

Brooklyn Community Board 17
4112 Farragut Road, Brooklyn NY 11210
Land Use Committee Meeting
ONLINE
January 5th, 2024

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

Chairperson's Report:

- On Dec 26 received hearing notice for BSA application on 3002 Farragut Road, hearing scheduled for January 8 or 9 depending on prior applications will determine what date will be heard.
- Streaming on You Tube page for public viewing will have DM Fraser share notice to committee member.
- Legislation passed by Governor on 11/14 safeguards on deed thefts, expands powers of Attorney General and local district attorneys litigating deed theft to pause proceedings or evictions until hearing is conducted.
- Received response from CB14 regarding letter drafted on residential development on Bedford Ave that was occupied by Sears corporation. Response is as follows “ falls under the as of right statute.” CB 14 did not have the opportunity to review any plans. Developer is receptive to complaints, followed up with DOE and revoked their after-hours variances.
- No minutes, still playing catch up – DM Fraser
- I did do research on the actual zoning for the SEARS project, and it is a C4-2 And that's kind of recognized on a residential standpoint as, like an R6. So that's how they're able to build the amount of apartments they are building.

Presentations:

Inna Guzenfeld DCP & Carolyn Grossman Meagher City of Yes for Economic Opportunity:

*Presented to the full board on Dec 20th. Time was limited but did not get address all questions from the community.

Proposals:

1. Reactivating storefronts, allow closed storefronts in residential areas to reopen - remove two yr. time clock for re-occupation.
2. Simplify district types – update use rules to make it possible for businesses to open in neighborhoods with similar zoning districts - allow same businesses to locate in C1 and C2 districts, C4-C7 districts.
3. Enable more small-scale production – allow small clean manufacturing businesses in commercial district for the first time up to 5, 000sq feet in C1 and C2 and in higher density C4-C6 up to 10,000 square feet.
4. No more unnecessary loading docks – remove mandate for new tenants.

5. Allow commercial on upper floors – making it easier for different types of businesses to use upper floors, allowing mixed use buildings in renovations and new construction.
Complete separation between residential and nonresidential portions
6. Modernize use terms – simplify and modernize how zoning defines different businesses.
7. Urban agriculture – permit indoor agriculture in commercial areas.
8. Life Sciences – allow regulated, licensed labs to expand near research centers like hospitals and universities.
9. Nightlife – provide common sense dancing and live entertainment rules – 25-foot storefront, 200-person capacity on businesses in C1-C3. No changes in bars and restaurants.
10. Amusements – define and enable amusements such as arcades and virtual reality, allow these uses indoors in spaces up to 10,000 C1-C2 districts, C4-C7 indoors without limitations and C8 or M1-M3 indoors or outdoors without limitations. Business in C1-C7 could apply to allow outdoor activities through a BSA special permit process.
11. Home occupations – allow more home-based businesses, expand size allowance from 25% to 49% of the home and up to 3 employees. Maintain existing noise/environmental rules, signage limits and restriction on selling items not produced on site.
12. Promote better ground floor designs – create consistent and easy to understand set of rules for ground floor design.
13. Reduce conflicts with auto repair.
14. Enable micro-distribution.
15. Proposal 15 is to create a special city planning commission authorization to allow up to 15,000 square feet of commercial space and existing or new construction on a large-scale residential campus, giving residents right here access to necessities for this space to grow a new business.
16. Corner Stores: we're proposing to create a discretionary way where a business could initiate a process to locate a new partner store, provided that the store does not generate any environmental or traffic concerns This would be up to 2500 square feet within 100 feet of an intersection, but only after review by the community board, and a vote by the city planning.
17. Adapting spaces for industries
18. New loft-style zoning districts

Kwame Afreh: Just formalizing our concerns as a community board. We need everybody's from this Committee's opinions. Plus, they have to gather to commit the opinions of other board members in order to get something formal over to the DCP.

Unfinished Business:

Kwame Afreh: Update on the Shirley Chisholm Center, On January 18th there will be a Meet the primes event and that basically means meet the primary contractors for the construction or the

surely says on project it's not including all the specialty trades, but it is the opportunity for the community to meet the initial builders.

MOTIONS:

Marguerite Vigilante: I make a motion to vote on galvanizing these issues that we have or to formalize the issues that we have with the City of Yes Economic opportunity and send those concerns to the general board for review. Then use these opinions to formalize the document that's going to have our recommendations that we send to DCP.

VOTES:

YES: 17 NO: 0 ABSTAIN:0

MOTION PASSED.

Discussion on motion:

Areas of concern:

- Number 16 corner stores/ bodegas are a concern. Definitive no.
- The proposal is extremely vague.
- Conflicting business types
- Concerned with number 7 Urban agriculture – permit indoor agriculture in commercial areas.
- Number 9 nightlife
- Number 10 amusements
- Number 11 Home occupations
- Number 13 could regulate auto shops in a better way.

*Will make a survey for each member to specify their concerns.

New Business:

None

ROLL CALL:

Present:

Kwame Afreh
Adele Bennett
Bree DaCosta
Hazel Martinez
Carol Reneau
Joan Erskine
Julia James
Dr. Dawes
Vanessa Quashie
Pearlene Fields
Ann Hudson

Absent:

Marguerite Vigliante
Darryl Hollon
C. Johnson
Lilieth Robinson
Ozni Lewis
Ann Hudson
Gena Watson
Allyson Martinez
Joan Bakiriddin
Timothy

Adjournment:

Joan Bakiriddin: Motioned the meeting for adjournment at 10:03 p.m.

Marguerite Vigliante: Seconded the motion for adjournment.

Meeting Adjourned.