



COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, N.Y. 11211-2429

PHONE: (718) 389-0009

FAX: (718) 389-0098

Email: bk01@cb.nyc.gov

Website: www.nyc.gov/brooklyn1

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BROOKLYN BOROUGH PRESIDENT



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November 15, 2013

MEETING NOTICE

TO: Members of the Land Use, ULURP and Landmarks (subcom.) Committee
FROM: Ms. Del Teague, Committee Chair
RE: Scheduled Meeting

Please be advised that the Land Use, ULURP and Landmarks (subcom.) Committee will meet as follows:

WHEN: MONDAY NOVEMBER 25, 2013
TIME: 6:30PM
WHERE: McCarren Park Recreation Center
776 Lorimer Street
Brooklyn, NY 11222
(Between Driggs Avenue and Bayard Street)

AGENDA

ITEMS HEARD AT THE PUBLIC HEARING:

(1.) NYC DEPARTMENT OF CITY PLANNING: DOMINO SUGAR

(# C 140132 ZSK) IN THE MATTER OF an application submitted by Two Trees Management, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to the following sections of the Zoning Resolution:

1. Section 74-743 (a) (1) - to allow the distribution of total allowable floor area and lot coverage under the applicable district regulations without regard for zoning lot lines; and
2. Section 74-743(a)(2) - to modify the yard requirements of Sections 62-332 (Rear yards and waterfront yards) and 33-23 (Permitted Obstructions in Required Yards or Rear Yard or Rear Yard Equivalents), and to modify the height and setback requirements of 62-341 (Developments on land and platforms);

in connection with a proposed mixed use development on property generally bounded by Grand Street and its northwesterly prolongation, Kent Avenue, South 3rd Street, a line 100 feet northwesterly of Wythe Avenue, South 4th Street, Kent Avenue, South 5th Street and its northwesterly prolongation, and the U.S. Pierhead line (Block 2414, Lot 1; and Block 2428, Lot 1), in R6/C2-4, R8/C2-4 and C6-2 Districts, within a large-scale general development, Borough of Brooklyn, Community District 1.

(# C 140133 ZSK) IN THE MATTER OF an application submitted by Two Trees Management, LLC pursuant to Section 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-744(b) of the Zoning Resolution to allow residential and non-residential uses to be arranged within a building without regard for the regulations set forth in Section 32-42 (Location within Buildings), in connection with a proposed mixed use development on property generally bounded by Grand Street and its northwesterly prolongation, Kent Avenue, South 3rd Street, a line 100 feet northwesterly of Wythe Avenue, South 4th Street, Kent Avenue, South 5th Street and its northwesterly prolongation, and the U.S. Pierhead line (Block 2414, Lot 1; and Block 2428, Lot 1), in R6/C2-4, R8/C2-4 and C6-2 Districts, within a large-scale general development, Borough of Brooklyn, Community District 1.

(# C 140134 ZSK) IN THE MATTER OF an application submitted by Two Trees Management, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-745(a)* of the Zoning Resolution to allow the distribution of required or permitted accessory off-street parking spaces without regard for zoning lot lines, in connections with a proposed mixed use development on property generally bounded by Grand Street and its northwesterly prolongation, Kent Avenue, South 3rd Street, a line 100 feet northwesterly of Wythe Avenue, South 4th Street, Kent Avenue, South 5th Street and its north westerly prolongation, and the U.S. Pierhead line (Block 2414, Lot 1; and Block 2428, Lot 1), in R6/C2-4, R8/C2-4 and C6-2 Districts, within a large scale general development, Borough of Brooklyn, Community District 1.*
Note: A zoning text amendment to modify Section 74-745 is proposed under a concurrent related application N 140131 ZRK.

(# C 140135 ZSK) IN THE MATTER OF an application submitted by Two Trees Management, LLC pursuant to Section 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-745 (b)* of the Zoning Resolution to waive the requirements for loading berth for retail or service uses listed in Use Group 6A, 6C, 7B, 8B, 9A, 10A, 12B & 14A, and where no single establishment exceeds 8,500 square feet for a zoning lot bounded by Grand Street and its northwesterly prolongation, Kent Avenue, South 3rd Street, a line 100 feet northwesterly of Wythe Avenue, South 4th Street, Kent Avenue, South 5th Street and its northwesterly prolongation, and the U.S. Pierhead line (Block 2414, Lot 1; and Block 2428, Lot 1), in R6/C2-4, R8/C2-4 and C6-2 Districts, within a large-scale general development, Borough of Brooklyn, Community District 1. *
Note: A zoning text amendment is proposed to modify Section 74-745 under a concurrent related application N 140131 ZRK.

(CEQR Number: 07DCP094K. Related applications: N 140131 ZRK, N140136 ZAK, N 140137 ZAK, N 140137 ZAK, 140138 ZAK, N 140139 ZCK, 140140 ZCK, N 140141 ZCK

(1A.) LANDMARKS APPLICATION (LPC 14-6970) - The application is for a Certificate of Appropriateness for the adaptive reuse of the Refinery into a 440,000-SF commercial office building with ground floor retail. The Beyer Blinder Belle design includes preservation and restoration of the existing brick facade and important historic building elements along with a new rooftop addition and a plaza fronting the proposed new waterfront park.

(2.) NYC DEPARTMENT OF CITY PLANNING (# N 140099 ZRK, # N 140100 ZCK, # N 140101 ZCK, N 140102 ZCK) EAST RIVER FERRY TEXT AMENDMENT- The New York City Economic Development Corporation (NYCEDC) is proposing a zoning text amendment to the New York City Zoning Resolution that would be applicable to Brooklyn Community District 1, and would support the continuation of East River Ferry service. NYCEDC launched the East River Ferry service pilot program in June 2011, which is currently operated by New York Waterway and offers frequent daily service to commuters and recreational users in Manhattan, Brooklyn, and Queens. The initial ferry service utilized provisions of the Zoning Resolution to operate water taxis with vessel capacity of up to 99 passengers, which are permitted as-of-right in all commercial and manufacturing districts, as well as residential districts within Waterfront Access Plan BK-1 (WAP BK-1), which covers much of the East River waterfront in the Brooklyn neighborhoods of Greenpoint and Williamsburg. The proposed text amendment to the Zoning Resolution would establish a non-discretionary certification process to increase the permitted as-of-right vessel capacity to allow the 399 passengers ferries currently used under the pilot programs in R6-R10 residence districts, as well as all commercial, and manufacturing districts of Brooklyn Community District 1. (Full description of proposal is available at the CB #1's District Office, available upon request).