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**IN THE MATTER OF** an application submitted by Mihata Corp., pursuant to Section 201 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York, adding an Industrial Business Incentive Area to Article VII, Chapter 4 (Special Permits by the City Planning Commission).

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This application for a zoning text amendment (N 240272 ZRK), pursuant to Zoning Resolution (ZR) Section 74-948, 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 uses, 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 text amendment (N 240272 ZRK) 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:

**C 240271 ZMK**      Zoning map amendment to change an M1-1 zoning district to an M1-2 zoning district.

**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 (N 240272 ZRK), along with the related applications (C 240273 ZSK and C 240271 ZMK) 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 impacts 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 (N 240272 ZRK) 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.

## **PUBLIC REVIEW**

This application (N 240272 ZRK) was referred for information and review in accordance with the procedures for non-ULURP matters in conjunction with the related actions (C 240273 ZSK and C 240271 ZMK), which were certified as complete by the Department of City Planning on September 15, 2025, and 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).

### **Community Board Public Hearing**

On October 21, 2025, Brooklyn Community Board 1 held a public hearing on this application (N 240272 ZRK), 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 (N 240272 ZRK), along with the related applications (C 240273 ZSK and C 240271 ZMK), 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. 2), the CPC scheduled January 7, 2026, for a public hearing on this application (N 240272 ZRK) and the related applications for a zoning map amendment and zoning special permit (C 240271 ZMK and C 240273 ZSK). The hearing was duly held on January 7, 2026 (Calendar No. 22).

### **CONSIDERATION**

The Commission believes that the proposed zoning text amendment (N 240272 ZRK) in conjunction with the application for the related actions (C 240271 ZMK 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**, the City Planning Commission, in its capacity as the City Coastal Commission, has reviewed the waterfront aspects of this application and finds that the proposed action is consistent with WRP policies; and be it further

**RESOLVED**, by the City Planning Commission, pursuant to Section 201 of the New York City Charter, that based on the environmental determination and the 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 as follows:

Matter underlined is new, to be added;

Matter ~~struck-out~~ is to be deleted;

Matter within # # is defined in Section 12-10;

\* \* \* indicates where unchanged text appears in the Zoning Resolution.

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**ARTICLE VII  
ADMINISTRATION**

**Chapter 4  
Special Permits by the City Planning Commission**

\* \* \*

**74-90  
ADDITIONAL PERMITS**

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**74-94  
Industrial Business Incentive Areas**

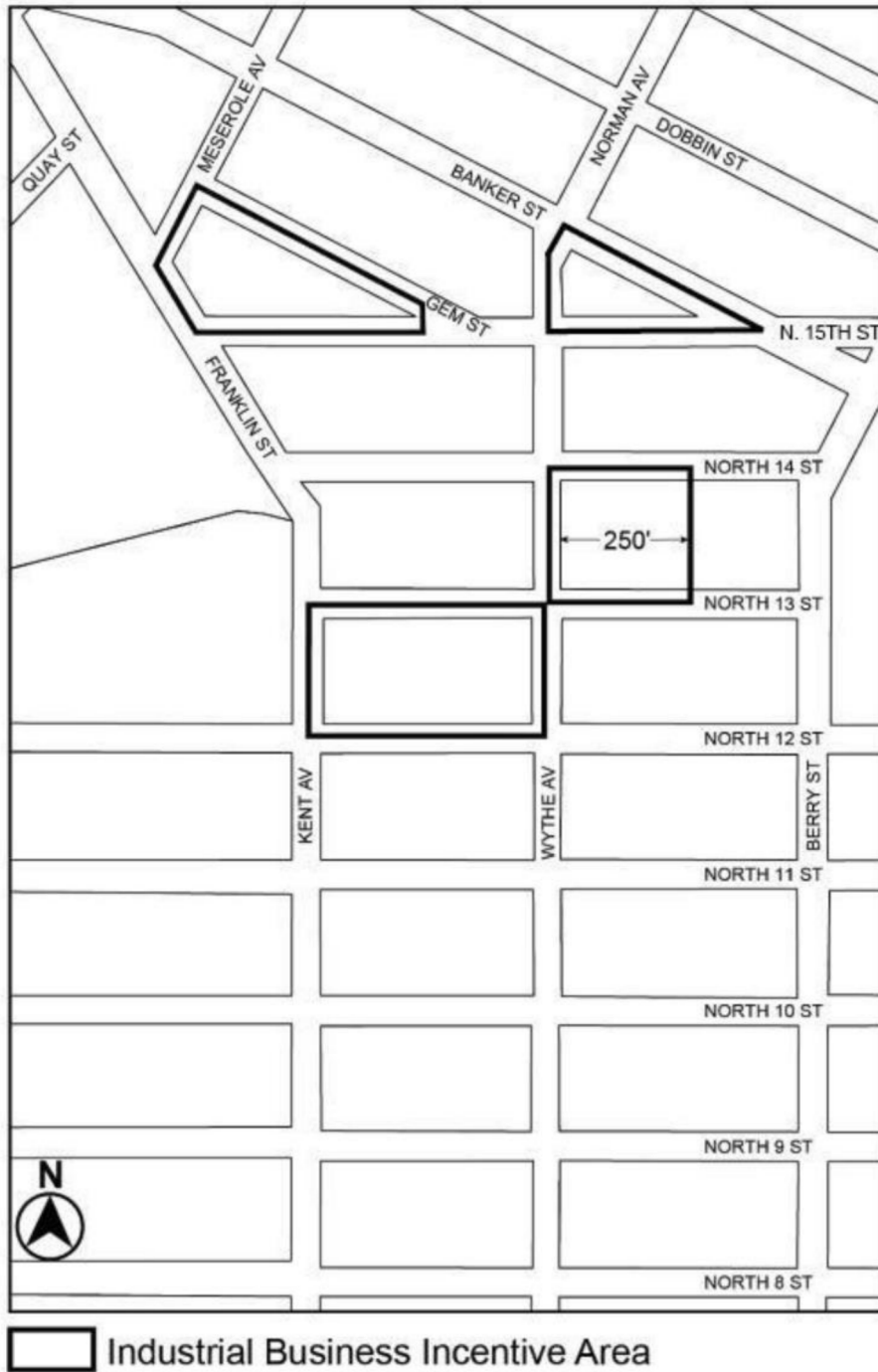
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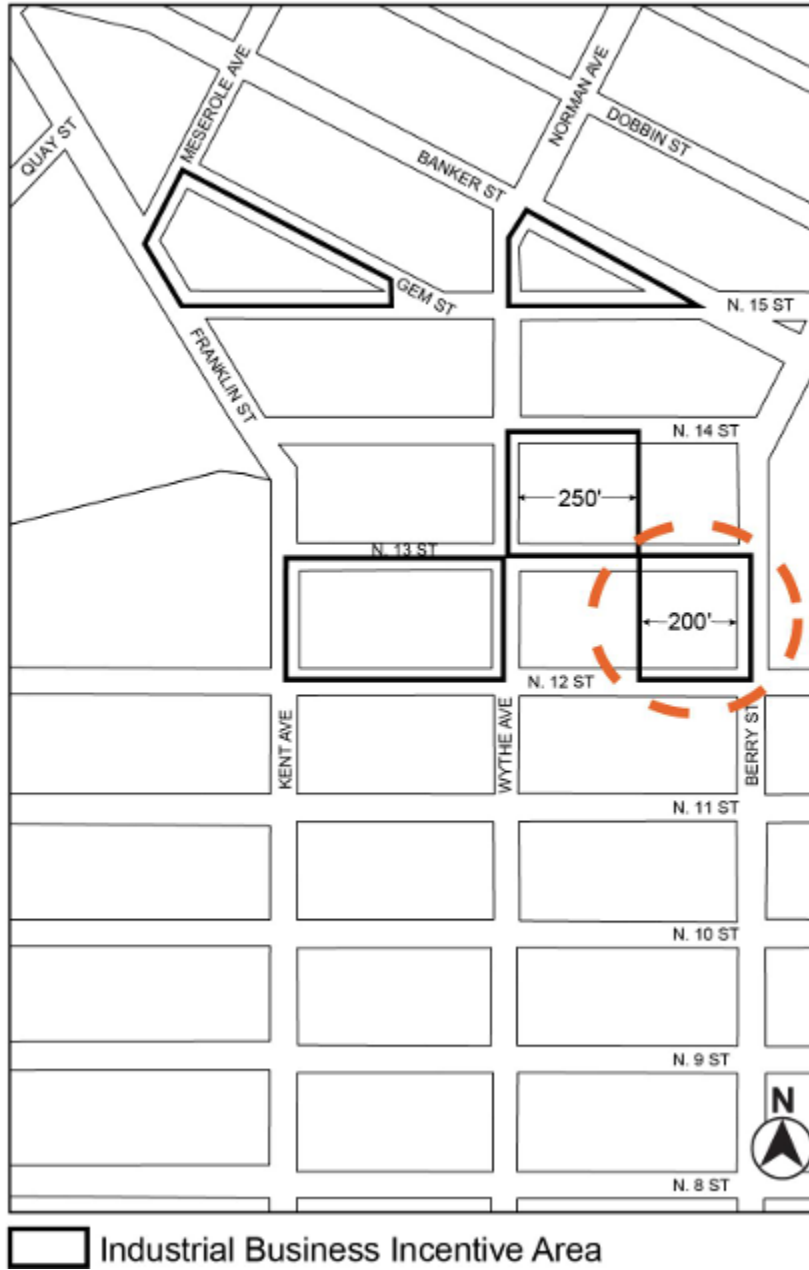
Maps of Industrial Business Incentive Areas

Map: 1 Brooklyn

[EXISTING MAP]



[PROPOSED MAP]



Portion of Community District 1, Borough of Brooklyn

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The above resolution (N 240272 ZRK), duly adopted by the City Planning Commission on February 2, 2026 (Calendar No. 3), 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***