

Community Board 7 Monthly Meeting Minutes

September 17, 2025

Roll Call

Adoption of Agenda

- Julio Peña III moved to adopt an amended agenda which removed the adoption of the minutes of the 9/12/2025 Public Hearing.
 - Moved to adopt as amended – *Pat Ruiz*
 - Seconded – *Jerry Chan*
 - Passed by unanimous consent.

Adoption of June 12, 2025 Minutes

- Moved to adopt – *Karen Ronick*
- Seconded – *Cynthia Jeffers*
 - Passed by unanimous consent.

NYPD Update

- Sgt. Guan and Sgt. Carolina from the 72nd Pct. provided an update on NYPD activities and discussed the precinct's efforts to address quality of life issues such as towing abandoned vehicles.

First Public Comment on topics covered on the agenda

- Jeffrey Thomas spoke in favor of the McDonald Avenue bike lane and how important it is to fill in gaps in the city's bike network and to be used by children and families.
- Andrew Matzorka voiced his support of the McDonald Avenue bike lane as a way to better connect Sunset Park and Prospect Park and encouraged the Community Board to continue working with DOT to move the plan forward.
- John Santore spoke on the proposed rezoning of St. Rocco's located at 27th Street & 4th Avenue. Santore noted concerns about the church and developer not speaking to the community, and issues with other buildings developed by Watermark capital. Santore urged board to do research and due diligence, and to seek explanations about issues related to the rezoning. He also encouraged the Economic Development Committee to meet as soon as possible. Santore also stated that he had sent the Economic Development committee chair several questions and a resolution concerning Steiner Studios Sequel Film Studio.
- Rebecca Schomberg Jones spoke in support of the proposed bike lane on McDonald avenue, noting that after years of regularly commuting by bike on that corridor, she was hit by a car and hasn't used that road since. Adding a bike lane would make this trip safer and reduce injuries.
- Cassandra Warney from Prospect Farms commented that she is hoping the Community Board moves their organization's application forward and asked the Board to write a formal letter requesting a memorandum of understanding between Parks and the Department of Transportation (DOT) transferring the land to the Parks Dept. on acquisition.
- Gregory Cohn spoke in favor of a protected bike lane on McDonald Ave, noting his experiences as a grandparent who brings children to school and who sees hundreds of schoolchildren nearby, many of whom are picked up by bike or bike trailer. He sees a bike lane as essential for safety, and as a logical link between the bike lane on 20th St and one by Prospect Park and encouraged the board to continue to work with DOT.

- Aysha Khan from Launch Schools discussed the organization's new high school, their mission, and how they work as a project-based outdoor learning model which is part of the Outward Bound network.
- Martha Rose spoke in favor of a bike lane on McDonald Avenue, stating hopes that it be added, along with a bike lane on Prospect Park Southwest, along with additional red light cameras and traffic enforcement. She also expressed concerns about airplane noise and air travel patterns.
- Trey McGee from Target Margin Theater spoke on the theater's upcoming shows and programs and encouraged everyone to visit/attend.

Executive Committee – Julio Peña III

- Peña reported on the Executive Committee's summer meeting, which was unofficial as it moved to Zoom due to building heat issues.
- Peña provided updates on plans to change Board meeting agenda order and to create a pre-meeting planning checklist for committee chairs.

Committee Reports

Land Use & Landmarks – *Diana Gonzalez*

- The Land Use/Landmarks Committee heard a presentation by Prospect Farms about their ULURP application for a site acquisition by NYC Department of Parks and Recreation (DPR) of a privately owned parcel to facilitate continued use as part of Prospect Farm community garden in Windsor Terrace.
- Members of Prospect Farms want the privately owned land the garden uses to be transferred to the Parks Department.
 - The garden's parcel is currently divided into 3 parts: 1 private and 2 owned by DOT. Access to garden goes through a DOT lot on DOT's right-of-way.
- The Land Use/Landmarks Committee voted via unanimous consent that property should be transferred to Parks, as should the property that controls the right-of-way to it.
 - The presenters and committee also discussed the possibility of creating a ramp to improve access to the Garden.
- As a quorum was present at the committee meeting, no second was required.
 - Diana Gonzalez presented a motion to approve the Prospect Farms Acquisition by the Parks Department with conditions that side area owned by DOT be transferred to Parks Department was presented to the Board.
 - Diana Gonzalez moved to amend the motion to add a condition, that if DOT does not cede control of their right-of-way to the Parks Department, that there be a memorandum of understanding between Parks and DOT specifying that DOT must provide full access to the Prospect Farms space. Diana Gonzalez accepted the amendment.
 - There was discussion on the amended motion.
 - The motion passed via unanimous consent.

Housing Committee – *Jeremy Kaplan*

- The committee met to discuss a potential homeless shelter at 25th St.
- During the meeting, Councilmember Alexa Aviles also provided updates on her position regarding the

shelter, noting that Sunset Park is a welcoming community, but that she opposed the proposed shelter at 25th because there are so many other shelters in the surrounding area.

- Local residents also spoke about quality-of-life issues and the number of local shelters.
- The board does not have an official role in the shelter approval process.

Education, Health and Human Services Committee – Jonathan Martinez

- Martinez stated the Committee heard a presentation by Larry McReynolds from NYU Hospital about their new building on 1st Avenue and 55th Street
- The building is expected to open in the first quarter of 2027, and it will include the services from its current Park Ridge Center and its dental program.
- The Committee also heard a presentation from the New York Art Residency and Studios (NARS) Foundation about their organization's activities and local programs.

Transportation Committee – Katherine Walsh

- Walsh reported that the committee's 6/25 meeting had did not have quorum as it was moved to Zoom due to building heat issues.
- During that meeting, the Committee heard a presentation from DOT about proposed street changes on 5th Ave from Flatbush Ave to 24th St.
 - Several committee members asked why the plan stopped at 24th St. and expressed sentiments that the proposed scope of work should be extended throughout the 5th Ave corridor in CB7.
 - The attendees on Zoom conducted a straw poll, the results of which poll showed those in attendance supported extending the plan all the way through the southern portion of district.
- DOT also presented on safety improvements at 65th St and 3rd Ave including painted curb extensions. DOT said this project was spot-specific and not connected to or part of the larger Third Avenue Street improvement plan.
- The Department of Design and Construction (DDC) also provided updates about their work on the Brooklyn Greenway section from Hamilton Ave to 29th St, which is a sidewalk level bi-directional bike lane. A walkthrough of the project will be scheduled soon.
- Walsh also provided updates related to the delayed Third Ave Street Improvement Plan, noting that on July 11, two neighbors were killed on Third Ave while trying to access City Harvest's facility.
 - Walsh stated that the Board continues to call on and partner with residents, neighbors, and organizations to fix Third Ave, and will continue to follow up on this issue.
- Walsh also reported on a 9/3 Transportation Committee meeting, which had quorum.
- During that meeting, the Committee discussed proposed changes to the NYC Ferry's service pattern, one of which would take the Brooklyn Army Terminal (BAT) stop off the South Brooklyn Route.
 - The Committee heard community feedback about EDC's ferry route proposals during the meeting. While the Committee did not conduct a vote, comments from the meeting and comments which were sent to the Board were collected and used to write a letter to EDC which shared those concerns and requested that EDC not remove BAT from the South Brooklyn route.
- The Committee also discussed proposed street design changes to McDonald Ave, and follow-up on the Board's request that DOT host a public meeting about their plans for McDonald Ave. Over the summer,

the Board continued to receive feedback from community members about the proposed redesign, but there has been no indication as to if/when DOT will host a public meeting.

- Walsh also reported on a meeting between members of CB7's Transportation Committee and City Harvest following up on the deaths on Third Ave near their facility. The committee followed up with a letter to DOT about City Harvest's requests/ideas for safety improvements on 52nd and 53rd St, which was sent on to DOT.
- Walsh also provided an update on the trolley tracks on Second Ave, which were originally supposed to be removed as part of a current DDC project. However, due to state historic preservation requirements, the design was changed to include decorative (non-functional) trolley tracks, which will not be located in crosswalks and which DOT assured will not create any tripping or safety hazards.
 - There was discussion on the Committee report.

Second Roll Call

Elected Officials

These Elected Officials Reported:

- Congressman Dan Goldman – *represented by Jessica Bravo*
- Brooklyn Borough President Antonio Reynoso – *represented by Miguel Arias*
- NY State Senator Andrew Gounardes – *represented by Francesca Lando*
- NY State Assemblymember Robert Carroll – *represented by Sean Gurl*
- NY State Senator Steve Chan – *represented by Kenneth Chiu*
- NY City Councilmember Alexa Avilés – *represented by Edward Cerna*
- NY State Assemblymember Marcela Mitaynes
- NY City Councilmember Shahana Hanif – *represented by Ali Bolvab*

Chairperson's Report - Julio Peña III

- Peña announced that several board members have been appointed as vice-chairs for standing committees:
 - Esteban Chavez, Parks/Environment
 - Jeremy Kaplan, Housing
 - Cynthia Jeffers, Membership & Attendance
 - Xiomara Garcia, Finance & By-Laws
- The Economic Development Corporation (EDC) is moving forward on improvements to Bush Terminal Piers Park.
- CB7 is hosting an art exhibition/contest. Students who live or attend school in CB7 are invited to submit works for display in the CB7 Board room.
- Peña and Jerry Chan, along with elected officials and staff from the Chinese-American Planning Council met with the families of the two victims of a hit and run on Third Avenue over the summer.
 - Peña stated his hope that this conversation would prompt DOT to take action to make Third Avenue safer for the community.

- There will be a future CB7 committee meeting with representatives from the Mayor's Charter Revision Commission and other stakeholders to discuss the proposed ballot initiatives on the November election ballot.
- Peña stated that many board members received correspondence from Greenwood Heights Association, which was sent to Board members at their personal email addresses.
 - Peña reminded all the Board members that contact information of board members is private and is not to be shared publicly.
 - He stated that members can request their fellow Board members' contact information for personal use only, and that unapproved sharing of Board members' contact information could result in removal from service as a CB7 Board member.

District Manager's Report - *Jeremy Laufer*

- District Manager Laufer thanked Councilmembers Shahana Hanif and Rita Joseph for providing discretionary funding to CB7 for supplies and office expenses.
- UPROSE and EDC will host Climate Week events beginning on September 22.
- Links to livestreams of previous CB7 meetings will be included in the Board newsletter.
- The draft NYC Industrial Plan has been released, and the Department of City Planning (DCP) will host town halls in each of the five boroughs. The Brooklyn town hall will take place on October 16.
- Two cannabis license applications and 27 liquor license applications were received over the summer.

Old Business

- Katherine Walsh reported that the street co-naming ceremony for Blas de Jesus Gonzalez Way will be held on October 4th at 1pm on 61st Street and 4th Avenue.

Adjourn