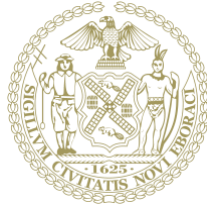


ANTHONY BUISSERETH
CHAIR

IVY GAMBLE COBB, FIRST VICE CHAIR
KAREN RHAU, SECOND VICE CHAIR



HENRY L. BUTLER
DISTRICT MANAGER

C. DORIS PINN, TREASURER
MICHAEL CATLYN, 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
October 3, 2022, at 7:00 PM
Web-Ex Virtual Meeting

TO JOIN THE MEETING AS AN ATTENDEE

Visit: bit.ly/cb3bk1003

Password: CB3Oct2022

Dial-In #: (646) 992-2010

Event #: 2336 160 9801

Passcode: 22362820

NOTE: Those wishing to speak during Community Announcements & Public Comment portion of the agenda, [must complete this form](#) by 7:15 PM on the night of the meeting.

AGENDA

INVOCATION

1. OPENING REMARKS FROM THE CHAIRPERSON

Anthony Buissereth

2. ACKNOWLEDGMENTS FROM ELECTED OFFICIALS & GOVERNMENT AGENCIES

3. PUBLIC HEARING (15 minutes)

Housing & Land Use Committee

IN THE MATTER OF an application submitted by 446-448 Park Realty Corp. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment to the Zoning Map, Section No 12d from an M1-1 district to an M1-4/R6A (MX-4) district and a Zoning Text amendment to create a new Mandatory Inclusionary Housing Area (ZR Appendix F) to facilitate a new six-story residential building, including 11 dwelling units, at **446-448**

Park Avenue in Bedford-Stuyvesant. [See details](#)

Introduction by C. Doris Pinn, Committee Chair

Presentation by Richard Lobel, Legal Representative

4. PUBLIC HEARING (7 MINUTES)

Economic Development Committee

Alcohol Beverage Control License application for Taco Bar LLC located at 312 Tompkins Avenue (between Quincy Street and Gates Avenue)

*Introduction by Keith L. Forest, Committee Chair
Presentation by Michael Boucicaut, Owner*

5. PUBLIC HEARING (7 minutes)

Economic Development Committee

Alcohol Beverage Control License application for Playground Coffee Shop Inc. located at 1114 Bedford Avenue (at Quincy Street)

*Introduction by Keith L. Forest, Committee Chair
Presentation by Zenat Begum, Owner*

6. COMMUNITY ANNOUNCEMENTS & PUBLIC COMMENTS

7. ROLL CALL

8. CHAIRPERSON'S REPORT

Anthony Buissereth

9. DISTRICT MANAGER'S REPORT

Henry L. Butler

10. ACTION ON THE PUBLIC HEARINGS

- 446-448 Park Realty Corp. request for an amendment to the Zoning Map, Section No. 12d from an M1-1 district to an M1-4/R6A (MX-4) district and a Zoning Text amendment to create a new Mandatory Inclusionary Housing
- Taco Bar LLC request for a letter of support for an Alcohol Beverage Control License
- Playground Coffee Shop Inc. request for a letter of support for an Alcohol Beverage Control License

11. COMMITTEE REPORTS, UPDATES & RESOLUTIONS

12. ACCEPTANCE OF THE SEPTEMBER 12, 2022 MINUTES

13. ANNOUNCEMENTS

- *Next regular meeting is scheduled for Monday, November 7, 2022*

14. ADJOURNMENT

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