



IN THE MATTER OF an application submitted by Zucker Enterprises, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 13a:

1. eliminating from within an existing R6A District a C2-4 District bounded by a line perpendicular to the northeasterly street line of Lorimer Street distant 135 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Lorimer Street and the northwesterly street line of Driggs Avenue, Manhattan Avenue, Driggs Avenue, and a line midway between Lorimer Street and Manhattan Avenue;
2. eliminating a Special Mixed Use District (MX-8) bounded by a line perpendicular to the northeasterly street line of Lorimer Street distant 135 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Lorimer Street and the northwesterly street line of Driggs Avenue, a line midway between Lorimer Street and Manhattan Avenue, Driggs Avenue, and Lorimer Street;
3. changing from an R6A District to a C4-5D District property bounded by a line perpendicular to the northeasterly street line of Lorimer Street distant 135 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Lorimer Street and the northwesterly street line of Driggs Avenue, Manhattan Avenue, Driggs Avenue, and a line midway between Lorimer Street and Manhattan Avenue; and
4. changing from an M1-2/R6 District to a C4-5D District property bounded by a line perpendicular to the northeasterly street line of Lorimer Street distant 135 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Lorimer Street and the northwesterly street line of Driggs Avenue, a line midway between Lorimer Street and Manhattan Avenue, Driggs Avenue, and Lorimer Street;

as shown on a diagram (for illustrative purposes only) dated November 29, 2021, and subject to the conditions of CEQR Declaration E-650.

This application for a zoning text amendment was filed by Zucker Enterprises, LLC, on March 30, 2021. This application, in conjunction with the related action (N 210300 ZRK), would facilitate the construction of a new mixed-use development containing 74 dwelling units, 19 of which would be affordable under the Mandatory Inclusionary Housing (MIH) Program, as well

as approximately 25,000 square feet of commercial floor area throughout the first three stories of the building, located at 840 Lorimer Street (Block 2679, Lot 43) in the Greenpoint neighborhood of Community District 1, Brooklyn.

RELATED ACTION

In addition to the zoning map amendment (C 210299 ZMK) that is the subject of this report, the proposed project also requires action by the City Planning Commission on the following application, which is being considered concurrently with this application:

N 210300 ZRK Zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area with Options 1 and 2.

BACKGROUND

The applicant seeks a zoning map amendment to change a M1-2/R6 (MX-8) and R6A/C2-4 districts to a C4-5D district on four lots that comprise the project area, bounded by Lorimer Street to the west, Driggs Avenue to the south, and Manhattan Avenue to the east. The applicant also seeks a zoning text amendment to establish an MIH area coterminous with the project area. The project area comprises of the development site (Block 2679, Lot 43), as well as three lots that are not owned by the applicant (Block 2679, Lots 32, 34, and 42).

The proposed development site is located at 840 Lorimer Street and consists of one tax lot (Block 2679, Lot 43). The development site is an irregularly shaped corner and interior lot. With approximately 75 feet of frontage along Lorimer Street and approximately 133 feet of frontage along Driggs Avenue, the total lot area is approximately 15,130 square feet. Both Lorimer Street and Driggs Avenue are 60 feet wide with public parkland across both streets.

334 Driggs Avenue (Block 2679, Lot 42) is an approximately 1,620-square-foot lot, with approximately 27 feet of frontage along Driggs Avenue, and a depth of approximately 60 feet. The lot is improved with one three-story mixed-use building. The ground floor retail space is occupied by a restaurant, and four dwelling units are located on the upper floors.

561 Manhattan Avenue (Block 2679, Lot 34) is an approximately 2,230-square-foot lot, with approximately 49 feet of frontage on Manhattan Avenue and a depth of approximately 47 feet. It is improved with a three-story mixed-use building; however, there are approved plans for the construction of a new six-story mixed-use building on the lot.

563 Manhattan Avenue (Block 2679, Lot 32) is an approximately 2,310-square-foot lot, with approximately 33 feet of frontage on Manhattan Avenue and a depth of approximately 70 feet. It is improved with a four-story residential building, with seven dwelling units and a barber shop on the ground floor.

The surrounding area is characterized by a mix of commercial and residential buildings consisting of multi-family walk-up and apartment buildings with ground floor retail. To the south and west of the project area is the 35-acre McCarren Park. Lorimer Street, 60 feet wide, is primarily characterized by mixed-use and residential buildings. On Block 2679, these are mid- and low-rise buildings, with height and density decreasing to the north. Uses also shift from mixed-use to more residential farther north on Lorimer Street. Driggs Avenue, 60 feet wide, is similarly characterized by mid- and low-rise mixed-use buildings. Driggs Avenue serves as a local commercial and retail corridor, with the north side of the street mapped with C2-4 commercial overlays. Immediately to the southeast of the project site are eight and nine story residential buildings fronting Driggs Avenue. Manhattan Avenue, 60 feet wide, is a more significant commercial corridor. There are primarily mixed-use and commercial mid- and low-rise buildings.

The project area is located within the Transit Zone and well-served by public transportation. The G train stops at the intersection of Nassau Avenue and Manhattan Avenue, which is one block from the project area. Additionally, the B48, B43, and B62 buses stops next to the project area on Manhattan Avenue. There is a Citibike docking station on Driggs Avenue directly across the street from the project area. The project area is approximately two-thirds of a mile from the North Williamsburg Ferry Landing, serviced by the East River route.

In 2005, the proposed project area was rezoned from the R6 (M1-1) to M1-2/R6 (MX-8) as part of the Greenpoint-Williamsburg rezoning (C 050111(A) ZMK, et al). The purpose of this zoning change was to better reflect the types of light industrial and commercial uses that had to come to occupy the area. The easternmost portion of the district was most recently rezoned from R6 to R6A effective July 29, 2009 (C 090334 ZMK) as part of a larger effort to ensure contextual development of the area, by rezoning existing zoning districts to contextual residential and commercial districts. The project area is also in close proximity to the Greenpoint-Williamsburg Industrial Business Zone (IBZ), a designation intended to signal a commitment to land use and public policies that encourage the retention and growth of industrial businesses.

The project area is located partially within a R6A/C2-4 zoning district and a M1-2/R6 (MX-8) Special Mixed Use District. The Greenpoint/Williamsburg Upland Inclusionary Housing Designated Area encompasses much of the surrounding the area, including the project area. Other zoning districts in the surrounding area include a R6B zoning district to the northeast of the project area and M1-1 zoning district located to the west of the project area. C2-4 commercial overlays are mapped to the east on Driggs Avenue, and to the north on Manhattan Avenue.

A M1-2/R6 (MX-8) zoning district encompassed the part of project area and extends along Lorimer Street between Driggs and Nassau avenues. The MX-8 Special Mixed Use District allows residential and non-residential uses. Specified light manufacturing and commercial uses, up to 2.0 FAR, are permitted as of right in M1-2/R6 (MX-8). MX districts with an R6 residential district permits residential uses to a maximum FAR of 3.6 on wide streets and 2.2 on narrow streets, community facility uses to an FAR of 4.8 and commercial and manufacturing uses to an FAR of 2.0. Height is limited to 60 feet at the street and 110 feet after setback. R6 districts require parking for 50% of market rate dwelling units and 25% of income-restricted housing units. M1-2 parking requirements are dependent on uses. For a manufacturing or semi-industrial use, either one space is required per 1,000 feet of floor area, or one space is required per three employees, whichever will produce more parking spaces.

An R6A zoning district encompasses part of the project area and is mapped generally along the intersection of Manhattan and Nassau avenues. R6A is a mid-density residential district that permits 3.0 FAR of residential and 3.6 FAR when affordable housing is provided. The R6A Quality Housing district requires a minimum base height of 40 feet, a maximum base height of 60 feet, and a maximum building height of 70 feet. Buildings with a qualifying ground floor are allowed a base height of up to 65 feet and a maximum height of 75 feet. Parking is required for 50 percent of residential units in a new development.

C2-4 commercial overlays are typically mapped within residential districts and along streets that serve local retail needs. C2-4 districts have a maximum FAR of 2.0 and commercial uses must be located below residential uses in mixed-use buildings. One accessory off-street parking space per 1,000 square feet of commercial floor area is required for retails and service uses.

The proposed development would be a new 10-story plus cellar residential and commercial building with approximately 84,000 square feet of floor area with a FAR of 5.54. The proposed building would have a maximum height of 115 feet with a base height of 93 feet and a 15-foot setback at the tenth floor. It has approximately 83 percent lot coverage and no rear yard. The building would provide 28 off-street parking spaces accessory to the residential use in the cellar and ground floor level in the form of stackers. There would be one new curb cut, of approximately 25 feet, on Driggs Avenue to access the parking area.

The proposed building would contain approximately 60,000 square feet of residential floor area with 74 dwelling units, of which 19 would be permanently affordable pursuant to the MIH program. to be developed pursuant to Quality Housing regulations. The proposed building would also contain approximately 25,000 square feet of commercial floor area with four commercial spaces spread amongst three floors and a cellar floor commercial space.

In order to facilitate the proposed development, the applicant seeks a zoning map amendment to map a C4-5D zoning district. C4-5D districts are medium-density contextual districts permitting residential, community facility, and commercial uses. A non-residential use is required on the ground floor use. The maximum residential FAR is 4.0, or 5.6 with inclusionary housing. R7D is

the equivalent residential district. The maximum commercial FAR is 3.4, and the maximum community facility FAR is 4.2. Buildings have a maximum base height of 95 feet, with a 10-foot setback on wide streets and 15-foot setback on narrow streets, and a maximum building height of 115 feet. Residential uses require parking for 50 percent of dwelling units, and no parking spaces are required for income-restricted housing units in the Transit Zone. General retail and service uses require one parking space per 1,000 square feet of floor area.

The applicant also seeks a zoning text amendment to modify Appendix F to designate an MIH area, mapped with both Options 1 and 2, coterminous with the project area. Option 1 requires that at least 25 percent of the residential floor area be provided as housing permanently affordable to households with incomes at an average of 60 percent of the area median income (AMI). Within that 25 percent, at least 10 percent of the square footage must be used for units affordable to residents with household incomes at an average of 40 percent of the AMI, with no units targeted to households with incomes exceeding 130 percent of the AMI. Option 2 requires that at least 30 percent of the residential floor area be provided as housing permanently affordable to households with incomes at an average of 80 percent of the AMI. The applicant is proposing MIH Option 1 for the proposed development, resulting in 19 permanently affordable units at or below 60 percent of the AMI, with 10 percent at or below 40 percent AMI.

ENVIRONMENTAL REVIEW

This application (C 210299 ZMK), in conjunction with the related action (N 210300 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 City Planning Commission. The designated CEQR number is 21DCP078K.

After a study of the potential environmental impact of the proposed actions, a Negative Declaration was issued on October 22, 2021. The Negative Declaration includes an (E) Designation (E-650) on the development site to avoid the potential for significant adverse impacts related to hazardous materials, air quality, and noise impacts.

WATERFRONT REVITALIZATION PROGRAM

This application (C 210299 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 Resources Act of 1981 (New York State Executive Law, Section 910 et seq.). The designated WRP number is 20-029. 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 210299 ZMK) was certified as complete by the Department of City Planning (DCP) on November 29, 2021, 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 the related action (N 210300 ZRK), which was duly referred in accordance with the procedures for non-ULURP matters.

Community Board Public Hearing

Brooklyn Community Board 1 held a public hearing on the application (C 210299 ZMK), and the related action (N 210300 ZRK), on January 11, 2022, and on February 8, 2022, by a vote of 23 in favor of disapproval, one opposed, and eight abstentions, adopted a recommendation to disapprove the application with the following conditions.

“-1- The developer will change the current architectural design to integrate masonry that replicates the architecture of the original building in at least the first six floors.

-2- The developer will agree to contribute substantial sustained funds to McCarren Park pursuant to a community benefit agreement with or approved by the Parks Department. The funds would be used by the Parks Department specifically for McCarren Park to augment monies normally received by the park through public funding.

-3- The "Royal Lace Paperworks" sign will be incorporated into the building's facade.

- 4- The two Manhattan A venue properties, which are not included in the building being evaluated, will not be included in this re-zoning.
- 5- There will be a preference for local businesses and commercial tenants that will provide retail diversity.
- 6- The developer will provide 35% affordable units.
- 7- The developer will not use fossil fuels for heating and air conditioning.
- 8- The developer will consider using passive house technology for further reducing its carbon footprint.
- 9- The committee recommends the developer and the city explore the feasibility of incorporating a vertical forest architectural device.
- 10- The applicant will establish an escrow account for potential damage done to the adjacent Park Luncheonette building.”

Borough President Recommendation

The Brooklyn Borough President held a public hearing on the application (C 210299 ZMK), and the related action (N 210300 ZRK), on February 17, 2022, and on March 11, 2022, issued a recommended approval of the application with the following conditions:

- “1. That the CPC and/or the City Council:
 - a. Modify the requested C4-5D district to R7D MIH/C2-4 from the corner of Manhattan Avenue and Driggs Avenue to the centerline of Driggs Avenue
 - b. Map only Mandatory Inclusionary Housing (MIH) Option 1 over the rezoning area

2. That prior to consideration by City Council, Zucker Enterprises LLC commit to:
 - a. Refraining from locating Use Group 10 “big-box” stores on the first two floors of the proposed development.
 - b. Commit to further community engagement with the local Community Board, the Office of the Borough President, and the local Council Member to identify appropriate commercial uses and streetscape improvements at this important intersection where pedestrians enter McCarren Park.
 - c. Retain a non-profit administering agent to conduct marketing (including financial literacy training) for the 840 Lorimer Street MIH lottery
 - d. Incorporate resiliency and sustainability measures, such as blue roofs, passive house design, and/or onsite energy generation
 - e. Coordinate with the Department of Environmental Protection (DEP), the Department of Parks and Recreation (DPR) and the Department of Transportation (DOT) to install rain gardens along Driggs Avenue and/or Lorimer Street as part of a Builders Pavement Plan (BPP) in consultation with Community Board 1 (CB 1) and local elected officials
 - f. Retain Brooklyn-based contractors/suppliers, and provide employment opportunities to area residents

Be it further resolved:

1. That the applicant makes additional efforts to:
 - a. Work with the local Council Member and CB 1 to determine and memorialize affordability commitments beyond MIH Option 1.
 - b. Engage DPR to establish a dedicated fund for ongoing contributions to McCarren Park

c. Develop a contextual façade incorporating the historic sign from the former factory on this site

2. That the Department of City Planning (DCP) work with the Office of the Brooklyn Borough President to expand opportunities for application revisions during the ULURP process.

3. That DCP discourage the mapping of C4-5D zoning districts until a stronger rationale for this zoning district is formulated.”

City Planning Commission Public Hearing

On March 2, 2022 (Calendar No. 1), the City Planning Commission scheduled March 16, 2022, for a public hearing on this application (C 210299 ZMK), and the related action (N 210300 ZRK). The hearing was duly held on March 16, 2022 (Calendar No. 30).

An applicant team consisting of three members spoke in favor of the application. They discussed the proposed development, building floor plans, and used renderings of the proposed building to illustrate responses to the community board's concerns regarding the material treatment to the facade. The applicant team members also identified existing buildings around McCarren Park that are of similar scale to the proposed residential building and noted that none include MIH. Finally, the applicant team discussed the environmental analysis. The applicant team member presented an image of the shadow analysis, and indicated that minor shadows, below the threshold of significance, would be introduced.

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

CONSIDERATION

The Commission believes that this application (C 210299 ZMK) for a zoning map amendment, and the related action (N 210300 ZRK) for a zoning text amendment, are appropriate. Together, these actions will facilitate a new ten-story, mixed-use building with 74 new housing units, up to

19 of which would be permanently affordable, and approximately 25,000 square feet of commercial floor area.

The Commission believes the proposed C4-5D zoning district will add appropriate density and bulk and maintain an allowable mix of uses to the project area. This location is unique in that it fronts McCarren Park on two sides, making it able to easily accommodate additional height and density. The medium-density district is in context with surrounding mid-rise buildings, as well as newer, larger-scale development. This includes a six-story building on Lorimer Street, immediately adjacent to the project area, which was constructed in 2019, and eight- and nine-story buildings to the southeast on Driggs Avenue, both constructed in the mid-2000s. The Commission believes that the proposed increase in density is aligned with citywide goals to locate affordable housing proximate to the Transit Zone, as outlined in *Housing New York*. Access to open spaces, services, and job opportunities in the Greenpoint-Williamsburg IBZ also make this an appropriate location for additional density.

Further, C4-5D zoning districts permit commercial floor area above the ground floor in buildings with residential uses. This allows for greater flexibility in commercial tenants, allowing the option for office space or multi-story retail uses. It also maintains the capacity for multi-floor mixed-use development that is allowed today, including commercial uses that may require larger spaces. This flexibility and potential for larger commercial spaces will create opportunities for employment, alongside residential growth. C4-5D districts also require a non-residential ground floor use, which is appropriate for the existing mixed-use character of the project area, and further reflects the character along Manhattan Avenue and Driggs Avenue. These mixed-use services provide opportunities to develop an active pedestrian experience for visitors entering McCarren Park from this intersection of the park. It is also in context with existing commercial and non-residential ground floor uses. The commercial district aligns with the Special Mixed Use District framework that was mapped in the 2005 Greenpoint-Williamsburg Rezoning, which was established to encourage the development of mixed uses similar to this proposed application. Given the mixed-use nature of the area and the surrounding commercial and mixed-use character, the additional commercial floor area allowed in C4-5D is appropriate.

The proposed zoning text amendment (N 210300 ZRK) is also appropriate. The action will establish a new MIH area, coterminous with the rezoning area, facilitating MIH Option 1 and Option 2. Approximately 19 new, permanently affordable housing units would be provided, supporting the citywide need to construct more affordable housing, as outlined in the objectives of *Housing New York*.

In response to the Community Board's recommendation that Lots 32 and 34, which are non-applicant owned lots, fronting Manhattan Avenue be removed from the project area, the Commission believes that zoning boundaries should be drawn with a clear land use rationale and inclusive of a well-considered plan. The proposed zoning boundaries include an entire block frontage of similar lots facing Driggs Avenue and in proximity to Manhattan Avenue, a major commercial corridor and area thoroughfare. In consideration of these existing zoning boundaries that are consistent with the existing character of the area, the Commission finds the district boundary as proposed to be appropriate.

Regarding the Borough President's request that the C4-5D zoning district be modified to an R7D district with a C2-4 commercial overlay, the Commission believes that C4-5D is appropriate. In both cases, the maximum residential FAR would be 5.60, and the maximum community facility FAR would be 4.20. The primary difference is the permitted commercial floor area, location of commercial floor area, and permitted uses.

C4-5D allows for a maximum commercial FAR of 3.40, whereas a C2-4 commercial overlay in an R7D underlying district allows for a maximum commercial FAR of 2.0. While both require an active ground floor non-residential use, only C4-5D allows for mixed-uses on upper floors. The C4-5D serves as a continuation of the existing MX zoning and allowable commercial uses and locations for such uses. The Commission notes that the existing business on the development site has an FAR of 2.59. Reducing the capacity of non-residential floor area would be in conflict with the objectives of the Special Mixed Use District framework that was mapped in the Greenpoint-Williamsburg rezoning. Given the mixed-use nature of the area and the surrounding commercial and mixed-use character, the additional commercial floor area allowed in C4-5D is appropriate.

Further, the proposed C4 districts permit Use Groups 1-6, 8-10, and 14 while C2 districts permit Use Groups 1-9 and 14. The Commission notes that Use Group 7, which would no longer be allowed under C4-5D, consists primarily of home repair and maintenance uses that serve smaller areas and can break the continuity of active ground-floor frontages. Use Group 10, which would be allowed under C4-5D, primarily consists of larger retail uses that would serve a wider population beyond the immediate community and is consistent with Manhattan Avenue's character which serves a major retail and commercial corridor. For the reasons stated above, the greater commercial floor area and permitted commercial uses above the ground floor are appropriate for this project area.

The C4-5D district was created as part of the 2007 Bedford-Stuyvesant Rezoning (C 070447 ZMK, N 070448 ZRY), to allow for contextual, medium-density mixed-use development. There continue to be projects and locations where C4-5D is an appropriate zoning district. Most recently, C4-5D was mapped as part of the 2018 Special Inwood District Rezoning (C 180204A ZMM, C 180073 MMM, N 180205A ZRM, C 180206 PPM, C 180207 PQM, C 180208 HAM).

Conditions relating to MIH and affordable housing were included in both the Community Board and Borough President recommendations. The Commission believes that mapping both Options 1 and 2 is appropriate at this location, as it allows greater flexibility for this application, and for future projects in the entire project area. Conditions included in the recommendations from the Community Board and Borough President requiring a greater percentage of affordable units, providing affordability beyond the proposed MIH options and working with a non-profit to market the MIH lottery, are all conditions outside the scope of this application. However, the Commission encourages the applicant to work with the Community Board, local elected officials, and local organizations to provide affordable dwelling units that meet community needs.

The Commission recognizes that the project area is adjacent to McCarren Park, which is well-used by the community. Though outside the scope of this application, the Commission supports any effort by the applicant to coordinate with the Department of Parks and Recreation as they

advance the project. Similarly, the Commission supports appropriate streetscape improvements at the park entrance.

Though the Borough President and Community Board recommendations regarding building design and sustainability features (including stormwater management, energy sourcing and/or generation, and greenery) are outside the scope of this application, the Commission supports improvements to design and sustainability. The Commission notes that that this development will be required to provide a green roof and/or a rooftop solar array, per Local Laws 92 and 94. The Commission is pleased that the applicant has agreed to fulfill both the Community Board's and Borough President's request of incorporating the existing Royal Lace Paperworks signage into the new building facade.

The Commission recognizes the Borough President's request that DCP work with the Borough President on providing opportunities to modify projects that are going through ULURP. The Commission strongly believes that applicants should engage with community boards, council members, borough presidents, and members of the public, and Department staff will continue to encourage applicants to engage communities throughout the pre-certification process.

Both the Community Board and Borough President conditions included requests concerning the proposed commercial space. The Borough President also requested that the applicant use Brooklyn-based contractors and hire local residents. The Commission notes that these conditions are outside the scope of this application.

RESOLUTION

RESOLVED, that having considered the Environmental Assessment Statement (EAS), for which a Negative Declaration was issued on November 29, 2021, with respect to this application (CEQR No. 21DCP078K), the City Planning Commission finds that the action described herein will have no significant impact on the environment; and be it further

RESOLVED, that 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 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 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 by changing the Zoning Map, Section No. 13a,

1. eliminating from within an existing R6A District a C2-4 District bounded by a line perpendicular to the northeasterly street line of Lorimer Street distant 135 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Lorimer Street and the northwesterly street line of Driggs Avenue, Manhattan Avenue, Driggs Avenue, and a line midway between Lorimer Street and Manhattan Avenue;
2. eliminating a Special Mixed Use District (MX-8) bounded by a line perpendicular to the northeasterly street line of Lorimer Street distant 135 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Lorimer Street and the northwesterly street line of Driggs Avenue, a line midway between Lorimer Street and Manhattan Avenue, Driggs Avenue, and Lorimer Street;
3. changing from an R6A District to a C4-5D District property bounded by a line perpendicular to the northeasterly street line of Lorimer Street distant 135 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Lorimer Street and the northwesterly street line of Driggs Avenue, Manhattan Avenue, Driggs Avenue, and a line midway between Lorimer Street and Manhattan Avenue; and
4. changing from an M1-2/R6 District to a C4-5D District property bounded by a line perpendicular to the northeasterly street line of Lorimer Street distant 135 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Lorimer Street and the northwesterly street line of Driggs Avenue, a line midway between Lorimer Street and Manhattan Avenue, Driggs Avenue, and Lorimer Street;

Borough of Brooklyn, Community District 1, as shown on a diagram (for illustrative purposes only) dated November 29, 2021, and subject to the conditions of CEQR Declaration E-650; and be it further

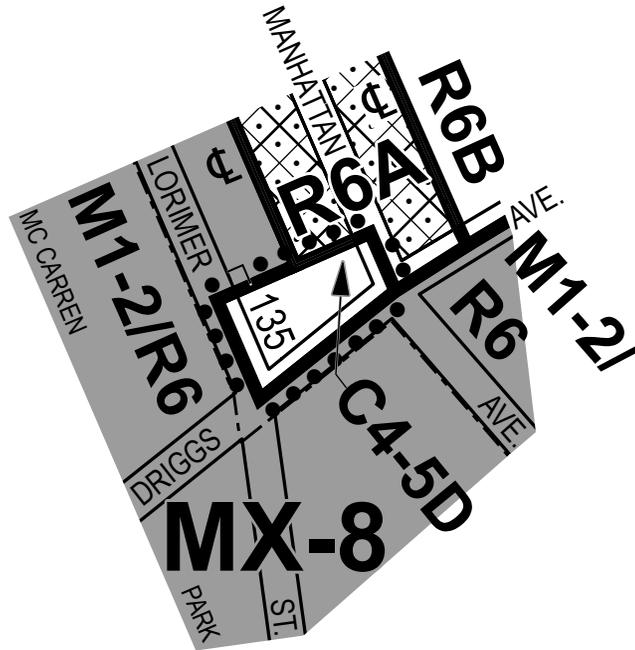
The above resolution (C 210299 ZMK), duly adopted by the City Planning Commission on April 13, 2022 (Calendar No. 10), is filed with the Office of the Speaker, City Council, and the Borough President, in accordance with the requirements of Section 197-d of the New York City Charter.

DANIEL R. GARODNICK, Esq., *Chair*

KENNETH J. KNUCKLES, Esq., *Vice Chairman*

DAVID J. BURNEY, ALFRED C. CERULLO III, JOSEPH I. DOUEK, RICHARD W. EADDY, ANNA HAYES LEVIN, ORLANDO MARÍN, LARISA ORTIZ, RAJ RAMPERSHAD, *Commissioners*

LEAH GOODRIDGE, *Commissioner,* VOTING NO



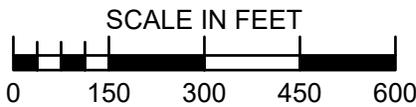
CITY PLANNING COMMISSION
 CITY OF NEW YORK
 DIAGRAM SHOWING PROPOSED
ZONING CHANGE
 ON SECTIONAL MAP

13a
 BOROUGH OF
BROOKLYN

S. Lenard
 S. Lenard, Director
 Technical Review Division



New York, Certification Date:
 November 29th, 2021



NOTE:

-  Indicates Zoning District Boundary
-  The area enclosed by the dotted line is proposed to be rezoned by eliminating a C2-4 District from within an existing R6A District, by eliminating a Special Mixed Use District (MX-8), and by changing R6A and M1-2/ R6 Districts to a C4-5D District.
-  Indicates a C2-4 District
-  Indicates a Special Mixed Use District (**MX-8**)



BOROUGH PRESIDENT RECOMMENDATION

Project Name: 840 Lorimer Street Rezoning	
Applicant: Zucker Enterprises, LLC	Applicant's Administrator: Richard Lobel
Application # 210299ZMK	Borough: Brooklyn
CEQR Number: 21DCP078K	Validated Community Districts: K01

Docket Description:

IN THE MATTER OF an application submitted by Zucker Enterprises, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 13a:

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as shown on a diagram (for illustrative purposes only) dated November 29, 2021, and subject to the conditions of CEQR Declaration E-650.

Please use the above application number on all correspondence concerning this application

RECOMMENDATION: Conditional Favorable

Please attach any further explanation of the recommendation on additional sheets as necessary

CONSIDERATION:

Recommendation submitted by	BK BP	Date: 3/11/2022 3:15 PM
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Brooklyn Borough President Recommendation

CITY PLANNING COMMISSION

120 Broadway, 31st Floor, New York, NY 10271

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

840 LORIMER STREET REZONING – 210299 ZMK, N 200336 ZRK

Applications submitted by Zucker Enterprises LLC, pursuant to sections 197-c and 201 of the New York City Charter affecting the north blockfront of Driggs Avenue between Lorimer Street and Manhattan Avenue. The requested zoning map amendment would change the project area from M1-2/R6 (MX-8) and R6/C2-4 to a C4-5D district. The zoning text amendment would establish a Mandatory Inclusionary Housing (MIH) area coterminous with the rezoning area. These actions would facilitate a 10-story 83,748 square-foot (sf) mixed development at 840 Lorimer Street in Community District 1 (CD 1). The building would contain 74 apartments and 25,049 sf of commercial space spread over three floors. Approximately 19 units would be affordable to households earning on average, 60 percent of Area Median Income (AMI) pursuant to MIH Option 1. The development would also provide 28 accessory parking spaces.

BROOKLYN COMMUNITY DISTRICT 1

RECOMMENDATION

APPROVE
 APPROVE WITH
MODIFICATIONS/CONDITIONS

DISAPPROVE
 DISAPPROVE WITH
MODIFICATIONS/CONDITIONS

SEE ATTACHED

BROOKLYN BOROUGH PRESIDENT

March 11, 2022

DATE

RECOMMENDATION FOR: 840 LORIMER STREET REZONING – 210299 ZMK, N 200336 ZRK

Zucker Enterprises LLC submitted applications pursuant to sections 197-c and 201 of the New York City Charter affecting the north blockfront of Driggs Avenue between Lorimer Street and Manhattan Avenue. The requested zoning map amendment would change the project area from M1-2/R6 (MX-8) and R6/C2-4 to a C4-5D district. The zoning text amendment would establish a Mandatory Inclusionary Housing (MIH) area coterminous with the rezoning area. These actions would facilitate a 10-story 83,748 square-foot (sf) mixed development at 840 Lorimer Street in Community District 1 (CD 1). The building would contain 74 apartments and 25,049 sf of commercial space spread over three floors. Approximately 19 units would be affordable to households earning on average, 60 percent of Area Median Income (AMI) pursuant to MIH Option 1. The development would also provide 28 accessory parking spaces.

On February 17, 2022, Brooklyn Borough President Antonio Reynoso held a remote public hearing on this Uniform Land Use Review Procedure (ULURP) application. There were no speakers on the item.

Community Board Position

On February 8, 2022, Brooklyn Community Board 1 (CB 1) voted to deny approval unless the applicant agreed to provide sustained funds for McCarren Park, develop 35% of the units as affordable, and remove the Manhattan Avenue lots from the rezoning (among other conditions).

Approval Rationale

Given growing demand for new, income-restricted housing in Greenpoint-Williamsburg, Borough President Reynoso believes it is appropriate to encourage higher density at the intersection of Driggs Avenue and Lorimer Street. Establishing an MIH area over this blockfront would promote permanently affordable residential development. Moreover, this application presents an opportunity to advance multiple policy objectives including deep affordability, sustainable design, and local hiring.

Borough President Reynoso is generally supportive of the proposed development. However, he is concerned that the requested zoning district lacks adequate rationale, and unnecessarily reduces the residential floor area, and the associated MIH obligation. He seeks to maximize the project's public purpose by ensuring the highest provision of affordable units at AMIs that address community needs.

Borough President Reynoso understands the community board's desire to exclude the Manhattan Avenue properties from the rezoning area. 563 Manhattan Avenue is a 4-story commercial and residential building, while 561 on the corner of Lorimer Street will be a new, six-story development. A C4-5D district could produce two high-rise buildings along a narrow, low-rise street. Such development would be as-of-right, and therefore not subject to any discretionary approvals (though it would be required to provide affordable housing pursuant to MIH).

Finally, Borough President Reynoso supports CB 1's historic preservation recommendations and its request for a sustained contribution toward McCarren Park. He believes that a Community Benefits Agreement (CBA) provides the best mechanism to memorialize commitments negotiated with the developer and supports the community board and Council Member's efforts to maximize the project's public purpose.

Mapping an Appropriate Zoning District

The current M1-1/R6 (MX) zoning permits a maximum FAR of 2.2 for residential uses on narrow streets. Commercial and light manufacturing uses are allowed as-of-right at up to 2.0 FAR. The district also provides 4.8 FAR for community facility uses. Building heights are capped at a base 60 feet and 110 feet after setback.

The requested C4-5D district has a residential equivalent of R7D. This medium-density district permits 4.2 FAR for residential uses, and 5.6 with the inclusionary housing bonus. The maximum height for an R7D MIH building is 115 feet or 11 stories. The primary difference is that C4-5D zoning significantly reduces the parking requirements and permits up to 3 floors of commercial use, including office and retail.

The applicant's proposal for 840 Lorimer Street is a 10-story, 115-foot tall, 5.54 FAR building with 83,748 sf of zoning floor area. According to the applicant, the lower three floors would be subdivided into four retail establishments and the upper seven stories would contain 74 apartments. The cellar and ground floor would accommodate 30 stacked parking spaces accessible via a curb cut on Driggs Avenue.

Borough President Reynoso understands that parking obligations can present a hardship for irregular lots. Replacing two floors of residential use with commercial stores reduces both the required number of spaces and the number of units pursuant to MIH. However, based on the applicant's presentation, the multi-story commercial space is largely speculative. In Brooklyn, C4-5D districts are mapped along sections of Fulton Street near the A train Nostrand Avenue stop, and Broadway Junction. To date, neither area has produced much new regional detail redevelopment. We would encourage the Department to explore other zoning districts for future private and public rezoning applications.

Driggs Avenue is mapped with intermittent C2-4 overlays and is not a major retail corridor in Greenpoint-Williamsburg. A C4-5D district is not appropriate on the corner of Lorimer Street, which is disconnected from other commercial uses and overlooks a park. It is particularly egregious to propose such high-density commercial zoning along Manhattan Avenue, a thriving local retail corridor.

Instead, Borough President Reynoso recommends mapping an R7D district, paired with a C2-4 overlay from the corner of Manhattan and Driggs avenues to the centerline of Driggs Avenue, which would require provision of a commercial ground floor. This modification would be within scope, as it does not reduce the permitted community facility FAR. An R7D MIH/C2-4 building would yield additional residential floor area, including MIH units, and accommodate CB 1's request for neighborhood retail. Therefore, the City Planning Commission should modify the requested C4-5D district to a more appropriate R7D/C2-4 zone.

Beyond this change, Borough President Reynoso sees no rationale to revise the rezoning area. However, he understands that 11-story buildings would appear non-contextual along Manhattan Avenue, and that the non-applicant sites would receive a windfall of development rights, with an upzoning from R6A to R7D. Therefore, he recommends that future buildings on those properties be capped at 8 stories. This would match the existing built context from a nearly developed 8-story building at on the southeast corner of Manhattan Avenue and Driggs Avenue.

As the Department of City Planning is aware, the current zoning resolution allows for limited modifications to a project once it is certified into ULURP. Borough President Reynoso calls for DCP to structure future applications in a way that allows greater flexibility for changes during the process. Conversely, the Borough President calls for DCP to develop a strategy for robust engagement with communities much earlier in the development of rezoning applications.

Ensuring Deep Affordability for a Family-Oriented Development

The primary public benefit of an upzoning is the required provision of affordable housing. Across CD 1 there is a significant need for larger apartments, which are increasingly inaccessible to low and moderate-income families. Borough President Reynoso believes it is important to maximize opportunities for such households in the City's MIH lotteries.

The Department of Housing Preservation and Development (HPD) recently revised its occupancy standards to allow up to three people in a one-bedroom, and up to five in a two-bedroom. However, such

allowances do not mitigate the expense of family-sized units. Therefore, it is also important to mandate deeper affordability for new developments that provide such apartments.

840 Lorimer Street would provide a mix of 12 studios, 20 one-bedrooms, 35 two-bedrooms, and 7 three-bedrooms. As proposed, 19 of these units, including 3 studios, 5 one-bedrooms, 9 two-bedrooms and 2 three-bedrooms would be affordable pursuant to MIH Option 1. Borough President Reynoso appreciates the applicant's efforts to furnish a family-oriented bedroom mix. The Option 1 requirement to set aside 10 percent of the residential floor area at 40% AMI would ensure that a percentage of the two and three-bedroom units are targeted to households at this tier.

Borough President Reynoso believes it is important to maximize the number of deeply affordable units at 840 Lorimer Street. Therefore, the CPC should map MIH Option 1 over the rezoning area. Moreover, by imparting significant development rights, this rezoning will increase property values on this site, due to market conditions in Greenpoint-Williamsburg. Borough President Reynoso strongly supports CB 1's request for additional affordable housing beyond MIH, which is always the floor and never the ceiling.

Engaging A Non-Profit Administering Agent

An administering agent is responsible for ensuring that inclusionary housing complies with the regulatory agreement that governs the development's affordable housing plan. Borough President Reynoso believes that affordable housing non-profits are best positioned to maximize local participation in MIH lotteries. CD 1 is served by several entities that regularly act as administering agents for inclusionary housing projects. These organizations have the knowledge and experience to do targeted outreach, building marketing, and financial education in Greenpoint-Williamsburg.

Therefore, prior to consideration by City Council, Zucker Enterprises LLC should provide written commitments to retain a non-profit administering agent to conduct marketing for the 840 Lorimer Street lottery, including financial literacy training.

Advancing Efficiency, Resiliency, and Sustainability

Borough President Reynoso supports efforts to maximize building efficiency and sustainability as a way to mitigate climate change. Local Laws 92 and 94 of 2019 require most new construction to incorporate a green roof and/or a solar installation. Developers are increasingly pursuing impactful strategies such as passive house design and onsite energy generation.

Accordingly, Zucker Enterprises LLC should seek City and State incentives to offset costs associated with the provision of green and photovoltaic roofs. The New York State Energy Research and Development Authority (NYSERDA) manages various programs to promote efficient buildings. New York City offers the Green Roof Tax Abatement and the Green Infrastructure Grant Program, administered by DEP.

Borough President Reynoso advocates stormwater management practices that support DEP's green infrastructure strategy. The required BPP for 840 Lorimer Street provides an opportunity to install rain gardens consolidated with new street trees along its frontages. Together, these measures would help divert stormwater from the Newtown Creek Wastewater Treatment Plant.

Borough President Reynoso encourages Zucker Enterprises LLC to consult with DEP, DOT and the Department of Parks and Recreation (DPR) about integrating rain gardens with street trees as part of the BPP. These discussions should also involve CB 1 and local elected officials. Therefore, prior to considering the application, the City Council should obtain written commitments from the developer to incorporate sustainability and resiliency features at 840 Lorimer Street.

Providing Local Employment

According to the NYU Furman Center, double-digit unemployment remains a pervasive reality across Brooklyn, with more than half the community districts reporting poverty rates of 20 percent or higher. The ongoing COVID-19 pandemic has only exacerbated widespread job insecurity. One way to address the borough's economic crisis is to prioritize local hiring and promote Brooklyn-based businesses. Therefore, Zucker Enterprises LLC should commit to retain area contractors and suppliers, and provide employment opportunities to CB 1 residents, when this application comes before the City Council.

Recommendation

Be it resolved that the Brooklyn borough president, pursuant to Section 197-c of the New York City Charter, recommends that the City Planning Commission (CPC) and City Council approve this application with the following conditions:

1. That the CPC and/or the City Council:
 - a. Modify the requested C4-5D district to R7D MIH/C2-4 from the corner of Manhattan Avenue and Driggs Avenue to the centerline of Driggs Avenue
 - b. Map only Mandatory Inclusionary Housing (MIH) Option 1 over the rezoning area
2. That prior to consideration by City Council, Zucker Enterprises LLC commit to:
 - a. Refraining from locating Use Group 10 "big-box" stores on the first two floors of the proposed development.
 - b. Commit to further community engagement with the local Community Board, the Office of the Borough President, and the local Council Member to identify appropriate commercial uses and streetscape improvements at this important intersection where pedestrians enter McCarren Park.
 - c. Retain a non-profit administering agent to conduct marketing (including financial literacy training) for the 840 Lorimer Street MIH lottery
 - d. Incorporate resiliency and sustainability measures, such as blue roofs, passive house design, and/or onsite energy generation
 - e. Coordinate with the Department of Environmental Protection (DEP), the Department of Parks and Recreation (DPR) and the Department of Transportation (DOT) to install rain gardens along Driggs Avenue and/or Lorimer Street as part of a Builders Pavement Plan (BPP) in consultation with Community Board 1 (CB 1) and local elected officials
 - f. Retain Brooklyn-based contractors/suppliers, and provide employment opportunities to area residents

Be it further resolved:

1. That the applicant makes additional efforts to:
 - a. Work with the local Council Member and CB 1 to determine and memorialize affordability commitments beyond MIH Option 1.
 - b. Engage DPR to establish a dedicated fund for ongoing contributions to McCarren Park
 - c. Develop a contextual façade incorporating the historic sign from the former factory on this site
2. That the Department of City Planning (DCP) work with the Office of the Brooklyn Borough President to expand opportunities for application revisions during the ULURP process.
3. That DCP discourage the mapping of C4-5D zoning districts until a stronger rationale for this zoning district is formulated.



COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: 840 Lorimer Street Rezoning	
Applicant: Zucker Enterprises, LLC	Applicant's Primary Contact: NA NA
Application # 210299ZMK	Borough:
CEQR Number: 21DCP078K	Validated Community Districts: K01

Docket Description:
 IN THE MATTER OF an application submitted by Zucker Enterprises, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 13a:

- eliminating from within an existing R6A District a C2-4 District bounded by a line perpendicular to the northeasterly street line of Lorimer Street distant 135 feet northwesterly (a measured along the street line) from the point of intersection of the northeasterly street line of Lorimer Street and the northwesterly street line of Driggs Avenue, Manhattan Avenue, Driggs Avenue, and a line midway between Lorimer Street and Manhattan Avenue;
- eliminating a Special Mixed Use District (MX-8) bounded by a line perpendicular to the northeasterly street line of Lorimer Street distant 135 feet northwesterly (a measured along the street line) from the point of intersection of the northeasterly street line of Lorimer Street and the northwesterly street line of Driggs Avenue, a line midway between Lorimer Street and Manhattan Avenue, Driggs Avenue, and Lorimer Street;
- changing from an R6A District to a C4-5D District property bounded by a line perpendicular to the northeasterly street line of Lorimer Street distant 135 feet northwesterly (a measured along the street line) from the point of intersection of the northeasterly street line of Lorimer Street and the northwesterly street line of Driggs Avenue, Manhattan Avenue, Driggs Avenue, and a line midway between Lorimer Street and Manhattan Avenue; and
- changing from an M1-2/R6 District to a C4-5D District property bounded by a line perpendicular to the northeasterly street line of Lorimer Street distant 135 feet northwesterly (a measured along the street line) from the point of intersection of the northeasterly street line of Lorimer Street and the northwesterly street line of Driggs Avenue, a line midway between Lorimer Street and Manhattan Avenue, Driggs Avenue, and Lorimer Street;

as shown on a diagram (for illustrative purposes only) dated November 29, 2021, and subject to the conditions of CEQR Declaration E-650.

Please use the above application number on all correspondence concerning this application

RECOMMENDATION: Conditional Unfavorable			
# In Favor: 23	# Against: 1	# Abstaining: 8	Total members appointed to the board: 32
Date of Vote: 2/8/2022 12:00 AM		Vote Location: WEBEX	

Please attach any further explanation of the recommendation on additional sheets as necessary

Date of Public Hearing: 1/11/2022 6:00 PM	
Was a quorum present? Yes	<i>A public hearing requires a quorum of 20% of the appointed members of the board but in no event fewer than seven such members</i>
Public Hearing Location:	WEBEX

CONSIDERATION: Please see the attached.		
Recommendation submitted by	BK CB1	Date: 2/9/2022 9:19 AM



COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009

FAX: (718) 389-0098

Email: bk01@cb.nyc.gov

Website: www.nyc.gov/brooklyncb1

HON. ANTONIO REYNOSO
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER
FIRST VICE-CHAIRMAN

DEL TEAGUE
SECOND VICE-CHAIRPERSON

GINA BARROS
THIRD VICE-CHAIRPERSON

MARIA VIERA
FINANCIAL SECRETARY

SONIA IGLESIAS
RECORDING SECRETARY

PHILIP A. CAPONEGRO
MEMBER-AT-LARGE

DEALICE FULLER
CHAIRPERSON

GERALD A. ESPOSITO
DISTRICT MANAGER

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

February 8, 2022

COMMITTEE REPORT
Land Use, ULURP, Landmarks (subcommittee)
Committee

TO: Chairperson Fuller and CB1 Board Members

FROM: Del Teague, Committee Chair

RE: Land Use Committee Report from February 1, 2022

The Committee met in the Evening of February 1, 2022, at, 6:30 PM Via WEBEX.

ATTENDANCE

Present: Teague, Viera, ; McKeever; Chesler; Kaminski; Miceli; Rabbi Niederman; Nieves; Sofer; Weidberg; Vega; Weiser; Andrews*; Berger*; Kantin*; Kawochka*; Naplatarski*;
(*non-board member)

Absent: Drinkwater; Indig; Lebovits; Solano; Stone* (*non-board member)

(A quorum was present)

PUBLIC HEARING -

PRESENTATION: Broadway Triangle (Application No. C 220209 HAK)- This is a public application by HPD requesting a UDAAP designation and disposition of City-owned property to facilitate the development of a new nine-story rental residential building with approximately 29 units of affordable housing located at 29-31 Bartlett Street, located in CD 1 Williamsburg, Brooklyn. Presenters: Charlie Stewart, St. Nicks Alliance, Frank Lang, St. Nicks Alliance, Makeda Marshall-NeSmith, NYC Department of Housing Preservation and Development Frank Lang, Charlotte Stewart, and Makeda Marshall-NeSmith presented.

Tonight's presentation addressed the smallest building in the Broadway Triangle affordable housing development. There will be 29 units, ranging from 30% to 80% AMI. The breakdown of

the apartments is as follows: 7 studios; 14 one bedroom; 8 two bedrooms. Three apartments will be reserved for formerly homeless persons.

In addition to landscaping and rear yard space, the building will be all- electric and will use passive house technology. There is a 1,300 sq. ft commercial space that the developers plan to lease to a non-profit group, possibly for a café' where some of the items that are served will be baked on premises.

COMMITTEE MEETING

AGENDA

-1- Broadway Triangle (Application No. C 220209 HAK)-

After the Public Hearing was closed, the committee voted to accept the application as presented.

Recommendation – Accept as presented.

14 – yes

0 -no

3 – recusals

-2 City Planning (C 210299 ZMK, 210300ZRK) 840 Lorimer Street, Brooklyn, NY 11222 -

The Project Area consists of the southern most tax lots of tax block 2679, bounded by Driggs Avenue to the south, Lorimer Street to the west and Manhattan Avenue to the east. The lots in the Project Area are lots 32, 34, 42 and 43. Lot 43 is the Development Site. (Applicant/Presenter: Mr. Richard Lobel, Sheldon Lobel PC, Ms. Amanda Iannotti, Sheldon Lobel PC, Sam Feigenbaum, Bienenfeld Architecture and Richard Bienenfeld, Bienenfeld Architecture)

• IN THE MATTER OF an application submitted by Zucker Enterprises, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 13a:

1) eliminating from within an existing R6A District a C2-4 District bounded by a line perpendicular to the northeasterly street line of Lorimer Street distant 135 feet northwesterly (a measured along the street line) from the point of intersection of the northeasterly street line of Lorimer Street and the northwesterly street line of 3 Driggs Avenue, Manhattan Avenue, Driggs Avenue, and a line midway between Lorimer Street and Manhattan Avenue;

2) eliminating a Special Mixed Use District (MX-8) bounded by a line perpendicular to the northeasterly street line of Lorimer Street distant 135 feet northwesterly (a measured along the street line) from the point of intersection of the northeasterly street line of Lorimer Street and the northwesterly street line of Driggs Avenue, a line midway between Lorimer Street and Manhattan Avenue, Driggs Avenue, and Lorimer Street;

3) changing from an R6A District to a C4-5D District property bounded by a line perpendicular to the northeasterly street line of Lorimer Street distant 135 feet northwesterly (a measured along the street line) from the point of intersection of the northeasterly street line of Lorimer

Street and the northwesterly street line of Driggs Avenue, Manhattan Avenue, Driggs Avenue, and a line midway between Lorimer Street and Manhattan Avenue; and

4) changing from an M1-2/R6 District to a C4-5D District property bounded by a line perpendicular to the northeasterly street line of Lorimer Street distant 135 feet northwesterly (a measured along the street line) from the point of intersection of the northeasterly street line of Lorimer Street and the northwesterly street line of Driggs Avenue, a line midway between Lorimer Street and Manhattan Avenue, Driggs Avenue, and Lorimer Street; as shown on a diagram (for illustrative purposes only) dated November 29, 2021, and subject to the conditions of CEQR Declaration E-650.

PRESENTATION:

Richard Lobel presented. This application includes 4 lots. The developer proposes to build a 10-story mixed use building, plus 25% or 30% MIH. The first three floors will contain Retail/commercial space. The remaining floors will contain 74 residential units, approximately 19 of which are affordable with a range of 60-80% AMI. There will be 28 parking spaces in the cellar and on the ground floor.

In response to the community's request for more green elements, the applicant has added street trees with engineered soils, a green roof, trees and green roofs on set-back terraces, and a vine element growing up the side of the building.

The developer has begun speaking to the Parks Department about the possibility of contributing to McCarren Park. No money amount or details of the use of any contribution have been discussed.

Statement by community residents

One resident spoke in opposition to the development, stating that it would further add to the increase in the cost of living and displacement that has occurred in the area because of the many market rate units and the businesses catering to the residents who can afford them.

The owner of the corner luncheonette was present. She stated she is not ready to make a statement but is listening and watching the progress of the application.

Discussion by committee members

Many members struggled with the architectural design finding it to be out of context and not sufficiently reminiscent of the historical character of the neighborhood. Although the designer stated the idea was to have the upper all-glass stories disappear, members felt the stark contrast between the small masonry base and the much larger upper glass section was almost shocking and gave the appearance of two totally unrelated buildings.

The committee agreed it was not necessary for the developer to abandon the glass in its entirety, but it would be important for the developer to integrate masonry that would replicate the architecture of the original building in at least the first 6 stories.

The developer was not able to make a commitment at this time to address this concern.

The committee also asked for details regarding what the developer is willing to contribute to the maintenance or improvement of McCarren Park. The developer was not able to provide us with details at this point. Mary Salig-Husain confirmed that the Parks Department is willing to work with the developer as the application moves forward.

Several members asked for a commitment to preserve the “Royal Lace Paperworks” sign. The developer agreed to preserve and incorporate the sign.

Recommendation:

The developer was not able to commit to addressing the committee’s architectural concerns; could not provide us with ant details regarding any commitment toward the park; and was not able to commit to not using fossil fuels for heating and air-conditioning.

The committee voted to deny the application unless the following conditions are met.

- 1- The developer will change the current architectural design to integrate masonry that replicates the architecture of the original building in at least the first six floors.
- 2- The developer will agree to contribute substantial sustained funds to McCarren Park pursuant to a community benefit agreement with or approved by the Parks Department. The funds would be used by the Parks Department specifically for McCarren Park to augment monies normally received by the park through public funding.
- 3- The “Royal Lace Paperworks” sign will be incorporated into the building’s façade.
- 4- The two Manhattan Avenue properties, which are not included in the building being evaluated, will not be included in this re-zoning.
- 5- There will be a preference for local businesses and commercial tenants that will provide retail diversity.
- 6- The developer will provide 35% affordable units.
- 7- The developer will not use fossil fuels for heating and air conditioning.
- 8- The developer will consider using passive house technology for further reducing its carbon footprint.
- 9- The committee recommends the developer and the city explore the feasibility of incorporating a vertical forest architectural device.

Vote – 10 yes, 0 no, 4 abstain



COMMUNITY BOARD NO. 1
 435 GRAHAM AVENUE – BROOKLYN, NY 11211
 PHONE: (718) 389-0009
 FAX: (718) 389-0098
 Email: bk01@cb.nyc.gov
 Website: www.nyc.gov/brooklyn1



Land use
Request on 840 Lorimer St.
to deny the application
w/conditions

BOARD MEETING AND PUBLIC HEARING DATE: 2/8/22

	YES	NO	ABS		Yes	NO	ABS
GINA ARGENTO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	RYAN KUONEN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BOGDAN BACHOROWSKI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YOEL LANDAU	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LISA BAMONTE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARIE LEANZA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GINA BARROS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ABRAHAM LEBOVITS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TEON BROOKS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YOEL LOW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ERIC BRUZAITIS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TRINA McKEEVER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
THOMAS J. BURROWS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SANTE MICELI	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
IRIS CABRERA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TOBY MOSKOVITS	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
PHILIP CAPONEGRO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARTIN NEEDELMAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FRANK CARBONE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	RABBI DAVID NIEDERMAN	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
STEPHEN CHESLER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	KAREN NIEVES	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
MICHAEL CHIRICHELLA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARY ODOMIROK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
THERESA CIANCIOTTA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	JANICE PETERSON	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
GIOVANNI D'AMATO	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	DANA RACHLIN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ERIN DRINKWATER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BELLA SABEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ARTHUR DYBANOWSKI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ISAAC SOFER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
T. WILLIS ELKINS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ROBERT SOLANO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JULIA AMANDA FOSTER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DEL TEAGUE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DEALICE FULLER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TOMMY TORRES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JOEL GOLDSTEIN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WILLIAM VEGA	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
JOEL GROSS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARIA VIERA	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
KATIE DENNY HOROWITZ	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	STEPHEN WEIDBERG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SONIA IGLESIAS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SIMON WEISER	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MOISHE INDIG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BOZENA KAMINSKI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Time: _____ Tally: 23 YES 1 NO 8 ABS _____ RECUSAL