

**Brooklyn Community Board 17**  
**4112 Farragut Road, Brooklyn NY 11210**  
**Land Use Committee Meeting**  
**ONLINE**  
**May 2<sup>nd</sup>, 2024**

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

**Chairperson's Report:**

- The chairperson's report discusses the lack of new business due to the non-reinstatement of the 421-tax abatement which is limiting new developments.
- There were discussions about the Shirley Chisholm Recreation Center. There were concerns about local businesses not receiving contracts for projects and the need for workforce development.
- Reminded board members that there would be a presentation from the City of Yes representatives tonight.
- The board would need to have finalized their comments and concerns before the end of June so it can be shared at the June General Board meeting.
- There might be a shift in date for the General Board meeting in June due to it falling on Juneteenth.

**Discussion:**

- Representatives from the City of Yes gave a presentation about the zoning text amendment that aims to address the housing shortage and affordability issue in NYC.
- The amendment proposal aims to allow for bigger buildings for affordable housing, remove residential parking, and add more low-rise apartment buildings in low-density neighborhoods.
- The proposal allows for various types of accessory dwelling units (ADUs), including converted basements, attics, and ground floors.
- There were questions regarding earthquake protections, property tax treatment, financing options, the impact on parking availability, and the lack of community board involvement.
- There were concerns about landlord rights and the eviction process, but it is noted that those issues are handled by other agencies and not directly within the scope of the Department of City Planning.
- Board Members shared concerns about the impact of the proposed development on the community, including loss of zoning protections, affordability issues, and infrastructure concerns such as flooding and sewer problems.
- Marguerite Vigliante suggests creating a petition to gather signatures for changes or concerns regarding the proposal.
- The group discusses reaching out to the councilwoman to understand her stance on the matter and focus their energy on influencing her decision.

- CK Price raises several important questions and suggestions, including considering a community median income approach, incorporating sustainability in affordable housing development, defining the fair share, and exploring the potential impact of larger developments.
- There is a concern about the accuracy of the data being used to assess the level of construction and vacancy rates in the community.
- The impact on property values and taxes is a major consideration, as well as the potential for increased density and strain on infrastructure.

**Approval of Meeting Minutes:**

- Lack of quorum so minutes were not approved.

**Unfinished Business:**

- The developers never followed back on the proposal for the property on E98th Street.
- School on Ave D and E46th Street, Little Flower, is closing at the end of the school year.
- There is a lot of new development on Church Ave and Rogers Ave.
- No response from Clipper Equity about the new developments, even after the Board sent a letter. Since they are not building past the R7 they don't need to come to the board for approval but there should still be some communication.

**New Business:**

**No New Business.**

**ROLL CALL:**

**Present:**

Afreh Kwame  
 Joan Alexander-Bakiriddin  
 CK Price  
 Brie DaCosta  
 Hazel Martinez  
 Vanessa Quashie  
 Murray W  
 Adele Allyson  
 Julia James  
 Lilieth Heron Robinson  
 Dawes  
 Michael Lambert  
 Ann Hudson  
 Joan Erskine  
 Marguerite Vigliante  
 Lileth Robinson  
 Judy Spence  
 April Ralford  
 Alexandra Schmidbaur

**Absent:**

**Adjournment:**

**Joan Alexander-Bakiriddin:** Motioned the meeting for adjournment at 10:23 p.m.

**Joan Erskine:** Seconded the motion for adjournment.

**Meeting Adjourned**