



CITY OF NEW YORK

COMMUNITY BOARD 3

MINUTES OF THE  
COMMUNITY BOARD MONTHLY MEETING  
MONDAY, DECEMBER 2, 2024  
1360 FULTON STREET, 5<sup>TH</sup> FLOOR  
BROOKLYN, NY 11216

**Members Present:** Alex Abarbanel-Grossman, Monique Antoine, Frank Bradshaw, Santina Brown-Payton, Anthony Buissereth, Michael Catlyn, Evelyn Collier, Yvonne Cummings, Keith Forest, Ivy Gamble-Cobb, Nicole Greaves, Ahsan Habib, Letty Hawthorne, Gerald Huggins, Edna Johnson, Dr. Kerliene Johnson, Maliyka Muhammad, Aboubacar Okeke-Diagne, Christine Parker, Monique Powell, Miari Roberts, Wendy Robinson, Joseph Sortland, Samuel Stern, Asher Tapuchi, Dr. Adesola Tella, Alicia Walton Cheryl Wright

**Members Absent/Excused:** Ricardo Agcauli, Ty'East Alleyne-Bobb, Dr. Kim Best, Tiffanie Burt, Aline Estefam, Carrol Rusty Fields, Rabbi Joel Friedman, Shia Greenfeld, Dr. Jada John-Ali, Dovie Matthews, Kenneth Mbonu, Jerome Nathaniel, C. Doris Pinn, Shneaqua Purvis, Carolyn Richburg, Abitzel (Abbi) Robinson-Hobson, Suzette Sheppard, Dr. Gail Singleton-Taylor, Rev. Dr. Robert Waterman, Douglas Williams, Timberly Wilson, TJ Wilson

**Elected Official/Reps:** Councilmember Restler, Tendai Watkins – Assemblymember Stefani Zinerman, Carol-Ann Church – Borough President Antonio Reynoso, Mark Leary – Councilmember Darlene Mealy

**City Agencies/CBOs:** D. I. Lito Gill – 79 Precinct, Det. Christopher Charles – 79 Precinct, D.I. Muhamad Abdullah – 81 Precinct, Det Conrad Narcisse – 81 Precinct, PO Islam – 81 Precinct, Nicole Bryan – Macon Branch Library, Gregory Anderson – Bridge Street Development Corp.

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The meeting was called to order by Chair Anthony Buissereth. He read the agenda into the record.

An Informational presentation was given by Capt. Joe, FDNY on safety measures to prevent fires and the important of having working smoke detectors.

Public hearing on the Atlantic Avenue Mixed-Use Plan (AAMUP) was presented by Jonah Rogoff, Department of City Planning. Questions were also answered by Paula Torres from HPD on the affordability. Download the [Atlantic Avenue Mixed-Use Plan \(AAMUP\)](#).

He stated that Atlantic Avenue is the vocal point of the plan with neighboring side street. AAMUP covers the following areas in CD3: from Classon to Nostrand Avenues. The following things will be done with:

- ✓ John Hancock Playground
- ✓ Improve safety on Atlantic & Franklin Avenues
- ✓ \$24 million renovation of St. Andrew's Playground
- ✓ There will be 5 feet setback
- ✓ The building heights will be 13 to 18 stories. C45 districts allows 11 stories
- ✓ 1045 Atlantic Avenue has no requirement
- ✓ Herkimer Place will be 4 – 6 stories

Paula Torres stated:

- ✓ permanently stabilized houses.
- ✓ MIH is included.
- ✓ 457 Nostrand Avenue will be 100% affordable
- ✓ Option 1

Jacob Glazer, The Department of Parks & Recreation presented the design for the Herbert Von King Dog Run. Download the [HVKP Dog Run Reconstruction Plan](#).

After the AAMUP public hearing on Monday, December 2, 2024, a motion to approve the Plan with stipulations listed below was made and properly seconded:

**1. Atlantic Avenue:**

- Remove “Proposed Site 13” (Block: 2020 Lots: 86 & 89) from the Plan to preserve the Lefferts Place Community Garden.
- Reduce maximum height to 12 stories

**2. 457 Nostrand Avenue:**

- Reduce the allowable building height to not exceed Girls’ High School center spire.
- A significant majority of units are one-bedroom and family-sized; studio units minimized.
- Average AMI of 40%
- Plaza/open space/green space on Halsey Street side
- Explore the possibility of building of underground parking garage

**3. Parks & Open Space:**

- Renovate and upgrade all parks & open spaces (operated by the Parks Department, DOE, and DOT) within one-half mile of AAMUP project area (including PS 3 school yard & John Hancock Playground, Potomac Playground, and PS 93 school yard)
- Incentivize the creation of privately-owned public spaces (POPS) at large development sites
- Establish plazas at significant intersections along Atlantic Avenue and Fulton Street
- Pursue creation of open space on the north-side of Lefferts Place adjacent to the elevated shuttle (Block: 2012 Lot: 56)

**4. Other Items:**

- Add a commercial overlay to properties on Franklin Avenue between Hancock Street and Fulton Street
- Re-open the Classon Avenue entrance for the Franklin Avenue station
- Prioritize street safety and roadway improvements along the Fulton Street corridor, especially the intersections at Classon & Fulton, Franklin & Fulton, Bedford & Fulton, and Nostrand & Fulton
- Prioritize attracting a diverse mix of business types that offer a range of jobs (based on skills and expertise) and workforce development opportunities (such as job training and trade apprenticeships)
- Establish a maintenance and upkeep fund that is funded by private developers in the AAMUP project area

**Roll Call:**

There were 28 members present and 22 absent.

**Action on the Public Hearing:**

**VOTE for Herbert Von King Dog Run: 21 – In Favor; 0 – Objection; 6 – abstention; 1 – Recusal**

**VOTE for AAMUP: 22 – In Favor, 6 – Objection, 0 – Abstention**

**VOTE on Dining Out:**

A motion to accept the November minutes was made by Edna Johnson and seconded by Dr. Adesola Tella.

A motion to adjourn the meeting and seconded. The meeting adjourned at 11:07 p.m.

Respectfully submitted by,  
Beryl Nyack  
December 30, 2024