CITY PLANNING COMMISSION

February 22, 2017, Calendar No. 10 C 170057 ZSK

IN THE MATTER OF an application submitted by Red Hook Initiative, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-921 of the Zoning Resolution to allow Use Group 4A uses (non-profit institution without sleeping accommodations) within an existing 1-story & mezzanine building on property located at 763 and 767 Hicks Street (Block 535, Lots 1 and 3), in an M1-1 District, Borough of Brooklyn, Community District 6.

This application for a special permit was filed by the Red Hook Initiative (RHI) on August 16, 2016, to permit a non-profit institution without sleeping accommodations (Use Group 4A) in an M1-1 zoning district, facilitating the legalization of an overbuilt condition and the expansion of an existing mezzanine space in the Red Hook neighborhood of Brooklyn, Community District 6.

BACKGROUND

The applicant, Red Hook Initiative (RHI), currently occupies two adjacent one-story buildings located at 763 and 767 Hicks Street (Block 535, Lots 1 and 3), on the northeast corner of Hicks Street and West 9th Street. RHI is proposing to legalize a 585-square-foot mezzanine space at 767 Hicks Street (Block 535, Lot 1) that was constructed as an overbuilt condition and to reclassify the use of both buildings from an office (Use Group 6) to a community facility (Use Group 4A). RHI has been operating as a community-based organization since 2002, initially focusing on local health and social issues. In 2006, RHI was established as a not-for-profit organization, expanding its mission to more comprehensively address community needs, focusing on education and professional development for youth and young adults. Today, RHI is a service provider for the Red Hook community, especially the neighboring Red Hook Houses, a sprawling NYCHA campus home to roughly 6,300 people. RHI directly reaches more than 350 youth with year-round programs and services affecting the greater neighborhood through its community building and educational support.

The RHI facility is located within an M1-1 zoning district. M1-1 districts allows a maximum floor area ratio (FAR) of 1.0 for commercial and manufacturing uses and a 2.4 FAR for community facility uses. RHI began operating from 767 Hicks Street (Lot 1) as a commercial office (Use Group 6) in 2009 and expanded its operation to 763 Hicks Street (Lot 3) in 2014. In 2011, a 585

square foot mezzanine was constructed at 767 Hicks Street (Lot 1), which resulted in a condition that exceeded the maximum permitted FAR of 1.0 for commercial use. The mezzanine is currently used for storage and offices. The Department of City Planning (DCP) notified the Department of Buildings (DOB) of potential violations and RHI has since coordinated with DOB to correct the violations.

Currently, 767 Hicks Street (Lot 1) has a height of 21 feet, lot area of 3,040 square feet, and built FAR of 1.19, while 763 Hicks Street (Lot 3) has a height of 19 feet, lot area of approximately 1,754 square feet, and built FAR of 1.00. Combined, the buildings lot area is 4,794 square feet, with an FAR of 1.12. The buildings contain a total of 5,379 square feet of floor area.

RHI is seeking to legalize and expand the existing 360-square-foot existing mezzanine to approximately 830 square feet and add the adjoining building at 763 Hicks Street (Block 535, Lot 3) in order to accommodate RHI's growing operational and programmatic needs. The added floor area would consist of offices, storage, and programmatic space. The proposed expansion would result in a combined total FAR of 1.25, or approximately 5,980 square feet of floor area. RHI intends to create doorways to improve interior access between the buildings, remove a curb cut in front of 763 Hicks Street, and plant three street trees pursuant to ZR 43-02 (Street Tree Planting in Manufacturing Districts).

To facilitate the legalization and expansion their existing facility, RHI is seeking a special permit pursuant to Section 74-921 of the Zoning Resolution to allow a change in use from Office (Use group 6) to a Non-profit Institution Without Sleeping Accommodations (community facility uses in Use Group 4A). Since the permitted FAR for community facility use is 2.4, allowing such use on the project site would legalize the overbuilt condition and enable RHI to add additional floor area to accommodate the organization's operational and programmatic needs.

The area surrounding the facility consists of a mix of residential and light manufacturing uses as well as pockets of commercial, community facility and transportation/utility uses. The area's built character comprises a mix of low- to moderate-density multi-family residential buildings and one- to two-story light manufacturing and commercial uses. Within 400 feet and adjacent to the project

area is an R5 zoning district where such UG 4A facilities are permitted as-of-right. The project area is located a few blocks from the Brooklyn Queens Expressway ('BQE") and is adequately served by public transit, located less than half a mile from the "F" and "G" subway station at Smith and 9th Streets and within a few blocks of the B57 and B61 bus lines. The project site is also located within the area analyzed for Red Hook's 197-a plan ("Red Hook: A Plan for Community Regeneration"), which was adopted by the City Council in 1996.

ENVIRONMENTAL REVIEW

This application (C 170057 ZSK) was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA), and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et seq. and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 17DCP024K. The Lead Agency is the Department of City Planning.

After a study of the potential environmental impacts of the proposed action, a Negative Declaration was issued on October 4, 2016.

UNIFORM LAND USE REVIEW PROCEDURE

This application (C 170057 ZSK) was certified as complete by the Department of City Planning on October 4, 2016, and was duly referred to Community Board 6 and the Brooklyn Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

Community Board 6 held a public hearing on this application (C 170057 ZSK) on November 9, 2016. On November 9, 2016, by a vote of 30 in favor, 0 opposed and 1 abstention, adopted a resolution recommending approval of the application, with the following condition:

- The Red Hook Initiative (RHI) shall remove the existing curb cut on the Hicks Street frontage of the property which is not being used for vehicular access and to restore the curb and plant a tree where the curb cut currently is.

Borough President Recommendation

This application (C 170057 ZSK) was considered by the Borough President, who held a public hearing on November 14, 2016. There were two speakers in support of this item, who applauded the efforts of RHI to serve the local community. The Borough President issued a recommendation on January 9, 2017 to approve this application.

City Planning Commission Public Hearing

On January 4, 2017 (Calendar No. 3), the City Planning Commission scheduled January 18, 2017 for a public hearing on this application (C 170057 ZSK). The hearing was duly held on January 18, 2017 (Calendar No. 26). There were five speakers who testified in support of the application and none in opposition.

Four representatives of the applicant team, including the planning and development specialist, Executive Director and Co-founder of RHI, project architect, and Chief Operating Officer (COO) of RHI described the work that the proposed special permit would facilitate, stating that the special permit to allow UG 4A in an M1-1 zoning district would allow for the needed expansion of the organization's existing interior space to support future programming and growth.

The planning and development specialist described the need to bring the current use and bulk of the building into conformance with zoning and facilitate a minor expansion to the existing mezzanine space at 767 Hicks Street and the construction of a new mezzanine at 763 Hicks Street stating that the additional space is sorely needed to expand RHI's community services and programs. Regarding the use of metal roll-down gates, the applicant's representative explained that RHI is committed to complying with all regulations and pointed out that the metal roll-down doors are kept open throughout operating times and come down at night for security. The Executive Director and Co-founder reiterated comments regarding RHI's need to expand their facilities and described how the design would support the organization's future educational programs. The Executive Director described the history of the organization, explaining that the Red Hook Houses are the second largest development in New York City and lacked services fifteen years ago and noting that RHI students have gone on to finish high school, enroll in and graduate from college, and land jobs with the help and support of RHI services. The Executive Director said that 400 young people are enrolled in programs and that RHIs' broader services to the

community reach around 5,000 people.

The project architect described the design of the proposed mezzanines as well as the interior and exterior layouts. Regarding replacement of the metal roll-down gates, the project architect explained that it was probably best to do this conversion at the same time as the mezzanine expansion, ahead of the 2026 deadline, and that it was a conversation to have with the clients. Regarding removal of an additional curb cut along Hicks Street at the request of the Community Board, the project architect explained, the Department of Buildings requested keeping any remaining curb cuts that could still be used as a loading dock in the future. RHIs' proposal already includes removing one curb cut along Hicks Street. The project architect also stated that the client would be open to increasing the existing outdoor lighting.

The COO explained that RHI was responsible for all of the improvements.

A former volunteer and graduate of RHI's programs described the organization's importance to the local community and the favorable outcomes of their programs and community engagement.

There were no other speakers, and the hearing was closed.

WATERFRONT REVITALIZATION PROGRAM CONSISTENCY REVIEW

This application (C 170057 ZSK) was reviewed by the City Coastal Commission for consistency with the policies of the New York City Waterfront Revitalization Program (WRP), as amended, approved by the New York City Council on October 30, 2013 and by the New York State Department of State on February 3, 2016, pursuant to the New York State Waterfront Revitalization and Coastal Resources Act of 1981, (New York State Executive Law, Section 910 *et seq.*) The designated WRP number is 15-080.

This action was determined to be consistent with the policies of the New York City Waterfront Revitalization Program.

CONSIDERATION

The Commission believes that the grant of this special permit is appropriate.

Approval of the application (C 170057 ZSK) would bring the current uses and bulk into conformance and compliance with zoning by allowing RHI to reclassify the building's use to a use group category consistent with their current operations and status as a nonprofit organization. The reclassification would change the permitted FAR, legalizing the overbuilt condition. The special permit would facilitate the use and expansion of an existing mezzanine space at 767 Hicks Street (Lot 1) and facilitate the construction of a new mezzanine at 763 Hicks Street (Lot 3). The newly constructed space would accommodate RHI's growing operational needs by expanding its facility to better serve the surrounding community.

RHI operates as a 501 (c)(3) non-profit organization focusing on addressing community needs, local health, and social issues through education and professional development for youth and young adults. RHI works within the Red Hook community, including many of the residents of the nearby Red Hook Houses, directly reaching over 350 youth with year-round services and programs focusing on change for the greater neighborhood through community-building and educational support services.

The applicant has stated that they currently operate in inefficient, cramped conditions, and that the special permit would allow RHI to more comfortably accommodate its employees. As currently configured, the space is so cramped that people have to wait outside the buildings as rooms become available for scheduled programs.

The Commission recognizes that RHI has been a vital service provider in the Red Hook neighborhood. The current location adjacent to the Red Hook Houses, where so many of its program participants reside, has played a critical role in its ability to effectively provide services from its current location. The building's design is consistent with the surrounding context and the requested reclassification of its use category will not impair the neighborhood's essential character.

FINDINGS

a. The City Planning Commission hereby makes the following findings pursuant to Section 74-921 (Use Group 4A Non-Profit Institution without Sleeping Accommodations) of the Zoning Resolution:an adequate separation from noise, traffic and other adverse effects of the surrounding non-#residential districts# is achieved through the use of sound-attenuating exterior wall and window construction or by the provision of adequate open areas along lot lines of the #zoning lot#;

b. such facility is so located as to draw a minimum of vehicular traffic to and through local streets and that such #use# will not produce traffic congestion or other adverse effects that interfere with the appropriate #use# of land in the district or in any adjacent district;

c. where applicable, adequate reservoir space at the vehicular entrance and sufficient vehicular entrances and exits are provided to prevent congestion;

d. in selecting the site, due consideration has been given to the proximity and adequacy of bus and rapid transit facilities;

e. for a Use Group 4A #use#, within the neighborhood primarily to be served by the #community facility#, there is no practical possibility of obtaining a site of adequate size located in a district where it is permitted as-of-right because appropriate sites in such districts are occupied by substantial improvements; and

f. such facility will not impair the essential character of the surrounding area.

RESOLUTION

RESOLVED, that the City Planning Commission finds that the actions described herein will have no significant impact on the environment; and

RESOLVED, the City Coastal Commission finds that the action will not substantially hinder the achievement of any WRP policy and hereby determines that this action is consistent with WRP

policies; and be it further

RESOLVED, by the City Planning Commission, pursuant to Sections 197-c and 200 of the New York City Charter, that based on the environmental determination, and the consideration and findings described in this report, the application submitted by Red Hook Initiative, Inc. for the grant of a special permit pursuant to Section 74-921 of the Zoning Resolution to allow Use Group 4A uses (non-profit institution without sleeping accommodations) within an existing 1-story & mezzanine building on property located at 763 and 767 Hicks Street (Block 535, Lots 1 and 3), in an M1-1 District, Borough of Brooklyn, Community District 6, is approved, subject to the following terms and conditions:

1. The property that is subject of this application (C 170057 ZSK) shall be developed in size and arrangement substantially in accordance with the dimensions, specifications and zoning computations indicated on the following plans, prepared by super-interesting! architecture, filed with this application and incorporated in this resolution:

Drawing Number	**Title**	**Last Revised**
Z-001.00	Zoning Analysis	06/13/2016
Z-002.00	Site Plan	06/13/2016

2. Such development shall conform to all applicable provisions of the Zoning Resolution, except for the modifications specifically granted in this resolution and shown on the plan listed above which has been filed with this application. All zoning computations are subject to verification and approval by the New York City Department of Buildings.

3. Such development shall conform to all applicable laws and regulations relating to its construction, operation, and maintenance.

4. All leases, subleases, or other agreements for use or occupancy of space at the subject property

shall give actual notice of this special permit to the lessee, sublessee, or occupant.

5. Upon the failure of any party having any right, title or interest in the property that is subject of this application, or the failure of any heir, successor, assign, or legal representative of such party, to observe any of the covenants, restrictions agreements, and terms or conditions of this resolution, the City Planning Commission may, without the consent of any other party, revoke any portion of or all of said special permit. Such power of revocation shall be in addition to and not limited to any powers of the City Planning Commission, or of any agency of government, or any private person or entity. Any such failure as stated above, or any alteration in the development that is the subject of this application that departs from any of the conditions listed above, is grounds for the City Planning Commission or the City Council, as applicable, to disapprove any application for modification, cancellation or amendment of the special permit hereby granted.

6. Neither the City of New York nor its employees or agents shall have any liability for money damages by reason of the City's or such employee's or agent's failure to act in accordance with the provisions of this special permit.

The above resolution (C 170057 ZSK), duly adopted by the City Planning Commission on February 22, 2017 (Calendar No. 10), is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

KENNETH J. KNUCKLES, ***Esq***., *Vice Chairman*
RAYANN BESSER, IRWIN G. CANTOR, P.E., ALFRED C. CERULLO, III, JOSEPH L. DOUEK, RICHARD W. EADDY, CHERYL COHEN EFFRON, HOPE KNIGHT, ANNA HAYES LEVIN, ORLANDO MARIN, *Commissioners*

Email/Fax Transmittal

TO: Brooklyn Community District 6 Distribution	**FROM:** Brooklyn Borough President Eric L. Adams
DATE: 1-10-17	**CONTACT:** Olga Chernomorets – Land Use Coordinator Phone: (718) 802-3751 Email: ochernomorets@brooklynbp.nyc.gov
ULURP Recommendation: RED HOOK INITIATIVE – 170057 ZSK	**NO. Pages, Including Cover: 9**

Attached is the recommendation report for ULURP application 170057 ZSK. If you have any questions, please contact Olga Chernomorets at (718) 802-3751.

Distribution

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Brooklyn Borough President Recommendation

CITY PLANNING COMMISSION
22 Reade Street, New York, NY 10007
calendaroffice@planning.nyc.gov

INSTRUCTIONS

1. Return this completed form with any attachments to the Calendar Information Office, City Planning Commission, Room 2E at the above address.
2. Send one copy with any attachments to the applicant's representatives as indicated on the Notice of Certification.

APPLICATION

RED HOOK INITIATIVE – 170057 ZSK

In the matter of the application, submitted by the Red Hook Initiative (RHI), a non-profit, community-based organization, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit, pursuant to New York City Zoning Resolution (ZR) Section 74-921(a), in order to permit a Use Group 4A community facility, non-profit institution without sleeping accommodations, in an M1-1 district. Such actions would bring the existing overbuilt building at 767 Hicks Street, in Brooklyn Community District 6 (CD 6), into compliance with zoning, facilitate use and modest expansion of the existing mezzanine-level floor area, and facilitate the addition of new mezzanine-level floor area in the adjoining building at 763 Hicks Street.

BROOKLYN COMMUNITY DISTRICT NO. 6 — BOROUGH OF BROOKLYN

RECOMMENDATION

- ☒ APPROVE
- ☐ APPROVE WITH MODIFICATIONS/CONDITIONS
- ☐ DISAPPROVE
- ☐ DISAPPROVE WITH MODIFICATIONS/CONDITIONS

SEE ATTACHED

BROOKLYN BOROUGH PRESIDENT

January 9, 2017
DATE

RECOMMENDATION FOR: RED HOOK INITIATIVE – 170057 ZSK

Application, submitted by the Red Hook Initiative (RHI), a non-profit, community-based organization, pursuant to Sections 197-c and 201 of the New York City Charter, seeks the grant of a special permit, pursuant to New York City Zoning Resolution (ZR) Section 74-921(a), in order to permit a Use Group 4A community facility, non-profit institution without sleeping accommodations, in an M1-1 district. Such actions would bring the existing overbuilt building at 767 Hicks Street, in Brooklyn Community District 6 (CD 6), into compliance with zoning, facilitate use and modest expansion of the existing mezzanine-level floor area, and facilitate the addition of new mezzanine-level floor area in the adjoining building at 763 Hicks Street.

On November 14, 2016, Brooklyn Borough President Eric L. Adams held a public hearing on this special permit request. There were two speakers in support of this item. The speakers in support of the project applauded the efforts of RHI, to serve the local community youth and provide them with a safe space for intellectual growth. However, it was noted that the existing buildings do not provide enough space to sufficiently accommodate the organization's programming. In response to the applicant's presentation regarding the removal of one of the existing loading zone curb cuts, the additional speaker was seeking assurance that curb restoration would not preclude compliance with the Americans with Disabilities Act (ADA).

Borough President Adams' policy promoting practices to retain stormwater runoff by including bioswales at the street tree pits around the building was noted. The applicant's representative stated that RHI is open to looking into the feasibility of incorporating bioswales and would seek additional cooperation among City agencies. The applicant is committed to green-building principles and will be using recycled materials throughout the project, natural stacked ventilation operable skylights, and energy-efficient light fixtures. The roof is designed to be a cool roof and will be painted with a reflective silver coating. All mechanical systems for both buildings will be moved to the roof.

In response to Borough President Adams noting the use of solid metal roll-down doors and his concern with regard to pedestrian safety, the representative stated that RHI is committed to complying with all regulations. The representative pointed out that the metal roll-down doors are kept open throughout operating times and come down at night for security. The applicant is aware of the associated timetable for compliance with the perforated metal roll-down door regulations, and will upgrade the existing roll-down doors accordingly.

In response to Borough President Adams' policy to maximize job opportunities for Brooklynites and procure supplies locally, the representative stated that all renovation work has been led by Super-Interesting!, which is a minority- and women-owned design firm. The representative stated that more details will be provided after the hearing.

Subsequent to the hearing, the applicant provided a letter, dated November 18, 2016, with clarification in regard to some of the questions discussed at the hearing. With respect to Borough President Adams' stormwater runoff policies, the applicant stated that RHI is committed to sustainable design principles and remains open to exploring additional measures to mitigate environmental impacts, such as bioswale installations, in coordination with relevant City agencies. With regard to Borough President Adams' concern for pedestrian safety, the applicant stated that consistent with the City Council's 2011 legislation concerning roll-down security gates, RHI anticipates being in compliance well in advance of the mandated 2026 deadline. With regard to Borough President Adams' policy of maximizing job opportunities, the applicant stated that they are committed to supporting and working with Local Business Enterprises (LBE) and Minority- and Women-Owned Business Enterprises (MWBE).

Consideration

Brooklyn Community Board 6 (CB 6) approved this application with conditions: requesting the removal of the unused curb cut in front of 767 Hicks Street, restoration of the curb, and planting a tree in place of the curd cut.

RHI's earliest roots, as a community-based initiative with a focus on local health and social issues, can be traced back to 2002. In 2006, RHI was established as an independent 501(c)(3) non-profit organization, with an expanded mission to more comprehensively address community needs, clarifying its focus on education and professional development for youth and young adults. Today, RHI is an integral part of the Red Hook community, directly reaching more than 350 youth with year-round programs and services and affecting positive change for the greater neighborhood through its community-building and educational support programs. Due to the exponential growth experienced by RHI in recent years, this request for a special permit was proposed in order to accommodate RHI's growing operations.

The site consists of two properties, 763 and 767 Hicks Street, with a total lot area of approximately 4,800 square feet, which were used as warehouses prior to RHI's occupancy. There are a total of three existing curb cuts but they are not being used by RHI.

RHI has occupied 767 Hicks Street since 2009, whereupon the commencement of its five-year lease, now extended through 2024, RHI carried out an interior renovation, including the construction of a 585 square-foot mezzanine level. RHI has occupied 763 Hicks Street since 2014 and, upon the commencement of its 10-year lease there, the organization undertook an interior renovation, which remains in progress and is anticipated for completion by the end of 2016.

The site is located on a block that is zoned M1-1, which allows a maximum of 1.0 floor area ratio (FAR) for commercial and manufacturing uses and 2.4 FAR for community facility uses. The building at 767 Hicks Street is currently non-compliant as it exceeds the allowed FAR, due to the mezzanine level that is currently being used for storage, resulting in 1.19 FAR. The existing land use is Use Group 6, making RHI's uses non-compliant.

The proposed development is intended to affect the existing buildings at 763 and 767 Hicks Street. The applicant proposes building a new 360 square-foot mezzanine space in 763 Hicks Street, legalizing the use of the built 585 square-foot mezzanine space in 767 Hicks, and increasing the mezzanine to approximately 830 square feet. The proposed actions would not include any increase to the buildings' outside envelopes. After construction, the total FAR for both buildings will be 1.25, or approximately 5,980 square feet of floor area.

Both buildings' use would change to Use Group 4A, community facility use, non-profit institution without sleeping accommodations. A curb cut along Hicks Street at the existing loading entrance to 763 Hicks Street would be removed. Through the course of prior discussion with the New York City Department of Buildings (DOB), the applicant was informed that the two existing curb cuts at 767 Hicks Street are to remain because the existing building can accommodate a loading berth at either curb cut location.

Additionally, the applicant intends to create doorways between the two buildings to facilitate interior access between the ground floors and mezzanines, and to introduce three new street trees.

The site is also located within the boundaries of the area covered by the 197-a plan, "Red Hook: A Plan for Community Regeneration," adopted in 1996 by the City Council. Although much of the existing manufacturing districts in the greater Red Hook neighborhood are mapped within the

Southwest Brooklyn Industrial Business Zone (IBZ), the site is located just outside of the IBZ boundaries.

The site is at the edge of where the adjacent predominantly residential area transitions to a mix of light manufacturing uses, with pockets of commercial, community facility, and transportation/utility uses. The New York City Housing Authority's (NYCHA) Red Hook Houses, both East and West, are located immediately south of the site, and are home to approximately 6,300 people. Also adjacent are the Calvary Baptist Church and PAVE Academy charter school community facility uses. PS/MS 27 The Agnes Humphrey School for Leadership is nearby.

RHI is currently operating above capacity, which causes inefficiencies in its operation that, in turn, are detrimental to the surrounding community. The approval of the special permit would allow RHI to expand its community facility operation and better serve the surrounding community.

It is Borough President Adams' policy to support local organizations that serve their communities. Borough President Adams supports the expansion of the buildings that house RHI. RHI is a critical public amenity for the Red Hook community and the expansion of its space will help them grow and be able to accommodate more programming, as well as serve more youth in the community.

The building renovation provides the opportunity to advance Borough President Adams' sustainable energy policies by its incorporation of roofing painted silver to reflect solar heat gain. Such modifications would reduce the development's carbon footprint and increase energy efficiency. The sidewalk tree plantings being incorporated as part of a bioswale system would be consistent with his flood resiliency policy. Borough President Adams encourages RHI to outreach with the New York City Department of Environmental Protection (DEP) with its offer toward achieving such a green water/stormwater strategy. Bioswales are a proven solution to deflect stormwater from entering the Red Hook Water Pollution Control Plant during wet weather. According to the "New York City Green Infrastructure 2014 Annual Report," such green infrastructure has a critical role in addressing water quality challenges while providing numerous environmental, social, and economic co-benefits. Such bioswales have the added benefit of serving as a streetscape improvement.

Borough President Adams notes that when RHI ceases its daily operation, the buildings' windows and doors are protected by solid metal roll-down gates that block any potential to provide an additional source of street lighting. It is Borough President Adams' policy to promote public safety. He believes that it would be a public safety enhancement to replace the solid metal gates with transparent roll-down gates that would allow for an opportunity to extend lighting to the sidewalk. As per the November 18, 2016 letter provided by the applicant, consistent with the City Council's 2011 legislation regarding roll-down security gates, RHI anticipates being in compliance well in advance of the mandated 2026 deadline. Borough President Adams strongly encourages RHI to upgrade to perforated roll-down gates in a timely manner and encourages the applicant to reach out to his office for any help with coordinating such efforts.

Borough President Adams is concerned that too many Brooklyn residents are currently unemployed or underemployed. It is his policy to promote economic development that will create more employment opportunities. According to averaged data from 2008 to 2012, double-digit unemployment remains a pervasive reality in many of Brooklyn's neighborhoods, with more than half of its community districts experiencing poverty rates of 25 percent or greater. Prioritizing local hiring would assist in addressing this employment crisis. Additionally, promoting Brooklyn-based businesses, and including those that qualify as LBE and MWBE, is central to Borough President Adams' economic development agenda. This site provides opportunities for the

applicant to retain a Brooklyn-based contractor and subcontractor, especially those who are designated LBEs, consistent with section 6-108.1 of the City's Administrative Code, and MWBE establishments, as a means to meet or exceed standards per Local Law 1 (no less than 20 percent participation).

Borough President Adams believes that such standards would be met by RHI, given its selection of an MWBE project architect and RHI's 140 employees, of which the majority of whom are ages 24 and younger, and 90 percent being from the Red Hook community. Given this project's location, across the street from Red Hook Houses, Borough President Adams encourages RHI to seek that its contractors outreach with NYCHA to see if there would be an opportunity to hire in a manner consistent with its Section 3 Federal Law program for possible employment opportunities for Red Hook Houses residents related to the renovation of the two RHI properties. The Section 3 Federal Law program requires that recipients of certain United States Department of Housing and Urban Development (HUD) financial assistance, to the greatest extent possible, provide job training, employment, and contract opportunities for low- or very-low income residents in connection with activities and projects in their neighborhoods.

Recommendation

Be it resolved that the Brooklyn borough president, pursuant to sections 197-c and 201 of the New York City Charter, recommends that the City Planning Commission and City Council approve this application.

HERRICK

Arthur C. Huh
Planning and Development Specialist
Phone: 212.592.1428
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ahuh@herrick.com

November 18, 2016

VIA ELECTRONIC MAIL

Hon. Eric L. Adams
Brooklyn Borough President
Brooklyn Borough Hall
209 Joralemon Street
Brooklyn, New York 11201

Re: Special Permit Application to the City Planning Commission
by Red Hook Initiative, Inc. ("RHI"); ULURP no. 170057 ZSK
763-767 Hicks Street (Brooklyn, Block 535, Lots 1 and 3)

Dear Borough President Adams:

This firm represents Red Hook Initiative, Inc. ("RHI", or "Applicant") in connection with the above-cited application for a special permit ("Application") currently under review by the City Planning Commission ("CPC"), pursuant to the Uniform Land Use Review Procedure ("ULURP"). RHI is a long-standing community organization serving the Red Hook community and is a long-term tenant at the property located at 763-767 Hicks Street in Brooklyn, which is the subject of the Application.

This letter is submitted in response to questions and comments from your office during the Borough President's public hearing of November 14, 2016 in connection with the subject Application. If approved, the Application would facilitate a change-of-use (to a Use Group 4 Community Facility use, which is not permitted as-of-right under the applicable zoning); the legalization of existing bulk conditions (non-complying floor area); and the modest expansion of floor area to accommodate RHI's anticipated future needs (within the allowable floor area limits for community facility use). The questions posed are listed below, followed by RHI's responses.

1. *It is Borough President Adams' policy to promote the use of sustainable and renewable energy resources focused on advancing a sustainable future in Brooklyn. It is also Borough President Adams' policy to promote practices to retain storm water runoff. What consideration has been given, possibly in cooperation with the Mayor's Office of Sustainability, NYSERDA or NYPA, and the Department of Environmental Protection, towards painting the roof white, and/or integrating the street trees as part of a bioswale installation?*

Response:
RHI and its architectural project team has been and remains firmly committed to incorporating green building and sustainable design principles into its plans for its space. Many elements of RHI's design plan specifically reflect these principles.

The roofs of 763 and 767 Hicks Street are designed as "cool roofs" per national EPA guidelines and are painted with a reflective silver coating to minimize the urban heat-island effect. The plans incorporate the use of recycled materials wherever possible. Passive daylighting strategies are realized with the use of glass roll-down doors and skylights. Heating, ventilation and air conditioning systems are enhanced by the use of natural stack ventilation with operable skylights, zoned A/C to reduce cooling loads, soy-based insulation, and energy-efficient light fixtures linked to occupancy sensors.

Lessons from Superstorm Sandy in 2012 have resulted in the application of flood-resilient design methods such as the use of cement-board to three-foot-six-inches above finished floor levels; and the elevation of mechanical systems to the roof and/or mezzanine levels.

Given the project team's commitment to sustainable design principles, RHI remains open to exploring additional measures to mitigate environmental impacts. This would include the inclusion of bioswale installations, and RHI and the design team is committed to exploring such options in coordination with relevant City agencies (*e.g.*, Department of Transportation) where appropriate or necessary.

2. *It is Borough President Adams' policy to promote public safety. Currently, the windows and doors of this building are protected by solid metal roll-down gates. Providing more transparent roll-down gates would allow for an opportunity to extend exterior lighting to the sidewalk, enhancing public safety. What consideration has been given to upgrading to perforated roll-down gates to enhance the lighting on the street?*

Response:
Consistent with the New York City Council's 2011 legislation regarding roll-down security gates, RHI anticipates being in compliance well in advance of the mandated 2026 deadline. RHI also wishes to clarify that the existing metal roll-down gates, installed prior to 2011, are only closed at night, for security reasons. At all times when RHI staff or program participants are present, the metal roll-down gates are up, and the roll-down glass doors provide natural light during the daytime and generally foster a strong connection between the sidewalk and street and the building's interior.

3. *It is Borough President Adams' policy to maximize good quality jobs for Brooklynites. Please outline what steps have been taken to ensure the inclusion and participation of Minority and Women-Owned Business Enterprises and Local Business Enterprises in the process of construction on this site.*

Response:

RHI is committed to supporting and working with Minority- and Women-Owned Business Enterprises ("MBE", "WBE") whenever possible. This commitment is reflected in the fact that the project's lead architect, the firm Super-Interesting, is both MBE- and WBE-certified in New York City as well as in New York State and New Jersey. RHI will continue to explore ways to maximize MBE and WBE involvement through the life of the project. We also note that RHI's mission and core programs are directly aimed at youth in the surrounding (underserved) community, with an aim toward supporting minorities and women and ensuring the future success of those and other at-risk populations overall.

RHI also notes that it currently employs 140 individuals. The majority are age 24 and younger, and 90% are from Red Hook. In 2015, RHI returned over $1M to the community through staff salaries. If approved, this project will increase RHI's ability to provide jobs, expand hours for part-time employees, and to ensure that more Red Hook residents are job-ready.

Thank you for your consideration of this application, and please do not hesitate to contact me with any further questions or comments.

Respectfully submitted,

Arthur C. Huh

cc: Mitchell A. Korbey, Esq.
Jill Eisenhard, Barrie Koegel, for the Applicant
Jonah Rogoff, Brooklyn Borough Office, Department of City Planning

THE CITY OF NEW YORK
COMMUNITY BOARD SIX

Eric Adams
Borough President

Sayar Lonial
Chairperson

Craig Hammerman
District Manager

January 9, 2017

Carl Weisbrod
Chairperson
City Planning Commission
120 Broadway, 31st floor
New York, NY 10271

Re: ULURP No. C170057ZSK
763 and 767 Hicks Street, Brooklyn

Dear Chairperson Weisbrod:

I am writing to advise you that at its November 9, 2016 general meeting Brooklyn Community Board 6 resolved unanimously to conditionally approve the above-reference ULURP application submitted by the Red Hook Initiative, Inc. for the grant of a special permit pursuant to Section 74-921 of the Zoning Resolution to allow Use Group 4A uses (non-profit institution without accommodations) within an existing 1-sory and mezzanine building on property located at 763 and 767 Hicks Street in our district.

After hearing a thorough presentation by the applicant, followed by a Public Hearing, at the October 27, 2016 meeting of our Landmarks/Land Use Committee, it was our committee's recommendation that this application be approved on the condition that the applicant remove the existing curb cut on the Hicks Street frontage of the property which is not being used for vehicular access and instead restore the curb and plant a tree in the area where the curb cut currently is. The existence of non-functioning curb cuts is a hindrance to on-street parking capacity, and the addition of a tree at this location would be a much welcomed streetscape improvement. Our full community board supported this recommendation by their unanimous resolution which we now encourage your full support of.

Thank you for the opportunity to comment in this matter.

Sincerely,

Sayar Lonial
Chairperson

ZR SECTION	TITLE	PERMITTED/ REQUIRED	EXISTING	PROPOSED	TOTAL	COMPLIANCE/NOTES
42-00, 42-10	GENERAL PROVISIONS, USES PERMITTED AS-OF-RIGHT	UG 3A*, 4A*, 4B, 4C, 5, 6A**, 6B, 6C, 6D, 6E, 6F, 7A, 7B, 7C, 7D, 7E, 8, 9A, 9B, 9C, 10A***, 10B, 10C, 11, 12A, 12B, 12C, 12D, 12E, 13, 14 and 16	UG 6B (OFFICE) & 6F (ACCESSORY STORAGE)	UG 4A (COMMUNITY FACILITY)		DOES NOT CONFORM. SPECIAL PERMIT REQUIRED PERSUANT TO 74-921.
43-12	FAR	MANUFACTURING OR COMMERCIAL USE : 1.0 FAR COMMUNITY FACILITY USE: 2.4 FAR	1.1	1.25	1.25	COMPLIES
43-12	FLOOR AREA	4,794 SQ FT	5,379 SQ FT	5, 984 SQ FT	5, 984 SQ FT	COMPLIES
43-20, 43-311	YARD REGULATIONS	FRONT: NOT REQUIRED SIDE: NOT REQUIRED REAR: NOT REQUIRED	NONE PROVIDED	NONE PROVIDED	NONE PROVIDED	COMPLIES
HEIGHT & SETBACK REGULATIONS						
43-43,	BASE HEIGHT MIN/MAX	30' OR TWO STORIES, WHICHEVER IS LESS	20'-9" HEIGHT	20'-9" HEIGHT	20'-9" HEIGHT	COMPLIES
43-43,	BUILDING HEIGHT (MAX)	30' OR TWO STORIES, WHICHEVER IS LESS	20'-9" HEIGHT	20'-9" HEIGHT	20'-9" HEIGHT	COMPLIES
43-43, 43-44	REQUIRED SETBACKS (NARROW STREET)	20' FOR NARROW STREET (HICKS STREET AND WEST 9TH STREET ARE BOTH NARROW STREETS)	20' FOR NARROW STREET	20' FOR NARROW STREET	20' FOR NARROW STREET	COMPLIES
ACCESSORY OFF-STREET PARKING SPACES						
44-20, 44-21, 44-23	REQUIRED OFF-STREET PARKING	NO PARKING REQUIREMENTS FOR UG 4A (UG 4A NOT PERMITTED AS-OF-RIGHT) NON-PROFIT INSTITUTIONS W/O SLEEPING ACCOMODATIONS IN M1-1:1 PER 10 PERSON RATED CAPACITY, WAIVED UNDER ZR 44-23, REQUIRED OFF-STREET PARKING SPACES ARE LESS THAN 15 IN M1-1	NONE PROVIDED (WAIVED)	NONE PROVIDED (WAIVED)	NONE PROVIDED (WAIVED)	COMPLIES
44-51	REQUIRED OFF-STREET LOADING BERTHS	NO LOADING BERTH REQUIREMENTS FOR UG 4A (UG 4A NOT PERMITTED AS-OF-RIGHT)	NONE PROVIDED (WAIVED)	NONE PROVIDED (WAIVED)	NONE PROVIDED (WAIVED)	COMPLIES
44-60, 36-711	BICYCLE PARKING	COMMUNITY FACILITY: ONE SPACE PER 10,000 SF; WAIVED IF REQUIRED NUMBER OF SPACES IS THREE OR FEWER	NONE PROVIDED (WAIVED)	NONE PROVIDED (WAIVED)	NONE PROVIDED (WAIVED)	COMPLIES
STREET TREE REQUIREMENTS						
43-02	STREET TREES (ON HICKS STREET)	1 STREET TREE REQUIRED PER 25' OF STREET FRONTAGE IF MORE THAN 20% IS BEING CONVERTED FROM COMMERCIAL OR MANUFACTURING USE TO COMMUNITY FACILITY	1	2	2	COMPLIES
43-02	STREET TREES (ON WEST 9TH STREET)	1 STREET TREE REQUIRED PER 25' OF STREET FRONTAGE IF MORE THAN 20% IS BEING CONVERTED FROM COMMERCIAL OR MANUFACTURING USE TO COMMUNITY FACILITY	1	3	3	COMPLIES

SITE DATA

Block: 535

Lots: 1, 3

Street Address: 763 Hicks St, 767 Hicks St

Existing Zoning: M1-1

Community District: 6, Brooklyn

Zoning Section Map: No. 16a

Zoning Lot Area: 4,794 sq ft

763 Hicks st Lot Area: 1,754 sq ft

767 Hicks st Lot Area: 3,040 sq ft

REQUESTED ACTION

Approval of Special Permit pursuant to Z.R. section 74-921, to modify use regulations to permit community facility use in an M1 district

ARCHITECT

super-interesting!

architecture.design.strategies

128 greene ave, #4N, brooklyn, ny 11238

t: 347.526.5296 super-interesting.com

NYC DOB NO

Red Hook Initiative

763 & 767 Hicks Street

Brooklyn, NY, 11231

Block 535, Lot 1 & Lot 3

ZONING ANALYSIS

SEAL & SIGNATURE

SEAL & SIGNATURE

REGISTERED ARCHITECT KOK KIAN GOH NO. 031742 STATE OF NEW YORK

DATE PREPARED: 09/20/2015

LAST REVISED: 06/13/2016

PROJ NO:

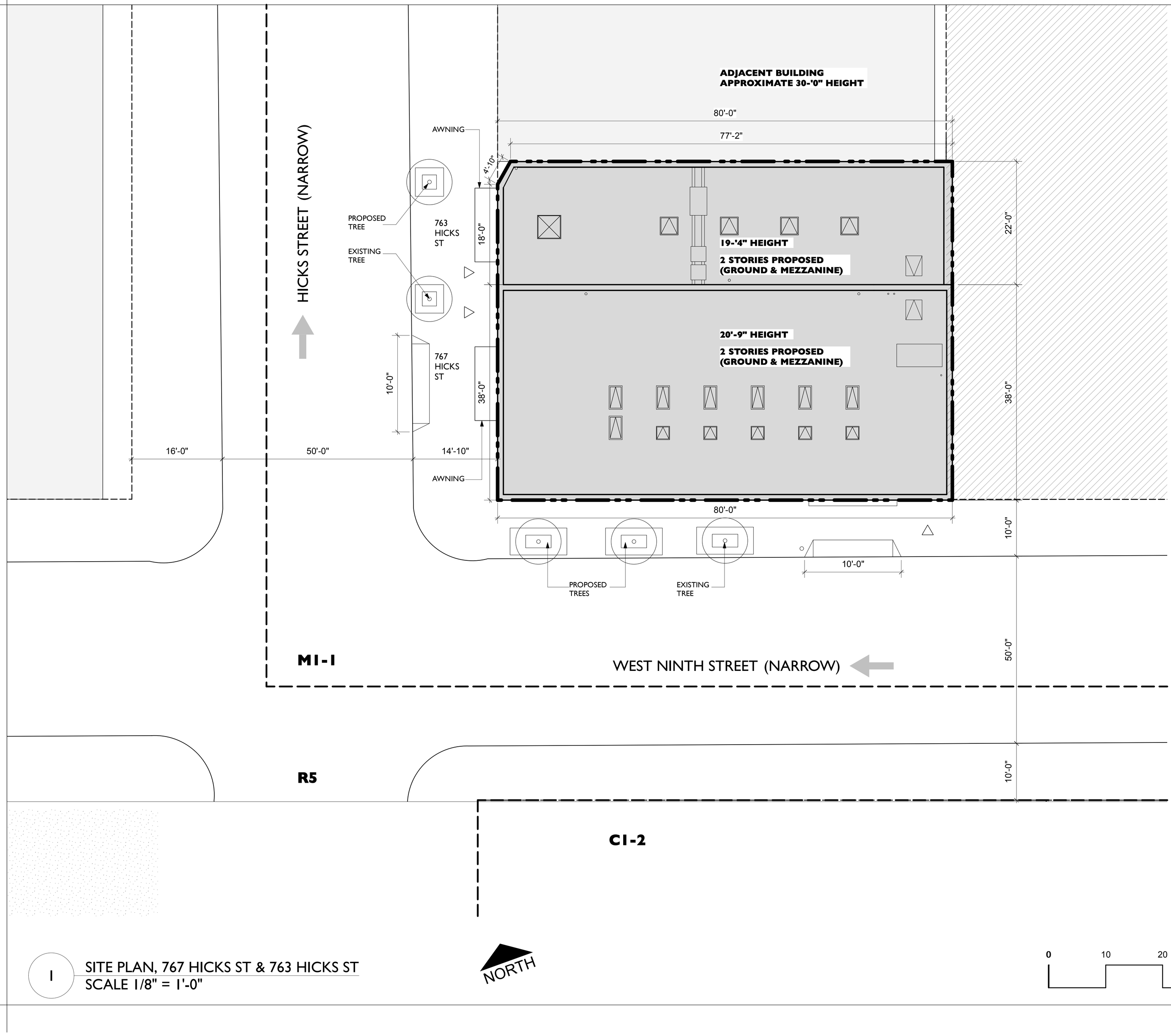
DWG BY:

DWG NO:

Z-001.00

DOB PERMIT

FILE



KEY

- Special Permit to permit a UG 4A pursuant to Section 74-921
- Zoning District Boundary
- Zoning Lot
- Tax Lot
- Building Entrance
- Landscaped area
- Paved area
- Building Footprint
- Tree

NOTE:

Applicant's stamp and seal corresponds to the information regarding the development site, zoning lot, and related curb cuts. Information regarding the surrounding properties is for illustrative purposes only.

Exact siting of trees to be determined after DOB and Dept Parks and Recreation has weighed in on application

Square footage of uses subject to the proposed action:

5,379 sq ft (Existing)
+ 605 sq ft (Proposed)

= 5,984 sq ft Total

1 SITE PLAN, 767 HICKS ST & 763 HICKS ST
SCALE 1/8" = 1'-0"

NORTH

0 10 20 30 40 50 FT

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NYC DOB NO

Red Hook Initiative

763 & 767 Hicks Street
Brooklyn, NY, 11231
Block 535, Lot 1 & Lot 3

SITE PLAN

SEAL & SIGNATURE
SEAL & SIGNATURE

REGISTERED ARCHITECT KOK KIAN GOH No. 031742-1 STATE OF NEW YORK

DATE PREPARED: 09/20/2015
LAST REVISED: 06/13/2016
PROJ NO:
DWG BY:
DWG NO:
Z-002.00
DOB PERMIT
FILE