



CITY PLANNING COMMISSION

October 19, 2011/Calendar No. 8

C 110382 ZMK

IN THE MATTER OF IN THE MATTER OF an application submitted by Brooklyn Navy Yard Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12d, by changing from an M1-2 District to an M1-4 District property bounded by the easterly centerline prolongation of Sands Street, a line 400 feet easterly of Navy Street, a line 400 feet northerly of Nassau Street, a line 680 feet easterly of Navy Street, Nassau Street, and Navy Street, Borough of Brooklyn, Community District 2, as shown on a diagram (for illustrative purposes only) dated June 20, 2011.

This application for an amendment of the Zoning Map was filed by the Brooklyn Navy Yard Development Corporation (BNYDC) on June 9, 2011, to rezone Brooklyn Block 2023, Lot 50 and part of Lot 1 from M1-2 to M1-4 in order to facilitate the development of Admiral's Row Plaza, approximately 287,000 square feet of retail, industrial and community facility/non-profit floor area in five buildings on the Admiral's Row site, bounded by Nassau Street, Navy Street and the Brooklyn Navy Yard in Brooklyn's Community District 2.

RELATED ACTIONS

In addition to the application for a zoning map amendment (C 110382 ZMK), which is the subject of this report, implementation of the proposed development also requires action by the City Planning Commission on the following applications, which are being considered concurrently with this application:

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| C 110380 PQK | Application by the New York City Department of Citywide Administrative Services (DCAS) to acquire federally-owned property |
| C 110381 PPK | Application by the New York City Department of Small Business Services (SBS) to dispose of City-owned property to the Brooklyn Navy Yard. |
| N 110383 ZRK | Zoning text amendment to Section 74-742 of the Zoning Resolution to allow special permits for Large Scale General Developments. |
| C 110375 ZSK | Special permit pursuant to Section 74-743(a) to waive regulations related to rear yards in a Large Scale General Development |
| C 110376 ZSK | Special permit pursuant to Section 74-744 to allow signage that exceeds the otherwise applicable regulations. |

- C 110377 ZSK Special permit pursuant to Section 74-53 to allow an accessory group parking facility with 266 spaces in an M1-4 zoning district.
- C 110378 ZSK Special permit pursuant to Section 74-922 to allow buildings containing retail uses with no limit on retail floor area.
- N 110379 ZCK Certification pursuant to Section 62-811 for waterfront public access and visual corridors.

BACKGROUND

The Brooklyn Navy Yard Development Corporation (BNYDC) in conjunction with DCAS and SBS, propose a commercial, industrial and community facility development of approximately 287,000 square feet of floor area on a 6.07-acre site bounded by Navy Street on the west, Nassau Street and Flushing Avenue on the south and the Brooklyn Navy Yard on the north and east in Brooklyn Community District 2. The site is known as Admiral's Row and it is located in an M1-2 zoning district.

The Admiral's Row site is located at the northeast corner of Navy Street and Nassau Street/Flushing Avenue within the original boundaries of the Brooklyn Navy Yard complex. The 300-acre Brooklyn Navy Yard industrial park, which abuts the northern and eastern portions of the project site, is largely zoned M3-1 with an area zoned M1-2 along Navy Street and Nassau Street/Flushing Avenue that includes the project site. Businesses permitted in M3 districts typically generate noise, traffic or pollutants and are required to conform to the performance standards of the district, while businesses permitted in M1 districts generally have fewer potential environmental impacts. The Brooklyn Navy Yard industrial park, which is managed by the BNYDC, contains a variety of tenants, including entertainment and media, architecture, design, engineering and construction firms, artists and artisans, woodworkers and metal fabricators; e-commerce; food distributors; plastics manufacturers and distributors; ship repairers and printers.

The Admiral's Row site encompasses 264,409 sq. ft. (6.07 acres) at the northeast corner of Nassau Street/Flushing Avenue and Navy Street. The site was originally part of the Brooklyn Navy Yard, but was transferred to the United States National Guard Bureau and remained in Federal ownership after the rest of the Navy Yard was deeded to the City.

The site, which has been controlled by the Federal Government since the early 19th Century, includes 21 vacant structures that have been determined eligible for listing on the State and

National Registers of Historic Places as a historic district. Eleven of the structures are former officer's housing: three detached three-story residences, seven attached three-story residences and one single-story residence. All but one of the residences is oriented toward Nassau Street/Flushing Avenue with one-story accessory garages at the rear. The front, rear and side yards of each residence are overgrown with trees, vines and underbrush. The final, one-story, residence is located on the northern portion of the site, along Sands Street. Other structures on the site include Building 198, a former shower room that was converted to a transformer substation; and the Timber Shed, a long, approximately 6,000 sq. ft. brick and wood structure that was formerly used to store timber for ship construction. The site also includes two concrete pads for former tennis courts and a former parade ground.

The buildings on the site have been unoccupied for approximately thirty years and the structures on the site are severely deteriorated. The general boundaries of the site are marked by a brick wall along Navy Street, a brick wall and wrought iron fence along Nassau Street, and a chain link fence to the north and east, which physically separate the site from both the Brooklyn Navy Yard industrial park and the adjacent neighborhood.

A large portion of the area surrounding the site is zoned R6, R6A and R6B, medium-density residential districts. Among these areas are large New York City Housing Authority (NYCHA) developments located to the west and south of the project site. Immediately west of the project site, across Navy Street, are the Farragut Houses which comprise ten 14-story buildings, which occupy three large blocks. The Raymond V. Ingersoll Houses, comprising 20 six- and 11-story buildings are located to the south of the project site, south of Commodore Barry Park and the elevated BQE. Directly east of the Ingersoll Houses are the Walt Whitman Houses, a development of 15 buildings, six- and thirteen-stories tall.

Other nearby residential areas – Vinegar Hill, northwest of the project site, and North Oxford and Cumberland streets, southeast of the project site – are characterized by a mixture of two- to four-story attached row houses and detached homes and community facilities. There are also a few larger, four- to 13-story multi-unit apartment buildings located northwest and southwest of the project site, including the new six-story building at the southeast corner of Gold and Front Streets (99 Gold Street) and the Brooklyn Gold complex on the block bounded by Gold, Prince, Concord and Tillary streets. Further to the north and west lies DUMBO, a historic district that contains a mix of industrial loft spaces and larger apartment buildings.

Southwest of the project site is the Bridge Plaza area north of Downtown Brooklyn, which contains several commercial districts, including C4-3 and C6 districts. These areas contain a wide mix of uses, including heavy retail uses, storage facilities and residential buildings.

Nearby retail strips are limited, but include: York Street between Bridge and Gold Streets, which contains a small restaurant, pharmacy, medical office, several bodegas and a small supermarket; and Park Avenue, between North Oxford Street and Carlton Avenue, which contains a luncheonette, funeral home, liquor store and several convenience stores. The closest large format supermarket is over a mile away, on Atlantic Avenue.

The proposed actions would facilitate the development of Admirals Row Plaza, which would contain approximately 287,000 square feet of retail, industrial and community facility/non-profit space in five buildings around a common accessory surface parking lot. In total, the proposed project would have a Floor Area Ratio (FAR) of 1.09. The proposed development would include a regional destination supermarket of approximately 74,000 square feet, approximately 79,000 square feet of additional retail space ranging from small local stores to destination retailers in three buildings, approximately 7,000 square feet of community facility/non-profit space, and approximately 127,000 square feet of light manufacturing space located in four stories above the supermarket.

The proposed development is designed to create a street wall along Navy Street and Nassau Street/Flushing Avenue. The proposed new buildings on the site are situated at least 12 feet from the Proposed Project Site's property line along Nassau Street to accommodate the Brooklyn Waterfront Greenway, a dedicated landscaped bicycle and pedestrian path connecting Brooklyn waterfront neighborhoods from Greenpoint to Sunset Park that will align both frontages of the Proposed Project Site.

A five-story (92 feet) building (Building A) is proposed for the east end of the site, closest to structures within the Brooklyn Navy Yard on the adjacent lot (Block 2023, Lot 1). The ground floor would be a large-format (74,000 sq. ft.) supermarket, with customer entrances on the west side of the building facing the group parking lot. Above the supermarket would be four stories of light industrial space (127,000 sq. ft.), accessed from the ground floor on the north side of the building. This access location allows the tenants of the light industrial space to enter the building from inside the Brooklyn Navy Yard industrial park, similar to all other BNYDC light industrial tenants.

West of the supermarket and light industrial building along Nassau Street is the existing historic four-story (44 feet) Building B, which would be renovated and converted to community facility/non-profit use (approx. 7,024 sq. ft. or 0.03 FAR of community facility use.)

West of Building B would be a new two-story (32 feet) 34,180 sq. ft. retail building (Building C). Building C will have entrances on both the north and south sides of the building facing Nassau Street and the group parking facility.

West of the retail building, at the corner of Navy Street and Nassau Street, is an existing two-story (37 feet) 11,312 square foot building (the Timber Shed/Building D) that would be renovated and used for retail use. A one-story (37 feet) 1,291 square foot addition to be built at the Timber Shed's north end would also contain retail uses.

North of the Timber Shed building, along Navy Street near its intersection with Sands Street, would be another 31,752 square foot retail building (Building E) that would be one story (38 feet) for its southernmost 102.5 linear feet and then would rise to two stories (40 feet) at the north end.

An accessory group parking lot with 266 on-grade parking spaces would occupy the interior of the site. Two two-way mid-block driveways located on Nassau Street and Navy Street would provide vehicular access to the parking lot. The Nassau Street driveway would be signalized. The Navy Street driveway would be unsignalized, with movements restricted to right-turn-in and right-turn-out through the use of structures and pavement markings that would prohibit left turns into or out of the driveway from Navy Street. An additional 29 parking spaces are connected to the group parking facility, but are outside the site boundaries, on the adjacent zoning lot controlled by BNYDC. All accessory parking areas would be landscaped pursuant to zoning. Indoor parking for 16 bicycles would be provided in a room at the east end of Building C.

The project's light industrial tenants will have access to parking inside the Brooklyn Navy Yard industrial park in a dedicated parking area that would accommodate 130 parking spaces. Loading docks for the supermarket and industrial tenants would be on the east side of Building A. Pursuant to an access agreement with the BNYDC, both the industrial parking area and the loading docks would be accessed via the Brooklyn Navy Yard industrial park's Sands Street Gate at the Navy Street and Sands Street intersection on weekdays and via the Brooklyn Navy Yard industrial park's Clinton Avenue Gate at the Nassau Street/Flushing Avenue and Clinton Avenue intersection on weekends.

Bicycle parking would be provided at a number of bike racks throughout the site and in a bike room on the east end of Building C.

To facilitate the proposed project, the following actions are required:

Acquisition of the site (C 110380 PQQ)

DCAS requests approval for the acquisition of the Admiral's Row site (Brooklyn Block 2023, Lot 50) from the United States National Guard Bureau (NGB) on behalf of the City of New York. The conveyance of the Proposed Project Site from the NGB to the City of New York is authorized under federal Public Law 100-102. The NGB retained this portion of the Brooklyn

Navy Yard when most of the remainder of the Brooklyn Navy Yard was transferred to the City of New York in 1967. Once acquired, the City would transfer the subject property to the BNYDC for development as the Admirals Row mixed-use commercial and light manufacturing project that is the subject of these applications.

The 6.07-acre Proposed Project Site is currently improved with twenty-one (21) vacant structures. Eleven (11) of the structures are former officers' housing: three (3) detached 3-story residential structures; seven (7) attached 3-story structures and one single-story structure. There are seven (7) detached accessory garages associated with the former officers' housing. Other structures on the site are a one-story, former Timber Shed, a maintenance building, and a shower room. There are two (2) tennis courts situated on the northeast portion of the parcel. While a majority of the structures are substantially deteriorated, the Proposed Project Site has been determined to be eligible for listing in the State and National Register of Historic Properties.

Disposition of City-owned Property (C 110381 PPK)

SBS requests approval for the disposition of the Admiral's Row site (Brooklyn Block 2023, Lot 50) to the BNYDC. The BNYDC currently leases the Brooklyn Navy Yard industrial park from the City of New York through a 99-year master lease. The Proposed Project Site would be leased to BNYDC through an amendment to the existing master lease to allow BNYDC to manage and redevelop the Admiral's Row site. Disposition is requested subject to restrictions limiting development to the project that is the subject of the special permits to permit a 266 space group parking facility pursuant to ZR Section 74-53, for bulk modification to allow certain rear yard encroachments pursuant to ZR Section 74-743(a)(2), and to construct and occupy five retail buildings with no limitation on floor area per establishment pursuant to ZR Section 74-922, discussed below.

Zoning Map Amendment (C 110382 ZMK)

The BNYDC proposes to amend zoning map 12d of the Zoning Resolution to rezone the project site from an M1-2 to an M1-4 district to reduce the amount of parking on the Project site. Zoning districts adjacent to the Project site include M3-1 within the Navy Yard to the northeast, M1-2 to the north and east, and residential districts to the south and west.

The existing M1-2 district allows light manufacturing and commercial uses at an FAR of 2.0 and limited community facility uses at an FAR of 4.80. Building heights are limited to 60 feet or four stories at the front lot line, above which buildings must set back subject to the sky exposure plane. One parking space is required for every 200 to 300 square feet of commercial space and one space for every 1,000 square feet of manufacturing space.

The proposed M1-4 district would allow the same light manufacturing, commercial and community facility uses as the existing M1-2 district. Commercial and manufacturing uses would be limited to 2.0 FAR, but community facilities would be permitted up to an FAR of 6.50. Maximum permitted building height are subject to the same limits as the M1-2 zoning district – 60 feet or four stories at the front lot line, above which buildings must set back from the lot line subject to the sky exposure plane. No parking is required for commercial uses in the M1-4 zoning district.

Under the existing M1-2 zoning district parking requirements, the proposed project would require more than one thousand (1,000) accessory parking spaces. The applicants have stated that providing the required number of parking spaces under the existing zoning for the Proposed Project would not be possible without significantly altering the design by incorporating a structured parking facility into the plan or severely limiting the amount of development, either of which would impact the project's program, character and economic feasibility.

The proposed M1-4 zoning designation would permit the same mix of uses as the existing M1-2 designation, but with less parking. The applicants have stated that the Proposed Project sits in a transitional area close to Downtown Brooklyn, proximate to mass transportation and denser residential development, making the M1-2 parking regulations unnecessarily rigid at this location. In addition, the adjoining Brooklyn Navy Yard industrial park would provide additional off-site parking for Project employees.

Disposition of the site would be restricted to the proposed development plan and would ensure light industrial uses were compatible with the surrounding uses.

Zoning Text Amendment (N 110383 ZRK)

The BNYDC is proposing a Zoning Text amendment to the ownership requirements of Section 74-742 to permit an applicant to apply for a special permit when the site of a proposed large-scale general development is owned by the federal government and is within Community District 2 in the borough of Brooklyn. Under Section 74-742, the site of a large-scale general development must be under the control of the applicant, unless it is within an urban renewal area and/or is to be developed or enlarged through assemblage by any other government agency, or its agent, through condemnation. The text would be amended to also allow an applicant to apply for a general large-scale development special permit when the site is owned by the federal government and is within Community District 2 in the borough of Brooklyn.

The site is currently owned by the federal government and is located in Community District 2 in the borough of Brooklyn. Under the proposed application for acquisition, the federal government would sell the site to the City of New York pursuant to federal Public Law 100-102 (Public Law

100-102, 100th Congress, Section 129, approved December 22, 1987). The City of New York would subsequently dispose the site to BNYDC under the City's existing master lease with BNYDC to manage properties within the Brooklyn Navy Yard. While the federal government completes its federal disposition process, BNYDC is applying for special permits to prepare for a timely redevelopment of the site.

The proposed text change would be as follows:

74-742

Ownership

Except as otherwise provided in this Section, any #large-scale general development# for which application is made for a special permit in accordance with the provisions of Section 74-74 (Large-Scale General Development) shall be on a tract of land which at the time of application is all under the control of the applicant(s) as the owner(s) or holder(s) of a written option to purchase. No special permit shall be granted unless the applicant(s) acquired actual ownership (single fee ownership or alternate ownership arrangements according to the #zoning lot# definition in Section 12-10 (DEFINITIONS) for all #zoning lots# comprising the #large-scale general development#) of, or executed a binding sales contract for, all of the property comprising such tract.

When a #large-scale general development# is located within a designated urban renewal area, the City's urban renewal agency, or a person authorized by such agency, may apply for and be granted a special permit under the provisions of Section 74-74 even though such #large-scale general development# does not meet the ownership requirements set forth elsewhere in this Section. All parcels comprising such #large-scale general development# shall be within the designated urban renewal area and subject to the urban renewal controls set forth in the approved urban renewal plan.

When a #large-scale general development# is to be #developed# or #enlarged# through assemblage by any other governmental agency, or its agent, having the power of condemnation, or when the site of a proposed #large-scale general development# is owned by the federal government and is within Community District 2 in the borough of Brooklyn, a special permit may be applied for and granted under the provisions of Section 74-74 even though such #large-scale general development# does not meet the ownership requirements set forth elsewhere in this Section.

Special permit to waive regulations related to rear yards in a Large Scale General Development (C 110375 ZSK)

The BNYDC requests a special permit pursuant to Section 74-743(a)(2) to allow a section of Building A within the required 20-foot rear yard. Section 43-26 requires a 20-foot yard along the rear lot line. A waiver is requested to allow a portion of the 5-story supermarket/light industrial building to be built within the required rear yard, extending the building to the rear lot line. The portion of the building proposed to be located within the rear yard would contain part of the lobby and the elevator core that will service the upper floor industrial use. These elements are proposed in this location to facilitate a large, uninterrupted supermarket floor plate as well as flexible floorplates on the upper floors. The City Planning Commission may allow for the location of buildings without consideration of yard requirements in a Large Scale General Development subject to the meeting of findings showing that the waiver would result in a better site plan, would not unduly impact light and air on the streets or neighboring lots, and that area streets would be able to handle traffic from the project.

Special permit for signage (C 110376 ZSK)

The BNYDC requests a special permit pursuant to Section 74-744 to allow signage that exceeds the limits applicable at this location. Section 42-561 requires that on a zoning lot located across the street from a residence district or a park of one-half acre or more, any permitted signs comply with the C1 district sign regulations of Z.R. Sections 32-61 to 32-68. The C1 district sign regulations limit the square footage of illuminated signs to 3x street frontage, not to exceed a height of 25 feet (Z.R. Section 32-655) or 50 square feet (Z.R. Section 32-643) per establishment. The Proposed Project is located across Nassau Street from Commodore Barry Park and across Navy Street from an R6 District. The proposed signs which range in height from 10 feet to 84 feet, and from 29 square feet to 267 square feet do not comply in terms of height and surface area. The City Planning Commission may allow for modification of the sign regulations subject to the meeting of findings showing that the proposed signage will result in a better site plan.

Special permit for accessory group parking (C 110377 ZSK)

The BNYDC requests a special permit pursuant to Section 74-53 to allow a 266 space accessory group parking facility for the proposed project. Section 44-12 limits accessory Group Parking Facilities to no more than 150 off-street parking spaces and Section 44-13 authorizes the Commissioner of Buildings to allow an increase in the maximum number of spaces up to 225 spaces. The City Planning Commission may permit group parking facilities to exceed these limitations subject to meeting of findings relating to the location of the parking facility, adequacy

of reservoir spaces within the parking facility, and the ability of nearby streets to handle traffic using the facility.

Special permit to allow buildings with no limit on retail floor area (C 110378 ZSK)

The BNYDC requests a special permit pursuant to Section 74-922 to allow retail uses with no limit on retail floor area. Section 32-15 limits the size of Use Group 6 uses to 10,000 square feet and Z.R. Section 42-12 limits the Use Group 10A uses allowed in M1 Districts. The Proposed Project's primary retail building would be a 74,161 square foot full-service supermarket with (a Use Group 10A use). Four ancillary buildings also have floor-plates in excess of 10,000 square feet and are proposed to be occupied by Use Group 6 or 10 uses with no limitation on floor area per establishment. The City Planning Commission may allow for large retail establishments in M1 districts subject to the meeting of findings that the proposed use will not be located on a local narrow street, the location will minimize traffic on local streets, that adequate reservoir spaces are provided to prevent congestion, the entrances and exits are separated, that site selection has considered access to transit, that the use won't impair the essential character of the surrounding area and that the use won't interfere with the future use of land in the surrounding area.

Certification for waterfront public access and visual corridors (N 110379 ZCK)

The BNYDC requests certification pursuant to Section 62-811 that the Proposed Project is exempt from the public access and visual corridor requirements of Article VI.

ENVIRONMENTAL REVIEW

The application (C 110382 ZMK) in conjunction with the applications for the related actions (C 110380 POK, C 110381 PPK, N 110383 ZRK, C 110375 ZSK, C 110376 ZSK, C 110377 ZSK, C 110378 ZSK, N 110379 ZCK) 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 11DEM001K. The lead agency is the Office of the Deputy Mayor for Economic Development.

It was determined that the proposed actions may have a significant effect on the environment. A Positive Declaration and a Draft Scope of Work was issued on November 12, 2010 and distributed, published and filed. A Public Scoping meeting was held on the Draft Scope of Work on December 14, 2010. A Final Scope of Work, reflecting the comments made during the scoping was issued on June 6, 2011.

The applicant prepared a Draft Environmental Impact Statement (DEIS) and a Notice of Completion for the DEIS was issued June 10, 2011. On September 7, 2011, a joint public hearing was held on the DEIS pursuant to SEQRA regulations and CEQR procedures in conjunction with the Uniform Land Use Review Procedure (ULURP) applications. A Final Environmental Impact Statement (FEIS) was completed and a Notice of Completion for the FEIS was issued on October 6, 2011.

The FEIS identified that the proposed project would result in significant adverse impacts to historic and cultural resources, traffic, and bus service. The measures to partially or fully mitigate those impacts are described below:

HISTORIC AND CULTURAL RESOURCES

As noted above, as part of the independent Section 106 consultation process being undertaken by the NGB, mitigation measures have been identified to partially mitigate the significant adverse impacts on historic resources associated with disposition of the project site. The proposed project would incorporate these and other mitigation measures as described below. The mitigation measures established during the Section 106 process are set forth in the final MOA among the ACHP, SHPO, and NGB, which the City, as purchaser of the property, would be required to sign upon completion of the transfer of the property, and the terms of which would be included in documents effectuating the disposition of the property.

- Mitigation measures included in the final MOA for the Section 106 process for the disposition of the site include:
- Preservation of existing mature trees on the project site along Nassau Street, where possible;
- Photo documentation of the outbuildings on the site;
- Update of the Historic American Buildings Survey (HABS) Level II documentation;
- Architectural salvage from Officers' Quarters;
- Site commemoration plan; and
- Additional archaeological work including further investigations of the front and rear yards of the Officers' Quarters and archaeological monitoring of all ground disturbing activities.

Although NGB notified the Section 106 consulting parties in January and April 2011 that stabilization, rehabilitation and/or reconstruction of the Timber Shed and Building B will not be required mitigation measures for the federal disposition of the property, BNYDC is committed to the retention, reuse, and rehabilitation and/or reconstruction of Building B and the Timber Shed as part of the proposed project, which measures would partially mitigate the significant adverse

impact resulting from demolition of the majority of the Admirals Row buildings. BNYDC has incorporated Building B and the Timber Shed into the design for the proposed project and would stabilize and rehabilitate and/or reconstruct Building B to the Secretary of the Interior's Standards and the Timber Shed with the goal of meeting the Secretary of the Interior's Standards. BNYDC will make preserving and rehabilitating and/or reconstructing Building B and the Timber Shed a commitment in the lease or other legally binding agreement with the developer to be designated by BNYDC pursuant to an RFP.

Further mitigation to be undertaken by BNYDC and the developer to be designated pursuant to the obligations in its lease or other legally binding agreement with BNYDC would include a design of the proposed development that respects the height and materials of Building B and the Timber Shed. The design elements of the proposed project, including massing, materials, height, and transparency are subject to approval by the City of New York Public Design Commission. In addition, the ULURP application disposition action, which would authorize transfer of the project site from the City to BNYDC, would be conditioned on adherence to the site plans and drawings submitted with the application. BNYDC and the developer to be designated would also develop and implement a CPP to protect Building B and the Timber Shed during construction of the new buildings on the site.

TRAFFIC

The proposed project would result in significant adverse impacts at four study area intersections during one or more analyzed peak hours. Specifically, two intersections would be impacted in the weekday AM peak hour and three intersections would be impacted in the weekday PM peak hour. All four of the impacted intersections are signal-controlled with two-phase signal cycles. The significant adverse traffic impacts expected at four intersections can all be fully mitigated by proposed traffic signal modifications involving minor adjustments of 3 seconds or less to traffic signal phasing. This type of mitigation is described in the 2010 CEQR Technical Manual as being a low-cost, readily implementable measure and will be subject to the review and approval of the New York City Department of Transportation.

BUS SERVICE

The northbound B62 local bus service would experience a significant adverse impact due to project-generated demand in the weekday PM peak hour. There would be a shortfall in capacity of seven passengers at the peak load point, with 331 passengers exceeding the available capacity of 324.

According to the CEQR Technical Manual, the shortfall in capacity would be considered a significant adverse impact. The general policy of NYCT is to provide additional bus service where demand warrants, taking into account financial and operational constraints. Based on

NYCT's ongoing passenger monitoring program, comprehensive service plans are generated to respond to specific known needs with capital and/or operational improvements where fiscally feasible and operationally practicable. Therefore, at the time the proposed project is operational, NYCT will determine the need to implement specific mitigation measures to address the significant adverse impact on the northbound B62 local bus service in the weekday PM peak hour.

UNIFORM LAND USE REVIEW

This application (C 110382 ZMK) was certified as complete by the Department of City Planning on June 20, 2011 and was duly referred to Community Board 2 and the Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 2-029b) along with the related applications (C 110380 PQK, C 110381 PPK, C 110375 ZSK, C 110376 ZSK, C 110377 ZSK, C 110378 ZSK) and the related application for a zoning text amendment (N 110383 ZRK) which was referred to Community Board 2 and the Borough President in accordance with the procedures for non-ULURP matters.

Community Board Public Hearing

Community Board 2 held a public hearing on this application on July 20, 2011.

At its general meeting on June 9, 2011, Community Board 2 voted 26 in favor, none opposed with one abstention to authorize the Community Board's Executive Committee to vote on its behalf while it was on summer recess, as permitted in Section 2800(h) of the New York City Charter. Pursuant to this authorization, on July 25, 2011 the Executive Committee of Community Board 2 voted seven in favor, none opposed with one abstention to recommend approval of this application and the related applications.

Borough President Recommendation

This application (C 110382 ZMK), in conjunction with the related applications (C 110380 PQK, C 110381 PPK, N 110383 ZRK, C 110375 ZSK, C 110376 ZSK, C 110377 ZSK, C 110378 ZSK), was considered by the Borough President for the Borough of Brooklyn, who issued a recommendation on August 10, 2011 recommending approval of the applications.

City Planning Commission Public Hearing

On August 24, 2011 (Calendar No. 6), the City Planning Commission scheduled September 7, 2011 for a public hearing on this application (C 110382) and the related applications (C 110380 PQK, C 110381 PPK, N 110383 ZRK, C 110375 ZSK, C 110376 ZSK, C 110377 ZSK, C 110378 ZSK). The hearing was duly held on September 7, 2011 (Calendar No. 16), in

conjunction with the public hearing for the related actions. There were three speakers in favor of the application and no speakers in opposition.

The speakers in support of the proposal included the President and Chief Executive Officer of the Brooklyn Navy Yard Development Corporation, the Vice President and Director of Planning and Development of the BNYDC and a transportation consultant to the project. The speakers testified that project will have numerous positive benefits to the community, including providing access to fresh and affordable food, preservation of historic buildings and trees and commemoration of historic resources, development of new space for industrial businesses, new jobs and employment placement programs for residents of the nearby public housing communities and green buildings designed to achieve LEED Silver or better status.

In addition, the Commission received a letter from the Curator of Brooklyn's Other Museum of Brooklyn arguing that the proposed project is out of scale and requesting that all of the existing buildings should be preserved.

Waterfront Revitalization Program Consistency Review

This application, in conjunction with the applications for the related actions (C 110380 POK, C 110381 PPK, N 110383 ZRK, C 110375 ZSK, C 110376 ZSK, C 110377 ZSK, C 110378 ZSK, N 110379 ZCK), was reviewed by the Department of City Planning for consistency with the policies of the New York City Waterfront Revitalization Program (WRP), as amended, approved by the New York City Council on October 13, 1999 and by the New York State Department of State on May 28, 2002, 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 10-085.

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

CONSIDERATION

The City Planning Commission believes that this application for a Zoning Map amendment (C 110382 ZMK) in conjunction with the related applications (C 110380 POK, C 110381 PPK, N 110383 ZRK, C 110375 ZSK, C 110376 ZSK, C 110377 ZSK, C 110378 ZSK, N 110379 ZCK), is appropriate.

The Commission recognizes the Admiral's Row site's importance both in the history of New York City and the United States Military, and also as a significantly underused site that has the opportunity to provide jobs and services to the adjacent underserved communities. The reuse of

this site has been a long-standing goal of the surrounding community. The Commission notes that the Admiral's Row project as proposed would include a regional supermarket and retail stores to serve an area that currently has limited access to groceries and other services. It would include new flexible light manufacturing space for growing Brooklyn businesses. It would provide jobs for the residents of the surrounding neighborhoods, particularly in the public housing communities of the Farragut Houses, Ingersoll Houses and Walt Whitman Houses. It would bring activity to a corner that has long been fenced off from the surrounding neighborhood. And finally, it would stabilize and rehabilitate two historic structures that have sat vacant and unmaintained for many years.

The property is currently controlled by the US National Guard Bureau, which is in the process of Section 106 review of the proposed property transfer. Section 106 review is the Federal Government's review of the impact of federal actions on historic resources, and is a required step before they can dispose of the site to the City of New York. Before they dispose of the site to the City, the City's plans need to be delineated. The proposed actions would clarify the City and BNYDC's plans for the Admiral's Row site and would allow for the transfer of the property and development of the project.

The Commission believes that acquisition of the site by the City is the first step toward stabilizing and restoring two of the key historic structures on the property, and bringing development designed to serve the surrounding community. The Commission acknowledges the letter from the Curator of Brooklyn's Other Museum of Brooklyn and regrets that the deteriorated condition of the site's other historic structures make their restoration infeasible.

The Commission believes that disposition of the site (Brooklyn Block 2023, Lot 1) to the BNYDC pursuant to the associated special permits is necessary to facilitate the proposed development. The BNYDC has extensive experience managing the Brooklyn Navy Yard, renovating structures for industrial use and finding industrial tenants for its space. A long term lease of the property to the BNYDC will allow the project to be developed.

The Commission notes that the proposed zoning map change from an M1-2 manufacturing district to an M1-4 manufacturing district would have two effects, reducing the parking requirement and increasing the permitted Floor Area Ratio for Community Facility Uses. The Commission believes that these two changes are appropriate on this site. The area to be rezoned is at a corner of the Brooklyn Navy Yard that has multiple bus stops adjacent to it. The area to be rezoned will also be ringed by the Brooklyn Greenway, which will provide convenient and safe bicycle access to large sections of the Borough.

The Commission believes that the amendment of the Zoning Text is would allow the BNYDC to apply for the associated special permits alongside review of the proposed acquisition and

disposition of the property, avoiding what would otherwise be a segmented review of the proposed project.

The Commission believes that the special permit related to rear yards would facilitate the development of a supermarket on the site by allowing the supermarket/industrial building to partially locate in the required rear yard. The Commission further believes that the proposed waiver will facilitate appropriate floorplates for both the supermarket and light manufacturing uses, and will result in a better distribution of buildings on the site.

The Commission believes that the special permit related to signage would allow for signs to be grouped at the entrances to the site at Nassau Street/Flushing Avenue and along Navy Street. The Commission recognizes that the active playfield uses at Commodore Barry Park do not require the same limits on illuminated signage that a more passive or naturalistic park would require. The Commission also notes that signage facing the residences of the Farragut Houses will be limited to indirect illumination, reducing the impacts on those residents.

The Commission notes that shoppers at the proposed grocery store and other proposed retail businesses will use a variety of modes to reach the site. The Commission believes that the proposed project incorporates a number of measures to reduce parking demand including setting the buildings back from the street to provide additional space for the proposed Brooklyn Greenway and providing a separate queuing lane for taxis and black cars next to the supermarket. The Commission believes that the proposed 295 parking spaces strikes an appropriate balance between anticipated customer demand and the 150 spaces permitted on the lot by zoning. The Commission believes that the special permit related to large retail establishments would permit a balance of retail and manufacturing uses appropriate to the site. By including a large supermarket, the Commission believes that the proposed project will provide a hitherto unmet need in the area for access to a wide range of fresh foods. In addition, the proposed project will provide opportunities for additional retail businesses in an area with few large retail stores, and few locations available for large retail stores. Finally, the Commission notes that the proposed large retail establishments are accompanied by the proposed development of additional light manufacturing space on the site.

RESOLUTION

RESOLVED, that having considered the Final Environmental Impact Statement (FEIS), for which a Notice of Completion was issued on October 6, 2011, with respect to this application (CEQR No. 11DME001K), the City Planning Commission finds that the requirements of the New York State Environmental Quality Review Act and Regulations have been met and that, consistent with social, economic, and other essential considerations:

1. From among the reasonable alternatives thereto, the action to be approved, is one which minimizes or avoids adverse environmental impacts to the maximum extent practicable; and
2. The adverse environmental impacts disclosed in the FEIS will be minimized or avoided to the maximum extent practicable by incorporating as conditions to the approval those mitigation measures that were identified as practicable.

This report of the City Planning Commission, together with the FEIS and the Technical Memorandum, constitute the written statement of facts, and of social, economic and other factors and standards, that form 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 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 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. 12d, by changing from an M1-2 District to an M1-4 District property bounded by the easterly centerline prolongation of Sands Street, a line 400 feet easterly of Navy Street, a line 400 feet northerly of Nassau Street, a line 680 feet easterly of Navy Street, Nassau Street, and Navy Street, Borough of Brooklyn, Community District 2, as shown on a diagram (for illustrative purposes only) dated June 20, 2011.

The above resolution (C 110382 ZMK), duly adopted by the City Planning Commission on October 19, 2011 (Calendar No. 8), 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.

AMANDA M. BURDEN, FAICP, Chair
RICHARD W. EADDY, Vice Chairman,
ANGELA M. BATTAGLIA, RAYANNE BESSER, IRWIN G. CANTOR, P.E.,
ALFRED C. CERULLO, III, BETTY Y. CHEN, MARIA M. DEL TORO,
NATHAN LEVENTHAL, ANNA HAYES LEVIN, ORLANDO MARIN,
SHIRLEY A. MCRAE, KAREN A. PHILLIPS, Commissioners



CITY OF NEW YORK
Community Board No. 2

350 JAY STREET - 8TH FL.
BROOKLYN, N.Y. 11201

(718) 596-5410 FAX (718) 852-1461
cb2k@nyc.rr.com

MARTY MARKOWITZ
Borough President

JOHN DEW
Chairperson

ROBERT PERRIS
District Manager

Memorandum

July 26, 2011

To: Calendar Office, City Planning Commission

From: John Dew

re: "Admirals Row Plaza"

Community Board 2 has made a determination on "Admirals Row Plaza;" applications C110380PQK, C110381PPK, C110382ZMK, N110383ZRK, C110375ZSK, C110376ZSK, C110377ZSK and C110378ZSK. The community board recommendation forms for the seven Uniform Land Use Review Procedure applications are attached.

Community Board 2 voted on all of the applications as a group, including the text amendment (Application N110383ZRK) to Section 74-742 of the Zoning Resolution to allow the Brooklyn Navy Yard Development Corporation to apply for special permits for a large scale general development that is situated within Brooklyn Community District 2 and under the ownership of the federal government.

At its general meeting on June 9, 2011, Community Board 2 voted 26 in favor, none opposed, one abstention (26-0-1) to authorize the community board's executive committee to vote on its behalf while it is on summer recess, as permitted in Section 2800(h) of the New York City Charter.

Pursuant to this authorization, the executive committee voted seven in favor, none opposed, one abstention (7-0-1) on July 25, 2011 to recommend the City Planning Commission approve the applications.

Attachments

cc: Hon. Marty Markowitz
Brooklyn Borough President
Purnima Kapur, Brooklyn Director
Department of City Planning
Andrew Kimball, President
Brooklyn Navy Yard Development Corporation


Application #: C 110380 PQK	Project Name: Admiral's Row Plaza
CEQR Number: 11DME001K	Borough(s): Brooklyn Community District Number(s) 02
<i>Please use the above application number on all correspondence concerning this application.</i>	

SUBMISSION INSTRUCTIONS

- Complete this form and return to the Department of City Planning by one of the following options:
 - EMAIL (recommended):** Send email to CalendarOffice@planning.nyc.gov and include the following subject line: (CB or BP) Recommendation + (6-digit application number), e.g., "CB Recommendation #C100000ZSQ"
 - MAIL:** Calendar Information Office, City Planning Commission, Room 2E, 22 Reade Street, New York, NY 10007
 - FAX:** (212) 720-3356 and note "Attention of the Calendar Office"
- Send one copy of the completed form with any attachments to the applicant's representative at the address listed below, one copy to the Borough President, and one copy to the Borough Board, when applicable.

Docket Description:

In the matter of an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter for the acquisition of property located at the Brooklyn Navy Yard (Block 2023, lot 50).

Applicant(s): NYC Department of Citywide Administrative Services 1 Centre Street NY, NY 10007	Applicant's Representative: Randal Fong 212-669-7150
Recommendation submitted by: Brooklyn Community Board 2	
Date of public hearing: July 20, 2011	Location: LC400, Polytechnic Institute
Was a quorum present? YES X NO <input type="checkbox"/> (13/50)	<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>
Date of Vote: July 25, 2011	Location: LLC515, Long Island University
RECOMMENDATION	
<input checked="" type="checkbox"/> Approve	<input type="checkbox"/> Approve With Modifications/Conditions
<input type="checkbox"/> Disapprove	<input type="checkbox"/> Disapprove With Modifications/Conditions
<u>Please attach any further explanation of the recommendation on additional sheets, as necessary.</u>	
Voting — # In Favor: 7 # Against: 0 # Abstaining: 1 Total members appointed to the board: 50	
At its June 9, 2011 general meeting, Community Board 2 voted 26 in favor, none opposed, one abstention (26-0-1) to authorize the Executive Committee to act on its behalf during the summer recess.	
Name John Dew	Title Chairperson 
Date: July 26, 2011	

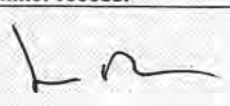
Application #: C110381 PPK	Project Name: Admiral's Row
CEQR Number: 11DEM001K	Borough(s): Brooklyn Community District Number(s) 2
<i>Please use the above application number on all correspondence concerning this application</i>	

SUBMISSION INSTRUCTIONS

- Complete this form and return to the Department of City Planning by one of the following options:
 - EMAIL (recommended):** Send email to CalendarOffice@planning.nyc.gov and include the following subject line: (CB or BP) Recommendation + (6-digit application number), e.g., "CB Recommendation #C100000ZSQ"
 - MAIL:** Calendar Information Office, City Planning Commission, Room 2E, 22 Reade Street, New York, NY 10007
 - FAX:** (212) 720-3356 and note "Attention of the Calendar Office"
- Send one copy of the completed form with any attachments to the applicant's representative at the address listed below, one copy to the Borough President, and one copy to the Borough Board, when applicable.

Docket Description:

IN THE MATTER OF an application submitted by the NYC Department of Small Business Services (SBS), pursuant to Section 197-c of the New York City Charter, for disposition to the Brooklyn Navy Yard Development Corporation (BNYDC) of city-owned property located in the Brooklyn Navy Yard at 2 Wallabout Street, on the northeasterly corner of Navy and Nassau streets (Block 2023, Lots 50 and p/o Lot 1), Community District 2, subject to restrictions limiting development to the project that is the subject of a special permit for bulk modification to allow certain rear yard encroachments pursuant to ZR Section 74-743(a)(2), an authorization to provide a 266 space group parking facility pursuant to ZR Section 74-53, and authorization to construct and occupy five retail buildings with no limitation on floor area per establishment pursuant to ZR Section 74-922, respectively.

Applicant(s): NYC Dept. of Small Business Services 110 William Street, 7th Floor New York, NY 10038	Applicant's Representative: Andrew Schwartz, Esq., First Deputy Commissioner
Recommendation submitted by: Brooklyn Community Board 2	
Date of public hearing: July 20, 2011	Location: LC400, Polytechnic Institute
Was a quorum present? YES X NO <input type="checkbox"/> (13/50)	<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>
Date of Vote: July 25, 2011	Location: LLC515, Long Island University
RECOMMENDATION	
<input checked="" type="checkbox"/> Approve	<input type="checkbox"/> Approve With Modifications/Conditions
<input type="checkbox"/> Disapprove	<input type="checkbox"/> Disapprove With Modifications/Conditions
Please attach any further explanation of the recommendation on additional sheets, as necessary.	
Voting — # In Favor: 7 # Against: 0 # Abstaining: 1 Total members appointed to the board: 50	
At its June 9, 2011 general meeting, Community Board 2 voted 26 in favor, none opposed, one abstention (26-0-1) to authorize the Executive Committee to act on its behalf during the summer recess.	
Name John Dew	Title Chairperson 
Date: July 26, 2011	

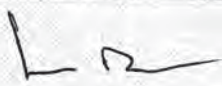
Application #: C 110382 ZSK	Project Name: Admiral's Row Plaza
CEQR Number: 11DME001K	Borough(s): Brooklyn Community District Number(s) 02
<i>Please use the above application number on all correspondence concerning this application</i>	

SUBMISSION INSTRUCTIONS

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 - FAX:** (212) 720-3356 and note "Attention of the Calendar Office"
- Send one copy of the completed form with any attachments to the applicant's representative at the address listed below, one copy to the Borough President, and one copy to the Borough Board, when applicable.

Docket Description:

IN THE MATTER OF an application submitted by Brooklyn Navy Yard Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12d, by changing from an M1-2 District to an M1-4 District property bounded by the easterly centerline prolongation of Sands Street, a line 400 feet easterly of Navy Street, a line 400 feet northerly of Nassau Street, a line 680 feet easterly of Navy Street, Nassau Street, and Navy Street, Borough of Brooklyn, Community District 2, as shown on a diagram (for illustrative purposes only) dated June 20, 2011.

Applicant(s): Brooklyn Navy Yard Development Corporation 63 Flushing Avenue, Bldg 292, Unit 300 Brooklyn, New York 11205	Applicant's Representative: Shani Leibowitz Brooklyn Navy Yard Development Corporation 63 Flushing Avenue, Bldg 292, Unit 300 Brooklyn, New York 11205
Recommendation submitted by: Brooklyn Community Board 2	
Date of public hearing: July 20, 2011	Location: LC400, Polytechnic Institute
Was a quorum present? YES X NO <input type="checkbox"/> (13/50)	<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>
Date of Vote: July 25, 2011	Location: LLC515, Long Island University
RECOMMENDATION	
<input checked="" type="checkbox"/> Approve	<input type="checkbox"/> Approve With Modifications/Conditions
<input type="checkbox"/> Disapprove	<input type="checkbox"/> Disapprove With Modifications/Conditions
Please attach any further explanation of the recommendation on additional sheets, as necessary.	
Voting — # In Favor: 7 # Against: 0 # Abstaining: 1 Total members appointed to the board: 50	
At its June 9, 2011 general meeting, Community Board 2 voted 26 in favor, none opposed, one abstention (26-0-1) to authorize the Executive Committee to act on its behalf during the summer recess.	
Name John Dew	Title Chairperson 
Date: July 26, 2011	

Application #: C 110375 ZSK	Project Name: Admiral's Row Plaza
CEQR Number: 11DME001K	Borough(s): Brooklyn Community District Number(s) 02
<i>Please use the above application number on all correspondence concerning this application</i>	

SUBMISSION INSTRUCTIONS


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 - FAX:** (212) 720-3356 and note "Attention of the Calendar Office"
- Send one copy of the completed form with any attachments to the applicant's representative at the address listed below, one copy to the Borough President, and one copy to the Borough Board, when applicable.

Docket Description:

IN THE MATTER OF an application submitted by Brooklyn Navy Yard Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-743(a)(2) of the Zoning Resolution to allow the location of a proposed building without regard for the rear yard regulations of Section 43-20 (Yard Regulations) in connection with a proposed commercial development on property located at 2 Wallabout Street (Block 2023, Lot 50), in an M1-4 District*, within a Large-Scale General Development generally bounded by Navy Street, Nassau Street, a line 683 feet easterly of Navy Street and a line 420 feet northerly of Nassau Street, Borough of Brooklyn, Community District 2.

* Note: The site is proposed to be rezoned from an M1-2 District to an M1-4 District under a concurrent related application (C 110382 ZMK).

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, N.Y. 10007.

Applicant(s): Brooklyn Navy Yard Development Corporation 63 Flushing Avenue, Bldg 292, Unit 300 Brooklyn, New York 11205	Applicant's Representative: Shani Leibowitz Brooklyn Navy Yard Development Corporation 63 Flushing Avenue, Bldg 292, Unit 300 Brooklyn, New York 11205
Recommendation submitted by: Brooklyn Community Board 2	
Date of public hearing: July 20, 2011	Location: LC400, Polytechnic Institute
Was a quorum present? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> (13/50)	<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>
Date of Vote: July 25, 2011	Location: LLC515, Long Island University
RECOMMENDATION	
<input checked="" type="checkbox"/> Approve	<input type="checkbox"/> Approve With Modifications/Conditions
<input type="checkbox"/> Disapprove	<input type="checkbox"/> Disapprove With Modifications/Conditions
Please attach any further explanation of the recommendation on additional sheets, as necessary.	
Voting — # In Favor: 7 # Against: 0 # Abstaining: 1 Total members appointed to the board: 50	
At its June 9, 2011 general meeting, Community Board 2 voted 26 in favor, none opposed, one abstention (26-0-1) to authorize the Executive Committee to act on its behalf during the summer recess.	
Name John Dew	Title Chairperson 
Date: July 26, 2011	

Application #: C 110376 ZSK	Project Name: Admiral's Row Plaza
CEQR Number: 11DME001K	Borough(s): Brooklyn Community District Number(s) 02
<i>Please use the above application number on all correspondence concerning this application</i>	

SUBMISSION INSTRUCTIONS

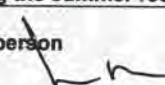
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 - MAIL:** Calendar Information Office, City Planning Commission, Room 2E, 22 Reade Street, New York, NY 10007
 - FAX:** (212) 720-3356 and note "Attention of the Calendar Office"
- Send one copy of the completed form with any attachments to the applicant's representative at the address listed below, one copy to the Borough President, and one copy to the Borough Board, when applicable.

Docket Description:

IN THE MATTER OF an application submitted by Brooklyn Navy Yard Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-744(c) of the Zoning Resolution to modify the sign regulations of Section 32-64 (Surface Area and Illumination Provisions) and Section 32-65 (Permitted Projection or Height of Signs) in connection with a proposed commercial development, on property located at 2 Wallabout Street (Block 2023, Lot 50), in an M1-4 District*, within a Large-Scale General Development generally bounded by Navy Street, Nassau Street, a line 683 feet easterly of Navy Street and a line 420 feet northerly of Nassau Street, Borough of Brooklyn, Community District 2.

* Note: The site is proposed to be rezoned from an M1-2 District to an M1-4 District under a concurrent related application (C 110382 ZMK).

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, N.Y. 10007.

Applicant(s): Brooklyn Navy Yard Development Corporation 63 Flushing Avenue, Bldg 292, Unit 300 Brooklyn, New York 11205	Applicant's Representative: Shani Leibowitz Brooklyn Navy Yard Development Corporation 63 Flushing Avenue, Bldg 292, Unit 300 Brooklyn, New York 11205
Recommendation submitted by: Brooklyn Community Board 2	
Date of public hearing: July 20, 2011	Location: LC400, Polytechnic Institute
Was a quorum present? YES X NO <input type="checkbox"/> (13/50)	<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>
Date of Vote: July 25, 2011	Location: LLC515, Long Island University
RECOMMENDATION	
<input checked="" type="checkbox"/> Approve	<input type="checkbox"/> Approve With Modifications/Conditions
<input type="checkbox"/> Disapprove	<input type="checkbox"/> Disapprove With Modifications/Conditions
Please attach any further explanation of the recommendation on additional sheets, as necessary.	
Voting — # In Favor: 7 # Against: 0 # Abstaining: 1 Total members appointed to the board: 50	
At its June 9, 2011 general meeting, Community Board 2 voted 26 in favor, none opposed, one abstention (26-0-1) to authorize the Executive Committee to act on its behalf during the summer recess.	
Name John Dew	Title Chairperson 
Date: July 26, 2011	

Application #: C 110377 ZSK	Project Name: Admiral's Row Plaza
CEQR Number: 11DME001K	Borough(s): Brooklyn Community District Number(s) 02
<i>Please use the above application number on all correspondence concerning this application.</i>	

SUBMISSION INSTRUCTIONS


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 - FAX:** (212) 720-3356 and note "Attention of the Calendar Office"
- Send one copy of the completed form with any attachments to the applicant's representative at the address listed below, one copy to the Borough President, and one copy to the Borough Board, when applicable.

Docket Description:

IN THE MATTER OF an application submitted by Brooklyn Navy Yard Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-53 of the Zoning Resolution to modify the requirements of Section 44-12 (Maximum Size of Accessory Group Parking Facilities) to allow a group parking facility accessory to uses in a large-scale general development, with a maximum capacity of 266 spaces in connection with a proposed commercial development on property located at 2 Wallabout Street (Block 2023, Lot 50), in an M1-4 District*, within a Large-Scale General Development generally bounded by Navy Street, Nassau Street, a line 683 feet easterly of Navy Street and a line 420 feet northerly of Nassau Street, Borough of Brooklyn, Community District 2.

* Note: The site is proposed to be rezoned from an M1-2 District to an M1-4 District under a concurrent related application (C 110382 ZMK).

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, N.Y. 10007

Applicant(s): Brooklyn Navy Yard Development Corporation 63 Flushing Avenue, Bldg 292, Unit 300 Brooklyn, New York 11205	Applicant's Representative: Shani Leibowitz Brooklyn Navy Yard Development Corporation 63 Flushing Avenue, Bldg 292, Unit 300 Brooklyn, New York 11205
Recommendation submitted by: Brooklyn Community Board 2	
Date of public hearing: July 20, 2011	Location: LC400, Polytechnic Institute
Was a quorum present? YES X NO <input type="checkbox"/> (13/50)	<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>
Date of Vote: July 25, 2011	Location: LLC515, Long Island University
RECOMMENDATION	
<input checked="" type="checkbox"/> Approve	<input type="checkbox"/> Approve With Modifications/Conditions
<input type="checkbox"/> Disapprove	<input type="checkbox"/> Disapprove With Modifications/Conditions
Please attach any further explanation of the recommendation on additional sheets, as necessary.	
Voting — # In Favor: 7 # Against: 0 # Abstaining: 1 Total members appointed to the board: 50	
At its June 9, 2011 general meeting, Community Board 2 voted 26 in favor, none opposed, one abstention (26-0-1) to authorize the Executive Committee to act on its behalf during the summer recess.	
Name John Dew	Title Chairperson 
Date: July 26, 2011	

Application #: C 110378 ZSK	Project Name: Admiral's Row Plaza
CEQR Number: 11DME001K	Borough(s): Brooklyn Community District Number(s) 02
<i>Please use the above application number on all correspondence concerning this application</i>	

SUBMISSION INSTRUCTIONS

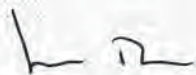
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 - FAX:** (212) 720-3356 and note "Attention of the Calendar Office"
- Send one copy of the completed form with any attachments to the applicant's representative at the address listed below, one copy to the Borough President, and one copy to the Borough Board, when applicable.

Docket Description:

IN THE MATTER OF an application submitted by Brooklyn Navy Yard Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-922 of the Zoning Resolution to allow large retail establishments (Use Group 6 and 10A uses) with no limitation on floor area, in connection with the proposed commercial development on property located at 2 Wallabout Street (Block 2023, Lot 50), in an M1-4 District*, within a Large-Scale General Development generally bounded by Navy Street, Nassau Street, a line 683 feet easterly of Navy Street and a line 420 feet northerly of Nassau Street, Borough of Brooklyn, Community District 2.

* Note: The site is proposed to be rezoned from an M1-2 District to an M1-4 District under a concurrent related application (C 110382 ZMK).

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, N.Y. 10007.

Applicant(s): Brooklyn Navy Yard Development Corporation 63 Flushing Avenue, Bldg 292, Unit 300 Brooklyn, New York 11205	Applicant's Representative: Shani Leibowitz Brooklyn Navy Yard Development Corporation 63 Flushing Avenue, Bldg 292, Unit 300 Brooklyn, New York 11205
Recommendation submitted by: Brooklyn Community Board 2	
Date of public hearing: July 20, 2011	Location: LC400, Polytechnic Institute
Was a quorum present? YES X NO <input type="checkbox"/> (13/50)	<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>
Date of Vote: July 25, 2011	Location: LLC515, Long Island University
RECOMMENDATION	
<input checked="" type="checkbox"/> Approve	<input type="checkbox"/> Approve With Modifications/Conditions
<input type="checkbox"/> Disapprove	<input type="checkbox"/> Disapprove With Modifications/Conditions
Please attach any further explanation of the recommendation on additional sheets, as necessary.	
Voting — # In Favor: 7 # Against: 0 # Abstaining: 1 Total members appointed to the board: 50	
At its June 9, 2011 general meeting, Community Board 2 voted 26 in favor, none opposed, one abstention (26-0-1) to authorize the Executive Committee to act on its behalf during the summer recess.	
Name John Dew	Title Chairperson 
Date: July 26, 2011	

Brooklyn Borough President Recommendation

CITY PLANNING COMMISSION
22 Reade Street, New York, NY 10007
FAX # (212) 720-3356

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: **Admiral's Row Plaza**

Application #: 110375 - 110378 ZSK; 110379 ZCK; 110380 PQK; 110381 PPK; 110382 ZMK; 110383 ZRK.

In the matter of applications submitted by the Brooklyn Navy Yard Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for: a) the grant of special permits pursuant to Sections 74-743(a)(2); 74-744(c); 74-53; and, 74-922 of the Zoning Resolution; (b) the acquisition of property located at the Brooklyn Navy Yard; (c) disposition to the Brooklyn Navy Yard Development Corporation of city-owned property, subject to restrictions; and, (d) an amendment of the Zoning Map from an M1-2 District to an M1-4 District. This would facilitate 153,000 square feet of retail development, including a 74,000 square foot supermarket, and 127,000 square feet of industrial space.

COMMUNITY DISTRICT NO.

2

BOROUGH OF BROOKLYN

RECOMMENDATION

APPROVE

APPROVE WITH

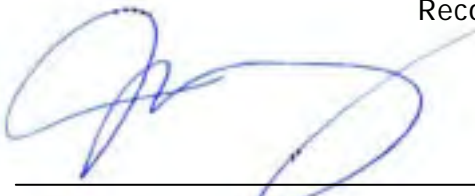
MODIFICATIONS/CONDITIONS

DISAPPROVE

DISAPPROVE WITH

MODIFICATIONS/CONDITIONS

Recommendation report on following pages



BOROUGH PRESIDENT

August 10, 2011

DATE

**RECOMMENDATION FOR THE PROPOSED
ADMIRAL'S ROW PLAZA
110375 - 110378 ZSK; 110379 ZCK; 110380 PQK;
110381 PPK; 110382 ZMK; 110383 ZRK**

Public Hearing

On July 27, 2011 the borough president held a public hearing on these actions. There was one speaker in opposition who cited that the size of the proposed supermarket would worsen the area's traffic and that the properties of Admiral's Row needed to be landmarked and preserved.

Community Board 2 voted to approve these applications.

CONSIDERATION

The Admiral's Row Plaza project is a component of the City's policies to both build on existing industrial land uses throughout the five boroughs, by creating approximately 127,000 square feet (sf) of new, light industrial space to be integrated into the Brooklyn Navy Yard industrial park, and expand access to fresh food by the development of a 74,000 sf supermarket. The supermarket would be part of a 153,000 sf shopping center that would serve the neighboring residents and workers.

In regard to concerns raised with the demolition of most of the existing structures, the Borough President defers to the analysis of the experts in terms of what can feasibly be preserved for the benefit of future generations. Unfortunately, as documented in the Draft Environmental Impact Statement, the remaining buildings of Admiral's Row have been neglected making their preservation a cost-prohibitive effort. These structures have endured a substantial deterioration that has led to unstable, unsafe conditions – though a means was found to productively incorporate them into the development.

As part of the disposition, mitigation measures have been put in place in order to preserve the historical significance of the existing buildings and site context including photo documentation, architectural salvaging, and preservation of the mature trees. In spite of these conditions, the Brooklyn Navy Yard Development Corporation (BNYDC) has committed to making best efforts in rehabilitating and/or reconstructing both Building B and the Timber Shed – the last of its kind in the nation – as part of its plan despite the estimated \$10 - \$15 million dollar cost to rehabilitate those buildings.

The Borough President applauds the efforts of BNYDC that would ensure that those structures would be saved. The Borough President does not agree with the view suggested at his hearing that a smaller grocery store would suit the needs of the neighborhood better. This proposal provides a unique opportunity for this section of Brooklyn where there are few sites available to accommodate larger stores. Larger grocery stores provide an opportunity to purchase a wide range of goods, often at low prices due to the economy of scale that such stores may operate. By producing a plan that respects the historic character present while providing opportunities for growth, the Borough President believes this project aims for what is best for Brooklyn.

It is the policy of the Borough President to support developments that provide employment opportunities and provide access to fresh foods. The need for more employment options throughout Brooklyn is a demand that he believes should be met at every appropriate opportunity. The Borough President sees that rejuvenating America's industrial base is an appropriate way to not only ensure jobs for today, but for the generations to come. Promoting entrepreneurship and employment among all our diverse communities is one way to empower our citizens and create economic growth. BNYDC provides opportunities for businesses to invest in their businesses through incentives such as reasonable rent rates as well as access to tax credits that can lower the cost of doing business. These factors thus lead to the improvement of businesses and the creation of City assets.

The Borough President notes that access to affordable fresh food and vegetables are lacking in many neighborhoods. One of his top priorities has been to provide access to healthy food stores in those neighborhoods that are underserved. In order for all of Brooklyn to flourish, it is imperative that residents have an adequate supply of supermarkets and grocery stores in their neighborhoods to access fresh and affordable foods. The proposed project would directly support the City's policy to provide more grocery stores offering a full line of grocery products in underserved neighborhoods throughout the City. The project's proposed supermarket would provide both residents and workers within the area with access to fresh food. The proposed land use actions would facilitate the development of a large grocery store as well as a wider range of categories of larger size retailers.

The Borough President supports the efforts of BNYDC to enhance and diversify Brooklyn's industrial and retail base through this proposed action. These actions will allow for the continued growth of Brooklyn-based businesses as well as bring a quality, fresh foods supermarket to an area in need of such grocery options. Opportunities would be provided to more businesses that would benefit from leasing from BNYDC, shielded from a market where rents are speculation-based.

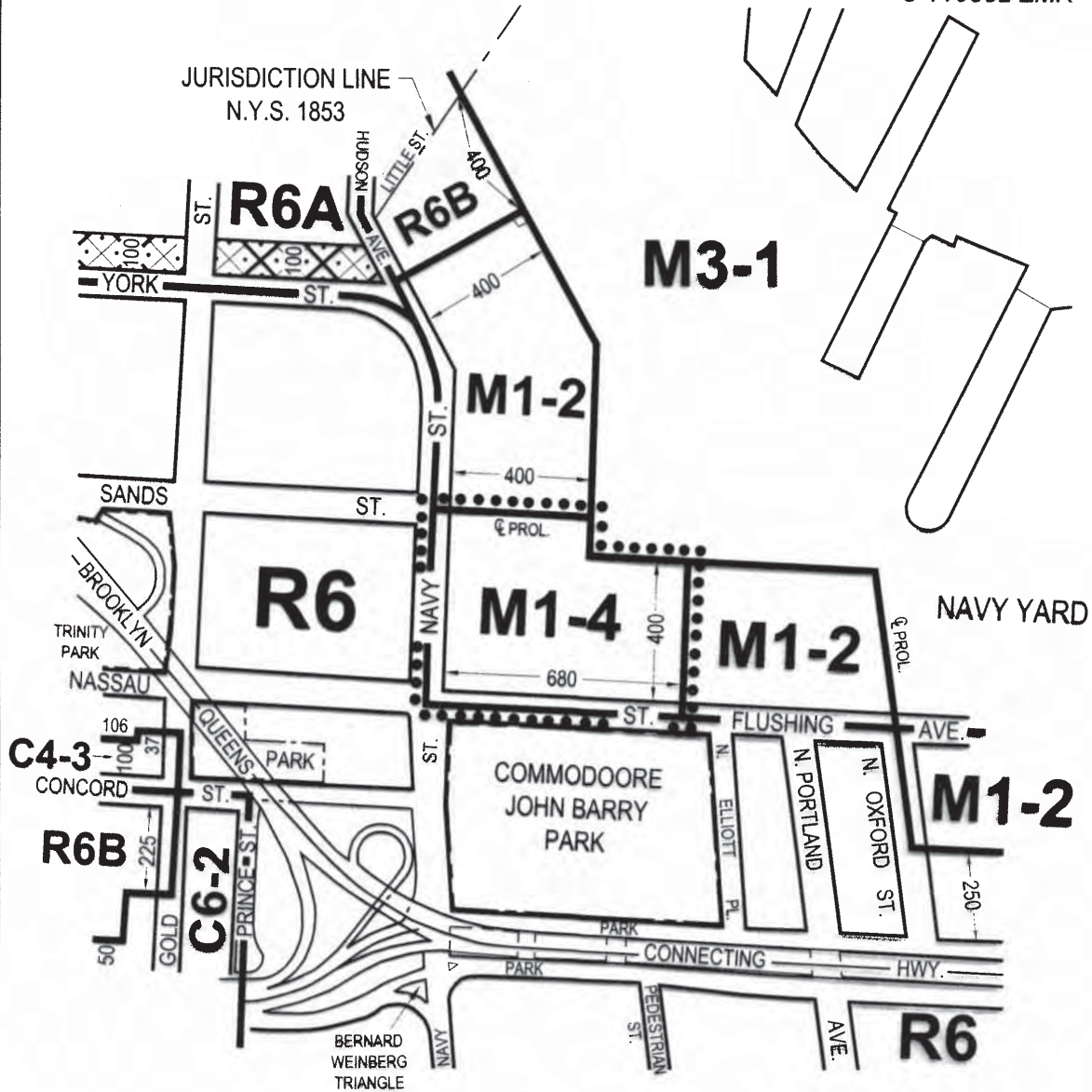
Bus Service

In recognition of families that would be relying on bus transit for grocery shopping, the Borough President believes that it would be appropriate to: provide shelter structures to one or more bus stop locations to provide adequate protection from the elements for shoppers waiting for bus service, and extend the B69 for weekend service. Ensuring that the public transit experience for patrons to this proposed development, and adding vital weekend service, would be paramount to encouraging mass transit use to and from this location. In addition, there are those constituents that might not have access to cars and might find car service an option beyond their means.

To that end, the Borough President has requested in a letter to DOT to evaluate the feasibility of installing bus shelters at the bus stops for the B57, B62, and B69 in proximity to the proposed Admiral's Row Plaza. Furthermore, the Borough President is sharing his concerns with MTA to evaluate for future B69 weekend service to provide better access for residents of Fort Green and Clinton Hill.

RECOMMENDATION

Be it resolved that the Borough President of Brooklyn, pursuant to Section 197-c of the New York City Charter, recommends that the City Planning Commission and City Council approve the land use actions that will facilitate the redevelopment of Admiral's Row.



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

12d





BOROUGH OF
BROOKLYN

New York, Certification Date
JUNE 20, 2011

S. Voyages
 S. Voyages, R.A. Director
 Technical Review Division



NOTE:

-  Indicates Zoning District Boundary.
-  The area enclosed by the dotted line is proposed to be rezoned by changing from an M1-2 District to an M1-4 District.
-  Indicates a C1-2 District.
-  Indicates a C2-4 District.

THIS DIAGRAM IS FOR ILLUSTRATIVE PURPOSES ONLY.