



BROOKLYN BOROUGH BOARD MEETING

Tuesday, June 2, 2026 @ 6:00 p.m.

Brooklyn Borough Hall

209 Joralemon Street, Brooklyn, NY 11201

[View meeting via YouTube](#)

Call to Order and welcome at 6:10 p.m.

Attendance: Gina Barros (CB1), Anthony Buissereth (CB3), Robert Camacho (CB4), Alice Lowman (CB5), Mike Racioppo (CB6), Julio Peña, III (CB7), Irsa Weatherspoon (CB 8), Fred Baptiste (CB 9), Shirley Chin (CB10) Marnee Elia-Pavia (CB 11), Jeany Hernandez (CB 13), Jerrell Gray (CB 14), Jacob Aronson (CB 15), Margaret Brewer (CB 16), Oni Monzurat (CB 17).

Council Members: Isabelle Kaufman- Sites (Restler-33), Erika Ruintan (Hudson-35), May Vutrapongvatana (Ossé-36), Ryan Hickey (Nurse-37), Edward Cerna (Avilés-38) Matthew Malloy (Hanif-39), Shelly-Ann Brown (Mealy-41), Kyle Graham (Banks-42), Simcha Felder (Felder-44), Daniel Heredia (Louis-45), Frank Shea (Narcisse-46), Nancy Roden (Carr-50).

Borough President's Office: Carol-Ann Church (Dir. Community Boards); Madeline Enlow (Community Boards Coordinator); Spencer Williams (Presiding Officer).

Agenda: Motion to amend the agenda by changing the order to have the MTA presentation be the first item passes by consensus vote.

Approval of minutes: Motion to approve the minutes passes by consensus vote.

The Board recognized Chairs Fred Baptiste & Julio Pena whose terms as chairs and Borough Board members have ended.

Announcements:

CB 9: Chair Baptiste stated that it had been a pleasure working alongside fellow borough board members. The board will be hosting its annual Community Fair on Sat June 6 at St. Francis de Sales School for Deaf.

CM 42: Homeowner Resource Fair at Church of God East New York; June 13th @10 am.

CB 4: Expressed concerns about deed theft, the appointment process and term limits.

CB 8: Hosting Women Veteran's Appreciation Day with CB 3 and 16 on June 12th at Lincoln Terrace Park at 2pm.

CB 3: On Wednesday June 10th at 6:30pm information session about large private development on Fulton Street in pre-ULURP phase. There is also an information gathering session on Monday, June 15th at PS 21 about a large housing and multi-purpose center development bordering districts 8 and 16.

CB 13: Mermaid Parade on June 20th.

CM 41:

- Hosting a meeting with HPD – constituents from CDs 16 and 8 encouraged to attend
- Brownsville Summer Jam 73rd precinct and block party.
- Lincoln Terrace Park on June 6th Family Fun Day with 77th precinct.
- On June 6th 6pm movie night – viewing Mufasa at Arthur S. Somers Park.

CM 36:

- June 6 - an event celebrating Brooklyn Roots and House Music at Herbert Von King Park 2-7pm.
- Meet with HPD on Wednesday June 10, 5:30- 7:30pm at Restoration Plaza Multipurpose Room.
- June 27th 4-6 PM Raymond Bush Park Kite Making.
- June 19 - World Cup watch parties at Brower Park, 11am -2pm; at Herbert Von King at 10 pm.

CM 45: Juneteenth event on June 19th at Central Brooklyn Public Library.

Presentation - Update on Interborough Express (IBX) – MTA

Jordan Smith- *Director IBX*, Charles Gans - *Project Executive, IBX*, Katerina Patouri- *Asst Director, Govt and Community Relation New York City Transit*

IBX will be a new train line that will connect Brooklyn & Queens. Governor Hochul supports the project and has contributed significant funding for the project. The proposal consists of 18 stations within 14 miles. It will connect 17 different subway lines, 50 bus lines and the LIRR. The IBX will expand the range of the 30-minute commute, increasing access to opportunities. The project is currently in its design phase which is expected to be completed by mid-2027. Special attention is being paid to stormwater management. The goal is to leave communities better off than before the IBX.

Outreach has included informative flyers and community workshops. Communities are concerned about power impacts. IBX will not operate on the electrical grid, but on a different system. Public feedback survey is available through the following link: mta.info/ibx. The survey has gotten about 700-800 responses so far.

Discussion:

- The current IBX plan retains the stop on the L and # 3 line; however, the stop at Sutter was eliminated as they were too close together
- When asked about the potential for flooding, it was stated that the MTA retrofits existing facilities to make them flood proof and resistant to surviving weather. Sustainability focused employees of the MTA are looking at this issue.
- Concern was raised about the MTA not handling properties cleanliness and maintenance well.
- Commuter Vans as a potential alternative with direct economic opportunity.
- When asked about the future of neighborhoods near new transportation it was stated that the MTA's responsibility ends with providing transportation and this question would be more relevant to DCP. MTA has had some discussions with DCP and will support their vision.
- The MTA is currently conducting an Environmental Impact Study (EIS) that will focus on the impacts of neighborhood character. The EIS will be available as a public document.
- The MTA is looking into potential solutions for noise pollution from construction.
- There will be a very small number of residential acquisitions, it will be minimized as much as possible.

- There have been some encroachments where people have built onto the rail corridor; this is currently being reviewed.
- The plan has been updated to shorten the distance between IBX and Broadway Junction subway transfer.
- Expressed concerns that the Broadway Junction project has not utilized community residents or MWBE contractors. Members advocated hiring Youth and Section 3 workers. It was stated that it is too early in the project for hiring decisions and determining the exact % of intended local hiring. However, MTA is willing to work with CBs on local hiring efforts.
- The MTA Art Department is in early conversations on how to incorporate local art and culture in the design of stations.

Public Hearing I - Prospect Park Alliance proposal to create large-scale outdoor exhibits at the Lefferts Historic House Museum to permanently inscribe the previously overlooked histories of the Lenape and African peoples into the landscape, welcome descendant visitors in a way that signals the site is relevant to them and communicate to the broader public that these stories are important. Accessible paths, abundant benches, and evocative vistas will make the site a place to pause, learn, remember, and heal.

- The project estimate is \$1.7 million; \$625, 000 from NYS Legislators Cunningham and Carroll with the rest raised through grants.
- Project timeline: Review by Landmarks Commission and the State Historic Preservation Office after the summer.

Motion to move the vote on the proposal to today: Pena/Brewer. Motion passes.

Motion to determine if the full board should vote on this item. Motion passes.

Motion to support the proposal as presented. Motion passes.

Public Hearing II - Economic Development Corporation (EDC) - Coney Island West Parcel A is a proposed mixed-use residential development on City-owned land at 3050 West 21st Street in Coney Island, Brooklyn. The project site currently consists of a public surface parking lot and a vacant parcel. Rybak Development was selected in 2025 to redevelop the property. The proposal would transform the underutilized site into a new residential complex containing approximately 550 housing units, along with parking and ground floor uses. The development would also utilize up to 175,000 square feet of transferred air rights from nearby parcels to support the project's scale.

The project has already cleared key land-use and environmental review requirements. The site was included in the broader Coney Island Rezoning approved in 2009, and an updated environmental review completed in 2026 found no significant adverse impacts beyond those previously identified. NYCEDC is seeking approval under Section 384(b)(4) of the New York City Charter to facilitate the sale and transfer of the City-owned property to the developer through the New York City Land Development Corporation.

Key Project Details

Location: 3050 West 21st Street, Coney Island, Brooklyn

Developer: Rybak Development

Current Use: Public parking lot and vacant land

Proposed Use: Mixed-use residential development

Housing Units: Approximately 550

Purchase Price: \$12 million

Discussion

- CB 13 Land Use Committee sent a conditional letter of support based on:
 - Periodic construction updates.
 - The developers become members of the local Community Based Organizations (CBOs).
 - The project includes community meeting space.
 - Developer commits to hire local workers for construction, maintenance and porter positions.
 - EDC stated that the letter had been received and a response is forthcoming.
- It was noted that the newer buildings in Coney Island are not necessarily affordable and asked if EDC would help fix NYCHA buildings. EDC reiterated they are independent from NYCHA.
- A 25% affordable housing allocation does not benefit community.
- Why was this developer chosen? \$12 million sale price does not seem to be fair value for the property.
 - They did not require public subsidies.
 - Will build a public parking garage with the City subsidizing the parking fees.
- The developer will be required to hold the property through completion. They already own several properties in the area.
 - Concerns were raised about a big landlord being made a bigger landlord
- The exact breakout of unit size is still being determined, but there will be a significant number of 2 & 3 bedrooms.

Board members opined that the proposal was vague and as such they lacked sufficient information to consider a vote. They requested that EDC return in September with a fully realized presentation.

Borough Hall Announcements

- Reminder that it is a requirement for CBs to maintain a website, post meeting notices, agendas and minutes.
- Hybrid meetings have been extended to 2028. The board should consider their advocacy as having contributed to the outcome.

Adjournment

Motion by Chair Baptiste, seconded by Chair Pena. Meeting ended at 8:12pm.