



IN THE MATTER OF an application submitted by Mihata Corp. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 12c and 13a, by changing from an M1-1 District to an M1-2 District property bounded by North 13th Street, Berry Street, North 12th Street, and a line 250 feet southeasterly of Wythe Avenue, Borough of Brooklyn, Community District 1, as shown on a diagram (for illustrative purposes only) dated September 15, 2025, and subject to the conditions of CEQR Declaration E-858.

This application for a zoning map amendment (C 240271 ZMK), was filed by Mihata Corp. on February 16, 2024. This application, in conjunction with the related actions, would facilitate the construction of a new development containing approximately 192,000 square feet of floor area, including 32,000 square feet of required industrial uses, 162,000 square feet of commercial use, and 9,690 square feet of publicly accessible open space at 20 Berry Street in the Williamsburg neighborhood of Brooklyn, Community District 1.

RELATED ACTIONS

In addition to the zoning map amendment (C 240271 ZMK) that is the subject of this report, the proposed project also requires action by the City Planning Commission (CPC) on the following applications, which are being considered concurrently with this application:

N 240272 ZRK Zoning text amendment to ZR Section 74-948 to add an Industrial Business Incentive Area (IBIA).

C 240273 ZSK Zoning special permit pursuant to ZR Section 74-94 to allow an increase in maximum permitted floor area ratio (FAR), modify publicly accessible open space requirements, modify bulk requirements, and modify off-street parking and loading requirements.

BACKGROUND

A full background discussion and description of this application appear in the report for the related zoning special permit (C 240273 ZSK).

ENVIRONMENTAL REVIEW

This application (C 240271 ZMK), along with the related applications (C 240273 ZSK and C 240272 ZRK) 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 lead is the CPC. The designated CEQR number is: 24DCP038K.

After a study of the potential environmental impact of the proposed action, a Negative Declaration was issued on September 12, 2025. A summary of the environmental review appears in the report for the related zoning special permit (C 240273 ZSK).

WATERFRONT REVITALIZATION PROGRAM CONSISTENCY

This application (C 240271 ZMK) 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 Resource Act of 1981 (New York State Executive Law, Section 910 *et seq.*). The designated WRP number is: 20-197. The action was determined to be consistent with the policies of the New York City Water Revitalization Program.

UNIFORM LAND USE REVIEW

This application (C 240271 ZMK) was certified as complete by the Department of City Planning on September 15, 2025, and was duly referred to Brooklyn Community Board 1 and the Brooklyn Borough President in accordance with Title 62 of the Rules of the City of New York, Section 2- 02(b), along with related applications (C 240273 ZSK and C 240272 ZRK).

Community Board Public Hearing

On October 21, 2025, Brooklyn Community Board 1 held a public hearing on this application (C 240271 ZMK), and on November 18, 2025, by a vote of 31 in favor, none opposed, and none abstaining, adopted a resolution recommending approval with conditions of this application. A summary of the community board's recommendation appears in the report for the related zoning special permit(C 240273 ZSK).

Borough President Recommendation

On November 18, 2025, the Brooklyn Borough President held a public hearing on this application (C 240271 ZMK), along with the related applications (N 240272 ZRK and C 240273 ZSK), and on December 19, 2025, issued a recommendation to approve the application with conditions. A summary of the Borough President's recommendation appears in the report for the related zoning special permit (C 240273 ZSK).

City Planning Commission Public Hearing

On December 17, 2025 (Calendar No. 1), the CPC scheduled January 7, 2026, for a public hearing on this application (C 240271 ZMK) and the related applications for a zoning text amendment and a zoning special permit (N 240272 ZRK and C 240273 ZSK). The hearing was duly held on January 7, 2026 (Calendar No. 21).

CONSIDERATION

The Commission believes that the proposed zoning map amendment (C 240271 ZMK) in conjunction with the application for the related actions (N 240272 ZRK and C 240273 ZSK), is appropriate. A full consideration and analysis of the issues and the reasons for approving the application appear in the report for the related zoning special permit (C 240273 ZSK).

RESOLUTION

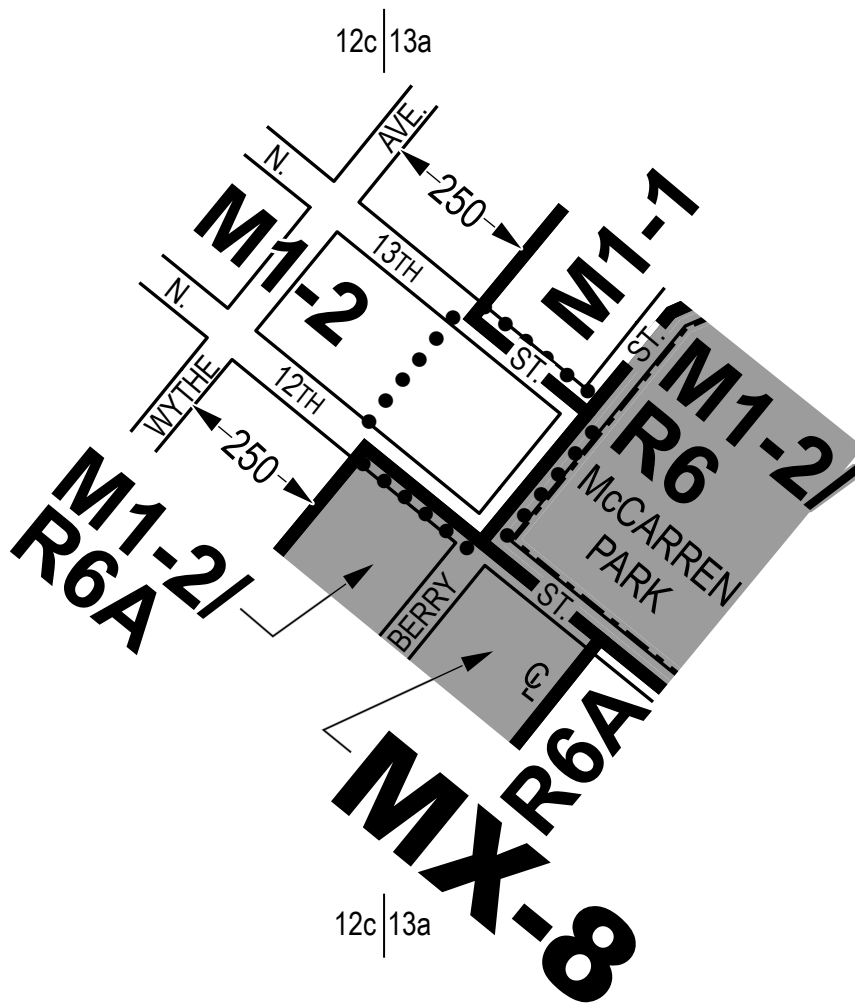
RESOLVED, that having considered the Environmental Assessment Statement (EAS), for which a Negative Declaration was issued on September 12, 2025 with respect to this application (CEQR No. 24DCP038K), the City Planning Commission finds that the action described herein will have no significant impact on the environment; 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 consideration described in this report, the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended by changing the Zoning Map, Section Nos. 12c and 13a, by changing from an M1-1 District to a M1-2 District property bounded by North 13th Street, Berry Street, North 12th Street, and a line 250 feet southeasterly of Wythe Avenue, Borough of Brooklyn, Community District 1, as shown on a diagram (for illustrative purposes only) dated September 15, 2025, and subject to the conditions of CEQR Declaration E-858.

The above resolution (C 240271 ZMK), duly adopted by the City Planning Commission on February 2, 2026 (Calendar No. 2), 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.

DANIEL R. GARODNICK, Esq., *Chair*
KENNETH J. KNUCKLES, Esq., *Vice Chairman*
GAIL BENJAMIN, ALFRED C. CERULLO III, Esq.,
ANTHONY W. CROWELL, Esq., JOSEPH I. DOUEK,
RASMIA KIRMANI FRYE, DAVID GOLD Esq., ORLANDO MARÍN,
JUAN CAMILO OSORIO, Ph.D., RAJ RAMPERSHAD, *Commissioners*

LEAH GOODRIDGE, Esq., *Commissioner, ABSTAIN*



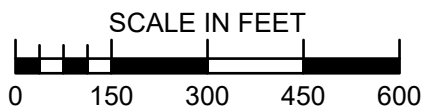
CITY PLANNING COMMISSION
 CITY OF NEW YORK
 DIAGRAM SHOWING PROPOSED
ZONING CHANGE
 ON SECTIONAL MAP

12c & 13a
 BOROUGH OF
BROOKLYN

S. Lenard
 S. Lenard, Director
 Technical Review Division



New York, Certification Date:
 September 15, 2025



NOTE:

- Indicates Zoning District Boundary
- The area enclosed by the dotted line is proposed to be rezoned by changing an M1-1 District to an M1-2 District.
- Indicates a Special Mixed Use District (**MX-8**)