



CITY PLANNING COMMISSION

May 25, 2016 / Calendar No. 5

C 160125 ZSK

IN THE MATTER OF an application submitted by 19 Kent Development, LLC pursuant to Section 197-c and 201 of the NYC Charter for the grant of a special permit pursuant to Section 74-963 of the Zoning Resolution to reduce or waive the off-street parking requirements set forth in Section 44-20 (Required accessory off-street parking spaces for manufacturing, commercial or community facility uses) and to reduce or waive the loading berth requirements set forth in Section 44-50 (Off-street loading regulations) in connection with a proposed mixed-use development located at 19-25 Kent Avenue (Block 2282, Lot 1), in an M1-2 District, Borough of Brooklyn, Community District 1.

The application for a special permit pursuant to Section 74-963 of the Zoning Resolution was filed by 19 Kent Development, LLC on November 25, 2015, and revised on January 8, 2016, to facilitate the construction of an approximately 380,000 square foot mixed office, retail, and industrial development located at 19-25 Kent Avenue (Block 2282, Lot 1) in Williamsburg's Northside neighborhood.

RELATED ACTIONS

In addition to the special permit, which is the subject of this report (C 160125 ZSK), implementation of the applicant's proposal also requires action by the City Planning Commission on the following applications which are being considered concurrently:

C 160124 ZSK Special Permit by 19 Kent Development, LLC pursuant to Section 74-964 to modify the permitted floor area requirements of Section 43-12 and public plaza requirements of Section 37-70.

N 160126 ZRK An amendment to the Zoning Resolution by 19 Kent Development, LLC and the Department of City Planning modifying Article VII, Chapter 4 (Special Permits by the City Planning Commission), creating a new Special Permit within Section 74-96 (Modification of Use, Bulk, Parking and Loading Regulations in Industrial Business Incentive Areas) for a newly designated M1-2 Kent Avenue Industrial Business Incentive Area.

BACKGROUND

A full background discussion and description of this application appears in the related report for a Special Permit pursuant to Section 74-964 (C 160124 ZSK).

ENVIRONMENTAL REVIEW

This application (C 160125 ZSK), in conjunction with the application for the related actions (N 160126 ZRK and C 160124 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 16DCP065K. The lead agency is the City Planning Commission.

A summary of the environmental review and Revised Negative Declaration appears in the related report for a Special Permit pursuant to Section 74-964 (C 160124 ZSK).

WATERFRONT REVITALIZATION PROGRAM

This application and its related actions (C 160124 ZSK, C 160125 ZSK, and N 160126 ZRK), was reviewed by the Department of City Planning 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 15-132.

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

UNIFORM LAND USE REVIEW

This application (C 160125 ZSK) was certified as complete by the Department of City Planning and was duly referred to Brooklyn Community Board 1 and to the Brooklyn Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules, along with the related ULURP action (C 160124 ZSK), and non-ULURP action (N 160126 ZRK), which

were sent to the Community Board and Borough President for information and review in accordance with the procedure for referring non-ULURP matters.

Community Board Review

Brooklyn Community Board 1 held public hearings on this application (C 160125 ZSK) on February 9, 2016, February 22, 2016, and March 2, 2016.

A summary of the vote and recommendations of Community Board 1 appears in the related report for a Special Permit (C 160124 ZSK).

Borough President Recommendation

This application (C 160125 ZSK) was considered by the Borough President of Brooklyn, who held a public hearing on March 21, 2016, issued a recommendation approving this application. A summary of the Borough President's recommendation appears in the related report for a Special Permit (C 160124 ZSK).

City Planning Commission Public Hearing

On March 30, 2016 (Calendar No. 1), the City Planning Commission scheduled April 13, 2016, for a public hearing on this application (C 160125 ZSK) in conjunction with the public hearings on the applications for the related actions (C 160124 ZSK and N 160126 ZRK). The hearing was duly held on April 13, 2016 (Calendar No. 12). There were a total of 18 speakers, 11 in favor and 7 in opposition, as described in the report for the related Special Permit application (C 160124 ZSK), and the hearing was closed.

CONSIDERATION

The Commission believes that this application (C 160125 ZSK) is appropriate. A full consideration and analysis of issues and the reasons for approving this application appear in the related report for the related Special Permit application (C 160124 ZSK).

FINDINGS

The Commission hereby finds, pursuant to Section 74-963 of the Zoning Resolution, a reduction in required accessory off-street parking spaces and reduction in loading berth requirements, that:

- (a) such reduction or waiver will not create or contribute to serious traffic congestion and will not unduly inhibit vehicular and pedestrian movement;
- (b) the number of curb cuts provided are the minimum required for adequate access to off-street parking and loading berths, and such curb cuts are located so as to cause minimum disruption to traffic, including vehicular, bicycle and pedestrian circulation patterns;
- (c) the #streets# providing access to the #development# or #enlargement# are adequate to handle the traffic generated thereby, or provision has been made to handle such traffic; and
- (d) the reduction or waiver of loading berths will not create or contribute to serious traffic congestion or unduly inhibit vehicular and pedestrian movement.

RESOLUTION

Therefore, the City Planning Commission, deeming the actions described herein to be appropriate, adopts the following resolution:

RESOLVED, by the City Planning Commission, pursuant to Section 200 of the New York City Charter, that based on the environmental determination and consideration described in this report, and subject to the conditions of the CEQR Declaration E-373; and be it further

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 described in this report, the application submitted by 19 Kent Development, LLC pursuant to Section 74-963 of the Zoning Resolution to reduce or waive the off-street parking requirements set forth in Section 44-20

(Required accessory off-street parking spaces for manufacturing, commercial or community facility uses) and to reduce or waive the loading berth requirements set forth in Section 44-50 (Off-street loading regulations) in connection with a proposed mixed-use development located at 19-25 Kent Avenue (Block 2282, Lot 1), in an M1-2 District, Borough of Brooklyn, Community District 1, is approved.

The above resolution (C 160125 ZSK), duly adopted by the City Planning Commission on May 25, 2016 (Calendar No. 5), 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.

CARL WEISBROD, Chairman

KENNETH J. KNUCKLES, ESQ., Vice Chairman

RAYANN BESSER, IRWIN G. CANTOR, P.E., ALFRED C. CERULLO, III,

JOSEPH I. DOUEK, RICHARD W. EADDY, CHERYL COHEN EFFRON,

LARISA ORTIZ, ANNA HAYES LEVIN, ORLANDO MARIN, HOPE KNIGHT,
Commissioners

MICHELLE R. DE LA UZ, Commissioner, Voted No.