



BROOKLYN BOROUGH PRESIDENT ANTONIO REYNOSO

UNIFORM LAND USE REVIEW PROCESS (ULURP) APPLICATION

ULURP NUMBER	250304PQK
PROJECT NAME	Prospect Farm Acquisition
APPLICANT TEAM	NYC Department of Parks & Recreation
PROJECT BRIEF	A site acquisition by NYC Department of Parks and Recreation (DPR) of a privately owned parcel, Block 5267, Lot 19, to facilitate continued use as part of Prospect Farm community garden in Windsor Terrace, Community District 7, Brooklyn.
COMMUNITY DISTRICT	Brooklyn Community District 7
COUNCIL MEMBER	Council Member Shahana Hanif

BROOKLYN BOROUGH PRESIDENT'S RECOMMENDATION

DATE	October 14, 2025		
☒	FAVORABLE	☐	UNFAVORABLE
☐	FAVORABLE WITH MODIFICATIONS / CONDITIONS	☐	UNFAVORABLE WITH MODIFICATIONS / CONDITIONS

Brooklyn Borough President Antonio Reynoso

RECOMMENDATION FOR

Prospect Farm Acquisition – 250304PQK

BE IT RESOLVED that the Brooklyn Borough President, pursuant to Section 197-c of the New York City Charter, recommends that the City Planning Commission and City Council approve this application.

BE IT FURTHER RESOLVED that the Department of Parks and Recreation (Parks) and Department of Transportation (DOT) enter into a memorandum of understanding (MOU) to ensure that garden operations at Prospect Farm are not significantly disrupted or discontinued as a result of future reconstruction of the adjacent Seeley Street Bridge.

BE IT FURTHER RESOLVED that the Department of City Planning (DCP) and Department of Housing Preservation and Development (HPD) examine new mechanisms to allow the transfer of development rights from community gardens to facilitate nearby affordable housing development.

PROJECT DESCRIPTION

This application by the New York City Department of Parks and Recreation (Parks) would acquire a privately owned parcel in Windsor Terrace to preserve its use as the Prospect Farm Community Garden. The City will pay fair market value as determined by a Department of Finance assessment to acquire the lot.

Parks cites two primary purposes for the proposed acquisition. First, by removing the lot from the private market it ensures the community garden's long-term protection. Second, as a City-owned property, Prospect Farm would qualify to enter a 10-year renewable license agreement with NYC Parks GreenThumb (a City program offering support to community gardens), making the garden eligible to receive labor and capital improvements, such as raised beds, fencing, sheds, gazebos, and internal water supply infrastructure.

The Project Site occupies a portion of the Prospect Farm Community Garden in Windsor Terrace, a primarily residential neighborhood characterized by one- and two-family rowhouses and small apartment buildings. The site fronts Prospect Avenue (a two-lane street with parking on both sides) and lies just east of the six-lane Prospect Expressway. The area is well-served by public transit, including the Fort Hamilton Parkway F/G Station three blocks away and the B67, B68, and B69 bus lines.

Prospect Farm was established more than 15 years ago through a community-led effort to reclaim and remediate an illegal dumping ground. Today, about 40 members maintain the garden, which includes roughly 15 vegetable beds, native wildflower plots, and a composting system. Members share the produce, and the garden also operates a twice-weekly compost drop-off and hosts occasional public events. Prospect Farm is registered with NYC Parks' GreenThumb program.

The garden spans multiple lots: the privately owned Project Site (Lot 19, in green in the map below); a portion of an adjacent lot under NYC Department of Transportation (DOT) jurisdiction (Lot 118, in blue in the map below); and an unimproved portion of the Prospect Avenue right-of-way also owned by DOT (the portion in red in the below map). There are no physical barriers separating these areas. Although garden operations extend across all three areas, the proposed acquisition only includes the privately owned Lot 19. Parks does not currently plan to acquire the adjacent DOT-owned parcel or demap the DOT-owned right-of-way.



Acquisition of Prospect Farm

- Extent of Prospect Farm gardening operations
- Block 5267, Lot 19 - Proposed Parks Acquisition
- Block 5267, Lot 118 - Under DOT jurisdiction
- Right of way (ROW) - Under DOT jurisdiction

Unrelated to this application, DOT is planning to replace the adjacent Seeley Street Bridge, which has reached the end of its useful life and lacks ADA-compliant features. The replacement will likely require construction of ADA-accessible ramps within the DOT right-of-way and Lot 118—areas currently used by Prospect Farm. NYC Parks acknowledges that the bridge replacement project may affect the garden's operations.

COMMUNITY BOARD POSITION

Community Board 7 (CB7) unanimously approved the item on September 17, 2025, with one condition:

1. The Department of Transportation transfer their portion of Prospect Farms to NYC Parks.

BOROUGH PRESIDENT PUBLIC HEARING

The Borough President held a hearing on this item on Thursday, September 25, 2025. One member of the public provided testimony at the hearing, and the Borough President's Office received one written testimony via email.

APPROVAL RATIONALE

Borough President Reynoso finds the proposed actions appropriate. This application will secure the long-term use of the site as a community garden, preventing future speculation and ensuring that Prospect Farm remains an important neighborhood asset.

While the reconstruction of the Seeley Street Bridge is not part of this application, the Borough President supports DOT and Parks establishing a memorandum of understanding (MOU) to ensure that garden operations are not significantly disrupted during construction.

In the *2025 Comprehensive Plan for Brooklyn*, the Borough President introduced the Community Infrastructure Element to underscore his commitment to initiatives that foster community self-determination. The continued preservation of Prospect Farm reflects these goals by maintaining an active community space that can continue to be a place of social and civic value.

The Borough President also encourages the City to explore opportunities to transfer unused development rights from community gardens to nearby sites designated for affordable housing. This could be an added benefit for when the City invests public funds to preserve community gardens.

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