



IN THE MATTER OF an application submitted by River Street Partners LLC, pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 et seq. of the New York City Administrative Code for an amendment to the City Map involving:

- 1) the elimination, discontinuance and closing of Metropolitan Avenue between River Street and the United States Pierhead Line;
- 2) the elimination, discontinuance and closing of a portion of North 1st Street from a point 200 feet west of River Street and the United States Pierhead Line;
- 3) the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. Y-2760 dated August 16, 2021 and signed by the Borough President.

This application (C 210425 MMK) for an amendment to the City Map was filed by River Street Partners LLC on May 13, 2021. This application, in conjunction with the related actions, would facilitate the construction of an approximately 1.16 million-square-foot mixed-use large-scale general development (LSGD) containing approximately 1,050 residential units, 30,000 square feet of community facility uses, 79,000 square feet of commercial space, and 2.9 acres of open space located at 105 River Street in the Williamsburg neighborhood of Brooklyn, Community District 1.

RELATED ACTIONS

In addition to the City Map amendment (C 210425 MMK) that is the subject of this report, implementation of the plan also requires action by the City Planning Commission (CPC) on the following applications, which are being considered concurrently with this application:

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

- N 220063 ZRK Zoning text amendment to establish the project area as a Mandatory Inclusionary Housing (MIH) area; allow an LSGD that does not meet the ownership requirements of Zoning Resolution (ZR) Section 74-742, and allow new piers and in-water structures that are accessible to the public to generate floor area.
- C 220064 ZSK Special permit pursuant to ZR Section 74-74 to establish a LSGD, allow reconstructed piers to retain floor area, and modify bulk regulations.
- C 220070 ZSK Special permit pursuant to ZR Section 74-533 to reduce the parking requirements for accessory group parking facilities in a Transit Zone.
- N 220065 ZAK Authorization pursuant to ZR Section 62-822(a) to modify regulations pertaining to the locations and dimensions of required waterfront public access areas.
- N 220068 ZAK Authorization pursuant to ZR Section 62-822(b) to modify regulations pertaining to design requirements for waterfront public access areas.
- N 220069 ZAK Authorization pursuant to ZR Section 62-822(c) to permit phasing of construction of required waterfront public access areas.
- C 220061 MLK A landfill action to add approximately 6,320 square feet to create open area as part of the waterfront public space.

BACKGROUND

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

ENVIRONMENTAL REVIEW

This application (C 210425 MMK), in conjunction with the related applications (C220061 MLK, C 220062 ZMK, C 220064 ZSK, C 220070 ZSK, N 220063 ZRK, N 220065 ZAK, N 220068 ZAK, N 220069 ZAK), was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA) and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 *et. seq.* and the New York City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 21DCP157K. The lead is the City Planning Commission.

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

WATERFRONT REVITALIZATION PROGRAM CONSISTENCY REVIEW

This application (C 210425 MMK) was reviewed by the City Coastal Commission for consistency with the policies of the New York City Waterfront Revitalization Program (WRP), as amended, approved by the New York City Council on October 30, 2013 and by the New York State Department of State on February 3, 2016, pursuant to the New York State Waterfront Revitalization and Coastal Resources Act of 1981 (New York State Executive Law, Section 910 *et seq.*). The designated WRP number is 21-080. This action was determined to be consistent with the policies of the New York City Waterfront Revitalization Program.

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

UNIFORM LAND USE REVIEW

This application (C 210425 MMK), and the related applications (C 220061 MLK, C 220062

ZMK, C 220064 ZSK, C 220070 ZSK), was certified as complete by the Department of City Planning on August 16, 2021 and was duly referred to Community Board 1 and the Brooklyn Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b) along with the related actions for a zoning text amendment (N 220063 ZRK) and zoning authorizations (N 220065 ZAK, N 220068 ZAK, N 220069 ZAK), which were referred for information and review on August 16, 2021 in accordance with the procedures for non-ULURP matters.

Community Board Public Hearing

Community Board 1 held a public hearing on this application (C 210425 MMK), in conjunction with the related actions, and, on September 14, 2021, and by a vote of 20 in favor, 15 in opposition, and one abstaining, adopted a resolution recommending approval of the application with conditions.

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

Borough President Recommendation

This application (C 210425 MMK), in conjunction with the related actions, was considered by the Brooklyn Borough President who held a public hearing on September 27, 2021, and on October 5, 2021, issued a recommendation to approve the application with conditions.

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

City Planning Commission Public Hearing

On September 22, 2021 (Supplemental Calendar No. 6), the City Planning Commission

scheduled October 6, 2021, for a public hearing on this application (C 210425 MMK). The hearing was duly held on October 6, 2021 (Calendar No. 36) in conjunction with the public hearing on the applications for related actions.

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

CONSIDERATION

The Commission believes that this application for a City Map amendment (C 210425 MMK) in conjunction with the related applications is appropriate.

A full description of the Commission's consideration appears in the report for the related zoning map amendment (C 220062 ZMK).

RESOLUTION

Therefore, the City Planning Commission, deeming the proposed amendment to the City Map and to be appropriate, adopts the following resolution:

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

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

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

The report of the City Planning Commission, together with the FEIS, issued November 5, 2021, constitutes the written statement of findings that 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 Section 197-c and 199 of the New York City Charter, that based on the environmental determination and the consideration described in this report, the application (C 210425 MMK), for an amendment to the City Map involving:

- 1) the elimination, discontinuance and closing of Metropolitan Avenue between River Street and the United States Pierhead Line;
- 2) the elimination, discontinuance and closing of a portion of North 1st Street from a point 200 feet west of River Street and the United States Pierhead Line;
- 3) the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. Y-2760 dated August 16, 2021 and signed by the Borough President, is approved;

RESOLVED that, pursuant to Section 5-432 of the New York City Administrative Code, the City Planning Commission determines that “such closing or discontinuance will further the health, safety, pedestrian or vehicular circulation, housing, economic development or general welfare of the City”; and be it further

RESOLVED that, pursuant to Section 5-433 of the New York City Administrative Code, the City Planning Commission adopts the legally required number of counterparts of Map No. Y-2760, dated August 16, 2021, providing for the discontinuance and closing of Metropolitan Avenue between River Street and the United States Pierhead line and the elimination discontinuance and closing of a portion of North 1st Street from a point 200 feet west of River Street and the United States Pierhead Line, more particularly described as follows:

In the matter of discontinuing and closing Metropolitan Avenue west of River Street, Borough of Brooklyn, in accordance with Borough President Map No. Y-2760:

Starting at a point of beginning located at the intersection of the northerly line of Metropolitan Avenue and the westerly line of River Street, as those streets were heretofore laid out on the City Map, thence;

- 1) Running 587.51 feet in a westerly direction along the northerly line of Metropolitan Avenue to a point on the United States Pierhead Line, thence;
- 2) Running 81.13 feet in a southerly direction along the United States Pierhead Line, said

course forming a deflection angle to the left with the previous course of 80 degrees, 26 minutes and 42 seconds, thence;

- 3) Running 573.51 feet in an easterly direction, said course forming a deflection angle to the left with the previous course of 99 degrees, 33 minutes and 18 seconds, thence;
- 4) Running 80.00 feet in a northerly direction along the westerly line of River Street, said course forming a deflection angle to the left with the previous course of 90 degrees, 23 minutes and 13 seconds to the point or place of beginning.

In the matter of discontinuing and closing a portion of North 1st Street from a point 200 feet west of River Street to the United States Pierhead Line, Borough of Brooklyn, in accordance with Borough President Map No. Y-2760:

Starting at a point of beginning located along the northerly line of North 1st Street 200 feet west of the intersection of the northerly line of North 1st Street and the westerly line of River Street, as those streets were heretofore laid out on the City Map, thence;

- 1) Running 336.78 feet in a westerly direction along the northerly line of North 1st Street to a point on the United States Pierhead Line, thence;
- 2) Running 50.24 feet in a southerly direction along the United States Pierhead Line, said course forming a deflection angle to the left with the previous course of 84 degrees, 26 minutes and 56 seconds, thence;
- 3) Running 328.08 feet in an easterly direction, said course forming a deflection angle to the left with the previous course of 95 degrees, 33 minutes and 04 seconds, thence;
- 4) Running 50.15 feet in a northerly direction, said course forming a deflection angle to the left with the previous course of 94 degrees, 23 minutes and 27 seconds to the point or place of beginning.

The area described above consists of 16,621.47 square feet, more or less.

All such approvals being subject to the following conditions:

- a. The subject amendment to the City Map shall take effect on the day following the day on which certified counterparts of Map No. Y-2760 dated August 16, 2021 are filed with the appropriate agencies in accordance with Section 198 subsection c of the New York City Charter and Section 5-435 of the New York City Administrative Code; and
- b. The subject amendment to the City Map shall not be filed with the appropriate agencies in accordance with condition “a” above until the applicant shall have executed a mapping agreement protecting the city's interest, approved as to form and sufficiency by the Corporation Counsel and accepted by the City Planning Commission (the “Mapping Agreement”). If such agreement is not accepted by the City Planning Commission within two years of the date of this resolution, the approved amendment to the City Map may be returned to the City Planning Commission for rescission.

The above resolution (C 210425 MMK), duly adopted by the City Planning Commission on November 17, 2021 (Calendar No. 13), 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.

ANITA LAREMONT, *Chair*

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

DAVID J. BURNEY, ALLEN P. CAPPELLI, Esq., ALFRED C. CERULLO III

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

RAJ RAMPERSHAD, *Commissioners*