



CITY PLANNING COMMISSION

March 20, 2024 / Calendar No. 9

C 230051 ZMK

IN THE MATTER OF an application submitted by 54 Richards Street LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16a, changing from an M1-1 District to an M1-5 District property bounded by Seabring Street, a line 125 feet southeasterly of Richards Street, Commerce Street, and Richards Street, Borough of Brooklyn, Community District 6, as shown on a diagram (for illustrative purposes only) dated November 1, 2023, and subject to the conditions of CEQR Declaration E-737.

This application for a zoning map amendment was filed by 54 Richards LLC on August 29, 2022, to change an M1-1 zoning district to an M1-5 zoning district to facilitate the development of a new seven-story, approximately 85,000 square foot mixed-use development containing 66,000 square feet of light manufacturing uses and 19,000 square feet of commercial uses at 41 Richards Street (Block 512, Lots 13 and 20) in the Red Hook neighborhood of Brooklyn, Community District 6.

BACKGROUND

The applicant seeks a zoning map amendment to change an M1-1 zoning district to an M1-5 zoning district. The project area comprises Block 512, Lots 13, 20, 22 and a portion of Lot 25, and has a total area of 25,000 square feet and encompasses the eastern block frontage of Richards Street between Commerce Street and Seabring Street to a depth of 125 feet from Richards Street.

The development site at 37-41 Richards Street (Block 512, Lots 13 and 20) is owned by the applicant and, combined into a single zoning lot, has a total area of 16,500 square feet. Lot 13 is a corner lot with frontage on Richards and Commerce Streets and is currently improved by a one-story building occupied by an auto dealer and truck parking company with eight employees. Lot 20 is an interior lot with frontage on Richards Street and is currently improved by a one-story building occupied by a bakery business with three employees. Existing curb cuts are located on both Richards and Commerce Streets.

Included in the project area but not part of the development site are lot 22 and a portion of lot 25, which are not owned by the applicant. Lot 22 is occupied by the FDNY Engine 201/Ladder 101/Battalion 32. Lot 25 features a 4-story hotel constructed in 2009.

Existing land uses in the surrounding area are primarily industrial, manufacturing, transportation and utility uses, with limited residential, commercial, public facility, parking, and vacant land. Industrial, manufacturing, and auto-oriented uses are located in one- to six-story warehouses and include food production, auto body shops, steel fabrication, and window manufacturing. The entire block immediately north of the project area is utilized by MTA Bridges and Tunnels and features one-story buildings and surface parking immediately adjacent to the entrance of the Hugh L. Carey Tunnel (Battery Tunnel). Commercial uses consist of two hotels and ground-floor restaurants and offices in mixed-use townhomes along Columbia and Van Brunt Streets.

Residential uses in the surrounding area include two- to four-story rowhouses, four- to six-story multifamily lofts, and Red Hook Houses, the largest NYCHA development in Brooklyn which consists of approximately 24 six-story buildings. Public and community facilities include the FDNY fire station (Engine 202/Ladder 101), a school playground and a church. Coffey Park, an eight-acre neighborhood park featuring green space, benches, play equipment, basketball and handball courts, and an asphalt baseball diamond, is located two blocks south of the development site.

The surrounding area is served by the B61 bus, which provides service between Downtown Brooklyn, Cobble Hill, Red Hook, Gowanus and Park Slope, and has both north and east-bound stops on Van Brunt Street at Commerce and Seabring Streets. A CitiBike dock is located two blocks south of the project area on Richards Street between Delavan and Verona Streets. An NYC Ferry stop is located a half mile to the west at Atlantic Basin and provides service between Bay Ridge and lower Manhattan. The nearest subway stations are both just under one mile away and require crossing under the elevated Gowanus Expressway, either across Hamilton Avenue's seven lanes of traffic, or over Hamilton Avenue on a footbridge at Luquer Street. Both the Smith-9 Streets and Carroll Street subway stations provide F and G train service.

In 1996, the Community Board 6 197-a Plan Red Hook was approved (N 950015 NPK). The Plan sought to balance dual goals of increasing housing supply to allow Red Hook's population

to grow while preserving and growing the neighborhood's industrial economy. Proposals included a mixed-use zoning study, increased public waterfront access, and truck route modifications. In 2002, Block 523, located two blocks south of the project area and bounded by Delavan, Verona, Dwight, and Richards Streets, was rezoned from an M1-1 district to an R6 district to facilitate the redevelopment of four-story factory lofts into residential apartments containing 102 rental units (C 000539 ZMK).

The project area is located one block outside of the Southwest Brooklyn Industrial Business Zone (IBZ), which was established in 2006 and spans the industrial waterfront of the Red Hook peninsula, and where tax credit benefits and other city-based programs are provided to support industrial businesses. The project area is located within the 100-year (1% annual chance) floodplain within Zone A and has a base flood elevation of 12 feet.

The project area is located in an M1-1 zoning district that was mapped in 1961 and spans roughly 24 blocks of Red Hook and the Columbia Waterfront District. M1-1 is a low-density manufacturing district that permits industrial and commercial uses up to an FAR of 1.0 and certain community facility uses up to an FAR of 2.4. Buildings in M1-1 zoning districts are generally required to be 30 feet or two stories along the street wall, after which building heights are governed by the sky exposure plane that allows height to increase, with no maximum limit, based on the distance from the street. M1-1 zoning districts have high parking requirements, generally requiring one space per 300 square feet of commercial use and one space per 1,000 square feet of industrial use.

The project area is located two blocks north of R5 and R6 zoning districts that allow for residential and community facility uses. R5 is a low-density zoning district that allows a variety of housing types up to an FAR of 1.25, typically producing three- and four-story attached houses and small apartment buildings. R6 is a medium-density non-contextual zoning district where the maximum permitted FAR for residential uses ranges from 0.78 to 3.0 FAR. Parking requirements in R5 and R6 zones range from between 50 to 85 percent of dwelling units.

The proposed development is a new seven-story mixed-use manufacturing and commercial building with approximately 85,000 square feet of floor area (4.99 FAR). The proposed building would rise to a base height of 75 feet before setting back 20 feet and rising to a maximum

building height of 100 feet. The proposed building would contain 66,000 square feet (4.02 FAR) of light manufacturing uses, 16,000 square feet (0.97 FAR) of commercial office space, and 3,000 square feet of ground-floor commercial retail space. Proposed uses for the manufacturing space include those from Use Groups 11, 16, and 17, including the manufacturing of textiles, ceramics, graphic arts, custom furniture, food, and baked goods. The proposed commercial office space is intended to serve the business needs of the manufacturing activities located on site and include uses from Use Groups 6 and 9, including design and architecture studios, marketing and advertising firms, art printing, showrooms, and logistics distribution firms. For the ground floor retail space, the applicant proposes to include space for the sale of products manufactured on-site.

Retail entrances for the proposed development would be located on Richards Street, while the Commerce Street frontage would feature two curb cuts, two double-height loading docks, entrances to the accessory parking, and a pedestrian entrance for commercial and manufacturing tenants. While no parking is required, the applicant proposes to include 41 accessory parking spaces, which would be screened and located on the ground and first floors to accommodate the proposed workforce. The proposed development would be constructed pursuant to flood-resistant construction standards, utilizing wet flood-proofing for ground floor parking and loading areas, and dry flood-proofing for ground floor lobby, elevators, and retail uses. Construction would also proceed pursuant to a Landmarks Preservation Commission-approved (LPC) Construction Protection Plan (CPP) to protect identified adjacent architectural resources.

To facilitate the proposed development, the applicant requests a zoning map amendment to change an M1-1 zoning district to a M1-5 zoning district. The proposed rezoning area spans the eastern frontage of Richards Street between Seabring and Commerce Streets to a depth of 125 feet.

M1-5 zoning districts are medium-density manufacturing districts that permit industrial and commercial uses up to an FAR of 5.0 and certain community facility uses up to an FAR of 6.5. New developments within M1-5 zoning districts are subject to a sky exposure plane that commences at a height of 85 feet above the street line (or six stories, whichever is less) with a

required setback at or below the 85-foot height of 15 feet on a narrow street and 20 feet on a wide street. Off-street parking is not required in M1-5 zoning districts.

ENVIRONMENTAL REVIEW

This application (C 230051 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 City Planning Commission. The designated CEQR number is 20DCP081K.

The proposed actions as analyzed in the Environmental Assessment Statement incorporate a Restrictive Declaration, requiring the implementation of an LPC-approved CPP for the protection of adjacent architectural resources, as a project component related to the environment. After a study of the potential environmental impact of the proposed actions, a Negative Declaration was issued on October 30, 2023. The Negative Declaration includes an (E) designation to avoid the potential for significant adverse impacts related to hazardous materials and air quality (E-737). The requirements of the (E) designation are described in the Environmental Assessment Statement and Negative Declaration.

WATERFRONT REVITALIZATION PROGRAM CONSISTENCY

This application (C 230051 ZMK) was reviewed by the City Coastal Commission for consistency with the policies of the New York City Waterfront Revitalization Program (WRP), as amended, approved by the New York City Council on October 30, 2013 and by the New York State Department of State on February 3, 2016, pursuant to the New York State Waterfront Revitalization and Coastal Resource Act of 1981 (New York State Executive Law, Section 910 et seq.). The designated WRP number is 22-070. The action was determined to be consistent with the policies of the New York City Water Revitalization Program.

UNIFORM LAND USE REVIEW

This application (C 230051 ZMK) was certified as complete by the Department of City Planning on November 1, 2023 and duly referred to Brooklyn Community Board 6 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 November 30, 2023, Brooklyn Community Board 6 held a public hearing on this application (C 230051 ZMK), and on December 13, 2023, by a vote of 32 in favor, none opposed, and two abstaining, adopted a resolution recommending approval of the application.

Borough President Recommendation

On January 16, 2024, the Brooklyn Borough President held a public hearing on this application (C 230051 ZMK), and issued a recommendation on January 29, 2024 to approve the application.

City Planning Commission Public Hearing

On February 7, 2024 (Calendar No. 2), the City Planning Commission scheduled February 21, 2024 for a public hearing on this application (C 230051 ZMK). The hearing was duly held on February 21, 2024 (Calendar No. 15). Five speakers testified in favor of the application, and none in opposition.

Speakers testifying in favor of the application included four members of the project team. The applicant's representative summarized the project area, proposed zoning map amendment, and proposed project. They described the vision of the proposed project as being primarily dedicated to light, artisanal manufacturing uses, including, for example, woodworking, food production, graphic arts, and clothing and jewelry making, and related commercial and retail uses serving the primary function of manufacturing.

The environmental consultant described the existing conditions of the surrounding area, including flood risk. They stated that the existing M1-1 zoning doesn't allow for redevelopment given the low available FAR and the high cost of environmental remediation and flood-resilient design. The project architect described the proposed building design, including voluntary setback and height limits to provide a modern building that is consistent with neighborhood context, as well as flood resilient design features to comply with Appendix G of the building code and an intent to provide rooftop solar panels and/or green infrastructure.

The applicant described their industrial business experience in Red Hook for the past 50 years, including with ship repair, operating a machine shop, and leasing space to industrial tenants. They described how a decline in local manufacturing during that period poses challenges for industrial businesses in the city today due to long wait times associated with receiving parts manufactured abroad, and their vision for increasing jobs by rekindling local manufacturing. As a lessor to industrial tenants, the applicant sees a demand for the types of maker spaces and food incubators that are envisioned for the proposed development, and a lack of existing spaces with appropriate floor plates, elevators, loading docks, and flood-resilient design that those uses require.

In addition to the applicant team, one person spoke in favor of the application. A representative of the Southwest Brooklyn Industrial Development Corporation (SBIDC) spoke in favor of the application, which was the subject of a feasibility study funded by a Neighborhood Challenge Grant from the NYC Department of Small Business Services (SBS). They stated that the industrial vacancy rate in the Southwest Brooklyn IBZ is at an all-time low at four percent, and that the proposed M1-5 zoning district will unlock much-needed industrial space for small businesses. Finally, they stated that the applicant's experience as an industrial business owner has informed the design of the proposed development, which they believe meets the needs of industrial businesses to establish and grow in Brooklyn.

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

CONSIDERATION

The Commission believes that this application for a zoning map amendment (C 230051 ZMK) from an M1-1 to an M1-5 zoning district is appropriate. The action will facilitate the redevelopment of two single-story warehouses to a new seven-story, approximately 86,000 square foot mixed-commercial and industrial development primarily dedicated to light manufacturing uses, with offices on upper floors and ground-floor retail space, estimated to generate approximately 140 jobs.

Red Hook historically developed as a mixed-residential, commercial, and industrial neighborhood, with workers often living within walking distance to industrial jobs. While the neighborhood population has not grown significantly since the construction of NYCHA Red

Hook Houses in the 1930s, changes in shipping and global trade have changed the scale and nature of many industrial businesses since the mid-20th century. The zoning districts in Red Hook that were established in the 1961 Zoning Resolution have remained largely unchanged since. This application is in keeping with the adopted Red Hook 197a Plan recommendations to support the preservation and expansion of industrial and maritime activity and promote employment and business opportunities for local residents, and that while this plan was created nearly three decades ago and some conditions have changed, these goals remain relevant today.

In recent years, there has been a surge in boutique manufacturing, art studios, offices, and other commercial uses in the neighborhood, largely taking place in historic industrial lofts that are non-compliant with the current M1-1 zoning district that was established in 1961. The surrounding area features multiple such historic industrial lofts that serve as precedents for the bulk and program of the proposed development, ranging from three to six stories and up to 95 feet tall and housing various maker, film, and artist studios. Industrial vacancy rates in the area are low, presenting an opportunity to update zoning regulations to facilitate growth and better accommodate evolving manufacturing and employment trends.

The Commission believes that the height and bulk of the proposed zoning district are appropriate given the neighborhood context, proximal access to both freight transportation infrastructure and end-use markets, and existing uses of the Richards Street corridor and the surrounding area. Due to the low permitted FAR and high parking requirement, the current M1-1 zoning serves as a barrier to redevelopment and expansion of underutilized lots, which also limits the potential for sites to undertake environmental remediation and flood resilient design. The proposed M1-5 zoning district will allow for an increase in non-residential height and density and elimination of parking requirements, with no change in permitted use. The applicant's intent to voluntarily provide 41 screened parking spaces on the ground and first floors represents a significant reduction from the number of parking spaces that would be required for a similarly sized development under the current M1-1 zoning, and is appropriate given the proposed development's intended uses, density, and access to transit.

The Commission recognizes that this proposal was the subject of a feasibility study funded by a SBS Neighborhood Challenge Grant and conducted in collaboration with SBIDC, and is pleased

that the applicant, who has experience as an owner of and lessor to industrial businesses in Red Hook, intends to invest in the future of manufacturing and industrial uses in Red Hook. The Commission appreciates the applicant's attention to detail regarding the design of a functional and resilient industrial development in an area with high flood risk, including plans to comply with Appendix G of the Building Code through dry- and wet-floodproofing measures, elevation of building services above the floodplain, and inclusion of detention systems and backflow prevention.

The Commission acknowledges that this application is being considered at the same time as the City of Yes for Economic Opportunity (COYEO) proposal, which includes an application (N 240011 ZRY) for a zoning text amendment that would add new Manufacturing district options to the City's Zoning District Resolution, expanding the range of zoning tools available for job-intensive, non-residential developments to enable job growth. The Commission is pleased that the M1-5 zoning district available today can facilitate the proposed development and is hopeful that this case study, along with the expanded range of non-residential zoning tools proposed in COYEO, will help facilitate similar projects in the future.

RESOLUTION

RESOLVED, that having considered the Environmental Assessment Statement, for which Negative Declaration was issued on October 30, 2023 with respect to this application (CEQR No. 20DCP081K), the City Planning Commission finds that the actions described herein will have no significant impact on the environment; and be it further

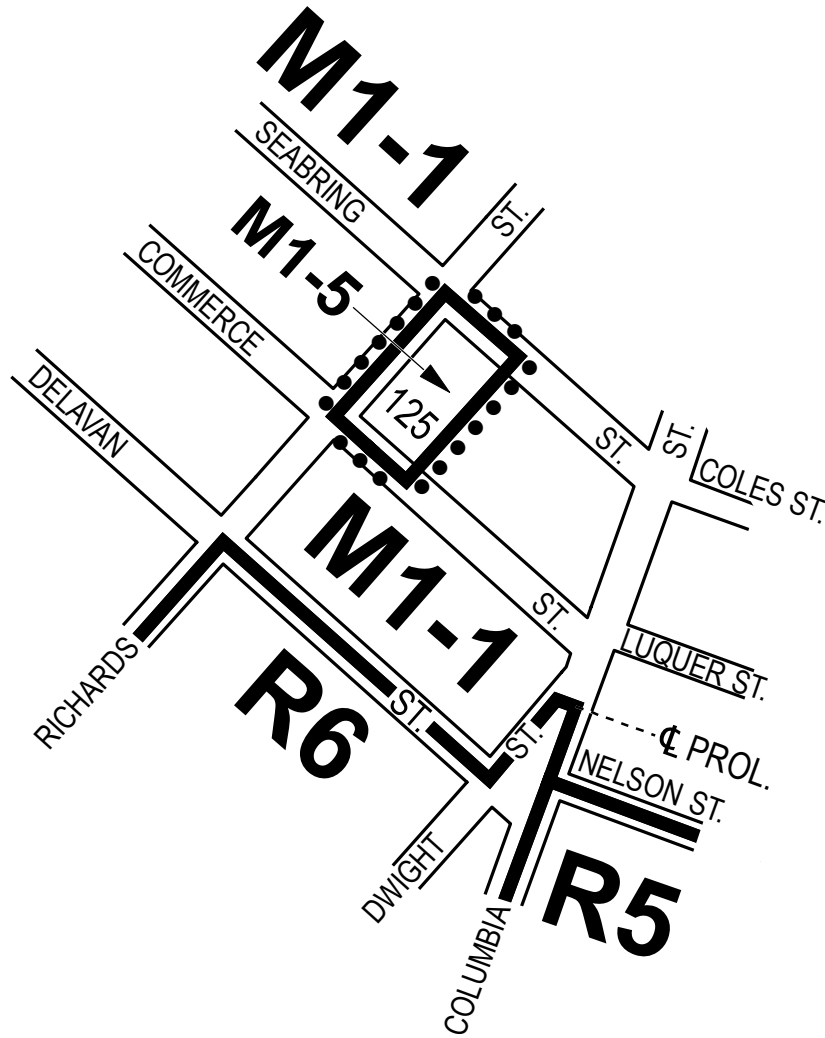
RESOLVED, that the City Planning Commission, in its capacity as the City Coastal Commission, has reviewed the waterfront aspects of this application and finds that the proposed action is consistent with WRP policies; and be it further

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 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. 16a by changing from an M1-1 District to an M1-5 District property bounded by Seabring Street, a line 125 feet southeasterly of Richards Street, Commerce Street, and Richards Street, Borough of

Brooklyn, Community District 6, as shown on a diagram (for illustrative purposes only) dated November 1, 2023, and subject to the conditions of CEQR Declaration E-737.

The above resolution (C 230051 ZMK), duly adopted by the City Planning Commission on March 20, 2024 (Calendar No. 9), 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, ANTHONY CROWELL, Esq.,
JOSEPH I. DOUEK, DAVID GOLD, Esq., LEAH GOODRIDGE, Esq.,
RASMIA KIRMANI-FRYE, ORLANDO MARÍN, JUAN CAMILO OSORIO,
RAJ RAMPERSHAD, *Commissioners*

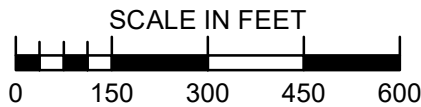


CITY PLANNING COMMISSION
 CITY OF NEW YORK
 DIAGRAM SHOWING PROPOSED
ZONING CHANGE
 ON SECTIONAL MAP

16a
 BOROUGH OF
BROOKLYN

New York, Certification Date:
 November 1, 2023

S. Lenard
 S. Lenard, Director
 Technical Review Division



NOTE:

- Indicates Zoning District Boundary
- The area enclosed by the dotted line is to be rezoned by changing an M1-1 District to an M1-5 District.



COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: 41 Richards Street	
Applicant: 54 Richards Street LLC	Applicant's Primary Contact: Emily Simons
Application # 230051ZMK	Borough:
CEQR Number: 20DCP081K	Validated Community Districts: K06

Docket Description:
IN THE MATTER OF an application submitted by 54 Richards Street LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16a, changing from an M1-1 District to an M1-5 District property bounded by Seabring Street, a line 125 feet southeasterly of Richards Street, Commerce Street, and Richards Street, as shown on a diagram (for illustrative purposes only) dated November 1, 2023, and subject to the conditions of CEQR Declaration E-737.

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

RECOMMENDATION: Favorable			
# In Favor: 32	# Against: 0	# Abstaining: 2	Total members appointed to the board: 34
Date of Vote: 12/13/2023 12:00 AM		Vote Location: Van Alen Institute	

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

Date of Public Hearing: 11/30/2023 6:30 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:	Van Alen Institute - 303 Bond Street

CONSIDERATION: During our December 13, 2023, Full Board meeting, Brooklyn Community Board 6 voted on a rezoning application for 41 Richards Street in Red Hook. The application seeks a zoning map amendment from M1-1 to M1-5 to facilitate the development of a new 7-story, 86,266 sf mixed-use development containing 66,319 sf of light manufacturing uses, 15,947 sf commercial office space, and 2,730 sf ground-floor commercial retail. Brooklyn Community Board 6, by a vote of thirty-two in favor, zero in opposition, and 2 in abstention, recommends approval of this application as presented.		
Recommendation submitted by	BK CB6	Date: 12/29/2023 8:14 PM



BROOKLYN COMMUNITY BOARD SIX

Eric McClure
Chairperson

Michael Racioppo
District Manager

December 15, 2023

Daniel Garodnick, Chairperson
City Planning Commission
120 Broadway
New York, New York 10271

Dear Chairperson Garodnick:

I'm writing to advise you that during our December 13, 2023, Full Board Meeting, **Brooklyn Community Board 6 voted on a rezoning application for 41 Richards Street** in Red Hook. The application seeks a **zoning map amendment from M1-1 to M1-5** to facilitate the development of a new 7-story, 86,266 sf mixed-use development containing 66,319 sf of light manufacturing uses, 15,947 sf commercial office space, and 2,730 sf ground-floor commercial retail.

Brooklyn Community Board 6, by a vote of thirty-two in favor, zero in opposition, and 2 in abstention, **recommends approval of this application as presented.**

Thank you for the opportunity to comment.

Sincerely

Michael Racioppo,
District Manager



BOROUGH PRESIDENT RECOMMENDATION

Project Name: 41 Richards Street	
Applicant: 54 Richards Street LLC	Applicant's Administrator: Emily Simons
Application # 230051ZMK	Borough: Brooklyn
CEQR Number: 20DCP081K	Validated Community Districts: K06

Docket Description:
 IN THE MATTER OF an application submitted by 54 Richards Street LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16a, changing from an M1-1 District to an M1-5 District property bounded by Seabring Street, a line 125 feet southeasterly of Richards Street, Commerce Street, and Richards Street, as shown on a diagram (for illustrative purposes only) dated November 1, 2023, and subject to the conditions of CEQR Declaration E-737.

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

RECOMMENDATION: Favorable

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

CONSIDERATION: See attached memo for full comment.

Recommendation submitted by	BK BP	Date: 1/30/2024 10:20 AM
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Brooklyn Borough President Antonio Reynoso

Brooklyn Borough Hall
209 Joralemon Street, Brooklyn, NY 11201

City Planning Commission
120 Broadway, 31st Floor, New York, NY 10271
calendaroffice@planning.nyc.gov

Uniform Land Use Review Procedure (ULURP) Application

41 RICHARDS STREET – C230051ZMK

IN THE MATTER OF a private application submitted by 54 Richards LLC pursuant to Sections 197-c and 201 of the New York City Charter for a zoning map amendment to facilitate the development of a new seven-story, 86,266 sf mixed-use development containing 66,319 sf of light manufacturing uses, 14,947 sf commercial office space, and 2,730 sf ground-floor commercial retail at 41 Richards Street in the Red Hook neighborhood of Community District 6.

BROOKLYN COMMUNITY DISTRICT 6

RECOMMENDATION

APPROVE

APPROVE WITH

MODIFICATIONS/CONDITIONS

DISAPPROVE

DISAPPROVE WITH

MODIFICATIONS/CONDITIONS

RECOMMENDATION FOR: 41 RICHARDS STREET – C230051ZMK

This project is located in an M1-1 district, a light manufacturing district mapped throughout the city. In Red Hook, this district is mapped as a buffer between the heavier M2 and M3 manufacturing districts along the waterfront and the mid-rise residential R5 and R6 districts in Red Hook and Carroll Gardens. The M1-1 district allows a floor area ratio (FAR) of 1.0 and includes substantial parking requirements. As a result, this district encourages low-rise manufacturing buildings with surface parking lots.

The applicant is proposing a zoning map amendment to an M1-5 district, which allows an FAR of 5.0 and no parking requirement. This change would facilitate a seven-story light manufacturing development, with 80 percent of zoning square footage devoted to light manufacturing uses. The remaining 20 percent of zoning square footage is office space directly associated with the proposed light manufacturing uses. The applicant is also proposing parking and loading on the bottom two floors, as well as 2,370 square feet of ground floor retail space intended to be used as pop-up retail selling merchandise manufactured by the light manufacturing tenants of the building.

The project area is adjacent to the boundary of the Southwest Brooklyn Industrial Business Zone (IBZ), areas where expanded business services are available for industrial and manufacturing businesses and where the City has made a commitment to not map non-manufacturing zoning

districts. According to a March 2006 map from the now-defunct Mayor's Office of Industrial and Manufacturing Businesses, the applicant's property is within the Southwest Brooklyn IBZ's Ombudsman Area, areas outside of IBZs that were eligible to receive business services from the Industrial Business Service Providers (IBSPs). Information on Ombudsman Areas is no longer readily available.

The applicant's property is located within the Coastal Zone Boundary. The Coastal Zone Boundary defines areas for which the City's 10 policy categories to guide the use and development of waterfront areas apply via the Waterfront Revitalization Program (WRP). The site is also in the 100-year floodplain and is considered a "high-risk flood zone," referred to in the Zoning Resolution as an area not subject to high velocity wave action but still at a high risk for flooding.

Borough President Reynoso held a public hearing on this application on January 16, 2024. No members of the public testified on this item.

Community Board Position

Community Board 6 unanimously voted to approve this application on December 13, 2023.

Approval Rationale

Borough President Reynoso believes the applicant's proposed height and bulk is appropriate. The proposed development represents a multistory loft-style building, a building type that is already familiar to the waterfront manufacturing character of Red Hook. The existing M1-1 zoning is too restrictive to allow this type of development. At the time of this recommendation, DCP is concurrently pursuing the City of Yes for Economic Opportunity citywide zoning text amendment, which includes a series of new manufacturing districts. During the application process, both DCP and the applicant stated that if the new manufacturing districts were available the most applicable would have been the new M1A-4 "Growth" district. However, both DCP and the applicant also stated that the already existing M1-5 district sought in this application provides more building envelope flexibility, and other than that the difference was negligible.

Borough President Reynoso has some reservations about the proposed retail space along Richards Street. As proposed by the applicant, this retail space should exclusively be used to showcase merchandise produced by businesses within the building. This block of Red Hook is a manufacturing area with limited foot traffic, this space should not serve as a precedent to introduce ground floor retail to Richards or Commerce Streets and transform them into commercial, rather than manufacturing corridors.

Borough President Reynoso is encouraged by the applicant's participation in vocational workforce and training programs, including the Department of Small Business Services' (SBS) Neighborhood Challenge Grant. The Borough President is also encouraged by the applicant's intention to seek tenants that would bolster Red Hook's maritime-oriented industries and freight access.

As outlined in his Comprehensive Plan for Brooklyn, Borough President Reynoso supports the protection and growth of Brooklyn's manufacturing sector and Industrial Business Zones. This project is aligned with the Plan's Resilient Infrastructure & Jobs Framework and specific objectives and recommendations relating to maintaining the borough's manufacturing districts (Obj. 6.1), establishing industry partners for workforce training (Rec. 6.3.3), and supporting maritime-oriented industry and freight capacity in Red Hook (Rec. 4.4.7).

Recommendation

Be it resolved that the Brooklyn Borough President, pursuant to Sections 197-c of the New York City Charter, recommends that the City Planning Commission and City Council approve this application.



January 29, 2024

BROOKLYN BOROUGH PRESIDENT

DATE