



**CITY OF NEW YORK      COMMUNITY BOARD 3**  
**MINUTES OF THE**  
**COMMUNITY BOARD MONTHLY MEETING**  
**MONDAY, FEBRUARY 3, 2025**  
**1368 FULTON STREET, MULTI-PURPOSE ROOM**  
**BROOKLYN, NY 11216**

**Members Present:** Alex Abarbanel-Grossman, Ricardo Agcauli, Ty'East Alleyne-Bobb, Dr. Kim Best, Frank Bradshaw, Santana Brown-Payton, Anthony Buissereth, Tiffanie Burt, Evelyn Collier, Yvonne Cummings, Ivy Gamble-Cobb, Nicole Greaves, Ahsan Habib, Letty Hawthorne, Gerald Huggins, Edna Johnson, Aboubacar Okeke-Diagne, Christine Parker, C. Doris Pinn, Monique Powell, Shneaqua Purvis, Miari Roberts, Wendy Robinson, Abitzel (Abbi) Robinson-Hobson, Joseph Sortland, Samuel Stern, Asher Tapuchi, Dr. Adesola Tella, Alicia Walton, Cheryl Wright, TJ Wilson

**Members Absent/Excused:** Monique Antoine, Michael Catlyn, Aline Estefam, Carrol Rusty Fields, Keith Forest, Rabbi Joel Friedman, Shia Greenfeld, Dr. Jada John-Ali, Dr. Kerliene Johnson, Dovie Matthews (Deceased), Kenneth Mbonu, Maliyka Muhammad, Jerome Nathaniel, Carolyn Richburg, Suzette Sheppard, Dr. Gail Singleton-Taylor, Rev. Dr. Robert Waterman, Douglas Williams, Timberly Wilson,

**Elected Official/Reps:** Krista Reily – Senator Zellnor Myrie, Tendai Watkins – Assemblymember Stefani Zinerman, Bianca Stephenson – Borough President Antonio Reynoso, Shelton Jones – Kings County District Attorney Office

**City Agencies/CBOs:** D. I. Lito Gill – 79 Precinct, Det. Christopher Charles – 79 Precinct, Insp. Khandakar Abdullah – 81 Precinct, Det. Conrad Narcisse – 81 Precinct, PO Islam – 81 Precinct, Nicole Bryan – Macon Branch Library

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The meeting was convened at 7:12 p.m. by Chair Anthony Buissereth. He read the agenda into the record. He wished everyone a Happy Black History Month.

There were 26 members present at the beginning of the meeting and 23 were absent.

An Informational presentation was given by Jim Morris, Parks Department on the Redesign of the Hattie Carthan Playground. This is a \$6.8 Million project to update the bathroom, the basketball court. The project will take 3 years. The playground will be completely closed next spring.

<https://www.nyc.gov/assets/brooklyncb3/downloads/pdf/2025/Hattie-Carthan-PG-CB3-2024.01.08.pdf>

A report was given by TJ Wilson on the FY 2026 Preliminary Budget Response. She discussed the top 5 Capital and Expense Requests.

<https://www.nyc.gov/assets/brooklyncb3/downloads/pdf/2025/Brooklyn-3.pdf>

A public hearing was given on 109 Marcus Garvey by Erik Palatnik, PC. The project is to build a 14-story, 292 units building for senior residents. They are requesting a zoning change from R6 to R7A. There will be 63 parking spaces in the cellar level, and a community plaza on the parking lot.

The developer/owner Chris Bramwell was present and several of his tenants were in attendance. They were angry to the fact that he is building a state-of-the-art building in close proximity to his buildings at 303 Vernon Avenue and 721 Willoughby Avenue which has numerous violations. They accused him of not fixing anything and being a bad landlord. Several of the tenants stated the ceiling in the lobby collapsed, there is no heat, and numerous unhealthy living conditions. It was a very contentious meeting, however, Chris Bramwell agreed to meet with tenants to hear their complaints.

#### **ROLL CALL:**

There were 32 members present and 17 absent.

#### **CHAIR REPORT:**

- The Borough Board meeting will be voting on Atlantic Avenue Mixed-Use Plan (AAMUP) at the next Borough Board meeting.
- Removal letters were sent to the following members: Arline Estefam, Jerome Nathaniel and Carrol "Rusty" Fields for non-attendance, however there was not a vote because they were not given the opportunity to appeal.

#### **DISTRICT MANAGER REPORT:**

- There will be a Resource Fair on February 12<sup>th</sup>.
- On February 10<sup>th</sup>, there will be a meeting with SAPO on Teams to discuss the block party process.
- Ms. Nyack and I will be attending a workshop on Urban Planning at St. Francis College on February 13<sup>th</sup>.

#### **ACTION OF THE HEARINGS:**

There was a ratification of an Executive Order to support the Redesign of the Hattie Carthen Playground. A motion was made by Yvone Cummings and Seconded by Evelyn Colier.

Ms. Pinn read a statement to the public. She stated that the Board voted against MIH and City of Yes. In addition, the committee met with the applicant on January 15<sup>th</sup>, and its recommendation is to give a letter of support with the following stipulations:

1. All units are permanently affordable.
2. Local marketing agent with experience and a track record in Community District 3.
3. Property includes a covered outdoor space for its senior residents.
4. Deep rental assistance provided for seniors on fixed incomes.
5. The landlord meets with tenants of Willoughby Court to address and remedy outstanding issues and violations prior to City Council approval.
6. Provide closed circuits and human security in the underground garage.

**Resolution:**

The Executive Committee voted to support the co-naming of the Utica Avenue Station to Malcolm X. A motion was made to accept the motion, and it was seconded by Alex Abarbanel-Grossman. The motion passed unanimously.

A motion to accept January 6<sup>th</sup> minutes was made by Ivy Gamble-Cobb and seconded by Dr. Adesola Tella.

A request to adjourn the meeting was made and the meeting adjourned at 10:40 p.m.

Respectfully submitted by,  
Beryl Nyack  
February 24, 2025