



CITY OF NEW YORK **COMMUNITY BOARD 3**
MINUTES OF THE
MONDAY, OCTOBER 3, 2022
COMMUNITY BOARD VIRTUAL MEETING
VIA WEBEX

In Attendance:

Members Present: Ricardo Agcauli, Emad Ansari, Monique Antoine, Anthony Buissereth, Michael Catlyn, Evelyn Collier, Yvonne Cummings, Ernest Deeb, Keith Forest, Ivy Gamble-Cobb, Shia Greenfeld, Everett Hughes, Jada John-Ali, Edna Johnson, Dr. Kerliene Johnson, Frank LaChapelle, Azania Maitland, Dovie Matthews, Kenneth Mbonu, Ellen Miller, Jerome Nathaniel, Christine Parker, Santana Payton, C. Doris Pinn, Robert Providence, Karen Rhau, Miari Roberts, Wendy Robinson, Abitzel Robinson-Hobson, Suzette Sheppard, Dr. Adesola Tella, Alicia Walton, Douglas Williams, TJ Wilson

Members Absent/Excused: Dr. Kim Best, Oma Holloway, Marc Abou Faissal, Carroll “Rusty” Fields, Victor Iroh, Mary Jemison-Head, Joel Polatsek, Simone Pratt, Shneaquia Purvis, Annalee Reid, Carolyn Richburg, Jamella Swift, Rev. Dr. Robert Waterman

Elected Official/Reps: Hon. Hakeem Jeffries, Hon. Stefani Zinerman, Hon. Chi Osse, Jacob Eisdorfer & Inna Guzenfeld – Hon. Antonio Reynoso, District Leader Henry Butler

Agencies/CBOs: Nicole Bryan – Macon Branch Library, Damaris Falero – DOB, Heather Day – NeON/Dept. of Correction, P.O. Christopher Charles – 79th Precinct, Det. Conrad Narcisse – 81st Precinct, Sharonnie Perry – Interfaith Medical Center

Opening remarks was given by Chair Anthony Buissereth:

- He read the agenda into the record.
- He reported that the Board is currently working on the budget requests which are due by the end of the month.
- In addition, he stated that the Mayor has extended his Executive Order therefore, the Board meetings will remain remote until October 22, 2022.
- October is domestic violence month.

Updates were given by the Councilman Chi Osse, District Leader Henry Butler, Congressman Hakeem Jeffries, and Assembly member Stefani Zinerman and Sharonnie Perry

There were three Public Hearings:

- I. The Housing & Land Use Committee presented 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.

Present for the presentation was the owner Yoel Horowitz, Kevin Williams, Environmental Consultant, the architect, Lewis Garfinkel and Richard Lobel, legal representative.

Richard Lobel stated that the application is to rezone 8 lots on Park & Franklin Avenues. It will be a 5-story building with 6th floor setback a cellar, the height is 65 feet with the There will be a total of 11 units on two lots (37 and 38). The project also has the Mandatory Inclusionary Housing (MIH) which means that 25% - 30% of the units will be affordable for the life of the building. It is a 11,000 sq. ft building with a FAR of 3.5

Questions & Answers

Christine Parker: What is the impact on parking in the neighborhood?

Richard Lobel: The parking requirement for this building is waived. Both the Borough President and the Councilmember is trying to disincentivized the parking.

Yvonne Cummings: will the affordable units be commensurate with the market rate unit?

Richard Lobell: Yes

C. Doris Pinn: What is the AMI? Option 1 is 60% and Option 2 is 80%

Richard Lobel: The AMI is 60% - 80%

There were other discussion about sustainability, and racial equity study.

Inna Guzenfeld informed that the Borough President will be hosting a public hearing on the application on October 25th at 6:00 p.m. It will be an in-person meeting.

- II. Taco Bar LLC located at 312 Tompkins Avenue (between Quincy Street and Gates Avenue) is applying for an SLA license. The owner Michael Boucicaut was in attendance however he was represented by Anthony Caraballo. The restaurant is very small, there are 16 seats, 10 at the bar and three tables with 6 seats. He has 4-6 employees. The hours of operation are Sunday to Thursday 4:00 p.m. – 11:00 p.m., Friday to Saturday 4:00 p.m. 2:00 a.m. on Sunday he will be closed at 10:00 p.m.

Mr. Boucicaut is a high school Dean and coach. His mom has operated Claire's Hair Salon at 1481 Fulton Street for several years. There will be only background music. He also has another business at 4620 Avenue J called Suites 415 Events. He provides internship-based programs.

- III. Playground Coffee Shop Inc is located at 1114 Bedford Avenue (corner of Quincy Street) is applying for an SLA license. They have been opened for 6 years. Their current hours of operation are Monday to Friday 7:00 a.m. – 4:00 p.m. and Saturday and Sunday 7:00 a.m. – 4:00 p.m. however, they will change the hours if they are approved for the liquor license to 6:00 a.m. – 11:00 p.m. weekdays and 6:00 a.m. – 12:00 midnight on the weekend.

There were 34 members present and 13 absent.

Announcement were made by the following people:

Nicole Bryan from Macon Branch Library about upcoming events.

Dr. Dana Collins informed about a Focus Group on October 24th to discuss the mental health stigma.

Briana announced a celebration of Hispanic Heritage on October 30th on Broadway and Hart Street

Chair Report:

- Chair Buissereth informed that the Bedford Stuyvesant Gateway BID is seeking a letter of support for a Winter Wonderland. This event will be held every Saturday. Beginning November 26th – December 17th from 2:00 p.m. – 8:00 p.m. and December 1st – December 23rd from 4:00 p.m. – 8:00 p.m. He made a motion to give a letter of support.
- He reported that he attended the ULURP Training at Borough Hall.
- There is an amendment to the hybrid meeting
- He also presented the draft proposed amendment to the By-laws

Action on the Public Hearing:

In regard to the vote for 446-448 Park Avenue, C. Doris Pinn, Housing & Land Use Committee Chair stated that the committee met on September 14th and caucused the night of the meeting. The committee voted 7 – 0 to give a letter of support with the following stipulations:

- The proposed units should be OPTION 1 ONLY

A motion was made to accept the committee recommendation.

VOTE: 23 – In Favor; 9 – Against; 1 – Abstention; 0 – Recusal

[..\..\SCANS\Vote for 446-448 Park Avenue.pdf](#)

Keith Forest, Economic Development Committee Chair stated that the committee voted to give a letter of support The Taco Bar LLC.

VOTE: 30 – In Favor; 3 – Against; 1 – Abstention; 0 – Recusal

[..\..\SCANS\Vote for Taco Bar LLC.pdf](#)

Keith Forest, Economic Development Committee Chair stated that the committee voted to give a letter of support to Playground Coffee Shop Inc.

VOTE: 20 – In Favor; 11 – Against; 3 – Abstention; 0 – Recusal

[..\..\SCANS\Vote for Playground Coffee Shop Inc.pdf](#)

Chair Buissereth made a recommendation to give a letter of support to the Bedford-Stuyvesant Gateway BID for a Winter Wonderland.

VOTE: 31 – In Favor; 0 – Against; 1 – Abstention; 1 – Recusal

[..\..\SCANS\Vote for the Winter Wonderland.pdf](#)

A motion was made by Douglas Williams and seconded by Miari Roberts to accept the September 12, 2022 minutes.

A motion was made by Ivy Gamble-Cobb and seconded by Edna Johnson to adjourn the meeting. The meeting was adjourned at 10:12 p.m.

The next meeting is scheduled for Monday, November 7, 2022.

Respectfully submitted by,
Beryl Nyack
October 13, 2022