

# Domino Site B ULURP

Community Board 1 Public Hearing Presentation  
June 10, 2025







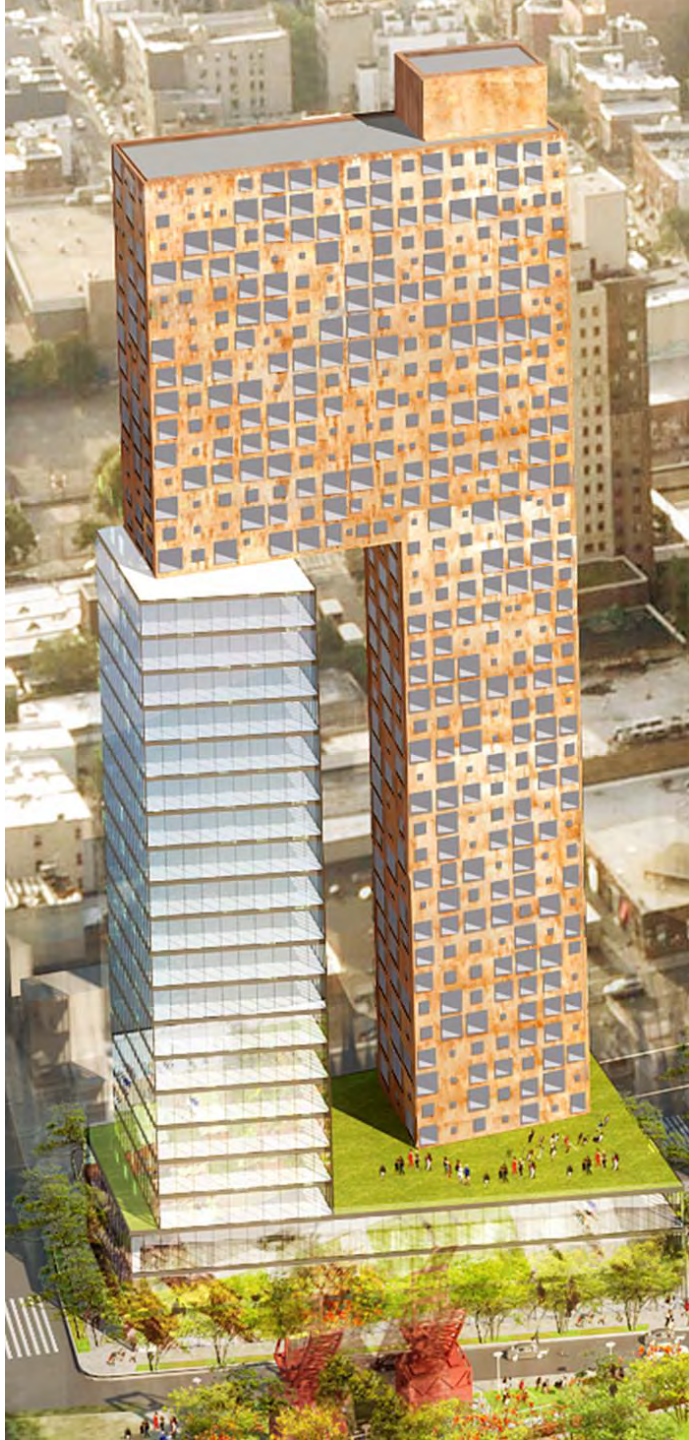








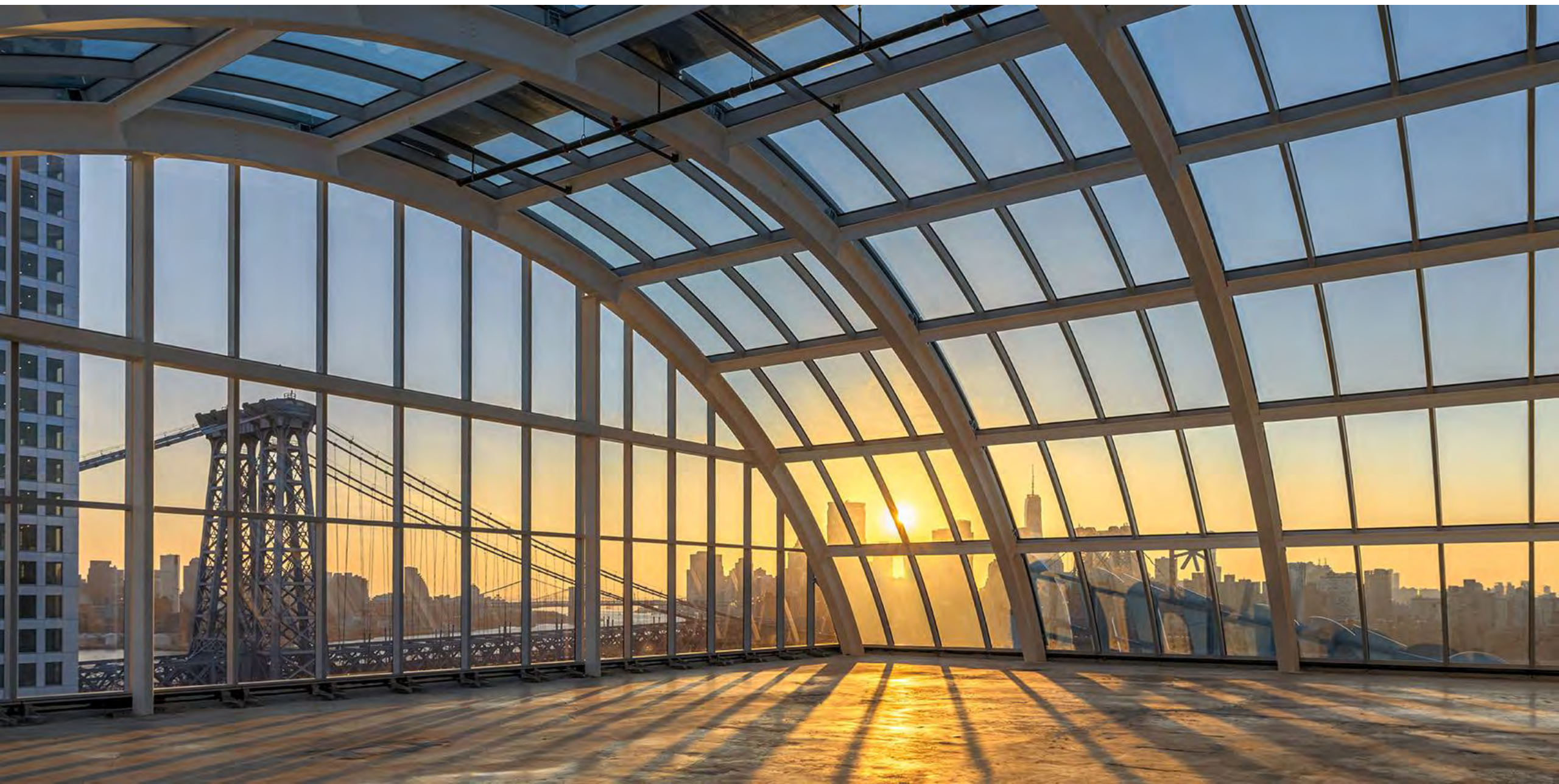
























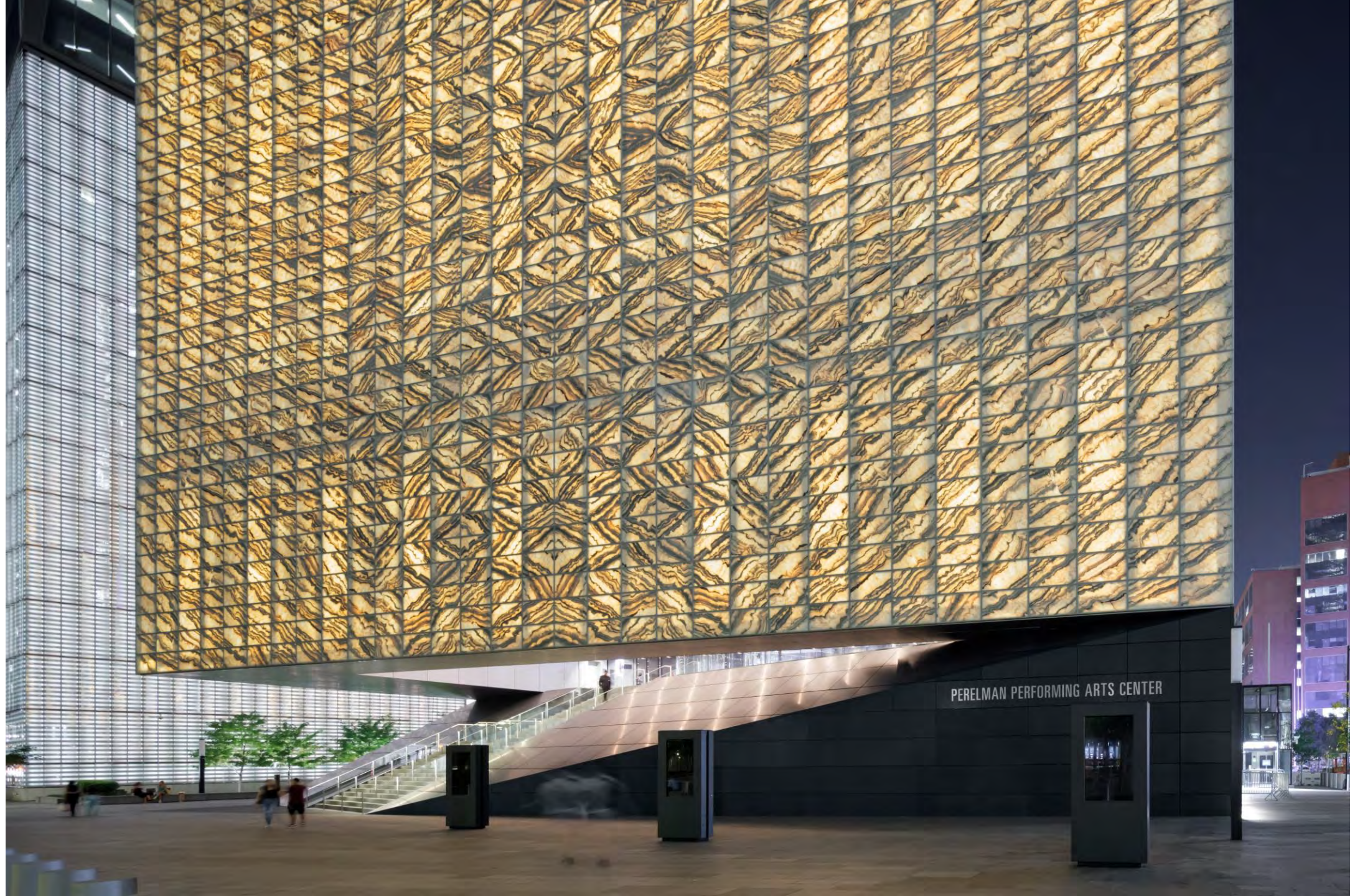


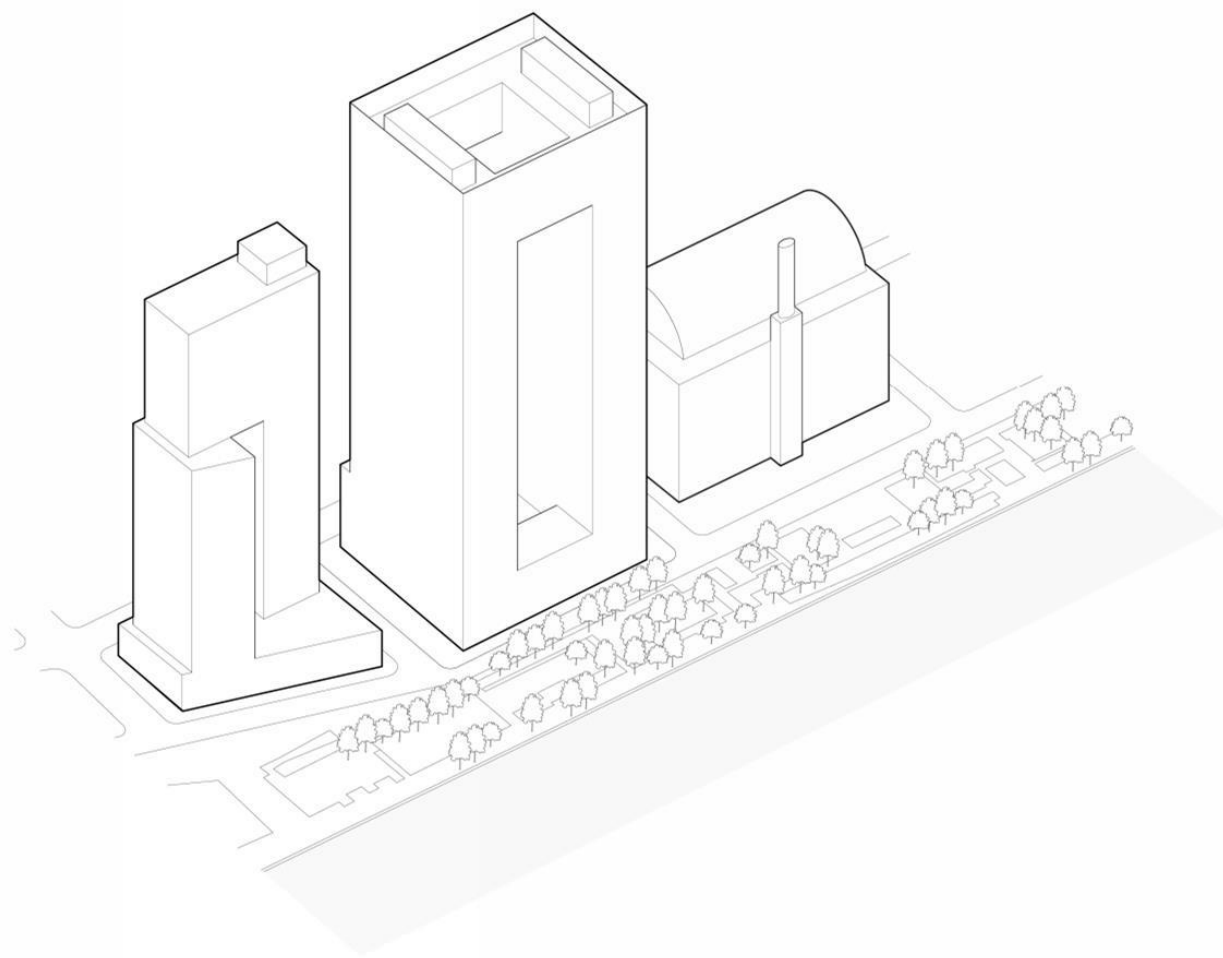


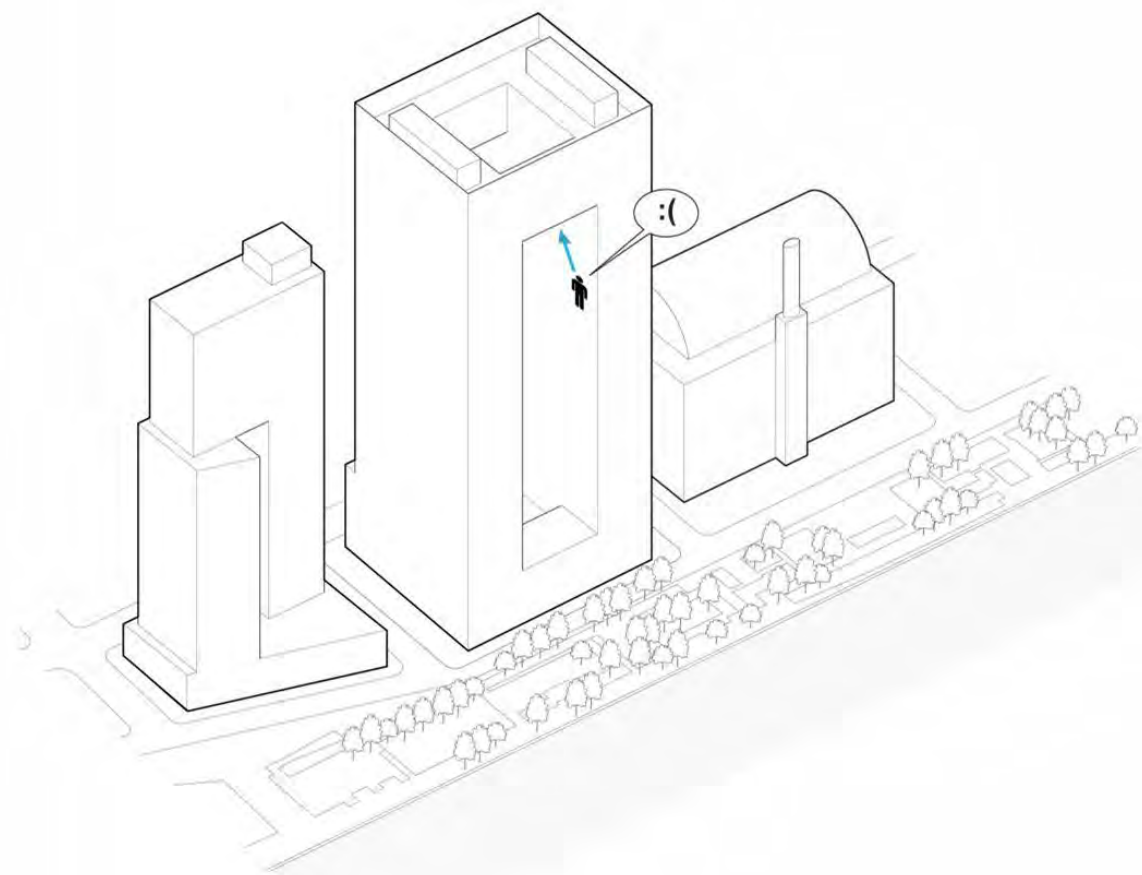


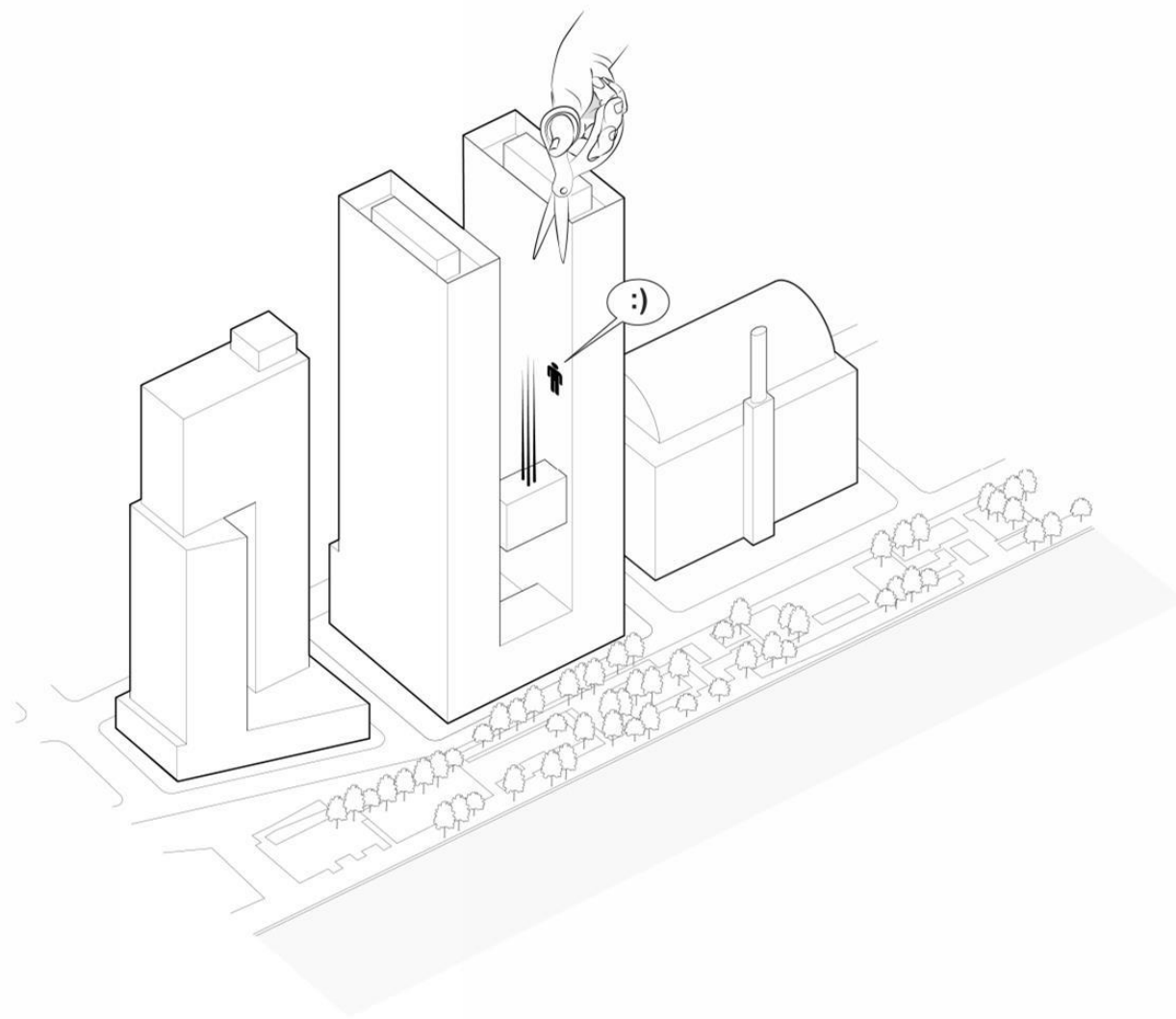
# KEY OBJECTIVES OF ULURP

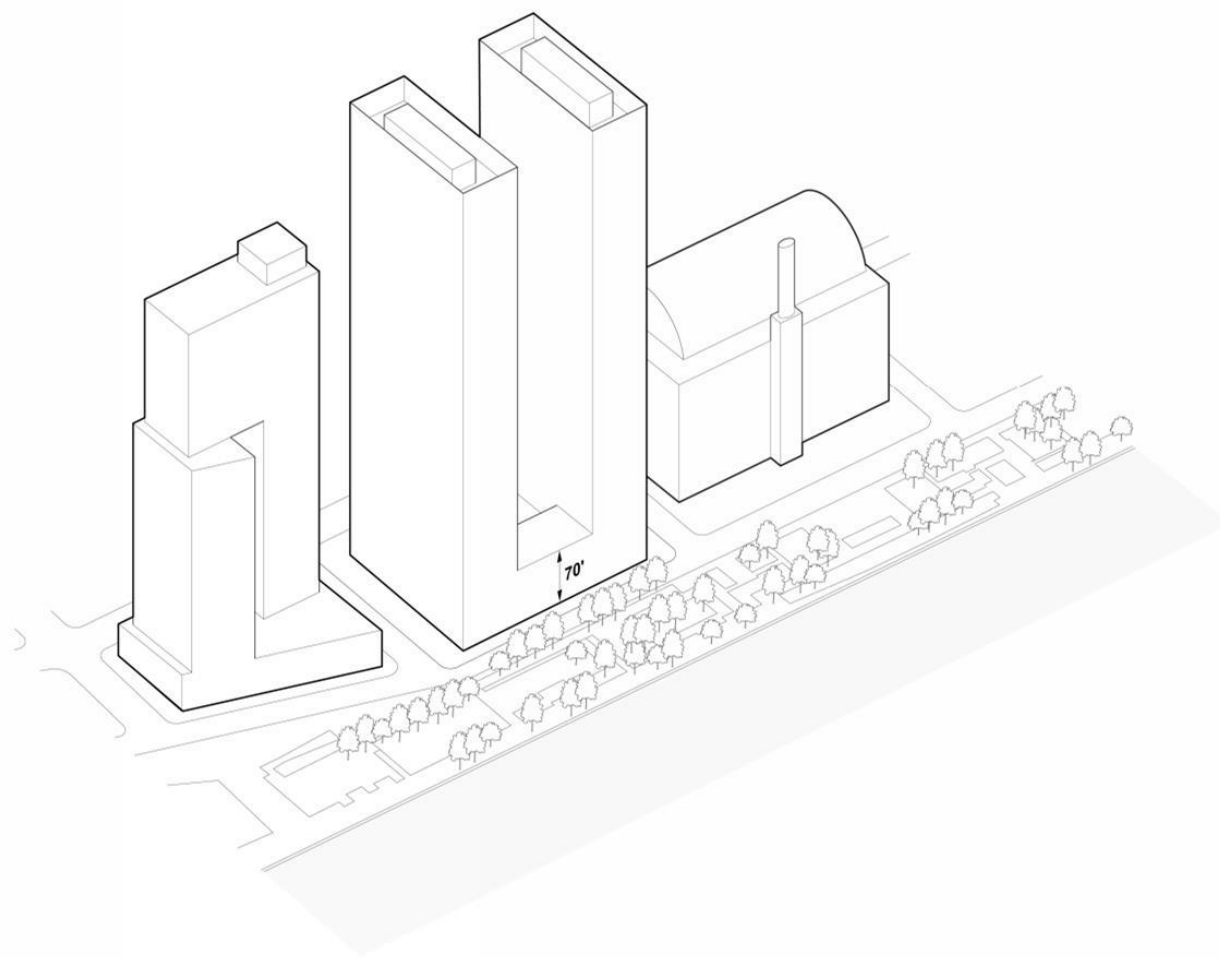
- Improve massing.
- Diversify and expand mixed income housing offering using City of Yes framework.
- Continue to provide iconic architecture.
- Improve building's interaction with the public realm.

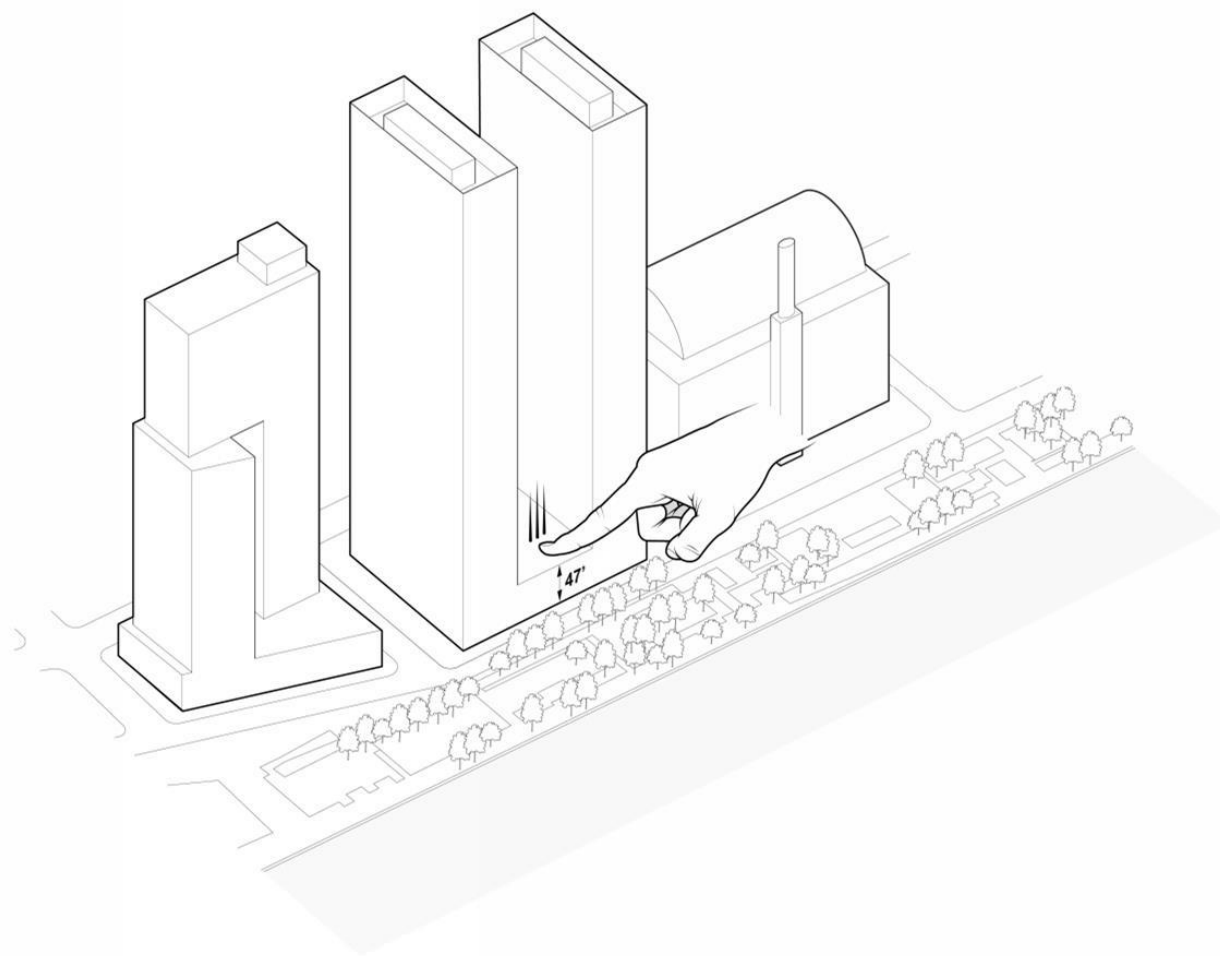


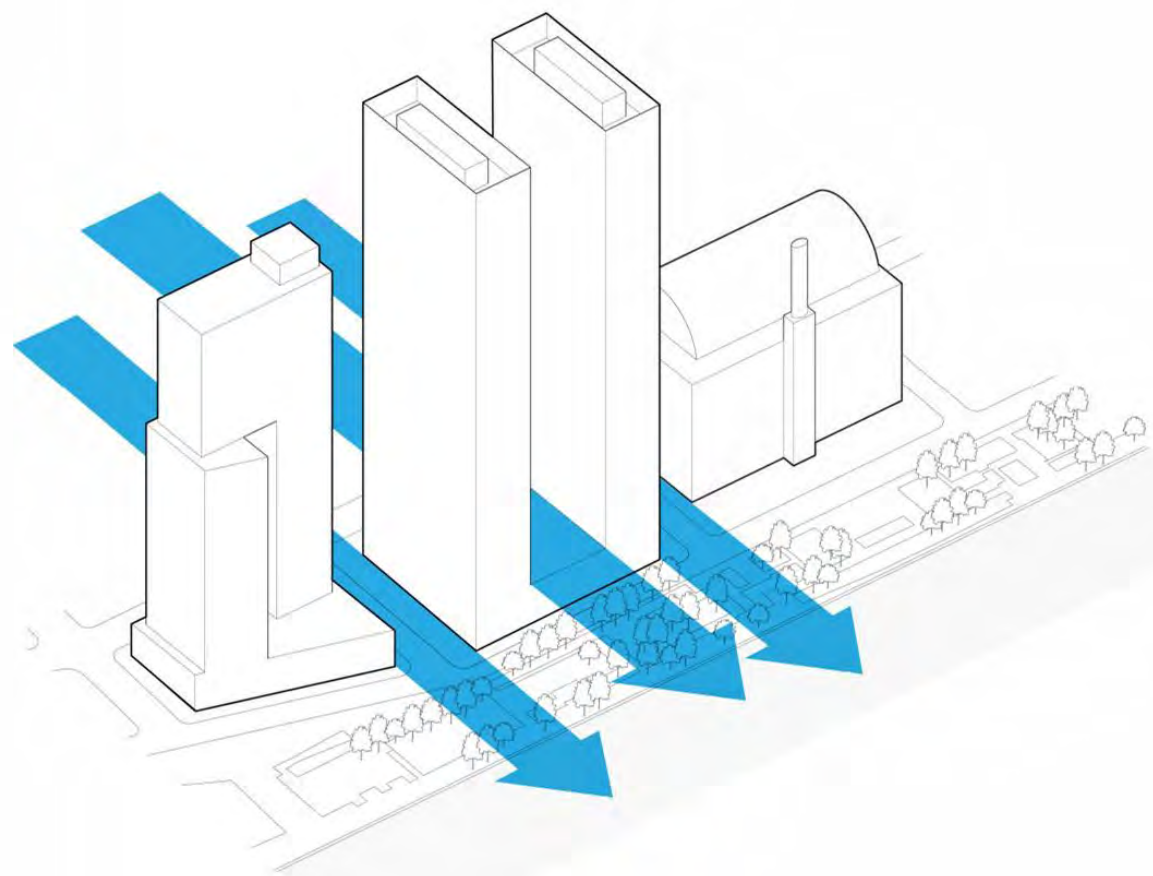


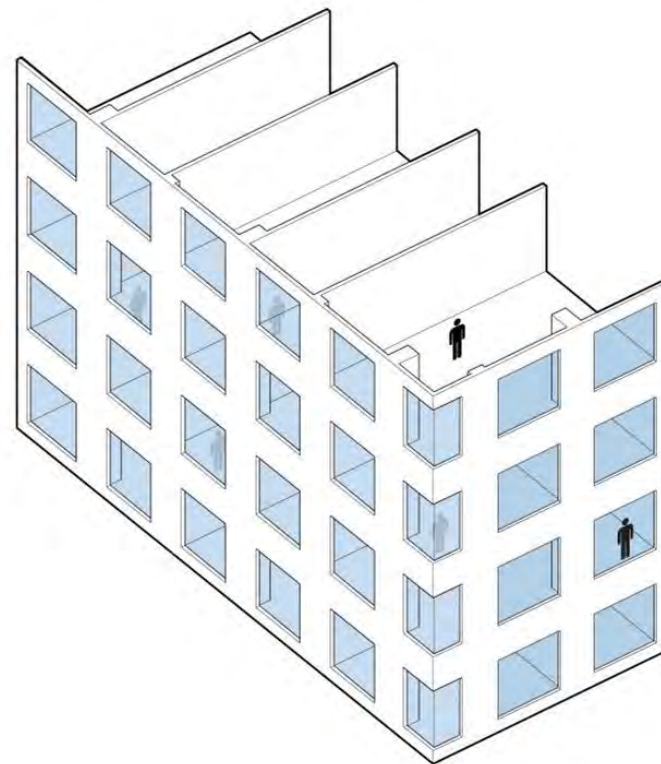


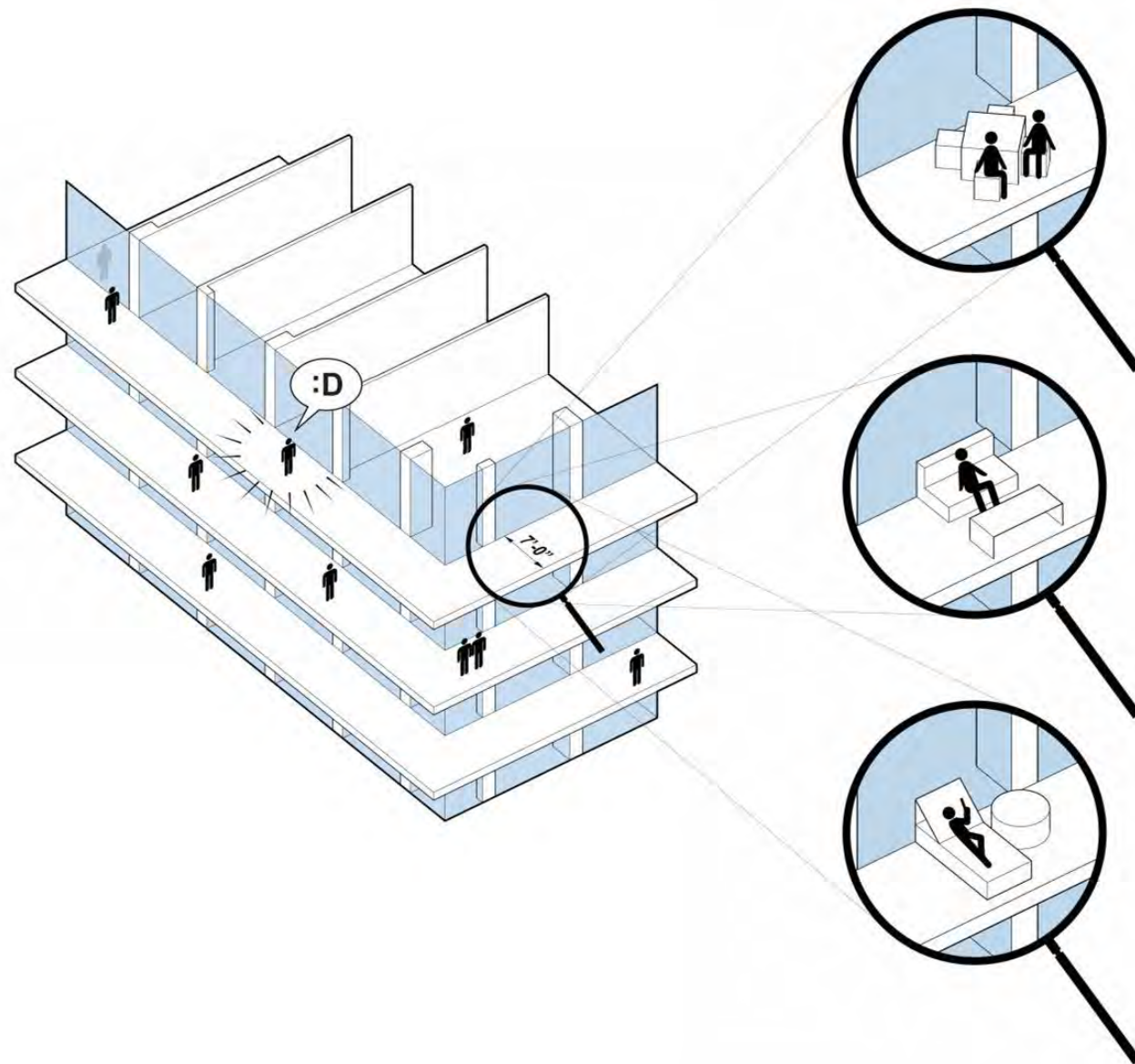


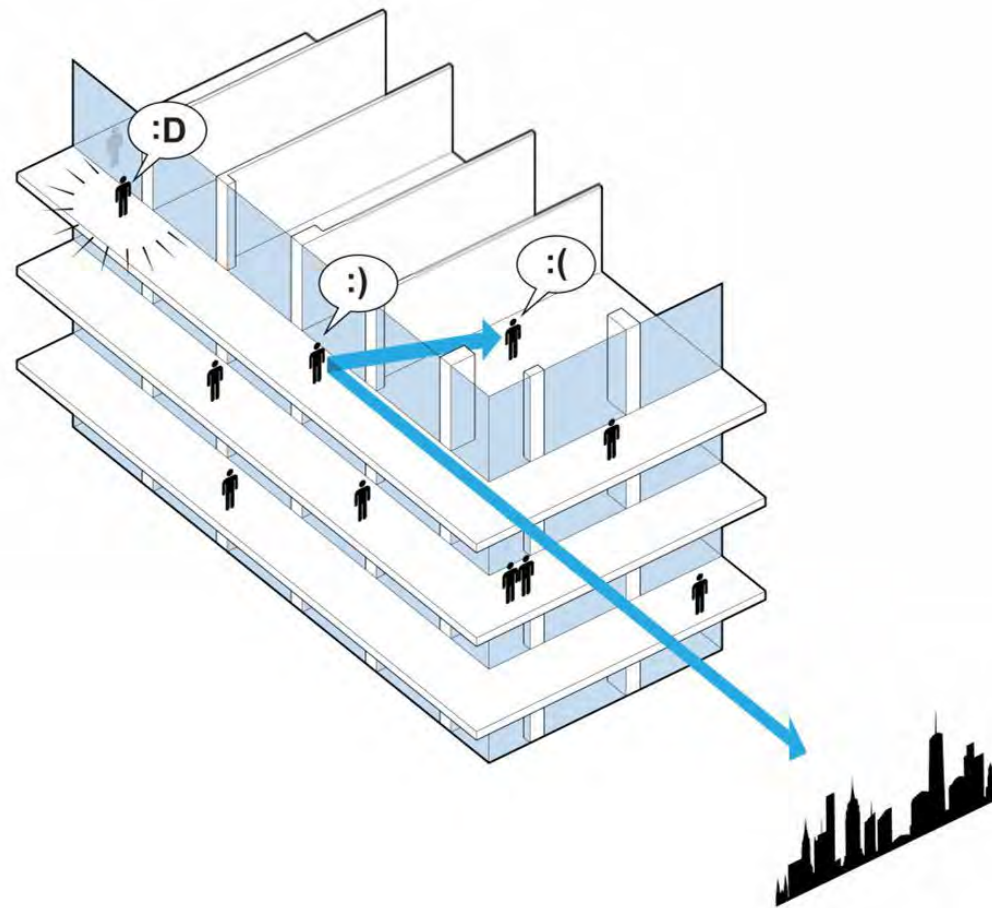


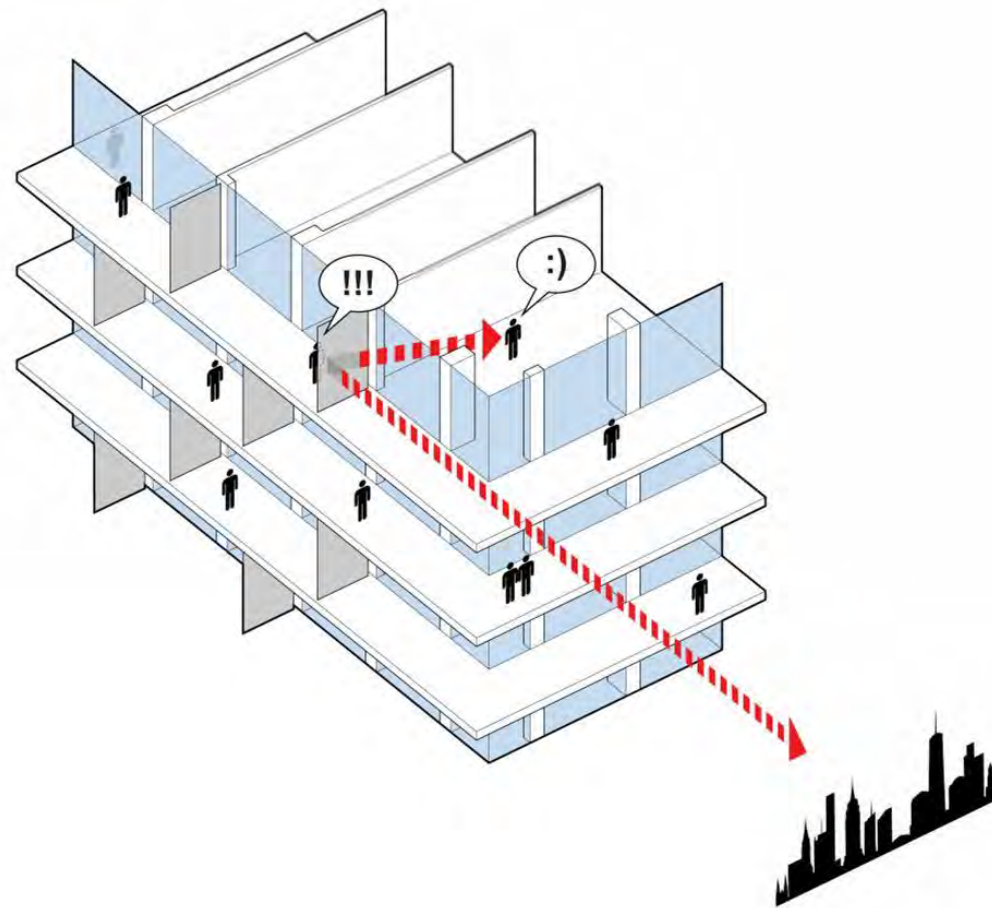


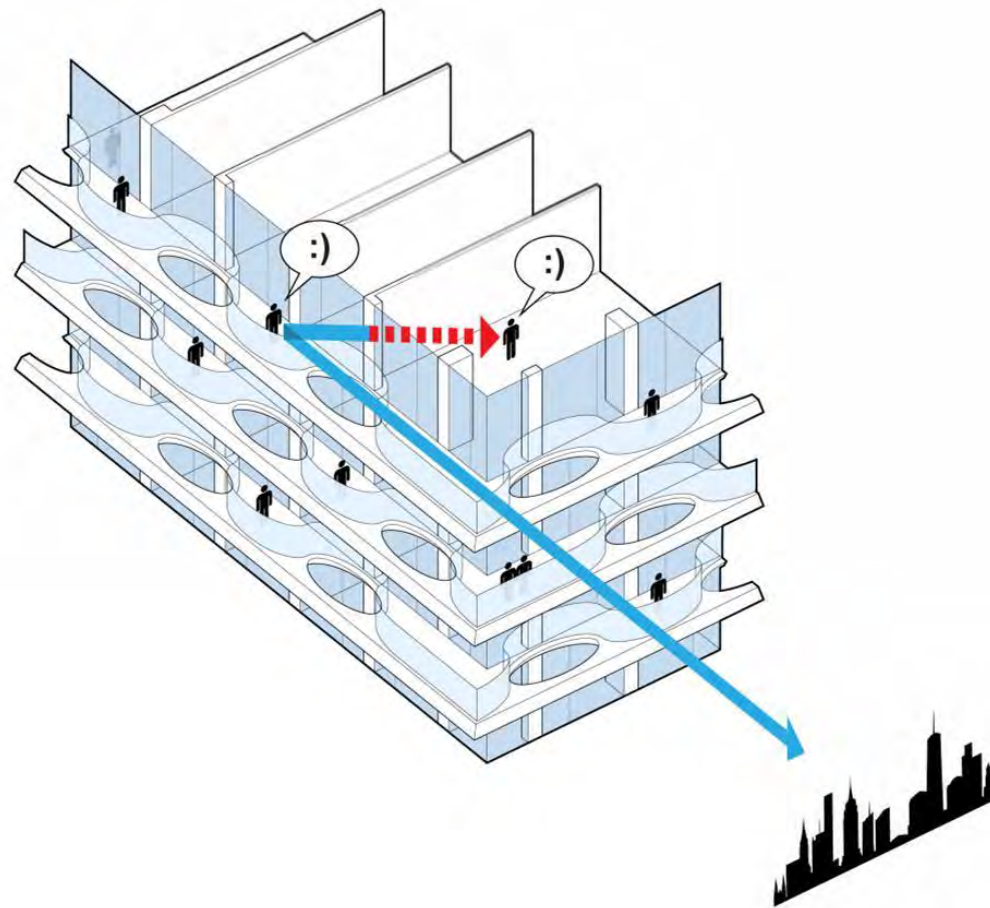


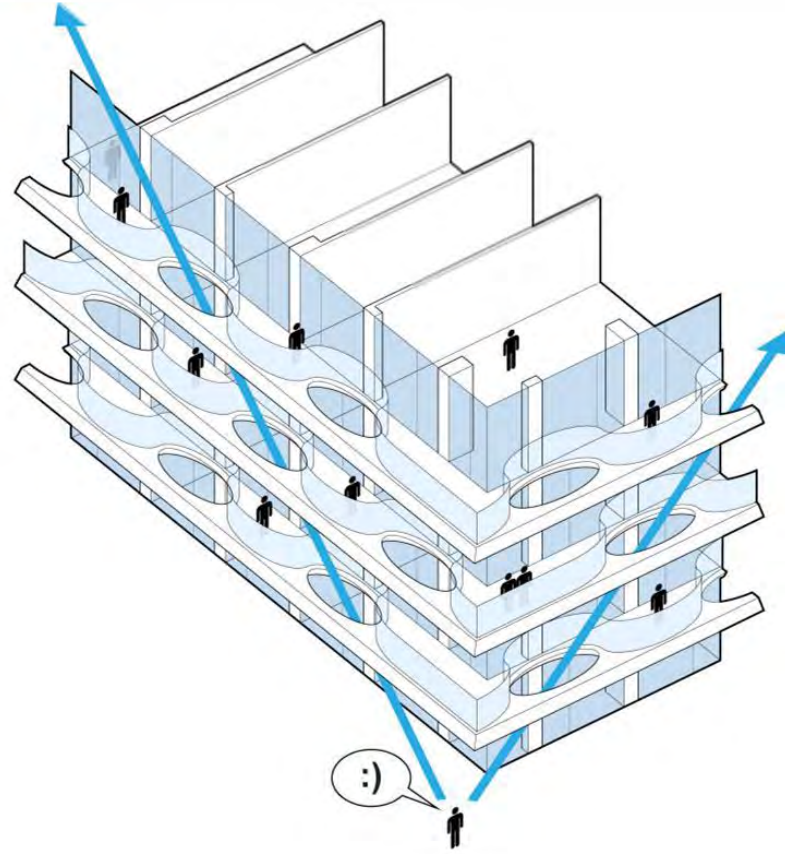


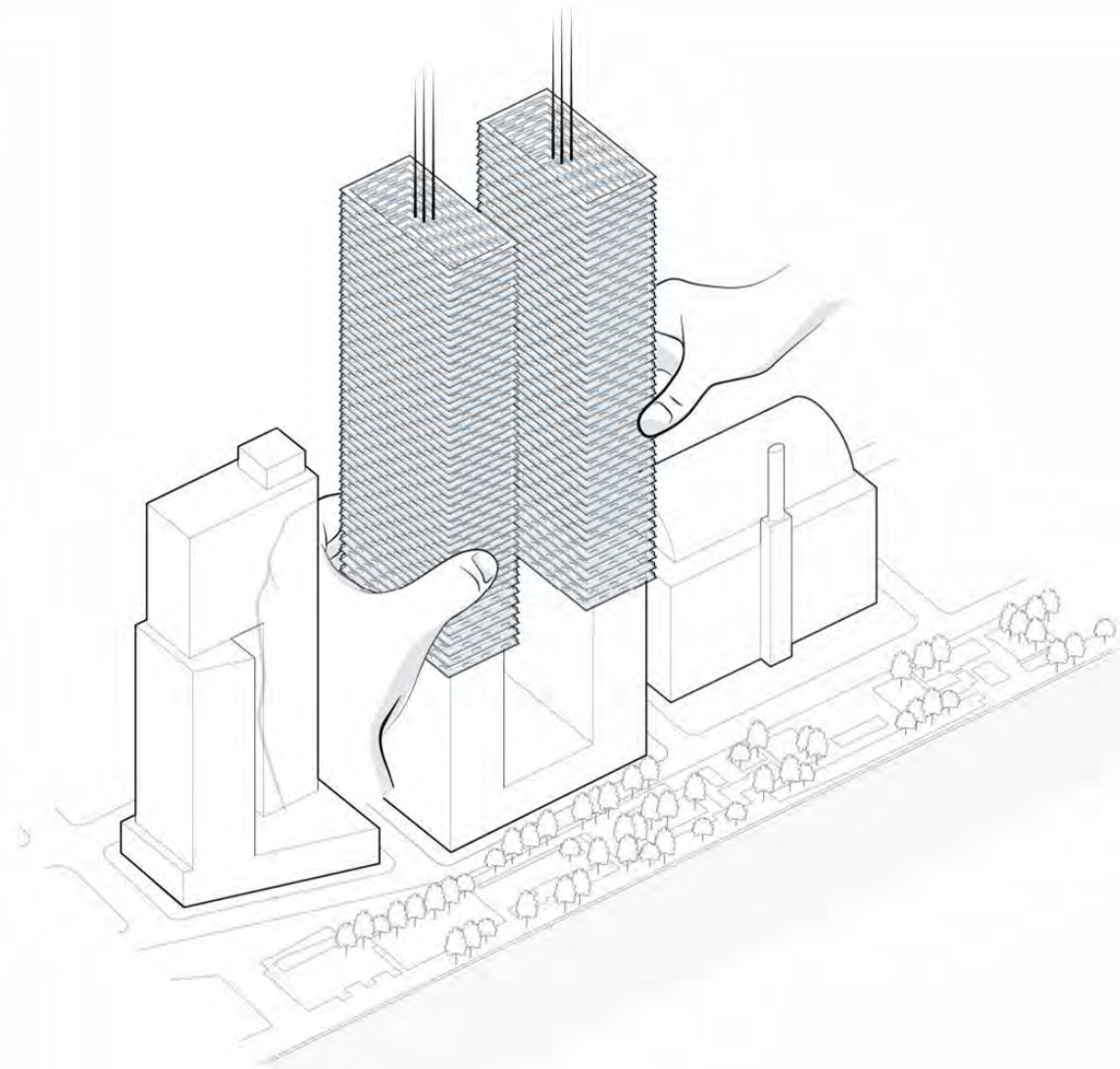










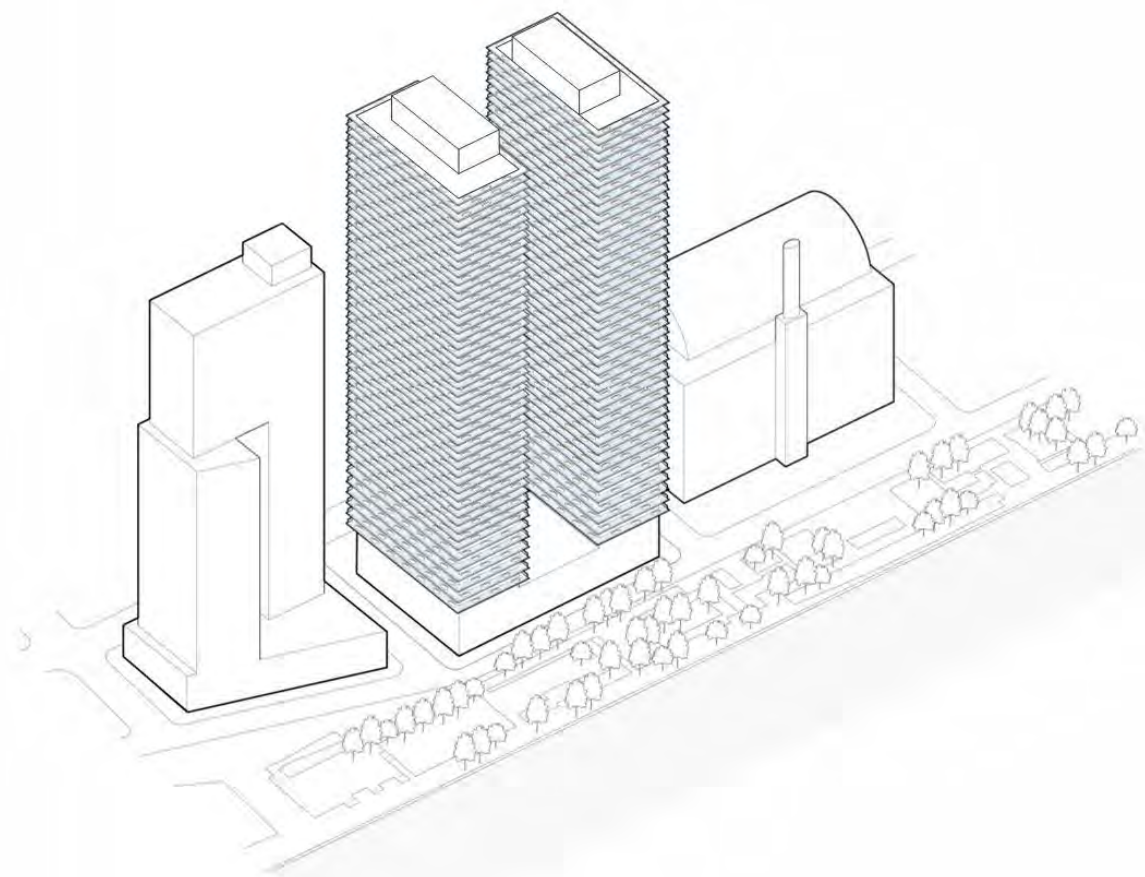


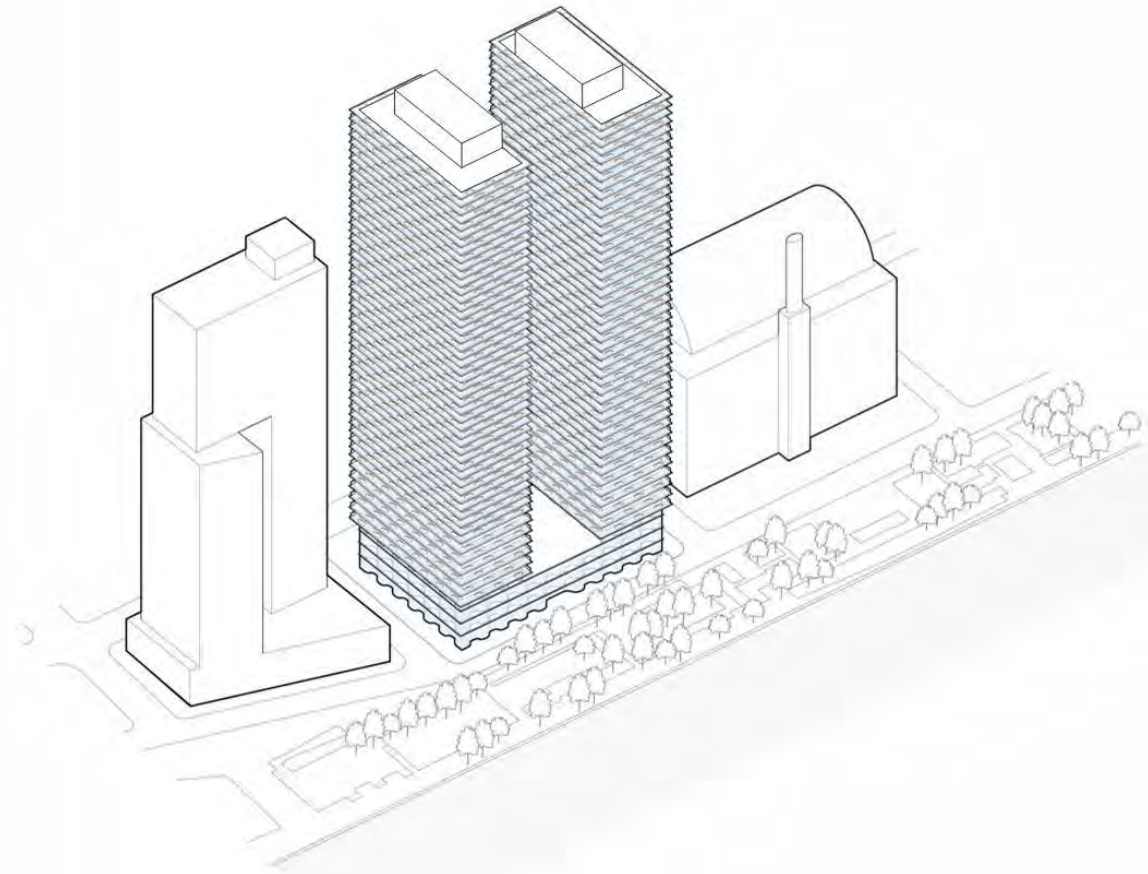










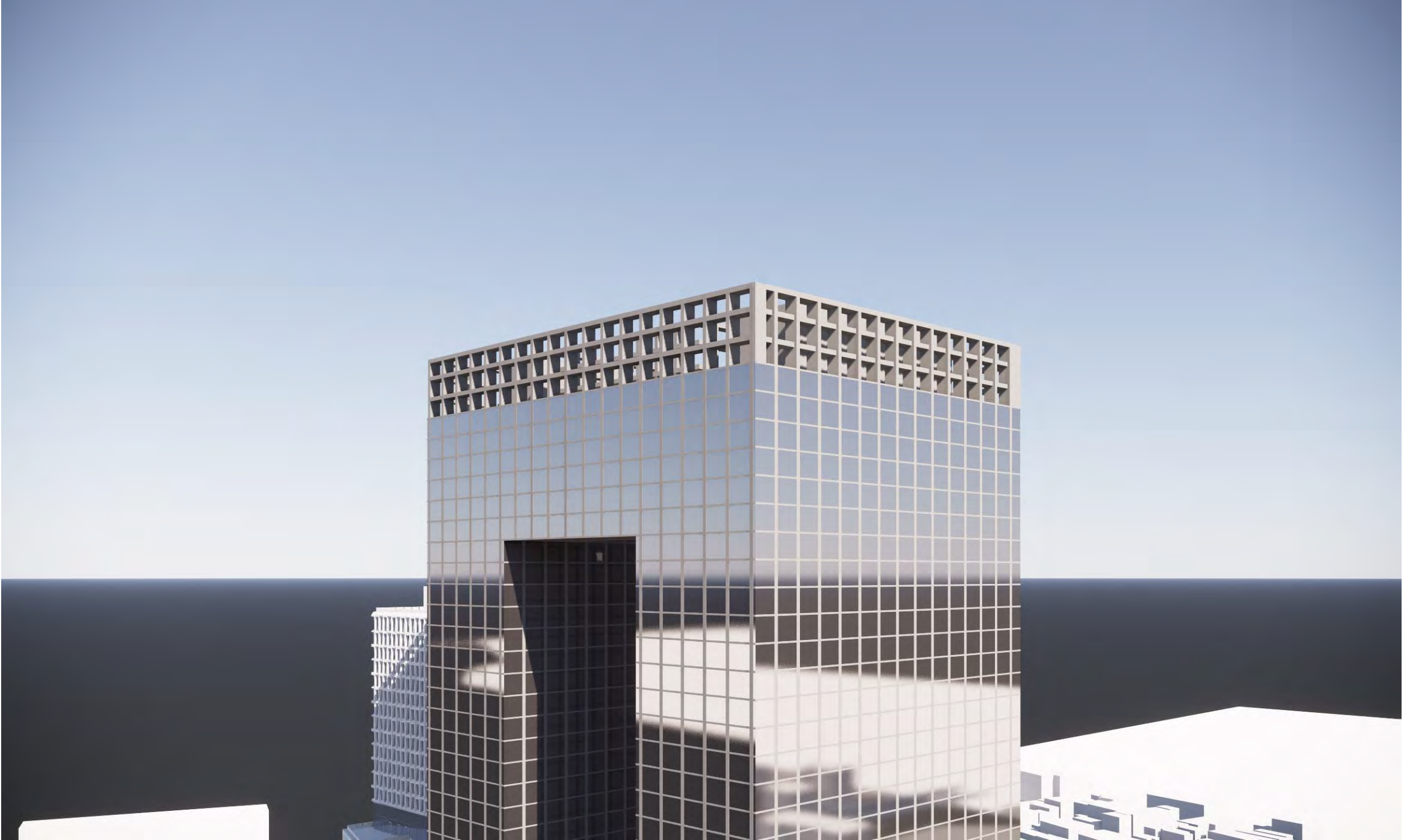












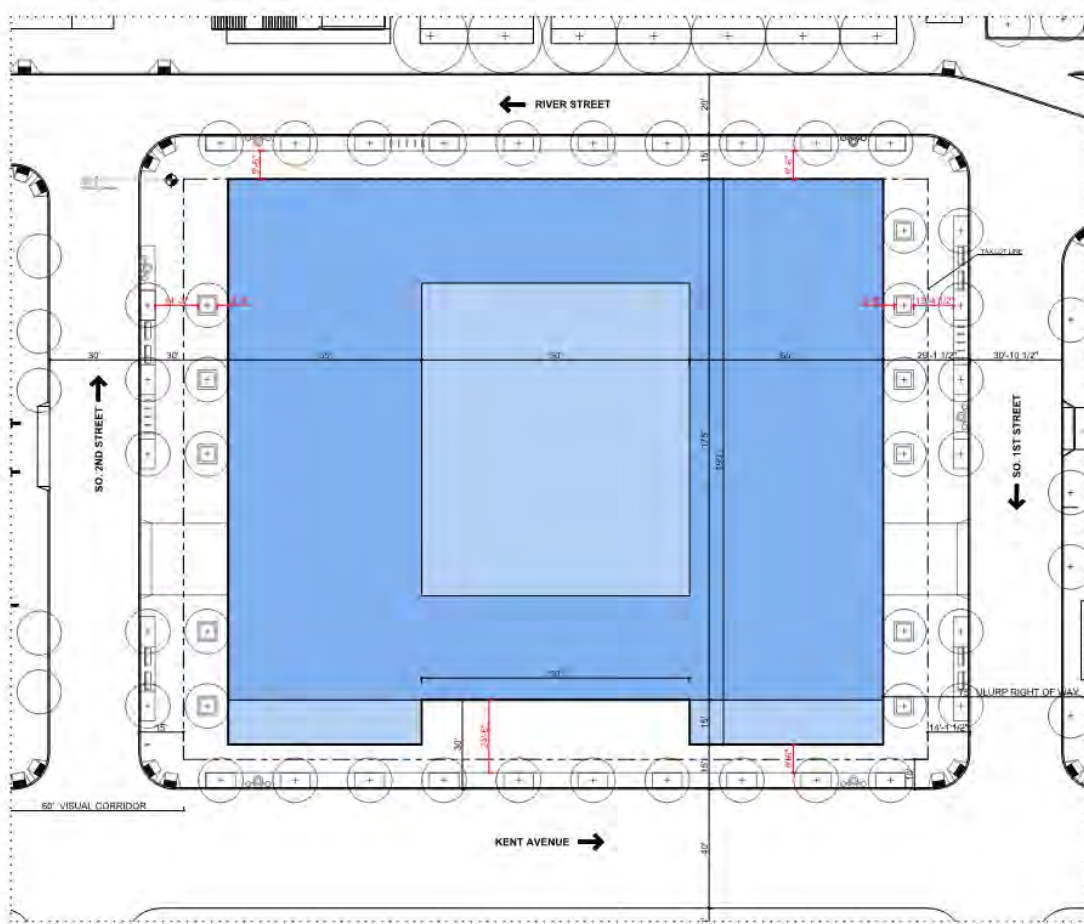










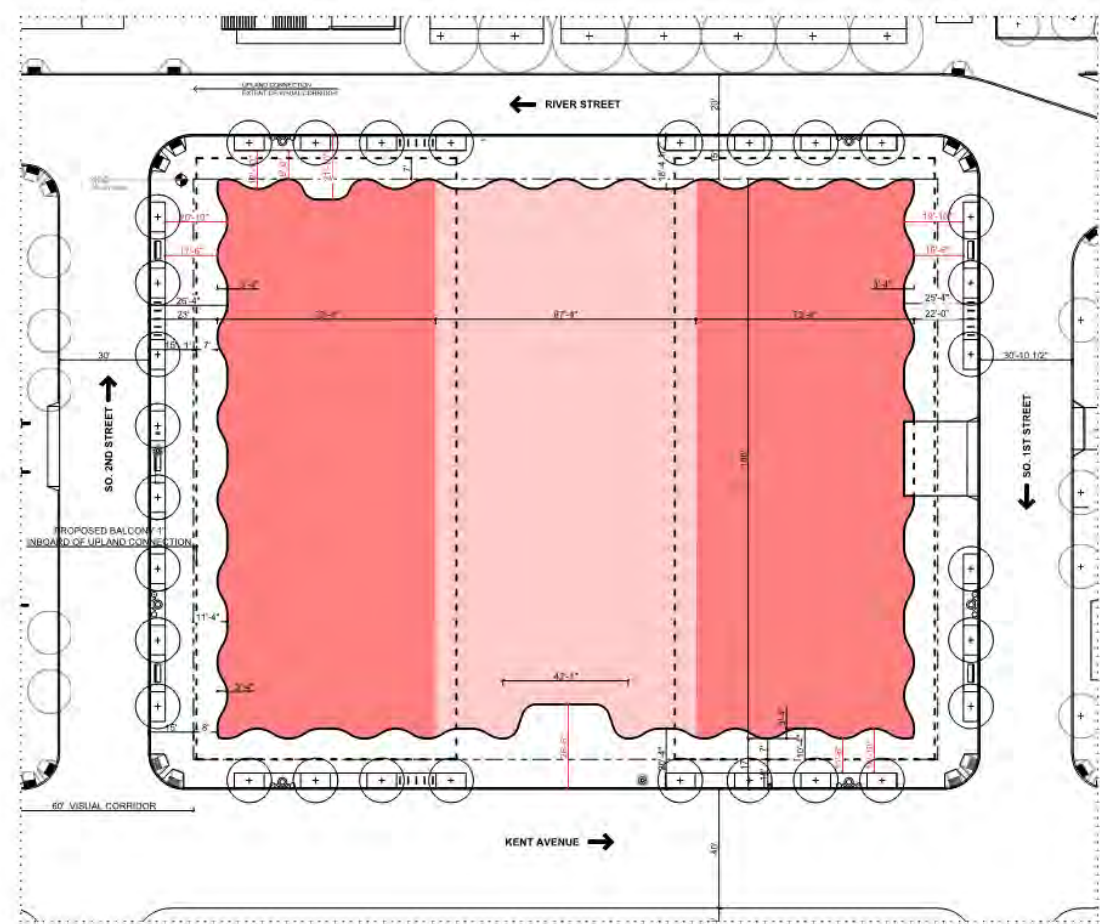
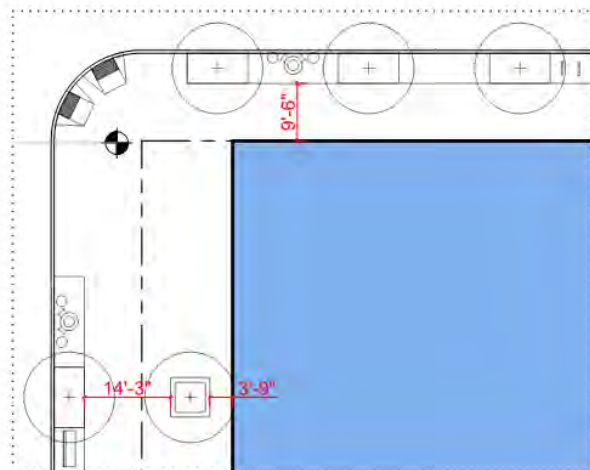


Clear width N: 13'-4 1/2" / 3'-9"

Clear width S: 14'-3" / 3'-9"

Clear width E/W: 9'-6"

24'-6" @ lobby entry

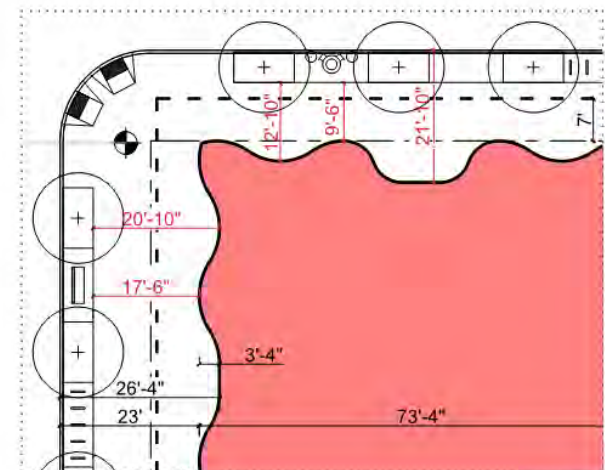


Clear width N: 16'-6" min.  
19'-10" max.

Clear width S: 17'-6" min.  
20'-10" max.

Clear width E: 11'-6" min.  
14'-10" max.  
28'-6" @ lobby entry

Clear width W: 9'-6" min.  
12'-10" max.  
21'-10" @ lobby entry







### Amenities provided at Site B

Accessible area: 11,609sqf

Total seating: 246lf

Seating with back: 246lf

Social seating: 108lf

Tables: 120sqf

Shaded Seating: 138lf

Trees: 36

### Other Amenities provided:

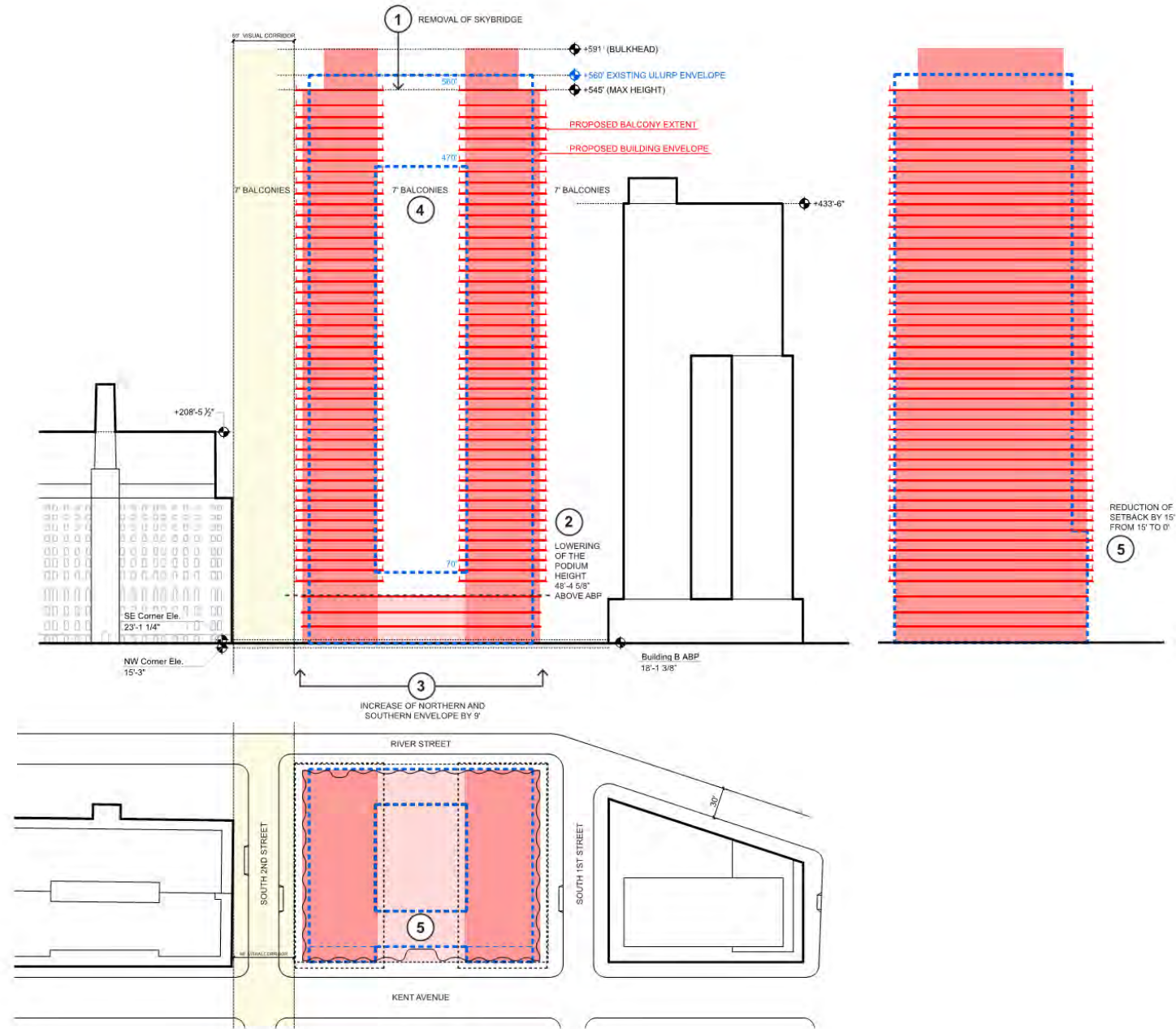
Pedestrian lighting along sidewalks: 6

Wayfinding signs at upland connection and park entrances: 2





- Removal of sky bridge.
- Lower entire podium from 70' to 47'
- Footprint of towers adjusted- 8' wider to the north (S 1<sup>st</sup>), 7' wider to the south (S 2<sup>nd</sup> street)
- Waiver to enable balconies.
- Public space and sidewalk amenity improvements.
- Building height from 530' to 545'
- Bulkhead compressed and screened to 46'.
- Kent Avenue sidewalk increased by 2' and podium setback removed.
- Loading dock removal.



-- ULURP envelope  
 Proposed envelope



## Redesigned Massing Outcomes

- Architecture creates better relationship between the building mass and the surrounding context (more pedestrian in scale, less shear).
- Sidewalk redesign improves public realm (wider sidewalk on Kent, more usable, amenitized public space on east/west sidewalks).
- Better mixed-income units:
  - Balconies across all unit types and income levels.
  - Wider footprint enables more family-sized units (more 3 bedrooms).
- More housing without increasing floor area:
  - City of Yes zoning deductions from the LSGD can be accommodated in the modified building envelope, resulting in 100 new units of mixed income housing (20% of which are at 60% AMI)
- Massing accommodates electrification and resiliency needs.

# Summary of ULURP

## DESIGN / MASSING

- Removal of sky bridge.
- Lower entire podium from 70' to 47'
- Footprint of towers adjusted- 8' wider to the north (S 1<sup>st</sup>), 7' wider to the south (S 2<sup>nd</sup> street)
- Waiver to enable balconies.
- Public space and sidewalk amenity improvements.
- Building height from 530' to 545'
- Bulkhead compressed and screened to 46'.
- Kent Avenue sidewalk increased by 2' and podium setback removed.
- Loading dock removal.

## CITY OF YES

- Text amendment to enable COY deductions from Domino buildings to be utilized in the Site B envelope (approximately 102,856 SF of floor area - 100 units, 20% affordable at 60% AMI).

## EIS TECH MEMO

- No new impacts. Both Building B specific changes and the overall large-scale development was studied.

## OVERALL DOMINO LSGD

- Floor Area of Large Scale General Development decreased from 2014 ULURP Approval by 108,967.
- Required Inclusionary Housing under 2014 approval remains unchanged. Domino is on track to generate over **860 units of affordable housing** once complete.
- School Construction Authority declined option to locate school at Domino.



ULURP, CALENDAR OR REFERENCE # \_\_\_\_\_  
 APPLICANT: Domino A Partners LLC, Domino B Partners LLC  
 LOCATION: Block 2414, Lot 3  
 REQUEST: \_\_\_\_\_

## **COMMUNITY BOARD NO. 1 QUESTIONNAIRE FOR LAND USE ITEMS**

**Please complete this questionnaire and return to District Manager Johanna Pulgarin at  
 CB #1's Headquarters, 435 Graham Avenue, Brooklyn, New York 11211.  
 Feel Free to contact the Board's Office at (718) 389-0009  
 If you have any questions or require additional information**

**PROPOSED ACTION:** What is the proposed ULURP, or BSA action (i.e. an amendment to the zoning map, a siting of a city facility, a zoning variance, etc.)? Zoning text amendment, zoning special permits, modification of existing special permits, modification of existing restrictive declaration

### **1. For Ownership:**

a) Who are the owners? Domino A Partners LLC, Domino B Partners LLC

b) If a corporation, who are the principles? N/A- LLC

c) What kind of a corporation? New York Limited Liability Companies

### **2. For Developers:**

a) Who is the developer if it is different than the owner? N/A - owner is the developer

b) What is their experience with this type of development? This is the same development team behind the rest of the Domino Large Scale General Development, including Domino Park and Domino Square.

Owner has developed over 4,000 residential units and 3M sf of office space in the NYC area.

c) Is there a sponsor(s) of the project (i.e.. a CBO, NYC Housing Partnership, NYCHA?)  
N/A

### **3. Financing:**

d) What is the cost of the project? Estimated hard and soft costs of \$700,000,000

e) How is it financed? Construction financing and owners equity

f) Will there be tax abatements? Subsidies Anticipated 421-a (16) project (Affordable New York)

### **3. Land**

a) What information can be provided about the land? Who owns the land? \_\_\_\_\_  
The land is owned by Domino A Partners LLC and Domino B Partners LLC.

b) What is the condition, status and uses on the property and the zoning? Use groups? \_\_\_\_\_  
This property is currently unimproved and is undergoing excavation.

c) Has there been an environmental assessment or scope of an impact statement prepared for the proposed action? Yes, please see Technical Memorandum 007 for CEQR Number 07DCP094K.  
There is also a remedial action work plan approved by the Mayor's Office of Environmental Remediation.

d) Will the land be purchased? What is the cost of the land? N/A  
When was the property purchased? \_\_\_\_\_ What was the cost? \_\_\_\_\_  
Land was a portion of an 11-acre purchase totaling \$185,000,000. The  
estimated portion of this site is \$75,000,000

e) Will demolition be needed to clear the land? No

f) Is the project in a special district? Historic District? Is it in an Urban Renewal Area? No

g) Will unused development rights be utilized or sold (i.e. air rights)? No

### **5. Construction:**

a) What type of construction will be used (i.e. rehab/new) and methods (i.e. pre-form cast concrete, brick)? New construction of a steel and concrete building with glass facade

b) What is the time frame of the work (i.e. begin/end, etc.)? \_\_\_\_\_  
Initial excavation began in April 2025 and is anticipated to be completed in 2027.

c) Who will be doing the work (i.e. firm, sweat equity, student interns)? \_\_\_\_\_  
The owner is the developer and general contractor for the project

### **6. Project Information:**

a) Describe the project in terms of the proposed use(s) such as retail, office, commercial, loft, community facility, etc.)? The Applicant is proposing modifications to the design of Building B within the Domino Large Scale General Development. Building B would include ground floor retail use with residential use above. Domino as a whole includes retail, office and residential uses, as well as significant public open space.

b) If the project is residential, how many dwelling units are proposed and what is the number of bedrooms mix? What are the unit sizes? Building B would contain approximately 1,262 dwelling units, including studios, 1BRs, 2BRs and 3BRs.

---

c) What are the projected costs of the rentals? If the units are to be condominium or one-to- three family house, what is the projected purchase price? Rental costs have not yet been determined for this project.

---

d) Will there be financing for the units? What are the terms? N/A

---

e) Who is the lender? N/A

---

## **7. Marketing:**

a) How will the project be marketed? Advertised? Project will be advertised with a combination of in-home (i.e. website advertisements, emails, paid search, mailers) and out-of-home (i.e building signage, billboards) techniques

b) If newspaper, which ones? To be determined closer to occupancy- previous newspapers advertised include New York Times, Wall Street Journal, Brooklyn Eagle for reference

---

c) When will the projects be marketed (before, during or after construction)? Advertising to begin several months prior to initial TCO and to continue thereafter

---

d) What will be the outreach? Similar to all other buildings within the Domino Project- initial signage, website to collect inquiries, and the marketing proposals listed above

---

## **8. Project Characteristics:**

a) Will the project be consistent with the surrounding buildings (i.e. height, FAR/Floor Area Ratio, conforming)? Yes, the project will main consistent with the vision for the Domino development. The proposed modifications to Building B represent minor changes to previous approvals and represent the scale and relationship of the previous design of Building B to the balance of the Domino campus.

The LSGD's total floor area would not be increased.  
b) Will the project be handicap accessible? Explain specifics: Yes, he proposed Building would meet ADA requirements, as has been the case for all buildings and open space within the Domino campus.

---

c) Special populations for the project (i.e. homeless, low-income, SRO, etc.) N/A

---

**9. Open Space/Parking Amenities:**

a) Will there be open space provided with the project? What type (i.e. rear yard, park, and waterfront)?

Will there be public access? Domino includes nearly 300,000 square feet of public open space, including Domino Park and Domino Square. Building B would include private balconies for residents and shared outdoor space for residents on the roof of the Building's podium.

b) Will there be landscaping? Fencing? Street tree planting? No changes are proposed to the majority of Domino's open spaces. Building B's sidewalk widths would be reduced in width, but redesigned to create a wider clear path for pedestrians and improved landscaping and street furniture. The Kent Avenue sidewalk would be widened by an additional

c) Will parking be provided for (indoor, outdoor, on-street)? Will a waiver be requested? \_\_\_\_\_ two feet, to  
Yes, parking will be provided in a below-grade garage within the building. No parking waiver is requested. 17 feet.

d) What amenities, if any, will be incorporated with the project? How were they developed and with who (i.e. tenants, residents, community group)? The majority of the public amenities associated with Domino have been developed and are open to the public. Building B's sidewalks would be improved with landscaping and street furniture. Amenities for the tenants of Building B would include private balconies (currently not found within Domino), coworking spaces, lounges and fitness centers, all of which have proven successful in completed Domino buildings.

**10. Building/Lot -currently undergoing any renovations, demolition, construction (of any size)?**  
Excavation is currently underway- DOB Earthwork and Foundation under permit 320917503

**11. Any violations on the building or lot (i.e. Department of Buildings, Department of Environmental Protection, EPA, etc.)?**

Two existing ECB Violations exist from 2022 that are in process of removal regarding site fencing, which has been fully replaced since. There is also one historical 2011 DOB violation that will be removed.

**12. In addition to the BSA's Environmental Report for similar document). Please provide the following information:**

a) List previous industrial uses and processes:

The former building on the site was previously used as the Raw Sugar Warehouse of the Domino Sugar Factory. The lot also contained parking, a private roadway and truck fueling for the factory. All buildings were demolished in 2015 and the site has remained a vacant lot since.

b) List chemicals and quantities used in and stored for those processes:

The truck fueling area contained fuel storage tanks that were registered with DEC and have been subsequently removed and remediated.

c) List Hazardous Waste Disposal permits for prior operators: \_\_\_\_\_

---

---

---

---

---

---

d) List any proposed remediation: \_\_\_\_\_  
OER approved remediation plan- all soil removal for excavation will be tested and sent to  
appropriate facilities for disposal, all new soil used on-site for grading to be tested and OER  
approved, building foundation contains a concrete mat slab with waterproofing membrane.

---

---

---

e) Please provide any ASTM Phase I & II information: \_\_\_\_\_  
The site contains historic fill materials that are consistent with SVOCs commonly reported  
and is not associated with any contamination at the site.

---

---

---

---

PREPARED BY: \_\_\_\_\_ TITLE: . \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

CONTACT#(\_\_\_\_\_) \_\_\_\_\_ FAX#(\_\_\_\_\_) \_\_\_\_\_

EMAIL: \_\_\_\_\_

## Community Board #1

### Supplemental Land Use Application Information

Special permit actions - on a separate sheet, list all waivers, etc. requested

**A. Project size** (numbers below reflect Building B, which is the subject of this Application)

Commercial: (sq ft)	<u>12,230 sf</u>
Manufacturing (sq ft)	<u>                    </u>
Residential (sq ft)	<u>1,161,270 sf</u>
Total (sq ft)	<u>1,173,500 sf</u>
Height (feet)	<u>545'</u>
Height (stories)	<u>50 stories</u>

(for projects with more than one building, provide the the above data for each building)

**8. Residential projects**

	# of units	# affordable
0 bedroom (studio)	<u>                    </u>	<u>                    </u>
1 bedroom	<u>Unit Mix is TBD, however 30%</u>	
2 bedroom	<u>or more of the market rate and</u>	
3 bedroom	<u>affordable units are anticipated</u>	
4 bedroom	<u>to be 2 and 3 bedroom units.</u>	
Total units	<u>1,262</u>	<u>315*</u>

\*In addition, approximately 105 offsite affordable units would be developed in CB1.

Market-rate units

Rental or condo? rental

Estimated cost/rent psf TBD

(market rate units only)

Affordable units

Rental or condo? rental

Distribution of affordability by% of **AMI**

Onsite affordable unit AMIs will include units at 60% AMI, 70% AMI, 125% AMI and 130% AMI. The Domino properties were rezoned to their current zoning districts in 2010, before creation of the MIH program. Therefore, the Domino project is subject to voluntary Inclusionary Housing provisions adopted specifically for the project in 2014 (and memorialized in a Restrictive Declaration recorded against the Domino properties). The Domino project has vested under these provisions and remains subject to these requirements. However, to the extent floor area made available pursuant to the special permit currently being sought pursuant to ZR 73-743(a)(14) is used in Building B, 20 percent of such floor area would be affordable to households earning a maximum 60 percent AMI.

Offsite affordable units are anticipated to be supportive housing units at 40% AMI and 80% AMI.

**C. Open space** (numbers below reflect Domino as a whole)

	required	proposed
Total area	<u>85,847 sf</u>	<u>297,546 sf</u>
Publicly accessible	<u>85,847 sf</u>	<u>297,546 sf</u>

What are the hours of accessibility for the publicly-accessible open space? \_\_\_\_\_

Domino Park and Domino Square are open daily from 6 am to 11 pm. The campus's plazas, driveways, sidewalks and other open areas are open to the public at all times.

Will the publicly-accessible open space be turned over the Department of Parks for operation?

No, it will continue to be operated by ownership.

**D. Parking**

Parking - number of spots, number required by zoning

	required	proposed
# of spaces	<u>0</u>	<u>300</u>

**E. Environmental**

List all environmental issues identified, environmental designations (Little 'E', HAZMAT, brownfield, Super Fund, etc.) and all remediation required (E) Designation 337 includes hazmat remediation is discussed above; air quality regulations, some of which have been superceded by LL154; and noise attenuation requirements.

**F. Additional information**

- For all projects, please provide the following information:
- Draft or final EAS/EIS (pdf and one hard copy)
- 15 copies of power point presentation (11 x 17) to meeting
- Copies of power point presentation, architectural plans and renderings (pdf)
- NYS DEP signoff or status letter (waterfront sites only, pdf)
- List of project team (architect, engineer, landscape architect, code consultant, counsel, et al)
- List of all partners, corporation members, shareholders on ownership/development team
- Contact information (name, telephone, fax and email)

## Add Community Board Recommendation

Recommendation to be submitted for:

### **Domino Site B (/projects/2024K0344) ULURP**

Actions to facilitate the alteration and expansion of the Domino LSGD for Site B, to expand overall footprint, to remove previously approved skybridge, to add balconies, remove a setback, and reduce loading berths to facilitate a new building containing 1,173,500 sf, including 1,161,270 sf of residential uses (1,262 units), 12,230 sf of commercial space, is being sought by Domino A Partners LLC and Domino B Partners LLC at 264-350 Kent Avenue, Community District 1, Brooklyn.

### **Was a Quorum Present at your hearing(s)?**

*A quorum requires the presence of 20% of appointed board members, and not fewer than seven members.*

☒ Yes ☐ No **06/10/2025 | 211 Ainslie Street, Brooklyn, NY 11211**

### **Would you like to submit a single recommendation for all actions?**

☒ Yes ☐ No, I will submit a recommendation for each action

Conditional Favorable ▼

Votes In Favor

39

Votes Against

0

Abstain

0

Total Members

39

### **Vote Location and Date for all actions**

Vote Location

211 Ainslie Street, Brooklyn, NY 11211

Vote Date

06/10/2025

Recommendation Comment for all actions.

Please see the attached, CB1's Recommendation, Land Use Report and Vote Sheet.

### **Upload supporting documents**

📎 Choose Files

✕ **\_DOMINO SITE B LAND USE APPLICATION KENT AVENUE C 250278 ZSK and C 250276 ZSK.pdf**  
(application/pdf)

✕ **\_Land Use Committee Report for 06-10-25.pdf** (application/pdf)

✕ **\_Landuse Motion Domino 61025.pdf** (application/pdf)

Support



## Please confirm your recommendation information.



### Was a Quorum Present at your Hearing(s)?

Yes      06/10/2025 | 211 Ainslie Street, Brooklyn, NY 11211

**Recommendation:** Conditional Favorable

**Votes in Favor:** 39

**Votes Against:** 0

**Abstain:** 0

**Total Members:** 39

**Vote Location:** 211 Ainslie Street, Brooklyn, NY 11211

**Vote Date:** 06/10/2025

**Comment:** Please see the attached, CB1's Recommendation, Land Use Report and Vote Sheet.

### Attached files:

- [DOMINO SITE B LAND USE APPLICATION KENT AVENUE C 250278 ZSK and C 250276 ZSK.pdf](#) (application/pdf)
- [Land Use Committee Report for 06-10-25.pdf](#) (application/pdf)
- [Landuse Motion Domino 61025.pdf](#) (application/pdf)

Once your recommendation is submitted, you can not edit it. You'll need to contact NYC Planning to make any changes (ZAP\_feedback\_DL@planning.nyc.gov or 212-720-3300).

Submit Recommendation Information

Cancel (continue editing)



# Thank you!

Recommendations submitted for:

## **Domino Site B (/projects/2024K0344) ULURP**

Actions to facilitate the alteration and expansion of the Domino LSGD for Site B, to expand overall footprint, to remove previously approved skybridge, to add balconies, remove a setback, and reduce loading berths to facilitate a new building containing 1,173,500 sf, including 1,161,270 sf of residential uses (1,262 units), 12,230 sf of commercial space, is being sought by Domino A Partners LLC and Domino B Partners LLC at 264-350 Kent Avenue, Community District 1, Brooklyn.

## **Your recommendations have been submitted.**

[Go to My Projects \(/my-projects/to-review\)](/my-projects/to-review)

**DOMINO SITE B LAND USE APPLICATION KENT AVENUE C 250278 ZSK and C 250276 ZSK :**

**IN THE MATTER OF** an application submitted:

by Domino A Partners LLC and Domino B Partners LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of special permits pursuant to the following sections of the Zoning Resolution: 1. Section 74-743(a)(2) - to modify the location of buildings without regard for the height and Setback regulations of Section 62-34 (Height and Setback Regulations on Waterfront Blocks) and the requirements of Section 23-62 (Balconies); and 2. Section 74-743(a)(14)\* - to apply the provisions of Section 23-23 to allow floor area exemptions in buildings existing on December 5, 2024 within the large- scale general development for use in a proposed new building (Building B) within the same large-scale general development; 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, Lots 1, 3, 26, 1001-1007, 1102-1200, 1300-1365, and 1201-1202; and Block 2428, Lots 1101 - 1105), in R6/C2-4, R8/C2-4 and C6-2 Districts, within a large-scale general development. \*Note: A zoning text amendment is proposed to create a new Section 74-943(a)(14) under a concurrent related application (N 250275 ZRK)

**IN THE MATTER OF** an application submitted by Domino A Partners LLC and Domino B Partners 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(b) of the Zoning Resolution to waive the requirements for loading berth for retail or service uses, and where no single establishment exceeds 8,500 square feet for a zoning lot (Zoning Lot 1, Block 2414, Lots 1, 3, 26, 1001-1007, 1102-1200, and 1300-1365), 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, Lots 1, 3, 26, 1001-1007, 1102-1200, 1300-1365, and 1201-1202; and Block 2428, Lots 1101 - 1105), in R6/C2-4, R8/C2-4 and C6-2 Districts, within a large-scale general development. Plans for this proposal are on file with the City Planning Commission and may be seen on the Zoning Application Portal at <https://zap.planning.nyc.gov/projects/2024K0344>, or the Department of City Planning, 120 Broadway, 31st Floor, New York, NY, 10271-0001. Presenter, David Lombino, Representative Domino A Partners LLC and Domino B Partners

**Recommendation: Domino Motion: Approve with the condition that the applicant expeditiously renews and/or institutes an application with the School Construction Authority for approval to add a school facility to the River Ring development; and, in addition, that the applicant works in partnership with CB1, the CB1 Education Committee, and the Councilperson to further that application and secure the approval of the school Construction Authority. This was voted on at the caucus and approved unanimously by the members who were present.**



**COMMUNITY BOARD NO. 1**  
435 GRAHAM AVENUE – BROOKLYN, NY 11211  
PHONE: (718) 389-0009  
FAX: (718) 389-0098  
Email: [bk01@cb.nyc.gov](mailto:bk01@cb.nyc.gov)  
Website: [www.nyc.gov/brooklyn1](http://www.nyc.gov/brooklyn1)



**Domino Motion:** Approve with the condition that the applicant expeditiously renews and/or institutes an application with the School Construction Authority for approval to add a school facility to the River Ring development; and, in addition, that the applicant works in partnership with with CB1, the CB1 Education Committee, and the Councilperson to further that application and secure the approval of the School Construction Authority. This was voted on at the caucus and approved unanimously by the members who were present.

Motion made by: Mr. Caponegro

Seconded by: Ms. Cabrera

DATE: 6/10/2025

	YES	NO	ABS	REC		YES	NO	ABS	REC
KARINA AGUILAR	✓				SONIA IGLESIAS	✓			
BOGDAN BACHOROWSKI	✓				MOISHE INDIG				
LISA BAMONTE	✓				MATTHEW ISAACS	✓			
GINA BARROS	✓				JACOB ITZKOWITZ				
TEON BROOKS	✓				ROBERT JEFFERY	✓			
ERIC BRUZAITIS	✓				BOZENA KAMINSKI	✓			
IRIS CABRERA	✓				CAITLIN KAWAGUCHI	✓			
PHILIP CAPONEGRO	✓				PAUL KELTERBORN	✓			
FRANK CARBONE	✓				WILLIAM KLAGSBALD				
STEPHEN CHESLER	✓				MERYL LABORDE	✓			
GIOVANNI D'AMATO	✓				MARIE LEANZA	✓			
WARD DENNIS	✓				YAMILLETTE LEBRON				
ERIN DRINKWATER	✓				JODIE LOVE	✓			
MIGUELINA DURAN	✓				CLEMENTINE McCOY				
ARTHUR DYBANOWSKI	✓				MICHAL MROWIEC	✓			
ROSEMARY ESPINAL	✓				RABBI DAVID NIEDERMAN				
LLOYD FENG	✓				JANICE PETERSON	✓			
JULIA AMANDA FOSTER	✓				AUSTIN PFERD	✓			
RIFKA FRIEDMAN	✓				BELLA SABEL	✓			
DEALICE FULLER					ISAAC SOFER				
JOEL GOLDSTEIN	✓				SAMEER TALATI				
JOEL GROSS					DEL TEAGUE	✓			
DAVID HEIMLICH	✓				RAFFAELLO VAN COUTEN	✓			
LARISSA HO					WILLIAM VEGA	✓			
KATIE DENNY HOROWITZ	✓				SIMON WEISER	✓			

TIME: 10:55 PM

TALLY: 39 YES 0 NO 0 ABS 0 RECUSAL



# COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009

FAX: (718) 389-0098

Email: [bk01@cb.nyc.gov](mailto:bk01@cb.nyc.gov)

Website: [www.nyc.gov/brooklyn1](http://www.nyc.gov/brooklyn1)

HON. ANTONIO REYNOSO  
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER  
FIRST VICE-CHAIRMAN

DEL TEAGUE  
SECOND VICE-CHAIRPERSON

GINA BARROS  
THIRD VICE-CHAIRPERSON

DAVID HEIMLICH  
FINANCIAL SECRETARY

SONIA IGLESIAS  
RECORDING SECRETARY

PHILIP A. CAPONEGRO  
MEMBER-AT-LARGE

DEALICE FULLER  
CHAIRPERSON

JOHANA PULGARIN  
DISTRICT MANAGER

HON. LINCOLN RESTLER  
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ  
COUNCILMEMBER, 34th CD

June 10, 2025

## COMMITTEE REPORT

### Land Use, ULURP, and Landmarks (Subcommittee) Committee

TO: Chairperson Dealice Fuller and CB1 Board Members

FROM: Ms. Del Teague, Committee Chair  
Mr. Stephen Chesler, Committee Co-Chair  
Ms. Bozena Kaminski, Landmarks Subcommittee Co-Chair

RE: Land Use Committee Report from June 4, 2025

---

The Committee met on the evening of June 4, 2025, at 6:00 PM at Swinging Sixties Senior Center, 211 Ainslie St. (Corner of Manhattan Avenue), Brooklyn, NY. 11211

**Present:** Teague; Chesler; Kaminski; Itzkowitz; Kelterborn; Pferd; Sofer; Vega; Weiser; Kantin\*; Nieves\*; Salgado\*.

**Absent:** Drinkwater; Niederman; Berger\*; Kawochka\* (\*non-board member)

12 members present. A quorum was achieved.

---

## AGENDA:

1. 535 MORGAN AVENUE REZONING APPLICATION- 2024K0263, CEQR 25DCP027K, C250090ZMK: In the matter of an application submitted by Hemmer 2 LLC and Me & Morgan LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13a, by changing from an

**M1-1 District to a C7-1 District property bounded Brooklyn Queens Expressway - Kosciuszko Bridge, Morgan Avenue, Lombardy Street, and Kingsland Avenue. Presenter, Adam W. Rothkrug, Esq., Rothkrug Rothkrug & Spector, LLP**

This proposed rezoning application seeks to permit development of a new Aldi supermarket in the retail space currently occupied by Staples in the shopping center at the above location. The applicant presented informally at a prior committee meeting. At that time the committee recommended that they make sure to provide bike parking, to consider how trucks will approach for deliveries, to look into installing solar panels on the roof and providing landscaping.

The applicant seeks a zoning change from M1-1 to the new zoning tool of C7-1. This will allow them to be free of M1-1 parking requirements and restrictions against a large supermarket. They stated that they would still have to provide parking to accommodate the business needs of a supermarket and the other stores on the lot. Those other stores have current long-term leases and will continue doing business.

The presenter assured us that there will be plenty of bike parking and continued car parking for the customers of the stores in the mall. The presenter stated that the roof is probably too small to warrant solar panels, but the applicant is looking into providing EV chargers in the parking lot. The applicant will comply with the city regulations for landscaping, such as planting street trees. The presenter told us that since Aldi's products are proprietary, there will be less trucks and more ability to control the truck delivery schedules than with other supermarkets.

**Recommendation:**

The committee voted unanimously to approve the application without conditions, but with requests to look into providing a pedestrian entrance on Morgan Avenue, enhanced landscaping on the property, solar paneling on the roof or a green roof, and permeable surfacing on the sidewalks and in the parking lot.

**2. 74 BOGART STREET REZONING APPLICATION - C250064ZMK, CEQR 25DCP029K: In the matter of an application submitted by 74 Bogart, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13b, by changing from an M1-2 District to an M1-4A District property bounded by Ingraham Street, Morgan Avenue, Harrison Place, and Bogart Street. Presenter, Andrew Ehinger, Vice President, Acquisitions & Leasing.**

UOVO is an art storage and logistics company. Clients include collectors, artists, fashion designers, galleries, and museums. The company, headquartered in Long Island City, owns similar climate-controlled storage facilities in 12 locations across the country, including one in Long Island City and one at 105 Evergreen Avenue in Brooklyn. The facilities offer concierge open storage, private (individual room) storage, and fashion storage. It works with the Brooklyn Museum, PS74 in Bushwick, local artists, and the Brooklyn Arts Council providing art studios.

In 2018 the company bought the property, which is not in the IBZ and is zoned M1-2. They opened a 160,000 sq.ft. self-storage facility on the site in 2021. Under the current zoning it cannot build further on the site. The presenters stated that they met with City Planning and Evergreen who do not want residential development on the site but would like art storage. Evergreen has submitted a letter of support.

In order to build the proposed 200,000 sq. foot facility, UOVO seeks a rezoning from M1-2 to M 1-4a, a new zoning tool that allows for more loft-style storage buildings. Currently half of the subject lot is covered by the self-storage facility; the other half is used for Fed Ex truck parking. The applicant proposes building a seven-story art storage building on the part of the lot used for truck parking. The external siding will be done in aluminum ribbons on which will appear large graffiti-like artwork. The applicant responded to our earlier requests for outside lighting by showing that lighting is part of the plan.

UOVO has another facility in LIC. At this time it employs 130 workers who receive career training in the various technical aspects of art and fashion preservation/storage.

The facility will have three types of storage options: a managed warehouse where artwork from different owners is stored; individual storage rooms; and fashion storage. The company works with various cultural organizations and major museums.

UOVO offers a yearly \$25,000 grant to an artist, who also gets an exhibit at the Brooklyn Museum and a 50'x50' public art installation.

In support of their proposal, the presenters told us that an art storage facility is significantly different from a self-storage facility, which employs minimally skilled staff, with individual customers coming and going on their own. An art storage facility, on the other hand, provides a variety of arts and commercial jobs. The company has expert training programs for its employees. When asked if it would be willing to add a school in our district to their list of schools that it works with, the presenters stated they "would be delighted ". A representative from the Williamsburg H.S. of Art and Design attended the meeting and stated his school is interested in working with the applicant

The committee suggested that the applicant use local artists for the outside decoration on the metal siding. We also strongly recommended that the applicant provide financial support for badly needed improvement of the nearby Gilbert Ramirez Park. The presenter indicated a willingness to do so.

The company expects to employ approximately 30 people at this facility. It is currently at capacity in its other buildings, and there is a big demand for local space at the proposed site. The presenter felt the truck traffic would be less than the current FedEx traffic. There will be provisions for EV charging and bike parking. The roof will be green, but solar panels might not be possible, because of the fire danger. Energy efficiency is important to the business because of the need to maintain a consistent climate.

**Recommendation:**

The committee voted to approve the application with the following conditions:

1-The applicant will work with local schools to promote art education and career development to the extent that is satisfactory to the board and CB1 Education committee. The applicant will provide ongoing communication with the community board and the committee regarding its plans and progress in this endeavor.

2- The applicant will work with the Parks Department and will make a significant contribution, in an amount and of a kind acceptable to the Parks Department and the CB1 Parks committee, towards ongoing maintenance and capital improvement of Gilbert Ramirez Park. The applicant will provide ongoing communication with the community board and the CB1 Parks committee regarding its plans and progress in this endeavor.

3- The applicant will use local artists for the outside artwork.

4- The applicant will explore the possibility of utilizing 100% electric power sources.

Vote: Yes -11; No- 1

**3. PRESENTATION DOMINO SITE B LAND USE APPLICATION CEQR**

**07DCP094K 264-350 KENT AVENUE: IN THE MATTER OF** an application submitted by Domino A Partners LLC and Domino B Partners LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of special permits pursuant to the following sections of the Zoning Resolution: 1. Section 74-743(a)(2) - to modify the location of buildings without regard for the height and Setback regulations of Section 62-34 (Height and Setback Regulations on Waterfront Blocks) and the requirements of Section 23-62 (Balconies); and 2. Section 74-743(a)(14)\* - to apply the provisions of Section 23-23 to allow floor area exemptions in buildings existing on December 5, 2024 within the large- scale general development for use in a proposed new building (Building B) within the same large-scale general development; 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, Lots 1, 3, 26, 1001-1007, 1102-1200, 1300-1365, and 1201-1202; and Block 2428, Lots 1101 - 1105), in R6/C2-4, R8/C2-4 and C6-2 Districts, within a large-scale general development. \*Note: A zoning text amendment is proposed to create a new Section 74-943(a)(14) under a concurrent related application (N 250275 ZRK)

**IN THE MATTER OF** an application submitted by Domino A Partners LLC and Domino B Partners 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(b) of the Zoning Resolution to waive the requirements for loading berth for retail or service uses, and where no single establishment exceeds 8,500 square feet for a zoning lot (Zoning Lot 1, Block 2414, Lots 1, 3, 26, 1001-1007, 1102-1200, and 1300-1365), 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, Lots 1, 3, 26, 1001-1007, 1102-1200, 1300-1365, and 1201-1202; and Block 2428, Lots 1101 - 1105), in R6/C2-4, R8/C2-4 and C6-2 Districts, within a large-scale general development. Plans for this proposal are on file with the City Planning Commission and may be seen on the Zoning Application Portal at <https://zap.planning.nyc.gov/projects/2024K0344>, or the Department of City Planning, 120 Broadway, 31st Floor, New York, NY, 10271-0001. Presenter, David Lombino, Representative Domino A Partners LLC and Domino B Partners LLC. 20 Minutes.

**Note:** This was presented to the committee as an informal presentation because the application was not certified in time to have a public hearing prior to our June 10<sup>th</sup> full board meeting. It can be voted on at our June 4, 2025, full board meeting.

If the board members do not feel we have enough information for a vote on June 4<sup>th</sup>, we could vote to change the September board meeting from September 9 to September 8. Our response is due September 8, 2025.

These actions to facilitate the alteration and expansion of the Domino LSGD for Site B, to expand the overall footprint, to remove previously approved skybridge, to add balconies, remove a setback, and reduce loading berths to facilitate a new building containing 1,173,500 sf, including 1,161,270 sf of residential uses (1,262 units), 12,230 sf of commercial space, is being sought by Domino A Partners LLC and Domino B Partners LLC at 264-350 Kent Avenue, Community District 1, Brooklyn. CEQR 07DCP094K. Bonnie Campbell presented.

The presenter informed us that these two buildings are the last buildings that will need to be presented in this project. The board has already reviewed and approved the existing plans. The applicant is not asking for new floor area. The two main objectives are: 1- to improve the design; and 2- to use the City of Yes framework to provide more housing, 20% Of which will be affordable at 60% AMI.

Part of the original plan called for space for a school. However, the School Construction Authority (SCA) informed the applicant that due to its stats on the community needs, the SCA is not interested in approving the addition of a school at the site. The presenter informed us that the applicant is willing to work with our board to lobby for adding a school to its River Ring Development.

The presenter informed us that the applicant has hired a new architect to utilize that additional space and the new City of Yes rules to make some design changes that will provide more outdoor space for apartments at all income levels and to improve the streetscape / public realm design. Under the new design the bridge that connected the buildings will be removed, decreasing the bulky appearance, and balconies will be wound around the entire facades for all income level apartments. The public realm will be improved by moving back the roof bulkheads and widening the sidewalks to 23-26 feet with the double tree lines being changed to single lines. There is one more story which will be used for additional residential space, but the appearance of additional height will be minimized by the set back of the bulkheads.

**Committee discussion-** The committee members agreed none of us would object to approval based on the informal presentation. However, we will make an official recommendation after the applicant presents at the June 10,2025 full board public hearing.

#### **4. 215 MOORE STREET BUNGALOW PROJECTS RED HOOK STUDIOS BULK AUTHORIZATION REQUEST** – informal presentation by Susi Yu.

This is not a full ULURP application. DCP will invite us to make a comment within 45 days after the application is referred to us by DCP. We can ask for a 15 day extension to the 45-day period. The item has not yet been referred to us by DCP.

We are trying to get confirmation from DCP about the date DCP will complete its evaluation and refer the matter to us, so that we can be confident that we will fall within the allocated time period, if we hold off voting until the full board and the community can receive a presentation at our September board meeting.

This is an application to build a 135,000 square foot film production facility. The building's height would span from 85 feet to 115 feet at the mechanical tower. The roof would be covered with solar panels. The sites are currently designated M1-1 and M1-2. The applicant seeks to build the facility under the new C7 designation, which will allow increased ceiling heights, and higher outside walls pre-setback. These allowances would permit more freedom to build tall internal film production sets. The applicant did not provide contemporary pictures of the site; however, she

stated they contain one story brick warehouses. Evergreen submitted a letter of support, stating this facility is compatible with the industrial community.

The presenter stated the operation would eliminate the need for food and dressing-room trucks on the streets, because dining and changing rooms would be contained within the facility. The presenter also stated the applicant is willing to work with the nearby local school to discuss providing opportunities for trade training.



# COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009

FAX: (718) 389-0098

Email: [bk01@cb.nyc.gov](mailto:bk01@cb.nyc.gov)

Website: [www.nyc.gov/brooklyncb1](http://www.nyc.gov/brooklyncb1)

HON. ANTONIO REYNOSO  
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER  
FIRST VICE-CHAIRMAN

DEL TEAGUE  
SECOND VICE-CHAIRPERSON

GINA BARROS  
THIRD VICE-CHAIRPERSON

DAVID HEIMLICH  
FINANCIAL SECRETARY

SONIA IGLESIAS  
RECORDING SECRETARY

PHILIP A. CAPONEGRO  
MEMBER-AT-LARGE

DEALICE FULLER  
CHAIRPERSON

JOHANA PULGARIN  
DISTRICT MANAGER

HON. LINCOLN RESTLER  
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ  
COUNCILMEMBER, 34th CD

June 10, 2025

## COMMITTEE REPORT

### Land Use, ULURP, and Landmarks (Subcommittee) Committee

TO: Chairperson Dealice Fuller and CB1 Board Members

FROM: Ms. Del Teague, Committee Chair  
Mr. Stephen Chesler, Committee Co-Chair  
Ms. Bozena Kaminski, Landmarks Subcommittee Co-Chair

RE: Land Use Committee Report from June 4, 2025

---

The Committee met on the evening of June 4, 2025, at 6:00 PM at Swinging Sixties Senior Center, 211 Ainslie St. (Corner of Manhattan Avenue), Brooklyn, NY. 11211

**Present:** Teague; Chesler; Kaminski; Itzkowitz; Kelterborn; Pferd; Sofer; Vega; Weiser; Kantin\*; Nieves\*; Salgado\*.

**Absent:** Drinkwater; Niederman; Berger\*; Kawochka\* (\*non-board member)

12 members present. A quorum was achieved.

---

## AGENDA:

1. 535 MORGAN AVENUE REZONING APPLICATION- 2024K0263, CEQR 25DCP027K, C250090ZMK: In the matter of an application submitted by Hemmer 2 LLC and Me & Morgan LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13a, by changing from an

**M1-1 District to a C7-1 District property bounded Brooklyn Queens Expressway - Kosciuszko Bridge, Morgan Avenue, Lombardy Street, and Kingsland Avenue. Presenter, Adam W. Rothkrug, Esq., Rothkrug Rothkrug & Spector, LLP**

This proposed rezoning application seeks to permit development of a new Aldi supermarket in the retail space currently occupied by Staples in the shopping center at the above location. The applicant presented informally at a prior committee meeting. At that time the committee recommended that they make sure to provide bike parking, to consider how trucks will approach for deliveries, to look into installing solar panels on the roof and providing landscaping.

The applicant seeks a zoning change from M1-1 to the new zoning tool of C7-1. This will allow them to be free of M1-1 parking requirements and restrictions against a large supermarket. They stated that they would still have to provide parking to accommodate the business needs of a supermarket and the other stores on the lot. Those other stores have current long-term leases and will continue doing business.

The presenter assured us that there will be plenty of bike parking and continued car parking for the customers of the stores in the mall. The presenter stated that the roof is probably too small to warrant solar panels, but the applicant is looking into providing EV chargers in the parking lot. The applicant will comply with the city regulations for landscaping, such as planting street trees. The presenter told us that since Aldi's products are proprietary, there will be less trucks and more ability to control the truck delivery schedules than with other supermarkets.

**Recommendation:**

The committee voted unanimously to approve the application without conditions, but with requests to look into providing a pedestrian entrance on Morgan Avenue, enhanced landscaping on the property, solar paneling on the roof or a green roof, and permeable surfacing on the sidewalks and in the parking lot.

**2. 74 BOGART STREET REZONING APPLICATION - C250064ZMK, CEQR 25DCP029K: In the matter of an application submitted by 74 Bogart, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13b, by changing from an M1-2 District to an M1-4A District property bounded by Ingraham Street, Morgan Avenue, Harrison Place, and Bogart Street. Presenter, Andrew Ehinger, Vice President, Acquisitions & Leasing.**

UOVO is an art storage and logistics company. Clients include collectors, artists, fashion designers, galleries, and museums. The company, headquartered in Long Island City, owns similar climate-controlled storage facilities in 12 locations across the country, including one in Long Island City and one at 105 Evergreen Avenue in Brooklyn. The facilities offer concierge open storage, private (individual room) storage, and fashion storage. It works with the Brooklyn Museum, PS74 in Bushwick, local artists, and the Brooklyn Arts Council providing art studios.

In 2018 the company bought the property, which is not in the IBZ and is zoned M1-2. They opened a 160,000 sq.ft. self-storage facility on the site in 2021. Under the current zoning it cannot build further on the site. The presenters stated that they met with City Planning and Evergreen who do not want residential development on the site but would like art storage. Evergreen has submitted a letter of support.

In order to build the proposed 200,000 sq. foot facility, UOVO seeks a rezoning from M1-2 to M 1-4a, a new zoning tool that allows for more loft-style storage buildings. Currently half of the subject lot is covered by the self-storage facility; the other half is used for Fed Ex truck parking. The applicant proposes building a seven-story art storage building on the part of the lot used for truck parking. The external siding will be done in aluminum ribbons on which will appear large graffiti-like artwork. The applicant responded to our earlier requests for outside lighting by showing that lighting is part of the plan.

UOVO has another facility in LIC. At this time it employs 130 workers who receive career training in the various technical aspects of art and fashion preservation/storage.

The facility will have three types of storage options: a managed warehouse where artwork from different owners is stored; individual storage rooms; and fashion storage. The company works with various cultural organizations and major museums.

UOVO offers a yearly \$25,000 grant to an artist, who also gets an exhibit at the Brooklyn Museum and a 50'x50' public art installation.

In support of their proposal, the presenters told us that an art storage facility is significantly different from a self-storage facility, which employs minimally skilled staff, with individual customers coming and going on their own. An art storage facility, on the other hand, provides a variety of arts and commercial jobs. The company has expert training programs for its employees. When asked if it would be willing to add a school in our district to their list of schools that it works with, the presenters stated they “would be delighted “. A representative from the Williamsburg H.S. of Art and Design attended the meeting and stated his school is interested in working with the applicant

The committee suggested that the applicant use local artists for the outside decoration on the metal siding. We also strongly recommended that the applicant provide financial support for badly needed improvement of the nearby Gilbert Ramirez Park. The presenter indicated a willingness to do so.

The company expects to employ approximately 30 people at this facility. It is currently at capacity in its other buildings, and there is a big demand for local space at the proposed site. The presenter felt the truck traffic would be less than the current FedEx traffic. There will be provisions for EV charging and bike parking. The roof will be green, but solar panels might not be possible, because of the fire danger. Energy efficiency is important to the business because of the need to maintain a consistent climate.

**Recommendation:**

The committee voted to approve the application with the following conditions:

1-The applicant will work with local schools to promote art education and career development to the extent that is satisfactory to the board and CB1 Education committee. The applicant will provide ongoing communication with the community board and the committee regarding its plans and progress in this endeavor.

2- The applicant will work with the Parks Department and will make a significant contribution, in an amount and of a kind acceptable to the Parks Department and the CB1 Parks committee, towards ongoing maintenance and capital improvement of Gilbert Ramirez Park. The applicant will provide ongoing communication with the community board and the CB1 Parks committee regarding its plans and progress in this endeavor.

3- The applicant will use local artists for the outside artwork.

4- The applicant will explore the possibility of utilizing 100% electric power sources.

Vote: Yes -11; No- 1

**3. PRESENTATION DOMINO SITE B LAND USE APPLICATION CEQR**

**07DCP094K 264-350 KENT AVENUE: IN THE MATTER OF** an application submitted by Domino A Partners LLC and Domino B Partners LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of special permits pursuant to the following sections of the Zoning Resolution: 1. Section 74-743(a)(2) - to modify the location of buildings without regard for the height and Setback regulations of Section 62-34 (Height and Setback Regulations on Waterfront Blocks) and the requirements of Section 23-62 (Balconies); and 2. Section 74-743(a)(14)\* - to apply the provisions of Section 23-23 to allow floor area exemptions in buildings existing on December 5, 2024 within the large- scale general development for use in a proposed new building (Building B) within the same large-scale general development; 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, Lots 1, 3, 26, 1001-1007, 1102-1200, 1300-1365, and 1201-1202; and Block 2428, Lots 1101 - 1105), in R6/C2-4, R8/C2-4 and C6-2 Districts, within a large-scale general development. \*Note: A zoning text amendment is proposed to create a new Section 74-943(a)(14) under a concurrent related application (N 250275 ZRK)

**IN THE MATTER OF** an application submitted by Domino A Partners LLC and Domino B Partners 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(b) of the Zoning Resolution to waive the requirements for loading berth for retail or service uses, and where no single establishment exceeds 8,500 square feet for a zoning lot (Zoning Lot 1, Block 2414, Lots 1, 3, 26, 1001-1007, 1102-1200, and 1300-1365), 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, Lots 1, 3, 26, 1001-1007, 1102-1200, 1300-1365, and 1201-1202; and Block 2428, Lots 1101 - 1105), in R6/C2-4, R8/C2-4 and C6-2 Districts, within a large-scale general development. Plans for this proposal are on file with the City Planning Commission and may be seen on the Zoning Application Portal at <https://zap.planning.nyc.gov/projects/2024K0344>, or the Department of City Planning, 120 Broadway, 31st Floor, New York, NY, 10271-0001. Presenter, David Lombino, Representative Domino A Partners LLC and Domino B Partners LLC. 20 Minutes.

**Note:** This was presented to the committee as an informal presentation because the application was not certified in time to have a public hearing prior to our June 10<sup>th</sup> full board meeting. It can be voted on at our June 4, 2025, full board meeting.

If the board members do not feel we have enough information for a vote on June 4<sup>th</sup>, we could vote to change the September board meeting from September 9 to September 8. Our response is due September 8, 2025.

These actions to facilitate the alteration and expansion of the Domino LSGD for Site B, to expand the overall footprint, to remove previously approved skybridge, to add balconies, remove a setback, and reduce loading berths to facilitate a new building containing 1,173,500 sf, including 1,161,270 sf of residential uses (1,262 units), 12,230 sf of commercial space, is being sought by Domino A Partners LLC and Domino B Partners LLC at 264-350 Kent Avenue, Community District 1, Brooklyn. CEQR 07DCP094K. Bonnie Campbell presented.

The presenter informed us that these two buildings are the last buildings that will need to be presented in this project. The board has already reviewed and approved the existing plans. The applicant is not asking for new floor area. The two main objectives are: 1- to improve the design; and 2- to use the City of Yes framework to provide more housing, 20% Of which will be affordable at 60% AMI.

Part of the original plan called for space for a school. However, the School Construction Authority (SCA) informed the applicant that due to its stats on the community needs, the SCA is not interested in approving the addition of a school at the site. The presenter informed us that the applicant is willing to work with our board to lobby for adding a school to its River Ring Development.

The presenter informed us that the applicant has hired a new architect to utilize that additional space and the new City of Yes rules to make some design changes that will provide more outdoor space for apartments at all income levels and to improve the streetscape / public realm design. Under the new design the bridge that connected the buildings will be removed, decreasing the bulky appearance, and balconies will be wound around the entire facades for all income level apartments. The public realm will be improved by moving back the roof bulkheads and widening the sidewalks to 23-26 feet with the double tree lines being changed to single lines. There is one more story which will be used for additional residential space, but the appearance of additional height will be minimized by the set back of the bulkheads.

**Committee discussion-** The committee members agreed none of us would object to approval based on the informal presentation. However, we will make an official recommendation after the applicant presents at the June 10,2025 full board public hearing.

#### **4. 215 MOORE STREET BUNGALOW PROJECTS RED HOOK STUDIOS BULK AUTHORIZATION REQUEST** – informal presentation by Susi Yu.

This is not a full ULURP application. DCP will invite us to make a comment within 45 days after the application is referred to us by DCP. We can ask for a 15 day extension to the 45-day period. The item has not yet been referred to us by DCP.

We are trying to get confirmation from DCP about the date DCP will complete its evaluation and refer the matter to us, so that we can be confident that we will fall within the allocated time period, if we hold off voting until the full board and the community can receive a presentation at our September board meeting.

This is an application to build a 135,000 square foot film production facility. The building's height would span from 85 feet to 115 feet at the mechanical tower. The roof would be covered with solar panels. The sites are currently designated M1-1 and M1-2. The applicant seeks to build the facility under the new C7 designation, which will allow increased ceiling heights, and higher outside walls pre-setback. These allowances would permit more freedom to build tall internal film production sets. The applicant did not provide contemporary pictures of the site; however, she

stated they contain one story brick warehouses. Evergreen submitted a letter of support, stating this facility is compatible with the industrial community.

The presenter stated the operation would eliminate the need for food and dressing-room trucks on the streets, because dining and changing rooms would be contained within the facility. The presenter also stated the applicant is willing to work with the nearby local school to discuss providing opportunities for trade training.

**535 MORGAN AVENUE REZONING APPLICATION- 2024K0263, CEQR 25DCP027K, C250090ZMK:** In the matter of an application submitted by Hemmer 2 LLC and Me & Morgan LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13a, by changing from an M1-1 District to a C7-1 District property bounded Brooklyn Queens Expressway - Kosciuszko Bridge, Morgan Avenue, Lombardy Street, and Kingsland Avenue.

**Recommendation:** The committee voted unanimously to approve the application without conditions, but with requests to look into providing a pedestrian entrance on Morgan Avenue, enhanced landscaping on the property, solar paneling on the roof or a green roof, and permeable surfacing on the sidewalks and in the parking lot.

## Add Community Board Recommendation

Recommendation to be submitted for:

### **535 Morgan Avenue Rezoning (/projects/2024K0263) ULURP**

A zoning map amendment from a M1-1 to a C7-1 zoning district to facilitate the conversion of existing 20,265 sq ft commercial space to supermarket use is being sought by Me & Morgan LLC/Hemmer 2 LLC at 535 Morgan Avenue in Williamsburg, Community District 1, Brooklyn.

#### **Was a Quorum Present at your hearing(s)?**

*A quorum requires the presence of 20% of appointed board members, and not fewer than seven members.*

☒ Yes ☐ No **05/13/2025 | 211 Ainslie Street, Brooklyn, NY**

Favorable ▼

Votes In Favor

37

Votes Against

0

Abstain

0

Total Members

37

#### **Vote Location and Date for all actions**

Vote Location

211 Ainslie Street, Brooklyn, NY 11211

Vote Date

06/10/2025

Recommendation Comment for all actions.

Please see the attached for CB 1's Recommendation, Land Use Report, and Vote Sheet.

#### **Upload supporting documents**

 Choose Files

Continue

Support

?

## Please confirm your recommendation information.



**Was a Quorum Present at your Hearing(s)?**

**Yes**      **05/13/2025 | 211 Ainslie Street, Brooklyn, NY**

**Recommendation:** Favorable

**Votes in Favor:** 37

**Votes Against:** 0

**Abstain:** 0

**Total Members:** 37

**Vote Location:** 211 Ainslie Street, Brooklyn, NY 11211

**Vote Date:** 06/10/2025

**Comment:** Please see the attached for CB 1's Recommendation, Land Use Report, and Vote Sheet.

**Attached files:**

No files attached.

Once your recommendation is submitted, you can not edit it. You'll need to contact NYC Planning to make any changes (ZAP\_feedback\_DL@planning.nyc.gov or 212-720-3300).

Submit Recommendation information

Cancel (continue editing)

Need Support





COMMUNITY BOARD NO. 1  
435 GRAHAM AVENUE – BROOKLYN, NY 11211  
PHONE: (718) 389-0009  
FAX: (718) 389-0098  
Email: bk01@cb.nyc.gov  
Website: www.nyc.gov/brooklyn1



LAND USE, ULURP COMMITTEE MOTION: 535 MORGAN AVENUE REZONING APPLICATION- 2024K0263, CEQR 25DCP027K, C250090ZMK to approve the application without conditions, but with requests to look into providing a pedestrian entrance on Morgan Avenue, enhanced landscaping on the property, solar paneling on the roof or a green roof, and permeable surfacing on the sidewalks and in the parking lot.

Motion made by: Iris Cabrera  
Seconded by: Rosemary Espinal

DATE: 6/10/2025

YES	NO	ABS	REC	YES	NO	ABS	REC
KARINA AGUILAR	✓			SONIA IGLESIAS	✓		
BOGDAN BACHOROWSKI				MOISHE INDIG			
LISA BAMONTE	✓			MATTHEW ISAACS	✓		
GINA BARROS	✓			JACOB ITZKOWITZ			
TEON BROOKS	✓			ROBERT JEFFERY	✓		
ERIC BRUZAITIS	✓			BOZENA KAMINSKI	✓		
IRIS CABRERA	✓			CAITLIN KAWAGUCHI	✓		
PHILIP CAPONEGRO	✓			PAUL KELTERBORN	✓		
FRANK CARBONE	✓			WILLIAM KLAGSBALD			
STEPHEN CHESLER	✓			MERYL LABORDE	✓		
GIOVANNI D'AMATO	✓			MARIE LEANZA	✓		
WARD DENNIS	✓			YAMILLETTE LEBRON			
ERIN DRINKWATER	✓			JODIE LOVE	✓		
MIGUELINA DURAN	✓			CLEMENTINE McCOY			
ARTHUR DYBANOWSKI				MICHAL MROWIEC	✓		
ROSEMARY ESPINAL	✓			RABBI DAVID NIEDERMAN			
LLOYD FENG	✓			JANICE PETERSON	✓		
JULIA AMANDA FOSTER	✓			AUSTIN PFERD	✓		
RIFKA FRIEDMAN	✓			BELLA SABEL	✓		
DEALICE FULLER				ISAAC SOFER			
JOEL GOLDSTEIN	✓			SAMEER TALATI			
JOEL GROSS				DEL TEAGUE	✓		
DAVID HEIMLICH	✓			RAFFAELLO VAN COUTEN	✓		
LARISSA HO				WILLIAM VEGA	✓		
KATIE DENNY HOROWITZ	✓			SIMON WEISER	✓		

TIME: 10:25 PM TALLY: 37 YES 0 NO 0 ABS 0 RECUSAL

## Add Community Board Recommendation

Recommendation to be submitted for:

### **74 Bogart Street Rezoning (/projects/2024K0268) ULURP**

A zoning map amendment from a M1-2 to a M1-4A zoning district to facilitate new 7-story, approximately 240,000 square foot art storage development, is being sought by 74 Bogart LLC at 74 Bogart Street, Williamsburg, Community District 1, Brooklyn.

#### **Was a Quorum Present at your hearing(s)?**

*A quorum requires the presence of 20% of appointed board members, and not fewer than seven members.*

☒ Yes ☐ No **05/13/2025 | 211 Ainslie Street, Brooklyn, NY 11211**

Conditional Unfavorable

Votes In Favor	Votes Against	Abstain	Total Members
38	0	0	39

#### **Vote Location and Date for all actions**


Vote Location	Vote Date
211 Ainslie Street, Brooklyn, NY 11211	06/10/2025

Recommendation Comment for all actions.

Please note there was one refusal. Attached is the vote sheet for your reference.

Also attached are Community Board 1's recommendation and the Land Use Report regarding the 74 Bogart Street project.

#### **Upload supporting documents**

-  Choose Files
- ✕ **\_CB 1's Recommendation 74 BOGART STREET REZONING APPLICATION - C250064ZMK, CEQR 25DCP029K.pdf** (application/pdf)
  - ✕ **\_Land Use Committee Report for 06-10-25.pdf** (application/pdf)
  - ✕ **\_Land Use Bogart Motions.pdf** (application/pdf)

[Continue](#)

Need Support?



## Please confirm your recommendation information.



**Was a Quorum Present at your Hearing(s)?**

**Yes**      05/13/2025 | 211 Ainslie Street, Brooklyn, NY 11211

**Recommendation:** Conditional Unfavorable

**Votes in Favor:** 38

**Votes Against:** 0

**Abstain:** 0

**Total Members:** 39

**Vote Location:** 211 Ainslie Street, Brooklyn, NY 11211

**Vote Date:** 06/10/2025

**Comment:** Please note there was one recusal. Attached is the vote sheet for your reference. Also attached are Community Board 1's recommendation and the Land Use Report regarding the 74 Bogart Street project.

### Attached files:

- [CB 1's Recommendation 74 BOGART STREET REZONING APPLICATION - C250064ZMK, CEQR 25DCP029K.pdf](#) (application/pdf)
- [Land Use Committee Report for 06-10-25.pdf](#) (application/pdf)
- [Land Use Bogart Motions.pdf](#) (application/pdf)

Once your recommendation is submitted, you can not edit it. You'll need to contact NYC Planning to make any changes (ZAP\_feedback\_DL@planning.nyc.gov or 212-720-3300).

Submit Recommendation Information

Cancel (continue editing)



**74 BOGART STREET REZONING APPLICATION - C250064ZMK, CEQR 25DCP029K:** In the matter of an application submitted by 74 Bogart, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13b, by changing from an M1-2 District to an M1-4A District property bounded by Ingraham Street, Morgan Avenue.

Recommendation: The Board Members vote No to the applicant unless they meet the following conditions: 1-The applicant will work with local schools to promote art education and career development to the extent that is satisfactory to the board and CB1 Education committee. The applicant will provide ongoing communication with the community board and the committee regarding its plans and progress in this endeavor. 2- The applicant will work with the Parks Department and will make a significant contribution, in an amount and of a kind acceptable to the Parks Department and the CB1 Parks committee, towards ongoing maintenance and capital improvement of Gilbert Ramirez Park. The applicant will provide ongoing communication with the community board and the CB1 Parks committee regarding its plans and progress in this endeavor. 3- The applicant will use local artists for the outside artwork. 4- The applicant will explore the possibility of utilizing 100% electric power sources.



COMMUNITY BOARD NO. 1  
435 GRAHAM AVENUE – BROOKLYN, NY 11211  
PHONE: (718) 389-0009  
FAX: (718) 389-0098  
Email: bk01@cb.nyc.gov  
Website: www.nyc.gov/brooklyn1



LAND USE, ULURP COMMITTEE MOTION: 74 BOGART STREET REZONING APPLICATION - C250064ZMK, CEQR 25DCP029K to vote no, to the application unless they meet the following conditions: 1-The applicant will work with local schools to promote art education and career development to the extent that is satisfactory to the board and CB1 Education committee. The applicant will provide ongoing communication with the community board and the committee regarding its plans and progress in this endeavor.

Motion made by: Ms. Kaminski

Seconded by: Mr. Caponegro

DATE:

6/10/2025

	YES	NO	ABS	REC		YES	NO	ABS	REC
KARINA AGUILAR	✓				SONIA IGLESIAS	✓			
BOGDAN BACHOROWSKI	✓				MOISHE INDIG				
LISA BAMONTE	✓				MATTHEW ISAACS	✓			
GINA BARROS	✓				JACOB ITZKOWITZ				
TEON BROOKS	✓				ROBERT JEFFERY	✓			
ERIC BRUZAITIS	✓				BOZENA KAMINSKI	✓			
IRIS CABRERA	✓				CAITLIN KAWAGUCHI	✓			
PHILIP CAPONEGRO	✓				PAUL KELTERBORN	✓			
FRANK CARBONE	✓				WILLIAM KLAGSBALD				
STEPHEN CHESLER	✓				MERYL LABORDE	✓			
GIOVANNI D'AMATO				✓	MARIE LEANZA	✓			
WARD DENNIS	✓				YAMILLETTE LEBRON				
ERIN DRINKWATER	✓				JODIE LOVE	✓			
MIGUELINA DURAN	✓				CLEMENTINE McCOY				
ARTHUR DYBANOWSKI	✓				MICHAL MROWIEC	✓			
ROSEMARY ESPINAL	✓				RABBI DAVID NIEDERMAN				
LLOYD FENG	✓				JANICE PETERSON	✓			
JULIA AMANDA FOSTER	✓				AUSTIN PFERD	✓			
RIFKA FRIEDMAN	✓				BELLA SABEL	✓			
DEALICE FULLER					ISAAC SOFER				
JOEL GOLDSTEIN	✓				SAMEER TALATI				
JOEL GROSS					DEL TEAGUE	✓			
DAVID HEIMLICH	✓				RAFFAELLO VAN COUTEN	✓			
LARISSA HO	✓				WILLIAM VEGA	✓			
KATIE DENNY HOROWITZ	✓				SIMON WEISER	✓			

TIME:

10:54PM

TALLY:

38

YES

0

NO

0

ABS

1

RECUSAL



**COMMUNITY BOARD NO. 1**  
435 GRAHAM AVENUE – BROOKLYN, NY 11211  
PHONE: (718) 389-0009  
FAX: (718) 389-0098  
Email: [bk01@cb.nyc.gov](mailto:bk01@cb.nyc.gov)  
Website: [www.nyc.gov/brooklyn1](http://www.nyc.gov/brooklyn1)



**LAND USE, ULURP COMMITTEE MOTION: 74 BOGART STREET REZONING APPLICATION - C250064ZMK, CEQR 25DCP029K** to vote no to the application unless they meet the following conditions: 2- The applicant will work with the Parks Department and will make a significant contribution, in an amount and of a kind acceptable to the Parks Department and the CB1 Parks committee, towards ongoing maintenance and capital improvement of Gilbert Ramirez Park. The applicant will provide ongoing communication with the community board and the CB1 Parks committee regarding its plans and progress in this endeavor.

Motion made by:

Ms. Haminski

Seconded by:

Mr. Capenegro

DATE:

6/10/2025

	YES	NO	ABS	REC		YES	NO	ABS	REC
KARINA AGUILAR	✓				SONIA IGLESIAS	✓			
BOGDAN BACHOROWSKI	✓				MOISHE INDIG				
LISA BAMONTE	✓				MATTHEW ISAACS	✓			
GINA BARROS	✓				JACOB ITZKOWITZ				
TEON BROOKS	✓				ROBERT JEFFERY	✓			
ERIC BRUZAITIS	✓				BOZENA KAMINSKI	✓			
IRIS CABRERA	✓				CAITLIN KAWAGUCHI	✓			
PHILIP CAPONEGRO	✓				PAUL KELTERBORN	✓			
FRANK CARBONE	✓				WILLIAM KLAGSBALD				
STEPHEN CHESLER	✓				MERYL LABORDE	✓			
GIOVANNI D'AMATO				✓	MARIE LEANZA	✓			
WARD DENNIS	✓				YAMILLETTE LEBRON				
ERIN DRINKWATER	✓				JODIE LOVE	✓			
MIGUELINA DURAN	✓				CLEMENTINE McCOY				
ARTHUR DYBANOWSKI	✓				MICHAL MROWIEC	✓			
ROSEMARY ESPINAL	✓				RABBI DAVID NIEDERMAN				
LLOYD FENG	✓				JANICE PETERSON	✓			
JULIA AMANDA FOSTER	✓				AUSTIN PFERD	✓			
RIFKA FRIEDMAN	✓				BELLA SABEL	✓			
DEALICE FULLER					ISAAC SOFER				
JOEL GOLDSTEIN	✓				SAMEER TALATI				
JOEL GROSS					DEL TEAGUE	✓			
DAVID HEIMLICH	✓				RAFFAELLO VAN COUTEN	✓			
LARISSA HO					WILLIAM VEGA	✓			
KATIE DENNY HOROWITZ	✓				SIMON WEISER	✓			

TIME:

10:54PM

TALLY:

38

YES

0

NO

0

ABS

1

RECUSAL



**COMMUNITY BOARD NO. 1**  
435 GRAHAM AVENUE – BROOKLYN, NY 11211  
PHONE: (718) 389-0009  
FAX: (718) 389-0098  
Email: bk01@cb.nyc.gov  
Website: www.nyc.gov/brooklyn1



**LAND USE, ULURP COMMITTEE MOTION: 74 BOGART STREET REZONING APPLICATION - C250064ZMK, CEQR 25DCP029K** To  
Vote no to the application unless they meet the following :3- The applicant will use local artists for the outside artwork.  
4- The applicant will explore the possibility of utilizing 100% electric power sources.

Motion made by: Ms. Kaminski  
Seconded by: Mr. Caponegro

DATE: 6/10/2025

	YES	NO	ABS	REC		YES	NO	ABS	REC
KARINA AGUILAR	✓				SONIA IGLESIAS	✓			
BOGDAN BACHOROWSKI	✓				MOISHE INDIG				
LISA BAMONTE	✓				MATTHEW ISAACS	✓			
GINA BARROS	✓				JACOB ITZKOWITZ				
TEON BROOKS	✓				ROBERT JEFFERY	✓			
ERIC BRUZAITIS	✓				BOZENA KAMINSKI	✓			
IRIS CABRERA	✓				CAITLIN KAWAGUCHI	✓			
PHILIP CAPONEGRO	✓				PAUL KELTERBORN	✓			
FRANK CARBONE	✓				WILLIAM KLAGSBALD				
STEPHEN CHESLER	✓				MERYL LABORDE	✓			
GIOVANNI D'AMATO				✓	MARIE LEANZA	✓			
WARD DENNIS	✓				YAMILLETTE LEBRON				
ERIN DRINKWATER	✓				JODIE LOVE	✓			
MIGUELINA DURAN	✓				CLEMENTINE McCOY				
ARTHUR DYBANOWSKI	✓				MICHAL MROWIEC				
ROSEMARY ESPINAL	✓				RABBI DAVID NIEDERMAN	✓			
LLOYD FENG	✓				JANICE PETERSON	✓			
JULIA AMANDA FOSTER	✓				AUSTIN PFERD	✓			
RIFKA FRIEDMAN	✓				BELLA SABEL	✓			
DEALICE FULLER					ISAAC SOFER				
JOEL GOLDSTEIN	✓				SAMEER TALATI				
JOEL GROSS					DEL TEAGUE	✓			
DAVID HEIMLICH	✓				RAFFAELLO VAN COUTEN	✓			
LARISSA HO					WILLIAM VEGA	✓			
KATIE DENNY HOROWITZ	✓				SIMON WEISER	✓			

TIME: 10:54 PM TALLY: 38 YES 0 NO 0 ABS 1 RECUSAL



# COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009

FAX: (718) 389-0098

Email: [bk01@cb.nyc.gov](mailto:bk01@cb.nyc.gov)

Website: [www.nyc.gov/brooklyn1](http://www.nyc.gov/brooklyn1)

HON. ANTONIO REYNOSO  
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER  
FIRST VICE-CHAIRMAN

DEL TEAGUE  
SECOND VICE-CHAIRPERSON

GINA BARROS  
THIRD VICE-CHAIRPERSON

DAVID HEIMLICH  
FINANCIAL SECRETARY

SONIA IGLESIAS  
RECORDING SECRETARY

PHILIP A. CAPONEGRO  
MEMBER-AT-LARGE

DEALICE FULLER  
CHAIRPERSON

JOHANA PULGARIN  
DISTRICT MANAGER

HON. LINCOLN RESTLER  
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ  
COUNCILMEMBER, 34th CD

June 10, 2025

## COMMITTEE REPORT

### Land Use, ULURP, and Landmarks (Subcommittee) Committee

TO: Chairperson Dealice Fuller and CB1 Board Members

FROM: Ms. Del Teague, Committee Chair  
Mr. Stephen Chesler, Committee Co-Chair  
Ms. Bozena Kaminski, Landmarks Subcommittee Co-Chair

RE: Land Use Committee Report from June 4, 2025

---

The Committee met on the evening of June 4, 2025, at 6:00 PM at Swinging Sixties Senior Center, 211 Ainslie St. (Corner of Manhattan Avenue), Brooklyn, NY. 11211

**Present:** Teague; Chesler; Kaminski; Itzkowitz; Kelterborn; Pferd; Sofer; Vega; Weiser; Kantin\*; Nieves\*; Salgado\*.

**Absent:** Drinkwater; Niederman; Berger\*; Kawochka\* (\*non-board member)

12 members present. A quorum was achieved.

---

## AGENDA:

1. 535 MORGAN AVENUE REZONING APPLICATION- 2024K0263, CEQR 25DCP027K, C250090ZMK: In the matter of an application submitted by Hemmer 2 LLC and Me & Morgan LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13a, by changing from an

**M1-1 District to a C7-1 District property bounded Brooklyn Queens Expressway - Kosciuszko Bridge, Morgan Avenue, Lombardy Street, and Kingsland Avenue. Presenter, Adam W. Rothkrug, Esq., Rothkrug Rothkrug & Spector, LLP**

This proposed rezoning application seeks to permit development of a new Aldi supermarket in the retail space currently occupied by Staples in the shopping center at the above location. The applicant presented informally at a prior committee meeting. At that time the committee recommended that they make sure to provide bike parking, to consider how trucks will approach for deliveries, to look into installing solar panels on the roof and providing landscaping.

The applicant seeks a zoning change from M1-1 to the new zoning tool of C7-1. This will allow them to be free of M1-1 parking requirements and restrictions against a large supermarket. They stated that they would still have to provide parking to accommodate the business needs of a supermarket and the other stores on the lot. Those other stores have current long-term leases and will continue doing business.

The presenter assured us that there will be plenty of bike parking and continued car parking for the customers of the stores in the mall. The presenter stated that the roof is probably too small to warrant solar panels, but the applicant is looking into providing EV chargers in the parking lot. The applicant will comply with the city regulations for landscaping, such as planting street trees. The presenter told us that since Aldi's products are proprietary, there will be less trucks and more ability to control the truck delivery schedules than with other supermarkets.

**Recommendation:**

The committee voted unanimously to approve the application without conditions, but with requests to look into providing a pedestrian entrance on Morgan Avenue, enhanced landscaping on the property, solar paneling on the roof or a green roof, and permeable surfacing on the sidewalks and in the parking lot.

**2. 74 BOGART STREET REZONING APPLICATION - C250064ZMK, CEQR 25DCP029K: In the matter of an application submitted by 74 Bogart, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13b, by changing from an M1-2 District to an M1-4A District property bounded by Ingraham Street, Morgan Avenue, Harrison Place, and Bogart Street. Presenter, Andrew Ehinger, Vice President, Acquisitions & Leasing.**

UOVO is an art storage and logistics company. Clients include collectors, artists, fashion designers, galleries, and museums. The company, headquartered in Long Island City, owns similar climate-controlled storage facilities in 12 locations across the country, including one in Long Island City and one at 105 Evergreen Avenue in Brooklyn. The facilities offer concierge open storage, private (individual room) storage, and fashion storage. It works with the Brooklyn Museum, PS74 in Bushwick, local artists, and the Brooklyn Arts Council providing art studios.

In 2018 the company bought the property, which is not in the IBZ and is zoned M1-2. They opened a 160,000 sq.ft. self-storage facility on the site in 2021. Under the current zoning it cannot build further on the site. The presenters stated that they met with City Planning and Evergreen who do not want residential development on the site but would like art storage. Evergreen has submitted a letter of support.

In order to build the proposed 200,000 sq. foot facility, UOVO seeks a rezoning from M1-2 to M 1-4a, a new zoning tool that allows for more loft-style storage buildings. Currently half of the subject lot is covered by the self-storage facility; the other half is used for Fed Ex truck parking. The applicant proposes building a seven-story art storage building on the part of the lot used for truck parking. The external siding will be done in aluminum ribbons on which will appear large graffiti-like artwork. The applicant responded to our earlier requests for outside lighting by showing that lighting is part of the plan.

UOVO has another facility in LIC. At this time it employs 130 workers who receive career training in the various technical aspects of art and fashion preservation/storage.

The facility will have three types of storage options: a managed warehouse where artwork from different owners is stored; individual storage rooms; and fashion storage. The company works with various cultural organizations and major museums.

UOVO offers a yearly \$25,000 grant to an artist, who also gets an exhibit at the Brooklyn Museum and a 50'x50' public art installation.

In support of their proposal, the presenters told us that an art storage facility is significantly different from a self-storage facility, which employs minimally skilled staff, with individual customers coming and going on their own. An art storage facility, on the other hand, provides a variety of arts and commercial jobs. The company has expert training programs for its employees. When asked if it would be willing to add a school in our district to their list of schools that it works with, the presenters stated they "would be delighted ". A representative from the Williamsburg H.S. of Art and Design attended the meeting and stated his school is interested in working with the applicant

The committee suggested that the applicant use local artists for the outside decoration on the metal siding. We also strongly recommended that the applicant provide financial support for badly needed improvement of the nearby Gilbert Ramirez Park. The presenter indicated a willingness to do so.

The company expects to employ approximately 30 people at this facility. It is currently at capacity in its other buildings, and there is a big demand for local space at the proposed site. The presenter felt the truck traffic would be less than the current FedEx traffic. There will be provisions for EV charging and bike parking. The roof will be green, but solar panels might not be possible, because of the fire danger. Energy efficiency is important to the business because of the need to maintain a consistent climate.

**Recommendation:**

The committee voted to approve the application with the following conditions:

1-The applicant will work with local schools to promote art education and career development to the extent that is satisfactory to the board and CB1 Education committee. The applicant will provide ongoing communication with the community board and the committee regarding its plans and progress in this endeavor.

2- The applicant will work with the Parks Department and will make a significant contribution, in an amount and of a kind acceptable to the Parks Department and the CB1 Parks committee, towards ongoing maintenance and capital improvement of Gilbert Ramirez Park. The applicant will provide ongoing communication with the community board and the CB1 Parks committee regarding its plans and progress in this endeavor.

3- The applicant will use local artists for the outside artwork.

4- The applicant will explore the possibility of utilizing 100% electric power sources.

Vote: Yes -11; No- 1

**3. PRESENTATION DOMINO SITE B LAND USE APPLICATION CEQR**

**07DCP094K 264-350 KENT AVENUE: IN THE MATTER OF** an application submitted by Domino A Partners LLC and Domino B Partners LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of special permits pursuant to the following sections of the Zoning Resolution: 1. Section 74-743(a)(2) - to modify the location of buildings without regard for the height and Setback regulations of Section 62-34 (Height and Setback Regulations on Waterfront Blocks) and the requirements of Section 23-62 (Balconies); and 2. Section 74-743(a)(14)\* - to apply the provisions of Section 23-23 to allow floor area exemptions in buildings existing on December 5, 2024 within the large- scale general development for use in a proposed new building (Building B) within the same large-scale general development; 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, Lots 1, 3, 26, 1001-1007, 1102-1200, 1300-1365, and 1201-1202; and Block 2428, Lots 1101 - 1105), in R6/C2-4, R8/C2-4 and C6-2 Districts, within a large-scale general development. \*Note: A zoning text amendment is proposed to create a new Section 74-943(a)(14) under a concurrent related application (N 250275 ZRK)

**IN THE MATTER OF** an application submitted by Domino A Partners LLC and Domino B Partners 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(b) of the Zoning Resolution to waive the requirements for loading berth for retail or service uses, and where no single establishment exceeds 8,500 square feet for a zoning lot (Zoning Lot 1, Block 2414, Lots 1, 3, 26, 1001-1007, 1102-1200, and 1300-1365), 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, Lots 1, 3, 26, 1001-1007, 1102-1200, 1300-1365, and 1201-1202; and Block 2428, Lots 1101 - 1105), in R6/C2-4, R8/C2-4 and C6-2 Districts, within a large-scale general development. Plans for this proposal are on file with the City Planning Commission and may be seen on the Zoning Application Portal at <https://zap.planning.nyc.gov/projects/2024K0344>, or the Department of City Planning, 120 Broadway, 31st Floor, New York, NY, 10271-0001. Presenter, David Lombino, Representative Domino A Partners LLC and Domino B Partners LLC. 20 Minutes.

**Note:** This was presented to the committee as an informal presentation because the application was not certified in time to have a public hearing prior to our June 10<sup>th</sup> full board meeting. It can be voted on at our June 4, 2025, full board meeting.

If the board members do not feel we have enough information for a vote on June 4<sup>th</sup>, we could vote to change the September board meeting from September 9 to September 8. Our response is due September 8, 2025.

These actions to facilitate the alteration and expansion of the Domino LSGD for Site B, to expand the overall footprint, to remove previously approved skybridge, to add balconies, remove a setback, and reduce loading berths to facilitate a new building containing 1,173,500 sf, including 1,161,270 sf of residential uses (1,262 units), 12,230 sf of commercial space, is being sought by Domino A Partners LLC and Domino B Partners LLC at 264-350 Kent Avenue, Community District 1, Brooklyn. CEQR 07DCP094K. Bonnie Campbell presented.

The presenter informed us that these two buildings are the last buildings that will need to be presented in this project. The board has already reviewed and approved the existing plans. The applicant is not asking for new floor area. The two main objectives are: 1- to improve the design; and 2- to use the City of Yes framework to provide more housing, 20% Of which will be affordable at 60% AMI.

Part of the original plan called for space for a school. However, the School Construction Authority (SCA) informed the applicant that due to its stats on the community needs, the SCA is not interested in approving the addition of a school at the site. The presenter informed us that the applicant is willing to work with our board to lobby for adding a school to its River Ring Development.

The presenter informed us that the applicant has hired a new architect to utilize that additional space and the new City of Yes rules to make some design changes that will provide more outdoor space for apartments at all income levels and to improve the streetscape / public realm design. Under the new design the bridge that connected the buildings will be removed, decreasing the bulky appearance, and balconies will be wound around the entire facades for all income level apartments. The public realm will be improved by moving back the roof bulkheads and widening the sidewalks to 23-26 feet with the double tree lines being changed to single lines. There is one more story which will be used for additional residential space, but the appearance of additional height will be minimized by the set back of the bulkheads.

**Committee discussion-** The committee members agreed none of us would object to approval based on the informal presentation. However, we will make an official recommendation after the applicant presents at the June 10,2025 full board public hearing.

#### **4. 215 MOORE STREET BUNGALOW PROJECTS RED HOOK STUDIOS BULK AUTHORIZATION REQUEST** – informal presentation by Susi Yu.

This is not a full ULURP application. DCP will invite us to make a comment within 45 days after the application is referred to us by DCP. We can ask for a 15 day extension to the 45-day period. The item has not yet been referred to us by DCP.

We are trying to get confirmation from DCP about the date DCP will complete its evaluation and refer the matter to us, so that we can be confident that we will fall within the allocated time period, if we hold off voting until the full board and the community can receive a presentation at our September board meeting.

This is an application to build a 135,000 square foot film production facility. The building's height would span from 85 feet to 115 feet at the mechanical tower. The roof would be covered with solar panels. The sites are currently designated M1-1 and M1-2. The applicant seeks to build the facility under the new C7 designation, which will allow increased ceiling heights, and higher outside walls pre-setback. These allowances would permit more freedom to build tall internal film production sets. The applicant did not provide contemporary pictures of the site; however, she

stated they contain one story brick warehouses. Evergreen submitted a letter of support, stating this facility is compatible with the industrial community.

The presenter stated the operation would eliminate the need for food and dressing-room trucks on the streets, because dining and changing rooms would be contained within the facility. The presenter also stated the applicant is willing to work with the nearby local school to discuss providing opportunities for trade training.



UOVO

## 74 BOGART ST

COMMUNITY BOARD 1

LAND USE, ULURP, AND LANDMARKS  
COMMITTEE HEARING

JUNE 4 **2025**

---

What We Do: Specialized logistics solutions for art, fashion, and collectibles.

Core Services: Transportation & shipping, packing & installation, digital inventory management, and storage solutions.

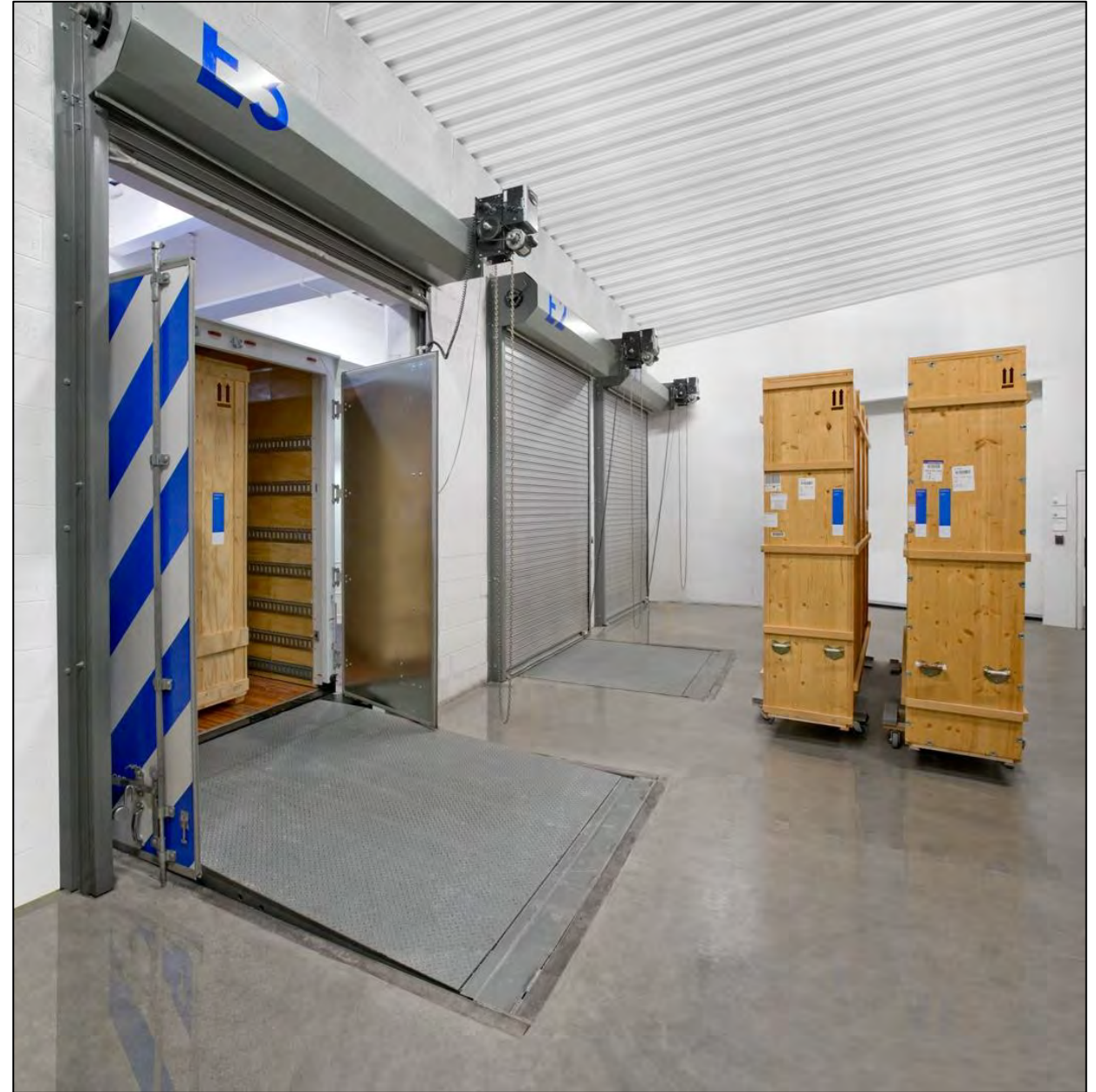
Clientele: Museums, artists, galleries, foundations & institutions, fashion houses, individuals, and more.

Resources: Team of 360 skilled professionals with a best-in-class training program. Fleet of 75 in-house vehicles

Facilities: 26 locations and 1,400,000 sq. ft. of climate-controlled storage across the U.S.

Headquarters: Long Island City, New York, with local employment of over 130 people.





### LONG ISLAND CITY – 4154 22nd St

UOVO LIC is its flagship facility, which opened in 2014 and serves as UOVO's headquarters.

The facility was the first purpose-built structure to store fine art and collections in New York City.

It is a 280,000 square foot facility containing 5 private viewing rooms, 4 fully enclosed loading docks, and 5 covered loading docks.

The location is home to 87 team members and 12 trucks operating within UOVO's state-of-the-art fleet.





BROOKLYN – 105 Evergreen Ave

UOVO Brooklyn opened in 2020 and is the company's second NYC location.

It is a 150,000 square foot facility with 25' ceiling heights across all 3 floors, 4 fully enclosed loading docks, and 4 private viewing galleries.

The facility has over 30 team members, including art handlers, drivers, and other technical experts.

Headquarters for UOVO's fashion storage division.

Exhibits the work of emerging Brooklyn-based artists on its façade via The Brooklyn Museum and the annual UOVO Prize.

## THE UOVO PRIZE

UOVO works with The Brooklyn Museum to award the UOVO Prize to an emerging Brooklyn-based artist. The award offers the artist a 50'x50' public art installation on UOVO Brooklyn's façade, a \$25,000 grant, and an exhibit at The Brooklyn Museum.



## THE ARTS AT PS 274 IN BUSHWICK

UOVO is a proud supporter of art classes at the school along with the Brooklyn Arts Council.



UOVO is committed to being a part of the ongoing cultural conversation. We are the proud partners and sponsors of the following cultural organizations:

**Brooklyn Museum**

BRONX MUSEUM



museum of arts and design

THE  
RUBIN

MUSEUM  
OF  
ART



**ADAA**  
THE ART SHOW



Transportation  
Security  
Administration



**NEW WAVE**

**amfAR**  
MAKING AIDS HISTORY

**DALLAS  
ART  
FAIR**



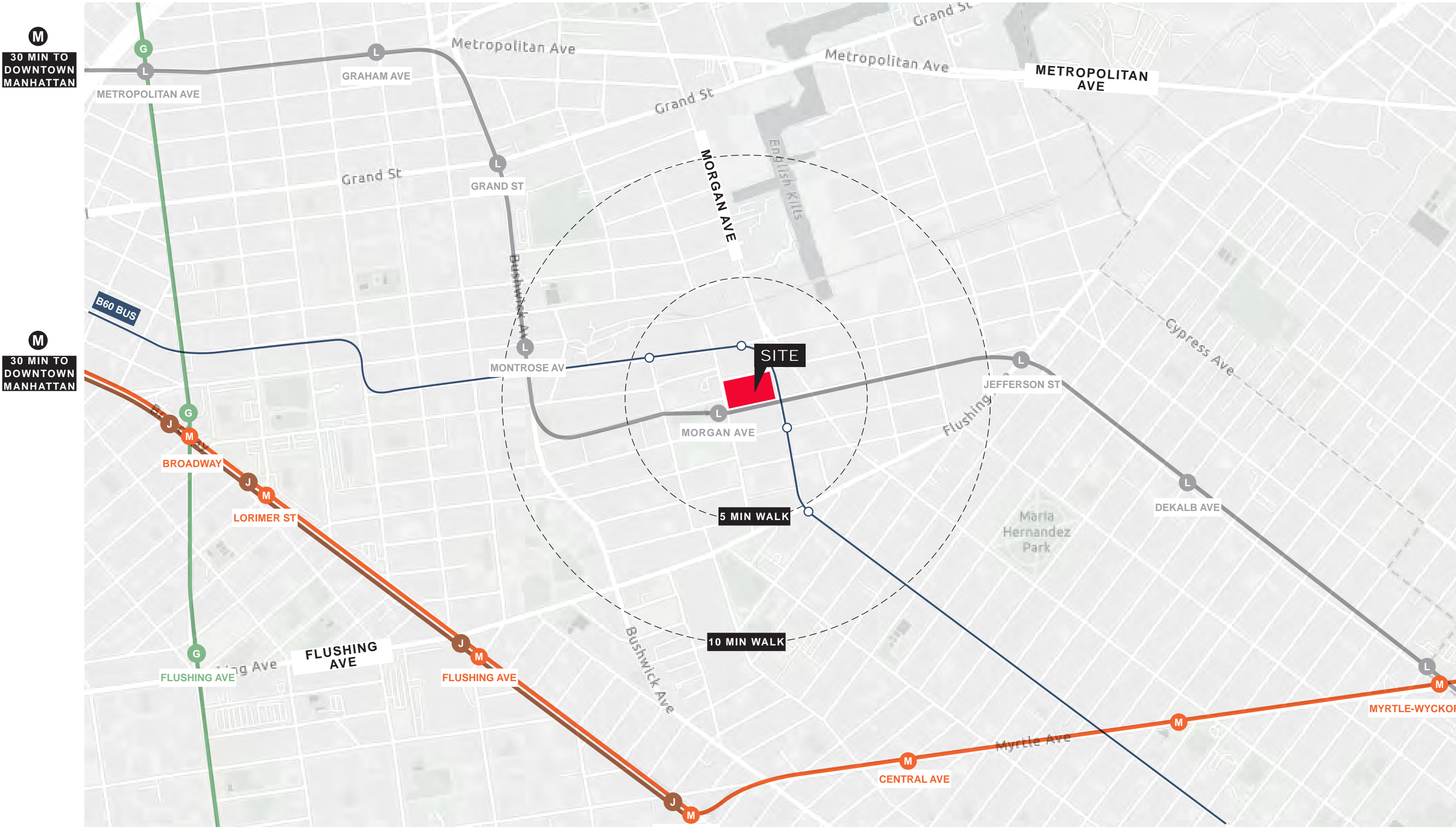
**Sculpture  
Center**



IMMEDIATELY ADJACENT TO SUBWAY AND BUS TRANSIT

M  
30 MIN TO  
DOWNTOWN  
MANHATTAN

M  
30 MIN TO  
DOWNTOWN  
MANHATTAN



30 MIN  
DRIVE  
TO JFK  
AIRPORT



# GROWTH DISTRICT

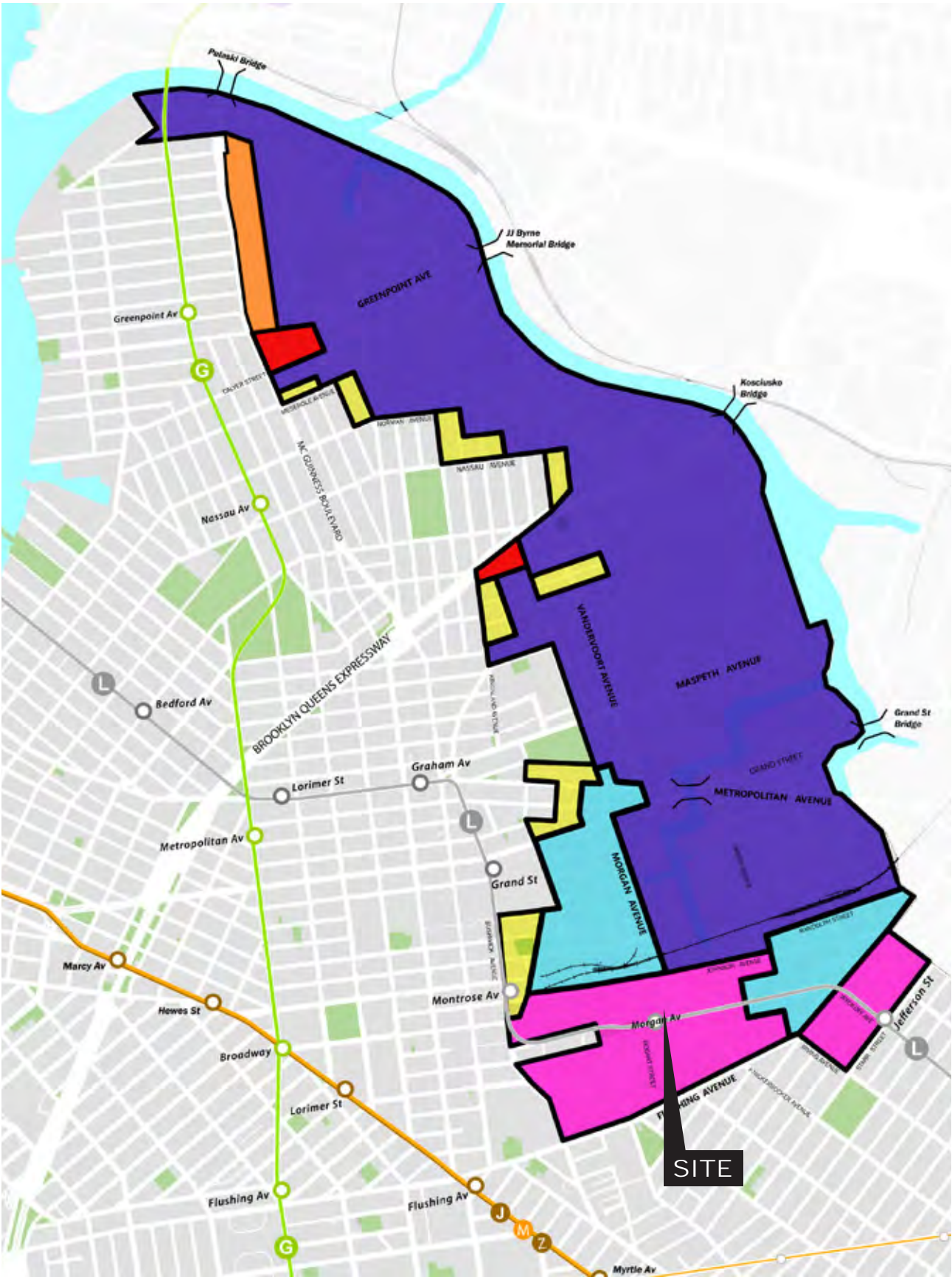
## AN ECLECTIC MIX OF INDUSTRY, INNOVATION, AND ARTS

**The Growth District** is the most transit-accessible subarea with the greatest concentration of multistory industrial loft buildings. It has a rapidly evolving mix of artist studios, restaurants, TAMI, other officebased businesses, artisanal manufacturing, an other industrial uses. While zoning does not allow for new residential development, the subarea contains limited residential uses in the form of both historic rowhouses and converted industrial loft buildings.

**Goal:** Grow an ecosystem of creative and techdriven jobs in office-based an industrial sectors near transit, balanced by reinforcement of the Core Industrial Area for essential industrial uses.

### Key Land Use Recommendations:

- Increase density for commercial and industrial uses.
- Create new loft-like building envelopes.
- Reduce parking requirements to reflect excellent transit access
- Rightsize loading requirements to reflect business needs and facilitate development.
- Develop new M districts or land use tools that allow for densities between 2.0 and 5.0 FAR.



### Core Industrial Area:

A central hub for essential industrial businesses that create jobs and keep New York City running.

### Transition Area:

A mix of industrial and non-industrial uses serving as a buffer between subareas.

### Growth District:

A dynamic, transit-accessible district for creative and tech-driven jobs of the future.

### Mixed Edge:

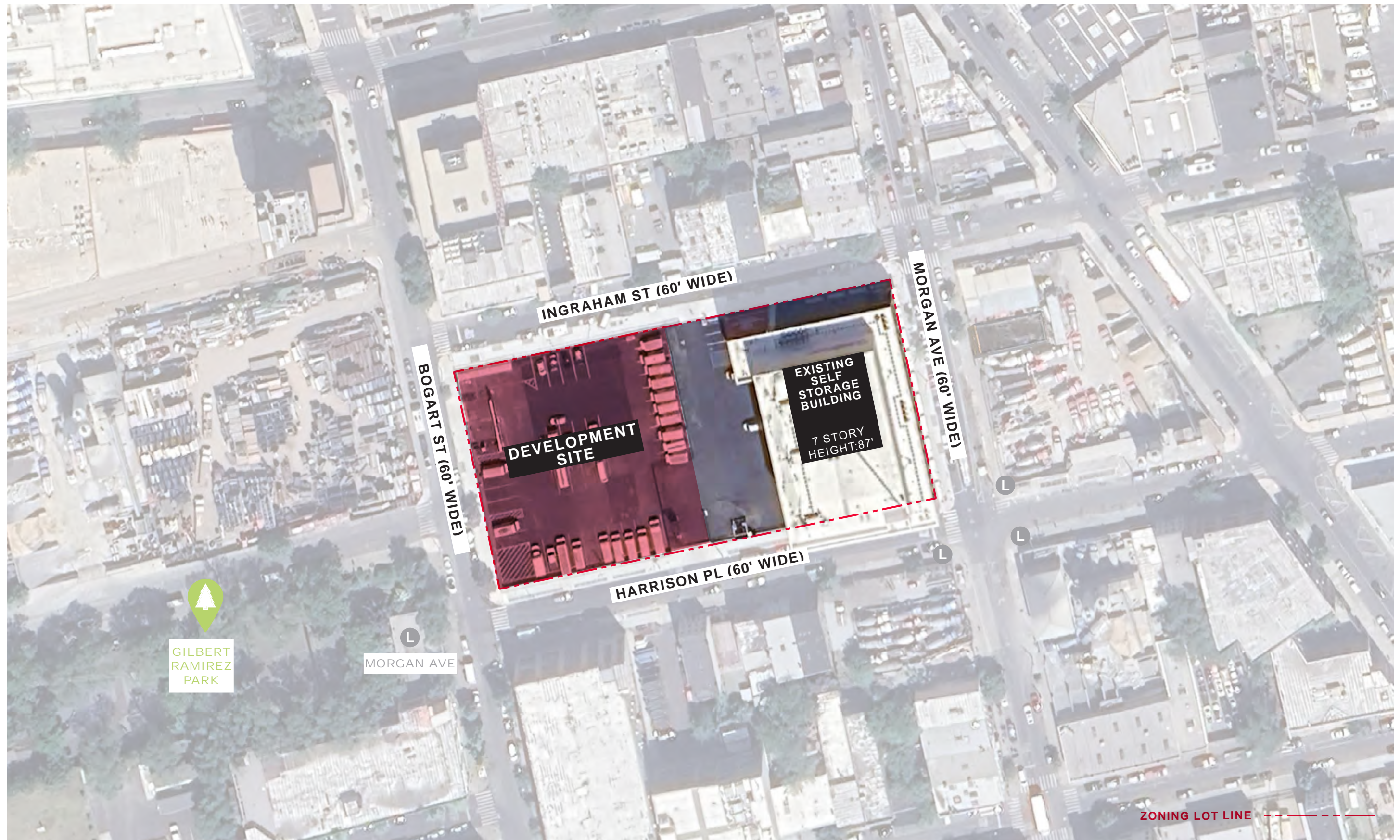
A longstanding mix of residential and industrial uses with no predominant use. No zoning change recommended.

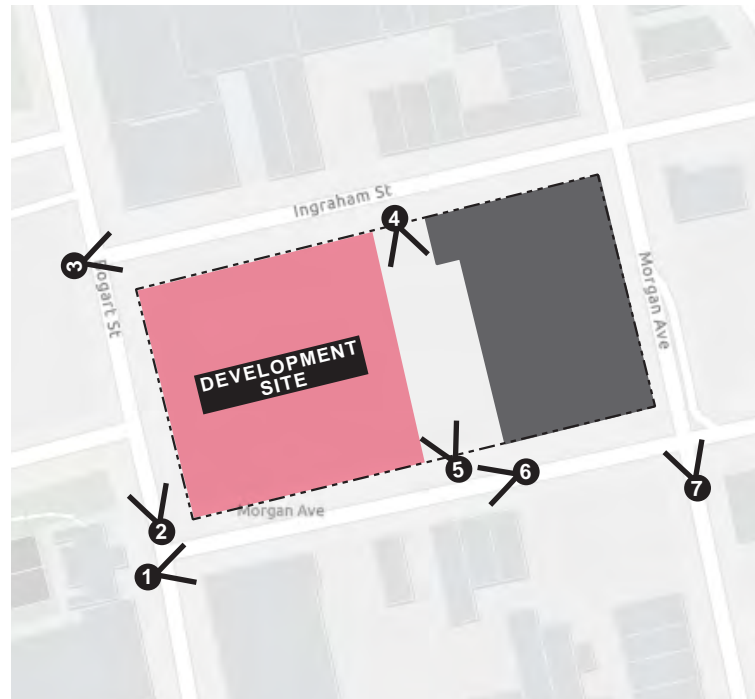
### Commercial Edge:

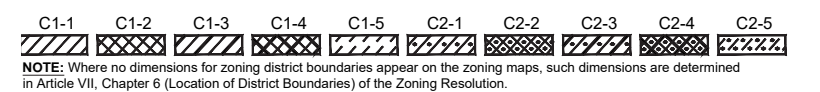
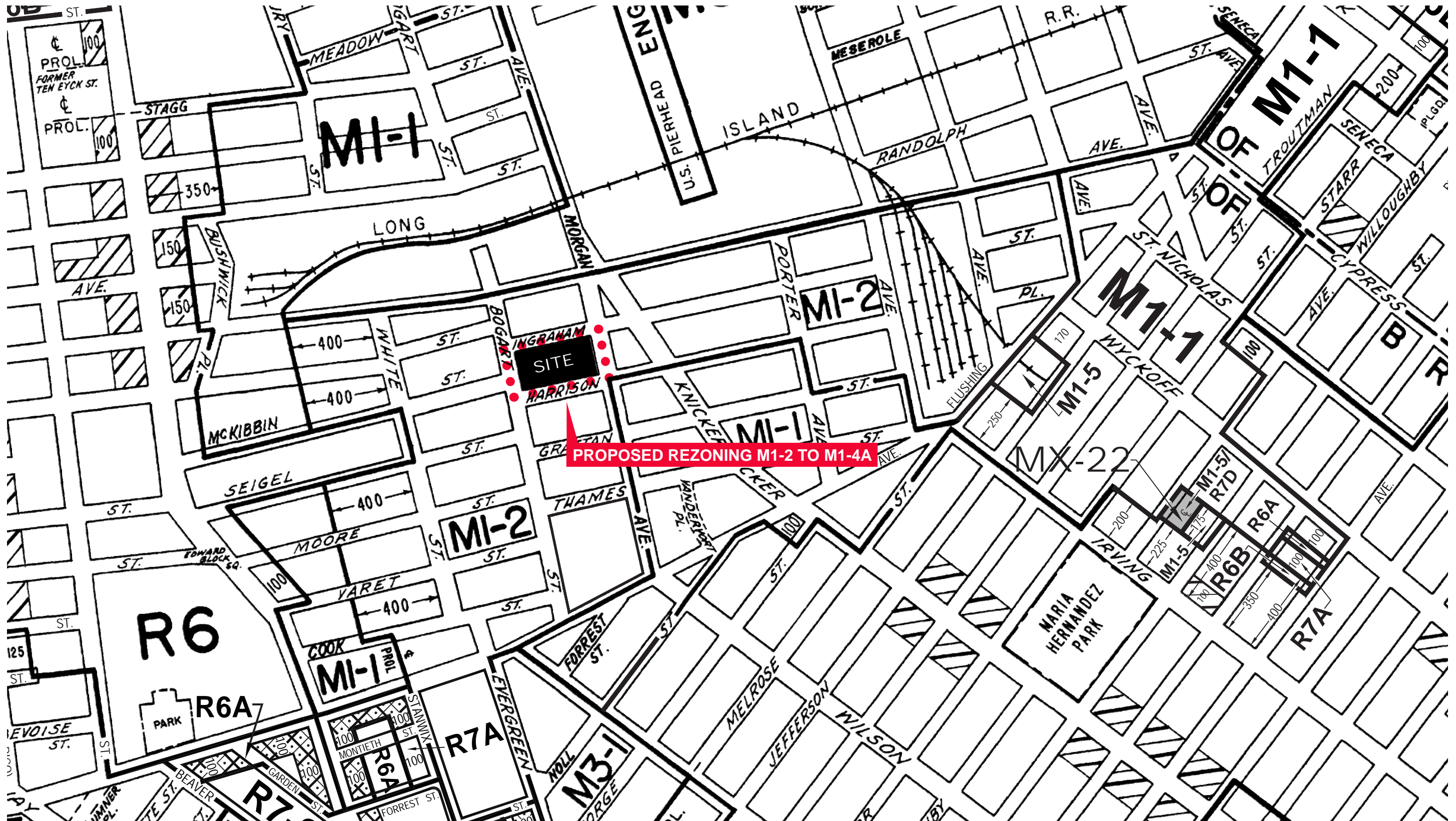
Selected active commercial properties adjacent to residential neighborhoods outside the Study Area. No zoning change recommended.

### Established Residential:

Peripheral, predominantly residential areas that are currently zoned for industrial uses but are similar in character to adjacent residential neighborhoods. New residential zoning is appropriate to match existing conditions in these small areas.







# PROJECT PROPOSAL

# EAST WILLIAMSBURG

INDUSTRY MEETS ART - UNIQUE CHARACTERISTICS ARE LAID ON INDUSTRIAL CONTEXT AND FORM A DISTINCTIVE NEIGHBORHOOD IDENTITY

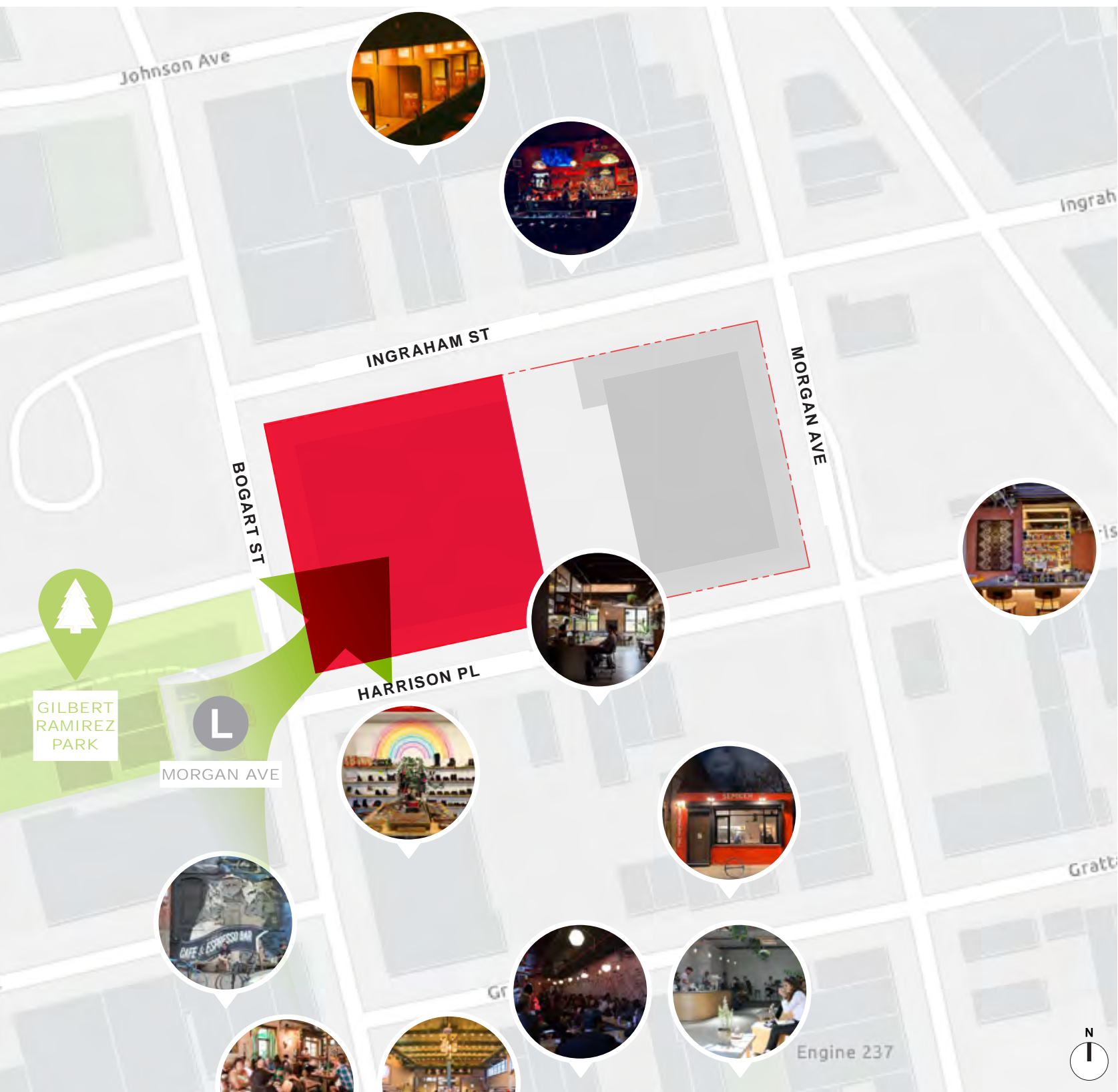


A CONTEMPORARY APPROACH TO ART STORAGE FACILITIES - BUILDING AS AN ART OBJECT



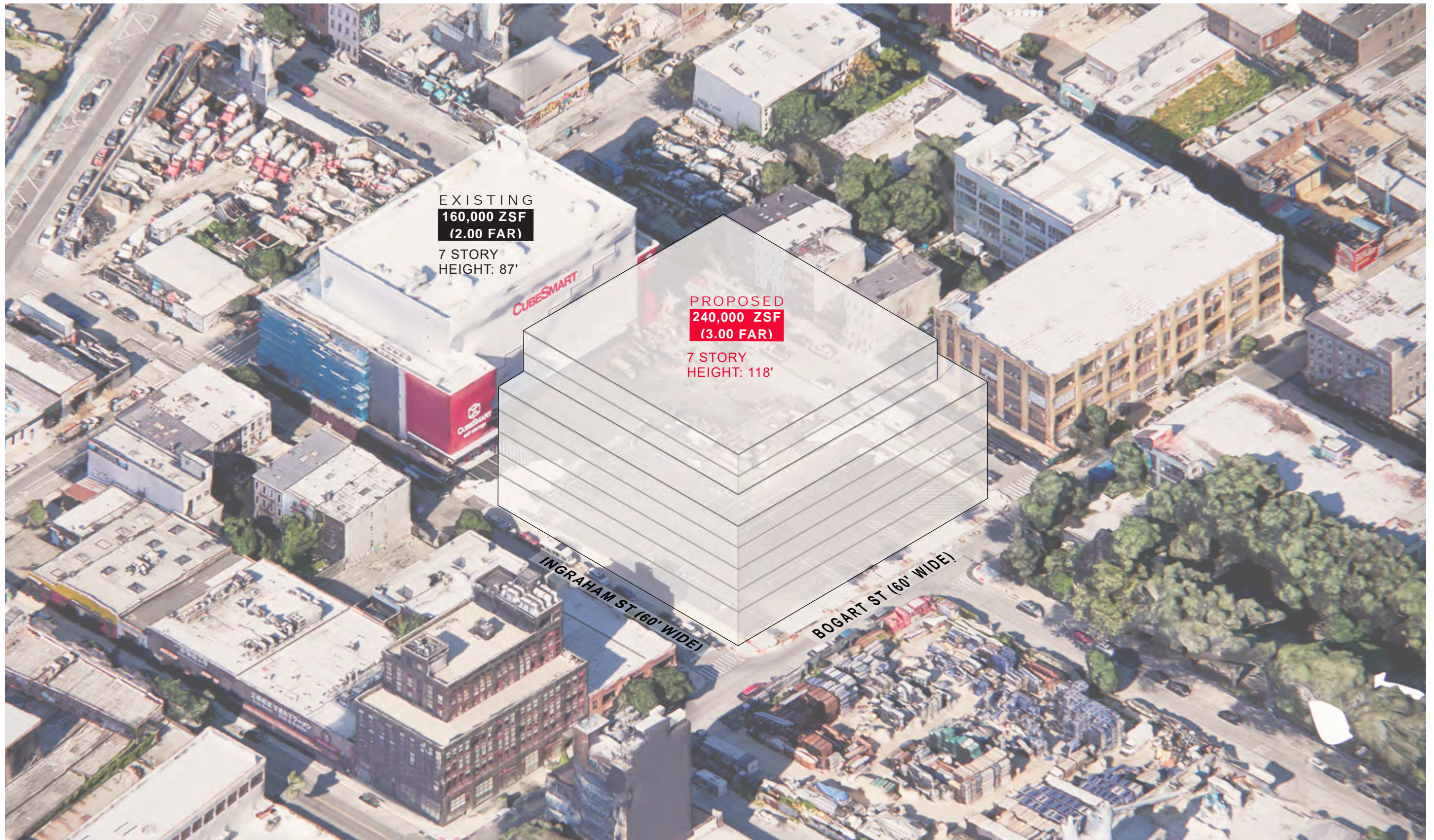
74 BOGART STREET | RE-ZONING  
S9ARCHITECTURE

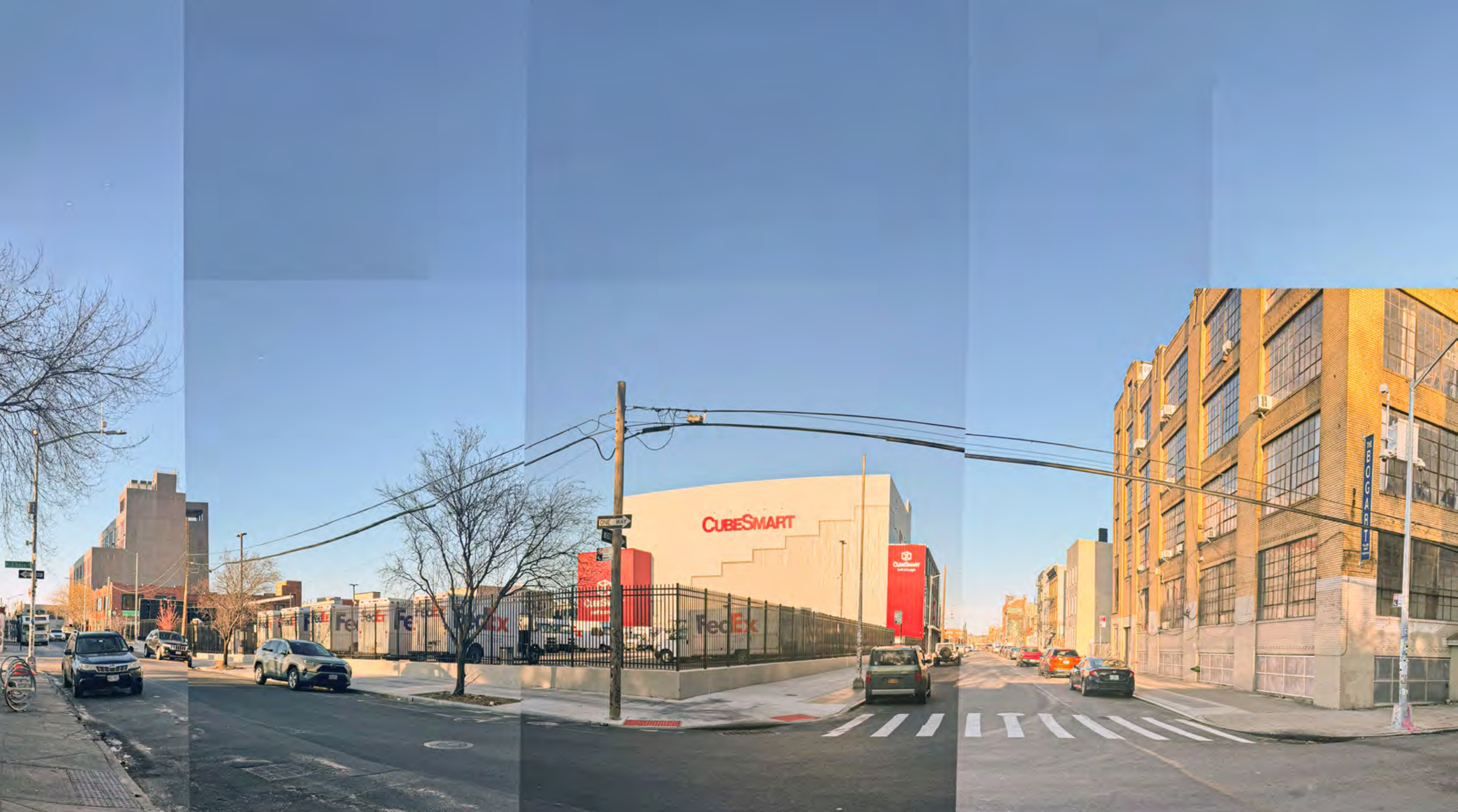
THE SITE MARKS THE ENTRY TO THIS NEIGHBORHOOD TOGETHER WITH THE PARK AND SUBWAY STATION



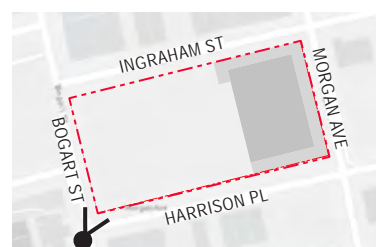
PRECEDENTS







VIEW FROM THE INTERSECTION AT BOGART ST AND HARRISON PL LOOKING NORTHEAST

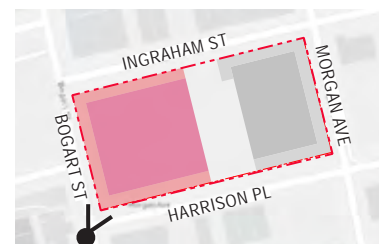




VIEW FROM THE INTERSECTION AT BOGART ST AND HARRISON PL LOOKING NORTHEAST

PROPOSED BUILDING DESIGN AND OTHER IMPROVEMENTS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE  
PROPOSED DESIGN

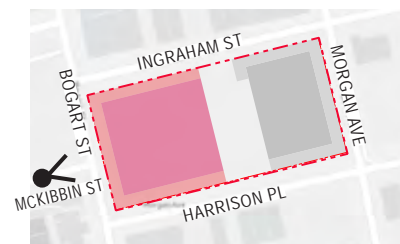
74 BOGART STREET | DESIGN UPDATES  
S9ARCHITECTURE





VIEW FROM MCKIBBIN ST LOOKING EAST

74 BOGART STREET | DESIGN UPDATES  
S9ARCHITECTURE



PROPOSED BUILDING DESIGN AND OTHER IMPROVEMENTS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE  
PROPOSED DESIGN



VIEW FROM THE INTERSECTION AT BOGART ST AND INGRAHAM ST LOOKING SOUTHEAST

PROPOSED BUILDING DESIGN AND OTHER IMPROVEMENTS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE  
PROPOSED DESIGN

