendations that were included in the project.
 - Proposed facility upgrade aims to contain environmental impacts near local school, enhancing air quality monitoring efforts.
 - Provided 2025 air & odor sampling, followed by newly conducted report.
 - Permit process has restarted for June 2026 date.
 - Current 2026 60-day review process is the time to include any suggestions
 - Facility Improvements: Original Proposed Plan vs. Updated Proposed Plan
 - 2025 Data Results vs. 2026 Data Results
 - Thoughts on Project Sentiment: Committee needs in mind, they should not continue to operate as they have.
- Glenwood Mason
 - Next steps on how to follow DeCostole fan installation to minimize dust & sand.
 - Supposed to enclose the space but only built a wall without not a roof
- Medical Facility on Nostrand & Farragut—moving forward, permits pulled with rendering available.
 - Parking needs addressed and committee to keep an eye on seeing how it progresses. No word from facility or their lawyers.
- New Building Sightings:
 - Church Ave + E. 58th Street
 - Albany Ave. & Linden Blvd
- City of Yes Initiatives are active; noticing of activity within the community such as leases not being renewed.
- Community Centers
 - Jumaane to possibly address original location of rec center again for something similar or equal.
 - Lotteries for youth programs, media lab and afterschool programs being utilized.
 - Restrictive on Saturday's: Pool is open swim after 10am, Center open to teenagers only after 4pm, etc.
 - Paying members do not want to be excluded during certain hours.

New Business:

- New community engagement event hosted by the MTA for the IBX.
- Allyson Martinez requests time to present a proposal for a resilience hub related to the IBX project to the committee and subsequently to the general board for support and resolution.
 - Joint transportation & land use committee event.

General Summary

- The committee advocates for responsible planning and development in the district.

- Noted that fluctuations in construction activity are affecting local businesses, leasing, and overall economic conditions, while ongoing projects continue to reshape the district's development landscape.
- Highlighted the need for strong community engagement and transparent communication, including proactive outreach during construction projects and the development of a community needs assessment to gather input and inform decision-making.
- Raised concerns about dust and potential health risks associated with the DeCostole facility, particularly in proximity to sensitive areas such as schools, underscoring the need for closer oversight.
- Kwame Afreh to explore funding for independent air quality testing and gather additional committee input to inform recommendations and next steps regarding facility improvements and monitoring.
- Kwame Afreh and Ms. Fraser encourages any additional community funding requests and will forward them accordingly.
- Link to the repository of information and reports related to the DeCostole facility will be shared for committee review.
- Allyson Martinez to draft a letter supporting the Costal facility enclosure project and ongoing monitoring efforts.
- Community discussions emphasized ongoing concerns about affordable housing and flooding issues in the district.
- Adele Bennett wants to coordinate with a knowledgeable committee member to attend upcoming DCP meetings together for support and shared expertise.
- Allyson Martinez to draft a letter to the council member to inquire about the members of the steering committee for the neighborhood plan.
- The recreation center is actively used, especially by teens, promoting positive community engagement.
- Current facility usage policies create confusion regarding access times for adults and teens on weekends.

Action Items

- Kwame Afreh to assist Allyson Martinez in scheduling a joint meeting between the Land Use and Transportation committees for the IBX project presentation.
- The committee should draft a letter to the Department of City Planning (DCP) to request inclusion in the neighborhood plan process, clarify the timeline and request engagement in the planning process.
- Kwame Afreh should follow up with the Department of City Planning (DCP) regarding updates on the contextual zoning inquiries and community engagement timeline.
- Follow up with DCP/CM to find out who is on the steering committee for community engagement.
- Ensure that a point of contact is established for direct complaints and monitoring reports related to the coastal project.

- Monitor and evaluate community engagement opportunities related to air quality education and programming at the nearby school.
- Consider seeking funding from a council member for independent air quality testing in relation to the coastal project.
- Follow up on questions about facility usage restrictions at the recreation center, particularly regarding Saturday hours for teenagers and adults.
- Allyson Martinez to present a deck for the community board to consider creating a resilience hub leveraged by the IBX project and seek a resolution of support.
- Schedule a joint transportation and land use committee meeting regarding the IBX project.

ROLL CALL:

Present:

Kwame Afreh
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Theresa Brereton

Steve Hemraj, Resident of East Flatbush

Adele Bennett

Brie D.

Ayanna G.

Jorge Tait

Pauline Barkin

Hazel Martinez

Marguerite Vigliante

Allyson Martinez

Ann H

Ariana S

CK Price

Antoinette Smart

Deica Johnson

Lilieth Heron Robinson

Gena Watson

COMMUNITY BOARD 17 - BROOKLYN

Community Board 17

Adjournment:

Gena Watson: Makes a motion to adjourn the meeting

CK Price: Seconds the motion

Meeting Adjourned at 8:43 PM.