



# COMMUNITY BOARD No. 1

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REVISED  
August 19, 2021

## COMMITTEE HELD PUBLIC HEARING AND MEETING NOTICE

TO: **Members of the Land Use, ULURP & Landmarks Committee  
CB#1 Board Members and Community Residents**

FROM: Del Teague, Land Use Committee Chair

RE: Public Hearing & Scheduled Meeting

Please be advised that the Land Use, ULURP & Landmarks Committee will hold a Public Hearing & Committee Meeting on the listed agenda items as follows:

**WHEN: WEDNESDAY ---- SEPTEMBER 1, 2021**  
**TIME: 6:30 PM**  
**WHERE: MS 126 (John Ericsson Middle School)**  
**424 Leonard Street**  
**Brooklyn, NY 11222**  
**(Between Bayard Street & Engert Avenue)**

All meeting attendees (City employees, visitors, and members of the public over the age of two who are medically able to tolerate a face covering) must wear a face covering at all times, regardless of vaccination status, except when eating or drinking. All meeting attendees must remain 6 feet apart at all times, regardless of vaccination status.

Please do not attend this meeting if:

- You have experienced any symptoms of COVID-19 within the past 10 days (a fever of 100.0 degrees Fahrenheit or greater, a new cough, new loss of taste or smell, or shortness of breath).
- You have tested positive for COVID-19 within the past 10 days.
- You have been in close contact (within 6 feet for at least 10 minutes over a 24- hour period) with anyone while they had COVID-19 within the past 10 days and are required to quarantine under existing CDC guidance (you have not had COVID-19 within the past 3 months, and you are not fully vaccinated)

## PUBLIC HEARING

**All persons who wish to speak or submit testimony,  
MUST SIGN UP PRIOR to the meeting by 2PM.**

**NOTE --- All persons who wish to speak during the meeting --- Please see form:  
<https://www1.nyc.gov/site/brooklyn1/meetings/speaker-request-form.page>**

**(1.) ROLL CALL**

**(2.) PRESENTATION: 1 WYTHE AVENUE IBIA SPECIAL PERMIT (C 210272 ZSK)** ~~IN THE MATTER OF~~ an application submitted by One Wythe LLC pursuant to sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-96\* of the Zoning Resolution to allow an increase in the maximum permitted floor area ratio in accordance with Section 74-963 (Permitted floor area increase) and, in conjunction therewith, to waive the off-street parking requirements of Section 44-20 (**REQUIRED ACCESSORY OFFSTREET PARKING SPACES FOR MANUFACTURING, COMMERCIAL OR COMMUNITY FACILITY USES**), and to modify the quantity and size of the loading berth requirements of Section 44-50 (**GENERAL PURPOSES**), in connection with a proposed 8-story commercial and industrial building within an Industrial Business Incentive Area specified on the maps in Section 74-968 (Maps of Industrial Business Incentive Areas), on property located at 1 Wythe Avenue (Block 2641, Lots 1, 3 and 4), in a M1-2 District, Borough of Brooklyn, Community District 1. (\*Note: Section 74-96 is proposed to be changed under a concurrent related application [N210273 ZRK] for a zoning text change.) Presentation by Mr. Richard Lobel, Sheldon Lobel, P.C./ Applicant Representative. **ITEM POSTPONED TO SEPTEMBER 14, 2021 COMBINED PUBLIC HEARING AND BOARD MEETING.**

**(2.) PRESENTATION: RIVER RING** (C 220062 ZMK, N 220063 ZRK, C220064 ZSK, 220070 ZSK, N 220065 ZAK, N 220068 ZAK, N 220069 ZAK, C220061 MLK, C210425 MMK) - This is an application by River Street Partners LLC (the “**Applicant**”) for the following actions (the “**Actions**”) with respect to the property located on Brooklyn Block 2355, Lots 1 and 20, Block 2356, Lot 1, Block 2361, Lots 1, 20 and 21, Block 2362, Lots 1 and 3, Block 2376, Lot 50, and demapped portions of North 1st Street and Metropolitan Avenue (the “**Project Area**”):

1) A zoning text amendment to a) establish the portion of the Project Area to the west of River Street as an Mandatory Inclusionary Housing (“MIH”) area; b) amend Zoning Resolution Section 74-742 to allow a large scale general development (“LSGD”) that does not meet the ownership requirements of Section 74-742, when the site of such LSGD includes the Proposed Development (as defined below) and where the areas in which the State or City have certain property interests; and c) amend Zoning Resolution Section 74-743 to permit, as part of the LSGD, (i) the lot area of a new platform seaward of the bulkhead line to be part of the upland lot area of the waterfront zoning lot, provided that the amount of lot area so incorporated is less than the lot area of shoreline seaward of the bulkhead line to be removed in connection with the LSGD, (ii) additional new piers or platforms to be included as lot area for purposes of floor area, dwelling unit and other bulk regulations, provided that the amount of floor area generated by such new piers or platforms does not exceed the floor area generated by existing piers or

platforms, and (iii) such new piers or platforms to be exempt from certain requirements otherwise applicable to piers and platforms provided as part of a waterfront public access area (the “Text Amendment”);

2) A zoning map amendment to rezone the Project Area from an M3-1 zoning district to C6-2 and M1-4 zoning districts (the “Map Amendment”);

3) A zoning special permit pursuant to Zoning Resolution Sections 74-743(a)(2) and 74-743(a)(13), as modified under the Text Amendment, to allow the construction of new piers and platforms in the seaward portion of the LSGD that are accessible and enjoyable by the public; allow such piers and platforms to generate floor area, provided that the total distribution of floor area is limited to the floor area generated by existing land seaward of the bulkhead line to be removed and existing piers and platforms; and to modify bulk regulations (the “LSGD Special Permit”);

4) A zoning special permit pursuant to Zoning Resolution Section 74-533 to reduce the required accessory residential off-street parking spaces in a Transit Zone (the “Parking Special Permit”);

5) Zoning authorizations to:

a. modify the Zoning Resolution’s requirements for location, area and minimum dimensions of waterfront public access areas pursuant to Zoning Resolution Section 62-822(a);

b. modify requirements within waterfront public access areas pursuant to Zoning Resolution Section 62-822(b); and

c. allow for phased development of waterfront public access areas pursuant to Zoning Resolution Section 62-822(c) (collectively, the “Waterfront Authorizations”);

6) A zoning certification pursuant to Zoning Resolution Section 62-811 with respect to compliance with waterfront public access area and visual corridor requirements, as modified by Waterfront Authorizations (the “Waterfront Certification”); and

7) A landfill action to add approximately 6,319 square feet of landfill as part of the waterfront public open space plan (the “Landfill Action”).

Concurrent with these Actions, a related application for a City Map change has been filed under Application No. 210425 MMK to demap, discontinue, close, and dispose of a portion of Metropolitan Avenue to the west of River Street and a portion of North 1st Street west of River Street (the “**Demapping Action**”). In addition, with respect to each of the special permits and authorizations, the Applicant is requesting an extension of term of such approvals to a period of ten years during which substantial construction of the phased project would be completed.

The Actions will together facilitate the development of two (2) mixed-use buildings including a total of approximately 1,158,800 square feet of floor area (the “**Proposed Development**”) on Block 2355, Lots 1 and 20, Block 2361, Lots 1, 20 and 21 and Block 2376, Lot 50 (the “**Development Site**”). The Development Site is approximately 399,780 square feet in area and is bounded by River Street to the east, North 3rd Street to the north, the East River to the west and Grand Ferry Park and North 1st Street to the south. The Proposed Development would include

approximately 1,049,800 square feet of residential use (approximately 1,050 dwelling units, of which approximately 263 units (25%) will be affordable), a 30,000 square foot community center, 79,000 square feet of commercial space, including local retail, approximately 250 accessory parking spaces and approximately 2.9 acres of new public open space (plus approximately 2.32 acres of accessible in-river space and 0.86 acres of intertidal area.<sup>1</sup> In addition to the Proposed Development, the Map Amendment will rezone two (2) non-applicant owned blocks (Blocks 2356 and 2362) to the east of the Development Site (from M3-1 to M1-4).

The Project Area occupies the portions of Brooklyn Blocks 2355 and 2361 west of River Street, Block 2356, Lot 1, Block 2362, Lots 1 and 3, and Block 2376, Lot 50; and is generally bounded by River Street to the east, North 3rd Street to the north, the East River to the west and property owned by the New York Power Authority (“NYPA”) to the south. The Project Area is located within Brooklyn Community District 1 and an M3-1 zoning district.

The Project Area is approximately 441,660 square feet in area and is comprised of the Development Site and two (2) non-applicant owned parcels (Block 2362, Lots 1 and 3; and Block 2356, Lot 1). The Development Site is unimproved and includes upland portions and seaward portions containing existing in-water structures. As part of the Demapping Action, the Development Site will also include an approximately 23,116 square foot area of Metropolitan Avenue and an approximately 3,374 square foot area of North 1st Street that are proposed to be demapped. The remainder of the Project Area is comprised of: (i) a recently constructed six-story, commercial building with office space, destination retail and approximately 176 accessory attended parking spaces (Block 2356, Lot 1); (ii) a vacant lot owned by Con Edison (Block 2362, Lot 3); and (iii) a vacant lot that appears to be undergoing environmental remediation (Block 2362, Lot 1).

The Project Area historically contained warehousing, storage and other industrial uses reflective of its M3-1 manufacturing zoning. The Project Area’s location along the East River, moreover, enabled ships and other vessels to dock and unload various materials that would be stored along the waterfront. The Project Area’s existing in-water structures remain as vestiges of the piers, platforms, catwalks, docks and caissons that once accommodated these industrial uses, including the Development Site’s prior use as a Con Edison fuel oil storage complex (the Development Site’s use until its decommissioning in 2012). The Williamsburg neighborhood surrounding the Project Area has evolved over time from predominately manufacturing uses to mixed residential, commercial and light-manufacturing uses. Recent rezonings, including the 2005 Greenpoint-Williamsburg neighborhood rezoning (C 050111 (A) ZMK; C 040415 MMK; C 040416 MMK; C 040417 MMK and C 040418 MMK) directly to the north and east of the Project Area and the 2010 Domino Rezoning (C 100185 ZMK), as amended in 2014 (C 140132 ZSK), directly to the south of the Project Area (which rezoned that site from manufacturing to commercial/residential zoning districts) helped spur these changes in the surrounding neighborhood and reflect changes in land use policy that have advanced the area’s recent evolution. – (Presentation by Mr. David Lombino, River Street Partner LLC/Applicant-Representative).

**(3.) ADJOURNMENT OF PUBLIC HEARING**

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## **COMMITTEE MEETING**

(Proceeding the Committee Held Public Hearing)

### **AGENDA**

- The Land Use, ULURP & Landmarks [subcommittee] will meet after the public hearing portion is completed and deliberate on comments/recommendations regarding the River Ring application items heard at the committee held public hearing.
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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.