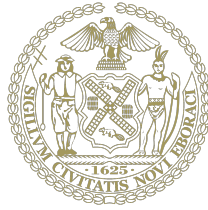


ANTHONY BUISSERETH  
CHAIR

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



NADEEN A. GAYLE  
DISTRICT MANAGER

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**

February 3, 2025, at 7:00 PM  
1368 Fulton Street  
1st floor Multipurpose 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 (5 minutes)**

**Parks, Arts & Culture Committee**

Presentation from the NYC Department of Parks and Recreation on the proposed design for the Hattie Cathan Playground redesign

*Introduction by TJ Wilson, Committee Chair*

*Presentation by Jim Morse, Deputy Chief of Staff, Brooklyn Operations, NYC Parks*

**5. INFORMATIONAL PRESENTATION (5 minutes)**

**Capital & Expense Budget Committee**

Report on the FY 2026 Preliminary Budget responses from the NYC Office of Management & Budget (OMB)

*Presentation by Aboubacar Okeke-Diagne & TJ Wilson, Budget Co-Coordinators*

**6. PUBLIC HEARING (25 minutes)**

**Housing & Land Use Committee**

IN THE MATTER OF a private application submitted by CB Emmanuel Realty LLC pursuant to Sections 197-c and 201 for an amendment of the Zoning Map, Section No. 13b from R6 & R6/C2-4 to R7A & R7A/C2-4, a Special Permit pursuant to Section 74-74 for a Large-Scale General Development Section, and a zoning text amendment to Appendix F (MIH), to facilitate the development of a new 14-story, 177,311 zoning square foot, 292-unit residential building at [109 Marcus Garvey Blvd in Bedford-Stuyvesant](#), Community District 3, Brooklyn.

*Introduction by C. Doris Pinn, Committee Chair*

*Presentation by Eric Palatnik, Legal Representative*

**7. ROLL CALL**

**8. REMARKS FROM ELECTED OFFICIAL & GOVERNMENT AGENCY REPRESENTATIVES - (2 minutes per speaker)**

**9. CHAIRPERSON'S REPORT**

Anthony Buissereth

**10. DISTRICT MANAGER'S REPORT**

Nadeen A. Gayle

**11. ACTION ON THE PUBLIC HEARINGS**

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

**13. ACCEPTANCE OF THE JANUARY 6, 2025 MINUTES**

**14. RESULTS OF BOARD ACTIONS**


**15. ANNOUNCEMENTS**

- *Next meeting is scheduled for Monday, March 3, 2025*

**16. ADJOURNMENT**

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