



COMMUNITY BOARD No. 1

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May 21, 2026

MEETING NOTICE

TO: Members of the Land Use, ULURP, & Landmarks
[Subcommittee] Committee
Teague, Chair; Chesler, Co-Chair; Kaminski, Landmarks
Subcommittee Co-Chair; Dennis; Isaacs; Kawaguchi; Rabbi
Niederman; Pferd; Sofer; Vega; Weiser; Kantin*; Kawochka*;
Nieves*; Salgado* (*) *Non-Board Member*

(8 members constitute a quorum for this committee)

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

RE: Scheduled Committee Meeting, June 1, 2026

Please be advised that the **Land Use, ULURP, & Landmarks [Subcommittee] Committee** will meet as follows:

WHEN: Monday, June 1, 2026
TIME: 6:00 P.M.
WHERE: CB1 District Office
435 Graham Avenue
Brooklyn, NY 11211
(Corner of Frost Street)

AGENDA

1. **Presentation Evergreen Community Development:** Evergreen's Community Development Fellow, Wayne Chen, will present the Greenpoint/Williamsburg IBZ District Needs Assessment Findings.

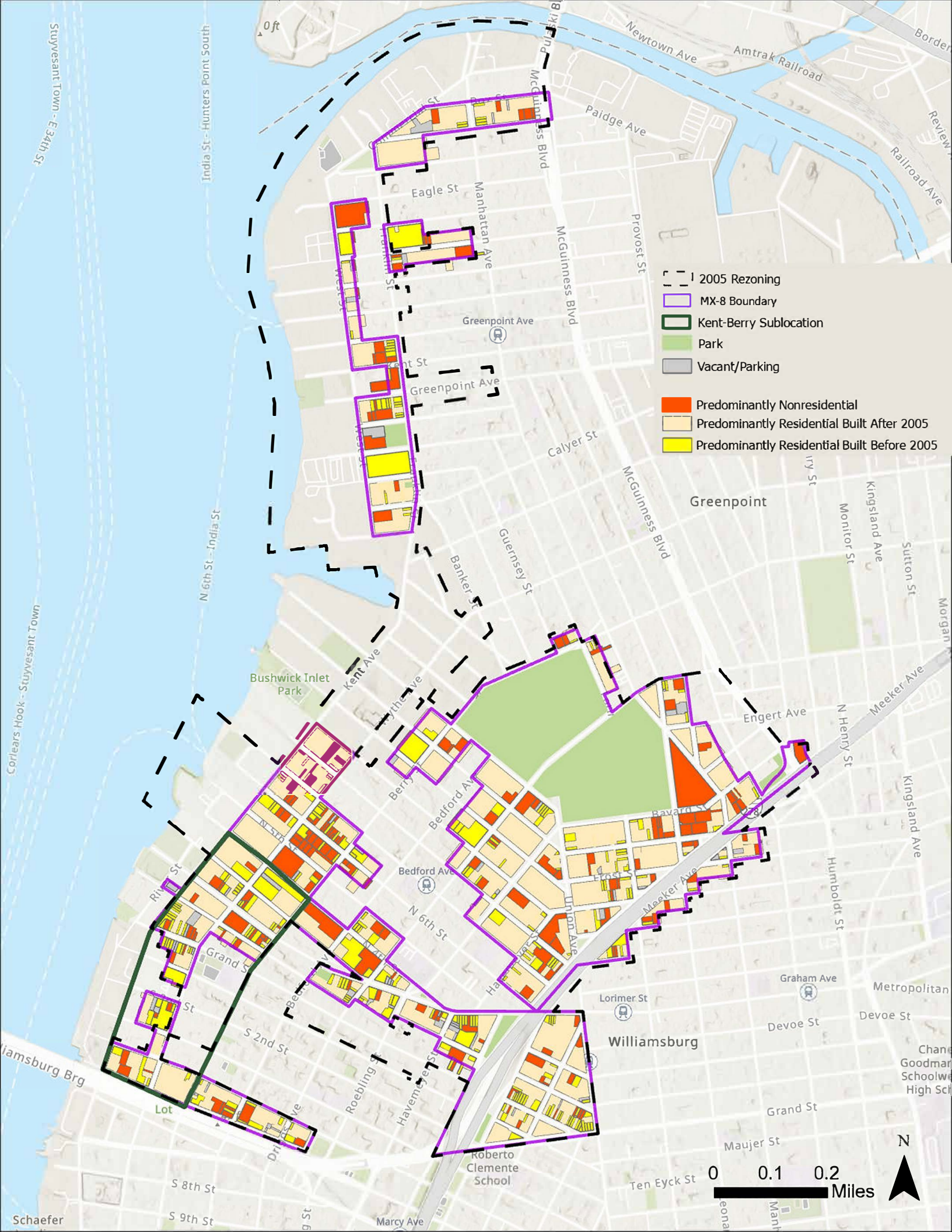
2. **Presentation Brooklyn Public Library and NYC Department of Design and Construction (DDC):** Brooklyn Public Library and NYC DDC will present on the second phase of Leonard Library's construction to Community Board 1, in advance of submitting the designs to the Public Design Commission. This final phase focuses on full accessibility for the branch: upgrading and adding ADA-accessible bathrooms, installing an elevator for lower-level accessibility, installation of new code compliant egress from the lower-level (including a new exterior staircase), and new exit doors. Presenter: Brooklyn Public Library, Senior Director of Government & Community Relations, Michael Fieni.
3. **Presentation 185 Broadway Brooklyn:** The presenter is requesting approval for a Landmarks Public Hearing. The dental clinic, located in a landmark designated building, currently has two windows covered with a gray-tinted film to prevent visibility into the clinic. Presenter: Level Orthodontics, Dr. Alan Zhou.
4. **Presentation 289 Kent Avenue Rezoning Application C260087ZMK, CEQR # 26DCP046K:** IN THE MATTER OF an application submitted by Web Holdings LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12d: 1. changing from an M3-1 District to an M1-3A/R7X District property bounded by South 1st Street, a line 200 feet 3 northwesterly of Wythe Avenue, South 2nd Street, and Kent Avenue; 2. changing from an M3-1 District to an M1-2A District property bounded by a line midway between South 1st Street and South 2nd Street, Wythe Avenue, South 2nd Street, and a line 200 feet northwesterly of Wythe Avenue; and 3. establishing a Special Mixed Use District (MX-8) bounded by South 1st Street, a line 200 feet northwesterly of Wythe Avenue, South 2nd Street, and Kent Avenue; as shown on a diagram (for illustrative purposes only) dated April 13, 2026, and subject to the conditions of CEQR Declaration E-905. Presenter: Fried Frank Harris Shriver & Jacobson LLP, Jeremy Kozin.
5. **Discussion:** Response received from Lucia Marquez Reagan, Senior Borough Planner, to our request for MX District Information.

cc: CB#1 Board Members

Board Meeting notices can be found at:

<https://www1.nyc.gov/site/brooklyn1/meetings/agendas.page>

(Note: For further information on accessibility or to make a request for accommodations, such as sign language interpretation services, please contact Brooklyn Community Board No. 1, Tel.718-389-0009; at least (5) business days in advance to ensure availability.)



- 2005 Rezoning
- MX-8 Boundary
- Kent-Berry Sublocation
- Park
- Vacant/Parking
- Predominantly Nonresidential
- Predominantly Residential Built After 2005
- Predominantly Residential Built Before 2005

0 0.1 0.2 Miles





DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

BROOKLYN OFFICE

To: DM Pulgarin and Community Board 1
From: Brooklyn Office, Department of City Planning
Date: May 19, 2026

Subject: MX Districts Request for Information

The Department of City Planning (DCP) has prepared the following data in response to the following questions shared by the Community Board on March 11, 2026.

- 1. What properties in MX zones within the re-zoned area encompassing North 4th Street to South 5th Street, from Kent Avenue to Berry Street, have not been developed for residential use and continue to be used for manufacturing or commercial purposes; and**
- 2. What properties within the 2005 re-zoned Mx area have not been developed for residential use.**

The department used Primary Land Use Tax Lot Output (PLUTO) data to complete this request. All PLUTO data can be found on NYC Open Data and is publicly accessible.

MX Area consists of all tax lots within the MX-8 Special Mixed-Use District, this includes MX-8 areas mapped in 2005 and any subsequent areas. The Kent-Berry sub-geography was defined by the Community Board and consists of tax lots within the MX district bounded by North 4th Street to South 5th Street and between Kent Avenue and Berry Street.

Land use is determined by the PLUTO Land Use Categories, values that range from 01-11. Values 01-04 include any building with residential uses, including buildings with residential and commercial, manufacturing, or community facility uses. A full list of land use categories can be found in the PLUTO Data Dictionary.

Tax Lots by use:

	2005		2026		Change	
	MX Area	Kent-Berry	MX Area	Kent-Berry	MX Area	Kent-Berry
Residential Uses (Land Use 01-04)	673	65	958	128	285	63
Nonresidential (Land Use 05-08)	515	92	189	25	-326	-67
Vacant/Parking Lots (Land Use 10-11)	153	29	54	7	-99	-22
No Land Use Code Lots	62	19	0	0	-62	-62
Total	1,403	205	1,201	160	-202	-88

The chart illustrates the number of tax lots by use. In 2005, there were approximately 1,403 tax lots within the MX district area, of which 673 contained residential uses. In 2026, the same area contained 1,201 tax lots, of which 958 contained residential uses. There are currently 189 tax lots that contain nonresidential use, down from 515 tax lots in 2005.

In 2005, there were approximately 205 tax lots within the Kent-Berry subarea, of which contained 65 residential uses. In 2026, the same area contained 160 tax lots, of which 128 contained residential uses. There are currently 25 tax lots that contain nonresidential uses, down from 92 tax lots in 2005.

The “change” category illustrates a change in the number of tax lots within the same geographies. Some tax lots have been consolidated or split from 2005 to 2026, which explains the decrease in the overall number of tax lots.

DCP has also created a map illustrating the residential uses that have been constructed after 2005. We note that this map does not illustrate the lots that have commercial, manufacturing, or community facilities within the same building as residential uses. Please see attached map.

Jobs Data:

In addition to the data requested by the Land Use, ULURP, & Landmarks (Subcommittee) Committee, DCP also collected the following job data to share with the Board.

- CB1 contains 103,895 private sector jobs, and 9,871 establishments.
- Since 2005, CB1 has added 53k new jobs (+104%). Most of these jobs have been in Local Services (+21k), Office (+18k), and Institutional (+16k), while Industrial jobs have declined (-2k).

- The Kent-Berry subarea contains 2,516 private sector jobs and 383 establishments.
- Since 2005, the Kent-Berry subarea has added 1,848 new jobs (+277%). Most of these jobs have been in Local Services (+1,522), with modest growth in the Office macro sector (+422).
- Since the rezoning, Industrial jobs have declined, with a 232-job loss since 2005 (-52%).