

**Community Board 17
Land Use Committee
Meeting Minutes
January 5th, 2023**

Attendance

Kwame Afreh
Symone
Lilleth Heron Roison
Tamara Thomas
Adele Bennett
Allyson Martinez
James Lewis Electrical
Carol Reneau
C. Jonson
Marguerite Vigliante
Joan Erskine
Vanessa Quashie
Brie D

Daniel – CM Louis Office
Dr Dawes
Ann Hudson
Hazel Martinez
Mary Bell-Downes
Rachel Goodfriend
Wilson
Maxwell
Chris B
Pearlene Fields
JL James
Timothy Davis

Presenter: Darryl Hollon – BOC Network
Ryan Cagle – BOC Network

The January 2023 meeting of the Land Use Committee was called to order by the Chair of the Committee, Mr. Kwame Afreh. Mr. Afreh asked everyone to introduce themselves.

Approval of Meeting Minutes

Mr. Afreh made a motion to approve the December meeting minutes and Mr. Ozni Lewis second.

Chairperson's Report

- No new applications received
- There are some pending applications with Landmarks, they have not yet progressed to the Board.

- Thanks to Mr. Stein and Mary Gallagher for always sharing information on solicitations, the strategy is changing. Specific members of the community are being targeted.
- A funding request letter will be reviewed during the meeting. A draft was submitted for review and will be modified and adjusted accordingly. Will be voted on to present to the Executives.
- Will move forward with a community evening in the spring.
- DDC made a presentation at the December Public Hearing and General Board meeting. Seems everyone was pleased with the presentation . There is a link on the Youtube CB17 website of the actual presentation for public viewing.
- There will be a screening of the John Lewis film “ Good Trouble” that information will be circulated.
- The Board has not received communication from representatives of the E98 Street project
- Observed installation of water reservoirs on New York Ave, seems two fold to make the community green and also deal with flooded areas.

Mr. Ozni Lewis said the installation of the reservoirs are also in Queens high flooded areas and he will find out the correct name and get back to the Committee. He also stated he supports the funding request letter. Mr. Lewis said elected officials should be doing more as it relates to legislation and helping the community.

Ms. Hazel Martinez voiced concerns regarding the Shirley Chisholm Recreational Center and the impact it can have on the area due to new developments. She said homeowners are experiencing flooding in their basements.

Ms. Allyson Martinez said notice or notification by the agencies about the locations need to be done in advance of the projects. She said when the project was being discussed, sanitation was responsible for overseeing the project and keeping the area clean. Sanitation cannot keep up with an extra 3500 bio-swells. There needs to be a commission, since homeowners are complaining, because they will become filled with trash. The existing sanitation condition in the community has gotten worse overtime.

There were various complaints about the pipes, and holes being drilled in sidewalks, there was also complaints regarding flooding on E 38 and 39th, damaging properties, the catch basins needs to be cleaned. Also flooding on Troy Avenue and Farragut. Sanitation do not clean the side of the district before a storm, which remains a two part issue with both Sanitation and DEP. Complaints were also made regarding the digging up of the ground for gas lines, which is sometimes left in a slope that causes water to run down towards the sidewalk when it rain. Complaints were made regarding water running out of DHL corner of Whitty lane. A request was made to speak to DHL to avoid a conflict and suggest was made to have DEP and the city council members take a look at the area, the catch basins are not large enough to accommodate all the new constructions and residents moving into the community.

Mr. Afreh asked for all complaint to be called into 311- for the purpose of documentation and routing of the complaints to the correct agency. He said he will do some research regarding upgrading of pipes in the community and research the appropriate agency. He will also inquire about a civil engineer or an agency that can study where the drains would be most effective. It was also suggested to reach out to the owner of the DHL Business

Mr. Afreh introduced Mr. Darryl Hollon who promised to make a presentation in opposition of the Self-storage facility at 5381 Kings Highway. He is an industrial business service provider for the business outreach network program is a nonprofit community economic development organization that supports industrial and manufacturing businesses and jobs across central and East Brooklyn, and have been an important part of the community for generations.

Presentation: As read by Mr. Darryl Hollon

Mr. Darryl Hollon introduced himself, he's also a member of CB17's Land Use Committee and Transportation Committee and an Industrial Business Service Provider for Business Outreach Center Network (BOC), under the Brooklyn East Industrial Network Program.

BOC is a non-profit community economic development organization that proudly supports industrial and manufacturing businesses and jobs across Central and East

Brooklyn, which have been an important part of this community for generations. In New York City, Industrial and Manufacturing jobs pay significantly more than service industry jobs. These jobs are also much more available and provide a pathway to the middle class for people without access to higher education, immigrant populations and other underserved communities of our city. Good quality jobs are becoming more and more scarce in our City, especially in many of the neighborhoods of East and Central Brooklyn, which have some of the highest levels of unemployment in the City.

In 2006, the City of New York established the Industrial Business Zones in order to protect and preserve manufacturing and industrial zoned land so that we can keep quality blue color jobs in our communities.

In 2017, the City went one step to create a restriction on the development of self-storage facilities in the Industrial Business Zones as they consume large areas of land, provide almost no jobs and exacerbate the problem of affordable real estate for local businesses.

From my count there are at least eight self-storage facilities within a mile of the proposed development: two on Rockaway Avenue, one on Foster Avenue, one on Ralph Avenue, one on Utica Avenue, one on Glenwood Road, one on Albany Avenue, and a U-HAUL rental site on Kings Highway. I might be missing one or two, however, the point is that we are not without a lack of options for self-storage facilities.

I do not doubt the developers who say that there is a demand for self-storage and that it is a very profitable business model for them. However, I would have to assume that demand is driven by people coming from Manhattan and wealthy parts of Brooklyn looking for a lower cost place to store their personal overflow items.

I have been a part of many local community board meetings and I have heard a lot about what is needed in this community. Conversations center around issues related to access to health care, education facilities, quality jobs, community centers, parks and recreation facilities and addressing food insecurity. I have yet to hear a community member say that what is needed is a five -story self-storage facility towering over their backyard, creating an eyesore for future generations. In contrast, as shown by the Department of City Planning, typical M1-1 construction

projects are one to two story buildings with one-side parking. And in our experience cellars are almost never included.

As a community, we have a decision and a voice, and I believe that our voice should say that if we are going to forgo the opportunity for quality jobs for this community, then, it should only be for a use that addresses a real need and truly provides a benefit.

The rejection of this application for a special permit represents an opportunity to place the demand for a better quality of life for the members of our community above the monetary value of yet another self-storage development.

Question: Could you elaborate more on the storage facilities storing building supplies, for pending projects coming to a particular area?

Answer – Ryan Cagle stated there is a notion that self-storage developments are used by independent contractors and construction contractors to store goods, It's largely a myth and it's a talking point that storage developers used to try to push these deals through. He said they oppose the development of a self-storage facility in the different areas of Queens, and it was related to a home Depot development.

Mr. Cagle said BOC has a long history of working with contractors, and do not store bags of concrete and sheet rock, those materials are job specific and used on demand.

Mr. Hollon uploaded a map and compared and contrasted with the developer's map. He said certain arears on the map in 2006 were created to protect and preserve Industrial manufacturing job in New York city. There is also the flatland Fairfield Industrial business zone that is the site of the kings highway proposal. Three quarter of the peninsula type strip going East to West is CB17.

There are other self-storage in the vicinity along the border line that adds to air pollution and traffic movement.

Committee members questioned the I-cap programs the tax exemption programs and the benefits to such development, it was also mentioned there are conglomerates that have money and they invest in proprieties and put up theses

types of facilities. Self-storage in the industrial zoned provide immense value to developers.

Ms. Hazel Martinez said the location is not good for Industrial or storage unity. She said years ago, there were tennis courts and once people of color moved in, it became an industrial area, there's fumes from the school buses, amazon, etc. With a storage unit, it encourages rodents and more fumes and eventually run the homeowners away from the area.

Question: What suggestions do you have for the area that will have low impact on the community and the residents. What potential options would you consider

Answer: Make consideration for something that is good for the community. 3D printing, they make printing for replacement parts and do not create a lot of waste, and less expensive and less time consuming and the jobs require a skill and they are high paying. An art studio or a picture framing studio manufacturer, a bakery, woodworking shop or furniture assembly, food distribution and video and video production design for motion picture industry. There are two in the eastern industrial business . Those are all low impact and has less environmentally negative impact on the community.

Mr. Afreh informed the members when the application is received in the Board's office he will notify the residents. He reminded everyone that the community do have a voice in the process.

Ms. Marguerite Vigliante made a motion for the Land Use Committee to vote on the matter and the motion was second by Ms. Mary Bell-Downs.

Ms. Bennett said it did not make any sense to vote on an application that has not yet been submitted to the Board.

There was a consensus that the Committee meeting was not the official community assessment meeting, and the presentation would have no bearing on any application that comes before the Board. Ms. A. Martinez also stated residents should start gathering resources on alternatives for the location and do some research online or create a presentation.

After a brief discussion, Mr. Afreh told those present, there is no opinion on the matter, the committee will wait until the official application is presented to the Board.

Unfinished Business

Mr. Afreh said there were previous discussions regarding estate planning. He said some people do not have enough funding to go to an attorney, therefore, he will reach out to an organization to make a presentation at the next schedule meeting.

Additionally, a letter was emailed to members it is now on the floor for a vote on the acceptance of the letter and then modify the letter per discussion. A suggestion was made to add the tax lien sale. It was also noted, the lack of estate planning or the lack of understanding estate planning negatively impacts the community's ability to hold on to properties .

Mr. Afreh also stated the amount of funding in the letter may be adjusted and there may be other committees requesting funding. All necessary corrections will be made to the document.

New Business – None

Adjournment

A motion to adjourned was made by Adele Bennett and second by Lilieth Heron Robinson.