



IN THE MATTER OF a communication dated December 18, 2017, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Empire State Dairy Company Buildings, 2840 Atlantic Avenue (Block 3964, Lot 8), by the Landmarks Preservation Commission on December 5, 2017 (Designation List No. 503/LP-2575), Borough of Brooklyn, Community District 5.

Pursuant to Section 3020.8(b) of the City Charter, the City Planning Commission shall submit to the City Council a report with respect to the relation of any designation by the Landmarks Preservation Commission, whether of a historic district or a landmark, to the Zoning Resolution, projected public improvements, and any plans for the development, growth, improvement or renewal of the area involved.

On December 5, 2017, the Landmarks Preservation Commission (LPC) designated the Empire State Dairy Company Buildings, 2840 Atlantic Avenue (Block 3964, Lot 8), as a City landmark. The landmark site is located on the south side of Atlantic Avenue, between Schenck Avenue and Barbey Street, in the East New York neighborhood of Brooklyn, Community District 5.

The Empire State Dairy Company Buildings, constructed in the early 20th century, were designed by the prominent architects Theobald Engelhardt and Otto Strack. According to the LPC, these buildings represent the changing tastes in industrial building design around the turn of the 20th century and the manufacturing history of the neighborhood, they showcase a significant development in the milk industry, which was making great strides in quality and safety at the time that these buildings were constructed.

The Empire State Dairy Company Buildings consist of six structures grouped into two roughly symmetrical compositions fronting on Atlantic Avenue. The earliest section, designed by Theobald Engelhardt and constructed in 1906-1907, occupies the western portion of the site and features

traditional stylistic elements, such as unique terra-cotta details, derived from the Renaissance/Romanesque Revival styles. The later portion, designed by Otto Strack and constructed in 1914-1915, sits on the eastern portion of the lot and displays abstracted Classical details suggestive of Secessionism.

The complex is located in the East New York neighborhood. Atlantic Avenue is its primary corridor and one of the busiest thoroughfares in Brooklyn. The area was rezoned last year as part of the East New York Rezoning (C 160035 ZMK), which mapped medium-density mixed-use districts along major corridors, including Atlantic Avenue, and contextual districts on residential side streets. Atlantic Avenue was generally mapped with an R8A/C2-4 zoning district, and is part of an enhanced commercial district in which non-residential ground floor uses are required in any new development. The block fronts of Atlantic Avenue, including the proposed landmark site, are part of a Mandatory Inclusionary Housing area in which permanent affordable housing is required as part of all new development.

R8A districts permit a maximum FAR of 7.2. The buildings sit on a lot with a total area of 30,550 square feet, and a total permitted floor area of 219,960 square feet. The existing built floor area of the buildings is 76,400 square feet, which leaves 143,560 square feet eligible for transfer.

Pursuant to Section 74-79 of the Zoning Resolution, a landmark building may transfer its unused development rights to a lot contiguous to the zoning lot occupied by the landmark building, or one across the street and opposite to the zoning lot occupied by the landmark building, or in the case of a corner lot, one that fronts on the same street intersection as the lot occupied by the landmark building. There are 15 potential receiving sites available for the transfer of the landmark's unused floor area.

All landmark buildings or buildings within Historic Districts are eligible to apply for use and bulk waivers pursuant to Section 74-711 of the Zoning Resolution.

The subject landmark does not conflict with the Zoning Resolution. In addition, the Commission is not aware of any conflicts between the subject landmark designation and projected public improvements or any plans for development, growth, improvement, or renewal in the vicinity of the landmark building.

MARISA LAGO, *Chair*

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