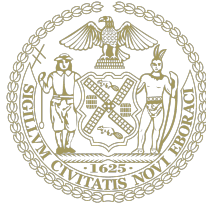


ANTHONY BUISSERETH  
CHAIR

IVY GAMBLE COBB, FIRST VICE CHAIR  
MICHAEL CATLYN, SECOND VICE CHAIR



C. DORIS PINN, TREASURER  
MONIQUE ANTOINE, EXECUTIVE SECRETARY

THE CITY OF NEW YORK  
BROOKLYN COMMUNITY BOARD No. 3  
1360 FULTON STREET, 2ND FLOOR  
BROOKLYN, NEW YORK 11216

**Regular Monthly Meeting & Public Hearing**

January 3, 2024, at 7:00 PM  
1360 Fulton Street  
5th floor Community Room  
Brooklyn, NY 11216

**NOTE:** Those wishing to speak during Community Announcements & Public Comment portion of the agenda, [must complete this form](#) by 6:00 PM on the night of the meeting or sign up in-person.

**AGENDA**

**CALL TO ORDER & INVOCATION**

**1. ROLL CALL**

**2. OPENING REMARKS FROM THE CHAIRPERSON**

Anthony Buissereth

**3. COMMUNITY ANNOUNCEMENTS & PUBLIC COMMENTS (2 minutes per speaker)**

**4. INFORMATIONAL PRESENTATION (7 minutes)**

**Health & Social Services Committee**

Presentation from NYC Health + Hospitals/Woodhull Medical & Mental Health Center on the respiratory illnesses circulating this season

*Introduction by Edna Johnson, Committee Chair*

*Presentation by Dr. Ross MacDonald, Chief Medical Officer*

**5. PUBLIC HEARING (12 minutes)**

**Housing & Land Use Committee**

IN THE MATTER OF an application submitted by AA Atlantic LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment to the Zoning Map, Section No. 17a:

- A. changing from an M1-1 District to an R6B District property (C200310ZMK) bounded by a line midway between Herkimer Street and Atlantic Avenue, New York Avenue, a line 25 feet northerly of Atlantic Avenue, a line 80 feet

westerly of New York Avenue, a line 50 feet northerly of Atlantic Avenue, a line 100 feet westerly of New York Avenue, a line 150 feet northerly of Atlantic Avenue, and a line 150 feet easterly of Nostrand Avenue; and;

- B. changing from an M1-1 District to a C4-5X District property bounded by a line 150 feet northerly of Atlantic Avenue, a line 100 feet westerly of New York Avenue, a line 50 feet northerly of Atlantic Avenue, a line 80 feet westerly of New York Avenue, a line 25 feet northerly of Atlantic Avenue, New York Avenue, the northerly boundary line of the Long Island Railroad right-of-way (Atlantic Division), and a line 150 feet easterly of Nostrand Avenue.

to create a new Mandatory Inclusionary Housing Area (N200293ZRK) to facilitate a new 14-story mixed-use building, including 112 dwelling units, at 1289 Atlantic Avenue in Bedford-Stuyvesant, Community District 3, Brooklyn.

*Introduction by C. Doris Pinn, Committee Chair*

*Presentation by Lisa Orrantia, Legal Representative*

## **6. PUBLIC HEARING (12 minutes)**

### **Housing & Land Use Committee**

IN THE MATTER OF an application submitted by Omni New York LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 17a:

- A. changing from an R6A District to an R7A District property (C230146ZMK) bounded by a line midway between Quincy Street and Gates Avenue, a line 100 feet easterly of Marcus Garvey Boulevard, a line midway between Gates Avenue and Monroe Street, and Marcus Garvey Boulevard;
- B. changing from an R6B District to an R7A District property bounded by:
  - 1. Quincy Street, a line 100 feet easterly of Marcus Garvey Boulevard, a line midway between Quincy Street and Gates Avenue, and Marcus Garvey Boulevard; and
  - 2. a line midway between Gates Avenue and Monroe Street, a line 100 feet easterly of Marcus Garvey Boulevard, Monroe Street, and Marcus Garvey Boulevard; and
- C. establishing within the proposed R7A District a C2-4 District bounded by Gates Avenue, a line 100 feet easterly of Marcus Garvey Boulevard, Monroe Street, and Marcus Garvey Boulevard;

to create a new Mandatory Inclusionary Housing Area and provide a City Planning Commission Special Permit for a Large-Scale General Development for the development of two proposed 10-story mixed-use buildings, at the corners of Quincy Street and Monroe Street, including 84 dwelling units at 281 Marcus Garvey Blvd and 71 dwelling units 311 Marcus Garvey Boulevard, in Bedford-Stuyvesant, Community District 3, Brooklyn.

## **7. ROLL CALL**

## **8. CHAIRPERSON'S REPORT**

Anthony Buissereth

**9. DISTRICT OFFICE REPORT**

Beryl Nyack

**10. COMMITTEE REPORTS, UPDATES & RESOLUTIONS**

**11. REMARKS FROM ELECTED OFFICIAL & GOVERNMENT AGENCY REPRESENTATIVES**

**12. RESULTS FROM BOARD ACTIONS**

**13. ACCEPTANCE OF THE DECEMBER 4, 2023 & DECEMBER 11, 2023 MINUTES**

**14. ANNOUNCEMENTS**

- *Next regular meeting is scheduled for **Monday, February 5, 2024***

**15. ADJOURNMENT**

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