

Brooklyn Community Board 17
4112 Farragut Road, Brooklyn NY 11210
Land Use Committee Meeting
ONLINE
June 6nd, 2024

Call to Order: This meeting of the Land Use Committee Meeting was called to order by Kwame Afreh at 7:30pm.

Chairperson's Report:

- The chairperson's report discusses the lack of new business.
- The Shirley Chisom Recreation Center will be having a topping-off ceremony on May 24th
- The CHL survey is available, and there has been lots of engagements so far.
- The Congestion Pricing Plan that was supposed to go into effect on September 30th has been suspended indefinitely.

Presentation:

- New York City is facing a housing shortage and affordability crisis, which is exacerbating segregation and discrimination in neighborhoods.
- The Department of City Planning is proposing changes to zoning regulations to increase the amount and type of housing in every neighborhood across the city.
- The proposals include introducing missing middle housing, allowing accessory dwelling units (ADUs) for homeowners, implementing transit-oriented development (TOD), and introducing the Universal Affordability Preference (UAP) for income-restricted housing.
- Mandatory inclusionary housing in New York City is being updated to better serve low and moderate-income residents.
- The proposal aims to make parking optional for new housing developments, reducing construction costs and allowing for more housing units.
- The creation of new medium and high-density zoning districts is being considered, along with greater flexibility for public use of accessory parking.
- The height and size requirements for buildings would vary depending on the specific zoning district.
- The use of accessory dwelling units (ADUs) is restricted to residential purposes, with limited exceptions for home-based businesses.
- ADUs cannot be sold separately from the main property and must remain residential even if the property is sold.
- The price range for ADUs is not regulated, but they are generally anticipated to be more affordable due to their smaller size compared to luxury apartments. However, the market rate can still be set by the property owner.
- Adding an ADU (Accessory Dwelling Unit) to a property may result in a small increase in property taxes, but it does not change the tax class.

- The regulations would allow for larger buildings to be built if they include affordable housing for seniors and other individuals or families in need.
- The affordability levels would be set based on the federal government's area median income (AMI) levels, with a focus on deeper affordability at 60% AMI.
- The Department of City Planning is considering eliminating or reducing parking mandates in certain areas to address the issue of empty parking lots and overprovided parking by developers.
- The department believes that the market is better at determining the appropriate amount of parking needed in different areas, and developers will still provide parking where it is necessary for market demand.
- DCP acknowledges the parking problem but argues that allowing more housing development in other neighborhoods can relieve pressure in CD 17.
 - Other community board members express concerns about removing the parking mandate and believe it will worsen the traffic and parking situation.
- The meeting discusses the CPC authorization process and the difference between ULERP and non-ULERP applications.
- The conversation also covers the potential for smaller apartments and the elimination of the dwelling unit factor, allowing for more studio apartments.
 - Concerns are raised about the oversaturation of buildings and its impact on resources and infrastructure in neighborhoods.
- The timeline for the development of buildings and housing in the city depends on various factors, including market conditions and private property owners' decisions.
- The anticipation is to see an average of 0.7 new units per acre over the next 15 years, with a conservative estimate considering potential modifications and delays.

Approval of Meeting Minutes:

- Lack of quorum so minutes were not approved.

Unfinished Business:

- No unfinished business

New Business:

- Chair Afreh will be drafting a response to the City of Yes and encouraged members to participate with the survey.

ROLL CALL:

Present:

Kwame Afreh
 Adele Benette
 Alexandra Schmidbauer
 Ann Hudson
 Anthony Pasquarella
 Ayanna N. Giles

Absent:

Brie DaCosta
Valerie Booth
Carol Reneau
CK Price
Dale Dawes
Christopher Johnson
Fatima A Muhammad
Gail Grandison
Joan Erskine
Marguerite Vigliante
Monzurat Oni
Samantha Lawrence
Judy Spence
Vanessa Quashie
Lilieth Robinson

Adjournment:

Meeting Adjourned at 10:23pm