



## CITY PLANNING COMMISSION

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November 17, 2021 / Calendar No. 12

C 220061 MLK  
CORRECTED

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**IN THE MATTER OF** an application submitted by River Street Partners LLC pursuant to Section 197-c of the New York City Charter for a landfill of approximately 6,320<sup>1</sup> square feet located in the East River, in connection with a proposed mixed-use development, within a large-scale general development, on property generally bounded by North 3rd Street, River Street, North 1st Street, a line 200 feet northwesterly of River Street, Grand Ferry Park, and the U.S. Pierhead Line (Block 2355, Lots 1 and 20; Block 2361, Lots 1, 20 and 21; and Block 2376, Lot 50; and the demapped portions of Metropolitan Avenue and North 1st Street), in C6-2 District.

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This application (C 220061 MLK) for a landfill action was filed by River Street Partners LLC on August 4, 2021. This application, in conjunction with the related actions, would facilitate the construction of an approximately 1.16 million-square-foot mixed-use large-scale general development (LSGD) containing approximately 1,050 residential units, 30,000 square feet of community facility uses, 79,000 square feet of commercial space, and 2.9 acres of open space located at 105 River Street in the Williamsburg neighborhood of Brooklyn, Community District 1.

### RELATED ACTIONS

In addition to the proposed landfill action (C 220061 MLK), which is the subject of this report, implementation of the proposed project also requires action by the City Planning Commission on the following applications, which are being considered concurrently with this application:

C 220062 ZMK            Zoning map amendment to (a) rezone an M3-1 zoning district to a C6-2 zoning district; and (b) rezone an M3-1 zoning district to a M1-4 zoning district.

N 220063 ZRK            Zoning text amendment to establish the project area as a Mandatory

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<sup>1</sup> Corrected on December 8, 2021 to reflect correct square footage.

Inclusionary Housing (MIH) area; allow an LSGD that does not meet the ownership requirements of Zoning Resolution (ZR) Section 74-742, and allow new piers and in-water structures that are accessible to the public to generate floor area.

C 220064 ZSK Special permit pursuant to ZR Section 74-74 to establish a LSGD, allow reconstructed piers to retain floor area, and modify bulk regulations.

C 220070 ZSK Special permit pursuant to ZR Section 74-533 to reduce the parking requirements for accessory group parking facilities in a Transit Zone.

N 220065 ZAK Authorization pursuant to ZR Section 62-822(a) to modify regulations pertaining to the locations and dimensions of required waterfront public access areas.

N 220068 ZAK Authorization pursuant to ZR Section 62-822(b) to modify regulations pertaining to design requirements for waterfront public access areas.

N 220069 ZAK Authorization pursuant to ZR Section 62-822(c) to permit phasing of construction of required waterfront public access areas.

C 210425 MMK City Map change to eliminate, discontinue, close, and dispose of a segment of Metropolitan Avenue to the west of River Street and a portion of North First Street west of River Street.

## **BACKGROUND**

A full background discussion and description of this project appears in the report for the related zoning map amendment (C 220062 ZMK).

## **ENVIRONMENTAL REVIEW**

This application (C 220061 MLK), in conjunction with the related applications (C 210425 MMK, C 220062 ZMK, C 220064 ZSK, C 220070 ZSK, N 220063 ZRK, N 220065 ZAK, N 220068 ZAK, N 220069 ZAK), 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 New York City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 21DCP157K. The lead is the City Planning Commission.

A summary of the environmental review, including the Final Environmental Impact Statement (FEIS) dated November 5, 2021, appears in the report on the related application for a zoning map amendment (C 220062 ZMK).

## **WATERFRONT REVITALIZATION PROGRAM CONSISTENCY**

This application (C 220061 MLK) 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 21-080. This action was determined to be consistent with the policies of the New York City Waterfront Revitalization Program.

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## **UNIFORM LAND USE REVIEW**

This application (C 220061 MLK), and the related applications (C 210425 MMK, C 220062 ZMK, C 220064 ZSK, C 220070 ZSK), was certified as complete by the Department of City Planning on August 16, 2021 and was duly referred to 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 actions for a zoning text amendment (N 220063 ZRK) and zoning authorizations (N 220065 ZAK, N 220068 ZAK, N 220069 ZAK), which were referred for information and review on August 16, 2021 in accordance with the procedures for non-ULURP matters.

### **Community Board Review**

Community Board 1 held a public hearing on this application (C 220061 MLK), in conjunction with the related actions, and, on September 14, 2021, and by a vote of 20 in favor, 15 in opposition, and one abstaining, adopted a resolution recommending approval of the application with conditions.

A summary of the Community Board's recommendation and conditions appears in the report for the related zoning map amendment (C 220062 ZMK).

### **Borough President Recommendation**

This application (C 220061 MLK), in conjunction with the related actions, was considered by the Brooklyn Borough President who held a public hearing on September 27, 2021, and on October 5, 2021, issued a recommendation to approve the application with conditions.

A summary of the Borough President's recommendation and conditions appears in the report for the related zoning map amendment (C 220062 ZMK).

### **City Planning Commission Public Hearing**

On September 22, 2021 (Supplemental Calendar No. 5), the City Planning Commission scheduled October 6, 2021, for a public hearing on this application (C 220061 MLK). The hearing was duly held on October 6, 2021 (Calendar No. 35) in conjunction with the public hearing on the applications for related actions.

There were 40 speakers in favor of the application and none opposed as described in the report on the related zoning map amendment (C 220062 ZMK).

### **CONSIDERATION**

The Commission believes that this application for a landfill action (C 220061 MLK), in conjunction with the related applications (C 210425 MMK, C 220062 ZMK, C 220064 ZSK, C 220070 ZSK, N 220063 ZRK, N 220065 ZAK, N 220068 ZAK, N 220069 ZAK), 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 map amendment (C 220062 ZMK).

### **RESOLUTION**

Therefore, the City Planning Commission, deeming the proposed landfill to be appropriate, adopts the following resolution:

**RESOLVED**, that having considered the FEIS, for which a Notice of Completion was issued on November 5, 2021, with respect to this application (CEQR No. 21DCP157K), the City Planning Commission finds that the requirements of the New York State Environmental Quality Review Act and Regulations have been met and that:

1. The environmental impacts disclosed in the FEIS were evaluated in relation to the social, economic, and other considerations associated with the action[s] that are set forth in this report; and

2. Consistent with social, economic and other essential considerations from among the reasonable alternatives available, the action is one which avoids or minimizes adverse environmental impacts to the maximum extent practicable; and
3. The adverse environmental impacts identified in the FEIS will be minimized or avoided to the maximum extent practicable by incorporating as conditions to the approval, pursuant to the restrictive declaration dated November 15, 2021, those project components related to the environment and mitigation measures that were identified as practicable.

The report of the City Planning Commission, together with the FEIS, issued November 5, 2021, constitutes the written statement of findings that forms the basis of the decision, pursuant to Section 617.11(d) of the SEQRA regulations; 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 and 200 of the New York City Charter that based on the environmental determination, and the consideration and findings described in this report, the application (C 220061 MLK) submitted by River Street Partners LLC for a landfill of approximately 6,320<sup>2</sup> square feet located in the East River, in connection with a proposed mixed-use development, within a large-scale general development, on property generally bounded by North 3rd Street, River Street, North 1st Street, a line 200 feet northwesterly of River Street, Grand Ferry Park, and the U.S. Pierhead Line (Block 2355, Lots 1 and 20; Block 2361, Lots 1, 20 and 21; and Block 2376, Lot 50; and the demapped portions of

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<sup>2</sup> Corrected on December 8, 2021 to reflect correct square footage.

Metropolitan Avenue and North 1st Street), in C6-2 District, Community District 1, Borough of Brooklyn, is approved.

The above resolution (C 220061 MLK), duly adopted by the City Planning Commission on November 17, 2021 (Calendar No. 12), is filed with the Office of the Speaker, City Council, and the Borough President together with a copy of the plans of the development, in accordance with the requirements of Section 197-d of the New York City Charter.

**ANITA LAREMONT, *Chair***

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

**DAVID BURNEY, ALLEN P. CAPPELLI, ESQ., ALFRED C. CERULLO, III,**

**JOSEPH DOUEK, RICHARD W. EADDY, ANNA HAYES LEVIN,**

**ORLANDO MARIN, RAJ RAMPERSHAD, *Commissioners***