



CITY OF NEW YORK **COMMUNITY BOARD 3**
MINUTES OF THE
WEDNESDAY, JANUARY 3, 2024
COMMUNITY BOARD MEETING
BEDFORD-STUYVESANT RESTORATION CORP.
1360 FULTON STREET, 5th FLOOR COMMUNITY ROOM
BROOKLYN, NY 11216

In Attendance:

Members Present:

Alex Abarbanel-Grossman, Ricardo Agcauli, Monique Antoine, Santina Brown-Payton, Anthony Buissereth, Tiffanie Burt, Michael Catlyn, Evelyn Collier, Yvonne Cummings, Ivy Gamble-Cobb, Nicole Greaves, Ahsan Habib, Letty Hawthorne, Oma Holloway, Dr. Jada John-Ali, Edna Johnson, Dr. Kerliene Johnson, Jerome Nathaniel, Aboubacar Okeke-Diagne, Christine Parker, C. Doris Pinn, Shneaqua “Coco” Purvis, Miari Roberts, Wendy Robinson, Suzette Sheppard, Dr. Gail Singleton-Taylor, Dr. Adesola Tella, Rev. Dr. Robert Waterman, Douglas Williams

Members Absent/Excused: Dr. Kim Best, Aline Estefam, Carroll “Rusty” Fields, Keith Forest, Rabbi Joel Friedman, Shia Greenfeld, Frank LaChapelle, Dovie Matthews, Kenneth Mbonu, Maliyka Muhammad, Melissa Plowden-Norman, Joel Polatsek, Karen Rhau, Carolyn Richburg, Abitzel Robinson-Hobson, Samuel Stern, Alicia Walton, TJ Wilson

Elected Official/Reps: Maron Alemu – Hon. Hakeem Jeffries, Carol-Ann Church – Borough President Antonio Reynoso, Mark Leary – Councilmember Darlene Mealy

City Agencies/CBOs: D.I. Lito Gill – 79th Precinct, Capt. Munoz – 79th Precinct, D. I. Abdullah – 81st Precinct, Det. Conrad Narcisse – 81st Precinct, Nicole Bryan – Macon Public Library, Dr. Jada John-Ali – BALAA

Chair Buissereth convened the meeting at 7:15 p.m. He read the agenda into the record.

Roll Call:

On the first roll call 24 members were present and 23 absent. On the second roll call there were 29 members present and 18 absent. There was a quorum.

Chair Buissereth introduced the new Executive officers. He also expressed condolences to Congressman Hakeem Jeffries and his family on the passing of his father and former Chair Richard Flateau and his family on the passing of his brother Dr. John Flateau.

Dr. Ross MacDonald, Chief Medical Officer at Woodhull Hospital gave an update on the respiratory viruses, such as influenza, RSV and COVID. He stated that vaccine are available because it is the best strategy to combat the virus. For vaccination, please call 1-844-NYC-4NYC.

In addition, he informed that Woodhull Hospital offers a very good cancer screening program especially for lung cancer.

There were two Public Hearings:

The first item presented was IN THE MATTER OF an application submitted by AA Atlantic LLC pursuant to Sections 197-c and 201 of the NYC Charter for an amendment to the Zoning Map, Section No. 17a:

A. To change 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. to change 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, 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

Lisa Orrantia, Legal Counsel gave the presentation and stated that this is 92,000 sq. ft which will provide 112 units. The second floor will be commercial space, the northwest corner will be an open plaza with a total of 2500 sq. ft. of landscape. There will be bike parking and 41 parking spaces.

The rent levels are based on HPD Mixed & Match Program

- 11 Studios - \$848
- 41 one-bedrooms - \$1000
- 48 two-bedrooms - \$1200
- 12 three-bedrooms - \$1400
- 15 units will be designated for the homeless
- 29 units at 40%
- 18 units at 60%
- 18 units at 90% 110%
- 31 units at 110%-130% AMI - \$2700 - \$4700

The committee caucused after the presentation and recommended approval of the project with three stipulations:

1. There is to be a restrictive declaration requiring a 2,500 sq. ft. plaza at the corner of New York Avenue providing open space and convenient access to the LIRR stairs.
2. There is to be a restrictive declaration requiring the 16 feet widened sidewalk as is indicated on the design drawings.
3. There is to be a restrictive developer's fund of \$100,000 set aside for neighboring property owners for the purpose of resolving claims with respect to damages caused during and after construction of the proposed new building.

VOTE: 26 – In Favor; 1 – Objection; 2 – Abstentions

[Download Vote for 1289 Atlantic Avenue](#)

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

and to change 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 Blvd; and to establish within the proposed R7A District a C2-4 District bounded by Gates Avenue, a line 100 feet easterly of Marcus Garvey Blvd, Monroe Street, and Marcus Garvey Blvd; to create a new Mandatory Inclusionary Housing (MIH) 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 and Monroe Streets, including 84 dwelling units at 281 Marcus Garvey Blvd and 71 dwelling units 311 Marcus Garvey Blvd

The presentation was given by Ken Spillberg, Head of Development and Sanjana Gupta, Project Manager for Path Development, Sung Kim, Architect

The building will be known as the Marcus Garvey Blvd Apartments. It will be 155 affordable apartments and it will be 100% affordable which consist of two buildings with a commercial and community component. They will bring back the daycare and the supermarket. The boxing facility will also be retained in the new building. There will be a recreation space on Gates Avenue with a basketball court, play equipment and exercise equipment. This is the HPD ELLA Program with income ranges of 30% - 80% AMI. Apartments will be set aside for the formally homeless.

The community benefits will be the boxing gym, five new spaces for a grocery store and medical offices, multiple jobs (full-time & part-time construction jobs) There will be 27,000 sq. ft. of open space on the Marcus Garvey Blvd & Gates Avenue. The tenants from Betty Shabazz and Medgar Evers will be able to utilize the space. The existing parking space will be maintained.

Several questions were asked by board members and residents.

Q & A:

Miari Roberts: Will the rent be affordable for the supermarket?

Ken Spillberg: It will be below market rate and at cost.

C. Doris Pinn: Do you know if they applied for the Fresh Market benefits, and will you be benefiting from it? That is not our intention.

Dr. Adesola Tella: Will your firm provide internships for the college students in the community?

Ken Spillberg: OMNI has a very robust internship program.

Alex Abarbanel-Grossman: Will the open space be available to the residents and the public? Will you be doing rehab to the Medgar Evers and Betty Shabazz buildings?

Ken Spillberg: No, only to the residents of the buildings we own. Those buildings were acquired in 2010 and there are rules in place that would prevent them from doing any rehab for two years.

The committee caucused after the presentation and recommended approval of the project.

VOTE: 29 – In Favor; 0 – Objection; 0 – Abstentions

[Download Vote for Marcus Gavey](#)

CHAIR'S REPORT

- Community Board applications are open.
- A public hearing on Mayoral Control is up for renewal. It will be held on January 11th at 6:00 p.m. – 9:00 p.m. at Boys & Girls High School

District Office Report

- The Department of Sanitation will begin picking up Christmas trees from January 5th to January 13th.
- DOT is launching Locker NYC Pilot Program to help alleviate package theft. The package locker will be located at 830 Lafayette Avenue (Ideal Food Basket). It will be a 12-month program and it will be available to the public 24/7 free of charge.

The following committees gave reports, updates, and resolutions:

The Education & Youth Committee would like everyone to Save the Date of March 23, 2024, for a Youth Resource Fair in conjunction with Community Board 8 at Weeksville. More information will be provided soon. They are targeting youth between the ages of 15-24. They are also seeking vendors to table at the event.

The Chair announced that there will be a special meeting this month to select a district manager. A date will be provided later.

Evelyn Collier, Chair of the Landmarks & Preservation Committee read a resolution for 313 Jefferson Avenue. The committee recommendation is to NOT SUPPORT the project. The motion was seconded by Christine Parker.

Vote: 28 – In Favor; 0 – Objection; 1 – Abstention

[Download Vote for 313 Jefferson Avenue](#)

The Economic Development Committee presented two SLA applications for an Alcohol Beverage Control License for Swamp Kitty LLC located at 397 Greene Avenue and Den of Splendor LLC located at 42 Albany Avenue.

VOTE: 20 – In Favor; 7 – Objections; 2 – Abstentions

[Download Vote for SLA Applications for Swamp Kitty & Den of Splendor](#)

Michael Catlyn, Chair of the Ad-Hoc Committee for Adult Use Cannabis Retail Dispensaries (CAURD) stated the committee recommendation is to OBJECT to the following applicants because of the proposed locations:

- NPPS Solutions Group at 378 Tompkins Avenue
- Transcend Wellness Products & Services at 378 Tompkins Avenue
- 4P Group LLC at 629 Nostrand Avenue
- KBAT Enterprises Inc. at 1077 Atlantic Avenue
- Prime Cannabis LLC at 1172 Fulton Street
- Empire World Inc. at 277 Nostrand Avenue
- My Connects at 98 and 352 Malcolm X Blvd
- DISPO/NYC LLC at 1097 Bedford Avenue
- Jungle Kingdom Flower Company at 515 Nostrand Avenue

The vote was unanimously approved with two objections by Santina Payton-Brown and Yvonne Cummings. The Committee recommended a resolution OBJECTING to the issuance of a license for the following applicants due to lack of responsiveness and failure to appear:

- 373 Tompkins Avenue
- Greerie LLC at 301 Clifton Place
- 1106 Rebecca Street LLC
- Luxe Oasis LLC at 1217 Fulton Street
- Luxe Oasis LLC at 1223 Bedford Avenue

The vote was unanimously approved with no objections.

A motion was made, and properly seconded, for the Board to convene in executive session to act on personnel conduct a personnel matter. During the session, the committee recommended providing a raise to the Assistant District Manager, Beryl Nyack.

When the Board reconvened, a motion was made to accept the minutes of the December 4th and 11th meetings.

A motion was made to adjourn the meeting.

Respectfully submitted by,
Beryl Nyack
January 26, 2024