

# Brooklyn Community Board 7 January Meeting Minutes

February 1, 2024

## Opening of Meeting

[Note: This was originally scheduled for board consideration on January 17, 2024, but the board did not have quorum, so it was postponed to February 1, 2024.]

Chairperson Julio Peña III announced that a quorum had been reached and officially opened the meeting.

## Roll Call

## Public Comment

None.

## Committee Report

Joint meeting of Land Use/Landmarks, Transportation, and Economic Development & Small Business  
– *John Fontillas*

There was an in-depth discussion of the “City of Yes Economic Development” proposals.

CB7 had asked the Department of City Planning (DCP) questions, and the answers were read aloud (see committee minutes for details).

The large, complex proposal was broken down to be voted on separately.

The committee moved to approve Proposals 1, 2, 3, 4, 6, 8, 11, 12, 15 16 and 18.

- Motion to split the question and discuss Proposal 15 separately - *Jeremy Kaplan*  
Seconded – *Antoinette Martinez*  
Motion to discuss Proposal 15 separately passed by unanimous consent.

The committee moved to approve Proposals 1, 2, 3, 4, 6, 8, 11, 12, 16 and 18, summarized below, with conditions:

**Proposal 1: Activate Storefronts** - Allow closed storefronts in residential areas to reopen by reducing time limits to reactivating vacant storefronts.

**Proposal 2: Simplify District Types** - Update use rules to make it possible for businesses to open up in neighborhoods with similar zoning districts.

**Proposal 3: Enable Small-Scale Production** - Allow small-scale, clean manufacturing businesses in commercial areas.

- Adding a condition that noise and trash be considered.

**Proposal 4: No More Unnecessary Loading Docks** - Allow older buildings to adapt by eliminating mandates for loading docks when they are not needed.

**Proposal 6: Taking Direct Aim at 1961 Use Terms** - Simplify and modernize how zoning defines different businesses.

**Proposal 8: Life Sciences** - Allowing regulated, licensed labs to expand near hospitals and universities.

**Proposal 11: Home Occupations** - Allow New Yorkers more flexibility to have businesses in their homes.

**Proposal 12: Promote Better Ground Floor Designs** - Create consistent and easy to understand set of rules for ground design that better activate streets.

**Proposal 16: Corner Stores** - Create *a process* for allowing corner stores in residential areas,

- Adding conditions to comply with anti-nuisance regulations.

**Proposal 18: New Loft-style Zoning Districts** - Create brand new zoning tools for future development of job-intensive buildings in manufacturing zones and for preservation of core industrial areas

- With the conditions recommended by the “Southwest Brooklyn Industrial Development Committee” (see committee minutes).

The committee moved to support Proposals 1, 2, 3, 4, 6, 8, 11, 12, 16 and 18 with the above conditions.

Passed by unanimous consent.

**Proposal 15: Allowing some Retail in Residential Campuses** - Enable resident-serving retail, services, and maker-spaces at NYCHA and other residential campuses.

- Adding a condition to comply with anti-nuisance regulations.

The committee moved to support Proposal 15

The motion passed - 32 “Yes” to 7 “No” with no abstentions.

**Proposal 5: Allow Commercial on Upper Floors** - Make it easier for different types of businesses to use upper floors.

- Board members were concerned that this could exasperate the housing crisis.

The committee moved to *disapprove*

The motion to *disapprove* passed by unanimous consent.

**Proposal 7: Urban agriculture** - Clarify rules to enable agriculture indoors in commercial districts, explicitly permit indoor agriculture in commercial areas.

- DCP provided their definition of agriculture.
- Some board members were concerned about cannabis farms. These would continue to be regulated by state-issued permits.

Motion to support Proposal 7 – *Sam Sierra*



Seconded - *Karen Rolnick*

The motion passed - 36 "Yes" to 3 "No" with no abstentions.

**Proposal 9: Nightlife - Allow dancing and live comedy more broadly** with common-sense rules based on occupancy as opposed to use,

- Adding condition that occupancy of 200 or more must come before the community board
- Adding a condition to comply with anti-nuisance regulations.

Motion to support Proposal 9 with the above conditions - *Karen Rolnick*

Seconded - *Jerry Kaplan*

The motion passed - 36 "Yes" to 3 "No" with no abstentions.

**Proposal 10: Amusements** - Better define and enable amusements such as arcades and virtual reality - to locate in more areas (C -2, C-6 and C-8 and M zones)

Motion to *disapprove* Proposal 10, *unless venues over 150 capacity be subject to community board approval* – *Pat Ruiz*

Seconded - *Sam Sierra*

Motion to *disapprove* passed - 32 "Yes" to 7 "No" with no abstentions.

**Proposal 13: Reduce conflicts with auto repair** - Reduce conflicts between auto repair shops and pedestrians.

- Add condition that car dealerships, e-bikes, and other vehicular repairs be included.

Motion to approve Proposal 13 with the above conditions - *John DeLooper*.

Second - *Jeremy Kaplan*

Motion passed - 36 "Yes" to 3 "No" with no abstentions

**Proposal 14: Enable Micro-distribution** - Allow safe and sustainable neighborhood delivery hubs.

Motion to *disapprove* Proposal 14 - *Katie Walsh*

Seconded – *Sam Sierra*

Motion to *disapprove* passed - 33 "Yes" to 6 "No" with no abstentions

**Proposal 17: Rationalize Waiver Process for Adapting Spaces for Industries Like Film** - Give businesses—like film studios—a rational process to allow them to adapt and expand. Special permission would be required with board input considered.

Motion to *disapprove* Proposal 17 - *Jeremy Kaplan*

Seconded - *Gabino Morales*

Motion to *disapprove* passed - 17 "Yes" to 12 "No" with no abstentions

**Meeting Adjourned**