



CITY PLANNING COMMISSION

October 21, 2020/ Calendar No. 4

N 210057 ZAK

IN THE MATTER OF an application submitted by 420 Kent Avenue, LLC for the grant of an authorization pursuant to Section 62-822(a) of the Zoning Resolution to modify the requirements for location, area and minimum dimension requirements of Section 62-50 (GENERAL REQUIREMENTS FOR VISUAL CORRIDORS AND WATERFRONT PUBLIC ACCESS AREAS) and, in conjunction therewith, Section 62-332 (Rear yards and waterfront yards), in connection with a mixed-use development located at 420 Kent Avenue, (Block 2128, Lot 5 and Block 2134, Lot 56), in R7-3 and R7-3/C2-4 Districts, Borough of Brooklyn, Community District 1.

WHEREAS, the City Planning Commission has received an application (N 210057 ZAK) dated August 6, 2020, from 420 Kent Avenue, LLC for the grant of an authorization pursuant to Section 62-822(a)(2) of the Zoning Resolution to modify the location, area and minimum dimension requirements of Section 62-50 (GENERAL REQUIREMENTS FOR VISUAL CORRIDORS AND WATERFRONT PUBLIC ACCESS AREAS), in connection with a mixed-use development with 857 dwelling units located at 420 Kent Avenue (Block 2128, Lot 5 and Block 2134, Lot 56) in R7-3 and R7-3/C2-4 districts, Borough of Brooklyn, Community District 1.

WHEREAS, implementation of project also requires the following related approvals:

N 210058 ZAK Authorization to modify design requirements for waterfront public access areas pursuant to Section 62-822(b).

N 210059 ZCK Chair certification to show compliance with waterfront public access areas and visual corridor requirements pursuant to ZR Section 62-811.

WHEREAS, this application (N 210057 ZAK), in conjunction with the applications for the related non-ULURP applications, was duly referred to Brooklyn Community Board 1, on August 17, 2020, in accordance with the procedure for referring non-ULURP matters in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b); and

WHEREAS, on August 12, 2020, this application (N 210057 ZAK), in conjunction with the applications for the related actions (N 210058 ZAK and N 210059 ZCK), was determined to be a Type II action which requires no further environmental review, pursuant to 6 NYCRR 617.5. The designated CEQR number is 21DCP031K.

WHEREAS, the City Planning Commission hereby makes the following findings pursuant to Section 62-822(a)(2) of the Zoning Resolution:

- (1) such #development# would be impracticable, physically or programmatically, due to site planning constraints such as the presence of existing buildings or other structure or elements having environmental, historic, or aesthetic value to the public; and
- (2) that the reduction or waiver of requirement is the minimum necessary; and

WHEREAS, the Commission has determined that the applicant warrants approval, and therefore adopts the following resolution:

RESOLVED, that the City Planning Commission finds that the action described herein will have no significant impact on the environment, and be it further

RESOLVED, by the City Planning Commission, that based on the environmental determination described in this report, the application submitted by 420 Kent Avenue, LLC for the grant of an authorization pursuant to Section 62-822(a) of the Zoning Resolution to modify the location, area and minimum dimension requirements of Section 62-50 (GENERAL REQUIREMENTS FOR VISUAL CORRIDORS AND WATERFRONT PUBLIC ACCESS AREAS) and, in conjunction therewith, Section 62-332 (Rear yards and waterfront yards), in connection with a mixed-use development on property located at 420 Kent Avenue (Block 2128, Lot 5 and Block 2134, Lot 56), in R7-3 and R7-3/C2-4 Districts, Borough of Brooklyn, Community District 1.

1. The properties that are the subject of this application (N 210057 ZAK) shall be developed in size and arrangement substantially in accordance with the dimensions, specifications, and

zoning computations indicated on the following plans prepared by MKW Associates, filed with this application and incorporated in this resolution:

Drawing No.	Title	Last Date Revised
0. L-000	Cover Sheet	
1. L-001	Survey	04/07/2015
2. L-001.01	Bulkhead As-Built Survey	12/20/2019
3. L-002	Waterfront Public Access Area Plan	05/18/2020
4. L-003	Zoning Calculations I	05/18/2020
5. L-004	Zoning Calculations II	05/18/2020
6. L-100	Dimension Plan	04/30/2020
7. L-200	Furnishing Plan	04/18/2020
8. L-300	Grading Plan	02/05/2020
9. L-400	Planting Plan	04/03/2020
10. L-401	Plant Images I	02/05/2020
11. L-402	Plant Images II	02/05/2020
12. L-500	Materials Plan	04/03/2020
13. L-600	Sections	02/05/2020
14. L-700	Site Details I	02/05/2020
15. L-701	Site Details II	02/05/2020
16. L-702	Site Details III	02/05/2020
17. L-703	Site Details IV	02/05/2020
18. L-703.1	Site Details V	02/05/2020
19. L-704	Site Furniture	02/05/2020
20. L-704.1	Site Furniture	02/05/2020
21. L-705	Planting Details	02/05/2020
22. L-706	Shade Structure Details	02/05/2020
23. L-800	Lighting Plans	02/05/2020
24. L-900	Signage Details	02/05/2020

2. Such development shall conform to all applicable provisions of the Zoning Resolution, except for the modifications specifically granted in this resolution and shown on the plans listed above which have been filed with this application.
3. Such development shall conform to all applicable laws and regulations relating to its construction and maintenance.
4. Development pursuant to this resolution shall be allowed only after the restrictive declaration attached as Exhibit A to the report, has been recorded in the office of the Registrar, Kings

County. Such restrictive declaration shall be deemed incorporated herein as a condition of this resolution.

5. Upon the failure of any party having any right, title or interest in the property that is the subject of this application, or the failure of any heir, successor, assign or legal representative of such party to observe any of the restrictions, agreements, terms or conditions of this resolution whose provisions shall constitute conditions of the authorization hereby granted, the City Planning Commission may, without the consent of any other party, revoke any portion of or all of said authorization. Such power of revocation shall be in addition to and not limited to any other powers of the City Planning Commission or of any agency of government, or any private person or entity. Any such failure as stated above, or any alteration in the development that is the subject of this application that departs from any of the conditions listed above, is grounds for the City Planning Commission to disapprove any application. Such development shall conform to all applicable provisions of the Zoning Resolution, except for the modifications specifically granted in this resolution and shown on the plans listed above which have been filed with this application.
6. Neither the City of New York nor its employees or agents shall have any liability for money damages by reasons of the City's or such employee's or agent's failure to act in accordance with the provisions of this authorization.

The above resolution is duly adopted by the City Planning Commission on October 21, 2020 (Calendar No. 4) and is filed with the office of the Speaker, City Council in accordance with the requirements of Section 62-822(a) of the Zoning Resolution.

MARISA LAGO, *Chair*

KENNETH J. KNUCKLES, *Esq.*, *Vice-Chairman*

**DAVID J. BURNEY, ALLEN P. CAPPELLI, Esq., MICHELLE R. De la UZ,
JOSEPH I. DOUEK, RICHARD W. EADDY, HOPE KNIGHT, ANNA HAYES LEVIN,
ORLANDO MARIN, LARISA ORTIZ, RAJ RAMPERSHAD**, *Commissioners*



COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009

FAX: (718) 389-0098

Email: bk01@cb.nyc.gov

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HON. ERIC L. ADAMS
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER
FIRST VICE-CHAIRMAN

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STEPHEN J. WEIDBERG
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DEALICE FULLER
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GERALD A. ESPOSITO
DISTRICT MANAGER

HON. STEPHEN T. LEVIN
COUNCILMEMBER, 33rd CD

HON. ANTONIO REYNOSO
COUNCILMEMBER, 34th CD

September 24, 2020

Ms. Marisa Lago, Director
NYC Department of City Planning
120 Broadway -31st Floor
New York, NY 10271

**RE: Application Nos. N 210057 ZAK
and N 210058 ZAK
416-420 Kent Avenue, Brooklyn, NY
Block 2128, Lot 5; Block 2134, Lot 56.**

Dear Commissioner Lago:

Please be advised that Brooklyn Community Board No. 1 met virtually (via WEBEX) in the evening of September 8, 2020. At this regular board meeting the board members received a written report from the Land Use, ULURP and Landmarks [subcommittee] Committee. The Committee had previously met on September 3, 2020 and held a public hearing on the subject application. Subsequently, Brooklyn Community Board No. 1 held a virtual public hearing on September 8, 2020.

At the regular board meeting portion, the members voted to support the committee's recommendation - to approve both parts of the application, with additional comments regarding the landscaping. A copy of the report is attached.

The vote was as follows: 23 "YES"; 6 "NO"; 1 "ABSTENTIONS"; 0 "RECUSALS".

Working for a Better Greenpoint-Williamsburg.

Sincerely,

Dealice Fuller
Chairperson

DF/mbw
Attachments: 1



COMMUNITY BOARD No. 1

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HON. ANTONIO REYNOSO
COUNCILMEMBER, 34th CD

September 8, 2020

LAND USE, ULURP & LANDMARKS [SUBCOMMITTEE]

COMMITTEE REPORT

TO: Chairperson Dealice Fuller
and CB#1 Board Members

FROM: Del Teague, Committee Chair

RE: Committee Report
Meeting held on September 3, 2020

The Land Use, ULURP & Landmarks [subcommittee] Committee met via WEBEX on Thursday, September 3, 2020 at 6:30 PM. It was a committee held public hearing with the committee meeting afterwards to deliberate.

ATTENDANCE

Present: Teague; Weiser; Chesler; Drinkwater; Lebovits; McKeever; Miceli; Sofer; Solano; Vega.

Absent: Viera; Barros; Indig; Kaminski; Katz; Rabbi Niederman; Nieves; Weidberg; Berger*;
Li* (* non board member)

A quorum was not present (there are 20 members on the committee).

PRESENTATION: NYC DEPT OF CITY PLANNING - Application Nos. N 210057 ZAK and N 210058 ZAK, 416-420 Kent Avenue, Block 2128, Lot 5 and Block 2134, Lot 56, R7-3, R7-3/C2-4 and C4-3 Districts, Borough of Brooklyn, Community District 1 (Presentation by Applicant's Representative/Richard Lobel).

1. **N 210057 ZAK** - an application for the grant of an authorization pursuant to Section 62-822(a)(2) of the Zoning Resolution to modify the location, area and minimum dimension (Shore Public Walkway) and, in conjunction therewith, Section 62-332 (Rear yards and waterfront yards)

2. **N 210058 ZAK** - an application for the grant of an authorization pursuant to Section 62-822(b) of the Zoning Resolution to modify the planting and screening requirements of Section 62-60 (DESIGN REQUIREMENTS FOR WATERFRONT PUBLIC ACCESS AREAS); in connection with a proposed mixed-use development on property at the above referenced location.

-1- A public hearing followed by a committee meeting was held on September 3, 2020. There were 7 members of the land use committee present. A quorum was not present.

The applicant was seeking comments from the public, the committee, and the full board regarding the above two applications which are not subject to a ULURP review, but which will be considered by the Department of City Planning (CPC). The first part of the application seeks to modify the plans already approved by the Board in 2018 with respect to the location, area, and dimensions of the Shore Public Walkway, and rear and waterfront yards in this mixed use development that has already been in use by residents and an on-site restaurant. The committee members expressed concern that the applicant was first coming to the community for comments now after completion of the modifications. The applicant explained that the modifications were all made in response to requirements by DEC with respect to the bulkhead, and the Fire Department with respect to an increase in required access for emergency vehicles. The applicant acknowledged the validity of the committee's desire to be notified by CPC, DEC, and any other city or state agencies when an applicant was being asked or told to modify plans that the Board had previously approved. The applicant also acknowledged that having to come to us for approval after-the-fact put it in a difficult position.

In sum, the applicant reminded us that the development was providing more than 6,621 square feet of public access area than was required. There are 857 residential units, 187 affordable. The applicant had originally planned to demolish the failing bulkhead, but DEC preferred that it be kept and capped in order to avoid erosion and river contamination. This change in the plan required an encroachment into the water-front cove resulting in a decrease of 14 inches in public access and in planting area. An additional planting area was decreased from 768 sq. feet to 671 sq. feet to comply with the Fire Department's access requirement. Plantings in an upland area were decreased marginally to comply with the suggestion by DCP for an increase in area to accommodate public access and active use.

Aside from the concern that the board had not been kept apprised of the need for the modifications, there were only positive comments on the ultimate outcome of the site.

-2- The applicant also seeks authorization to modify the grass area that was originally thought to be appropriate for use as a passive lawn. The Parks Department and CPC recommend that the grass be replaced with stabilized gravel and additional seating, because it has proven to be situated so that the public uses it as an active space, a pass thru, and an area for dog walking . The applicant installed an irrigation system and signage in an effort to maintain the grass as a passive lawn. However, the applicant stated that the active use and dog excretions have made maintaining an attractive lawn untenable. The applicant also seeks a waiver of a required screening buffer to allow for outdoor dining and a better pedestrian experience.

Recommendation: -a- Mr. Solano made a motion to approve the application. The motion was seconded by Mr. Chesler. The members present voted to approve both parts of the application. The vote was 6 Yes (Teague, Solano, Chesler, Drinkwater, Sofer, Weiser); 1 No (Miceli); 0 Abstentions; 0 Recusals.

-b- The committee members also voted unanimously to recommend that the Board send a letter to our city and state agencies, especially CPC and DEC, asking that in the future they apprise us of any suggested or required changes an applicant is being told to make on a development which the Board previously approved. The Board should not be seen as a bit of annoying "housekeeping" to be tidied up in order to bring an application to a close. Nor should a developer be put in the position of having to come back after-the-fact to the board hat in hand, so to speak, to ask for our comments.

ULURP, Calendar or Reference #: N 190020 ZAK
Applicant: Sheldon Lobel, P.C. on behalf of 420 Kent Avenue LLC
Location: 416-420 Kent Avenue, Brooklyn
Request: Authorization for Phased Development of Waterfront Public Access Area

COMMUNITY BOARD NO. 1 QUESTIONNAIRE FOR LAND USE ITEMS

PROPOSED ACTION

- 1. For Ownership:**
 - a. Who are the owners?** 420 Kent Avenue LLC
 - b. If a corporation, who are the principles?** Eliot Spitzer and family
 - c. What kind of corporation?** Limited Liability Corporation

- 2. For Developers:**
 - a. Who is the developer if different than the owner?** N/A
 - b. What is their experience with this type of development?** N/A
 - c. Is there a sponsor of the project?** N/A

- 3. Financing:**
 - a. What is the cost of the project?** Approximately \$600 million for the entire project
 - b. How is it financed?** Family equity, plus KKR.
 - c. Will there be tax abatements/subsidies?** Yes, 421-a

- 4. Land:**
 - a. What information can be provided about the land? Who owns the land?** 420 Kent Avenue LLC
 - b. What is the condition, status, and uses on the property and the zoning? Use groups?** Two buildings on the property are substantially complete, as is the Waterfront Public Access Areas. The buildings will contain Use Group 2 residential uses and Use Group 6 commercial uses.
 - c. Has there been an environmental assessment or scope of an impact statement prepared for the proposed action?** No.
 - d. Will the land be purchased? What is the cost of the land? N/A When was the property purchased? 2015 What was the cost?** \$165 million
 - e. Will demolition be needed to clear the land?** All construction is substantially completed.
 - f. Is the project in a special district? Historic District? Is it in an urban renewal area? Inclusionary Housing Designated Area**
 - g. Will unused development rights be utilized or sold?** No.

- 5. Construction:**
 - a. What type of construction will be used and methods?** Reinforced concrete frames.
 - b. What is the time frame of the work?** Construction is substantially complete.
 - c. Who will be doing the work?** ZDG, LLC

- 6. Project Information**
 - a. Describe the project in terms of the proposed use(s) such as retail, office, commercial, loft, community, facility, etc?** The project consists of two mixed-use buildings, the North Tower on Block 2128, Lot 5, and the South Tower on Block 2134, Lot 56, with a combined total of 618,055 zoning square feet and 429 accessory parking spaces. The buildings will contain Use Group 2 residences and Use Group 6 retail uses.

The project will also provide approximately 31,583 square feet of publicly accessible waterfront access areas.

- b. **If the project is residential, how many dwelling units are proposed and what is the number of bedrooms mix? What are the unit sizes?** The Proposed Development includes 857 dwelling units—252 dwelling units in the North Tower and 605 dwelling units in the South Tower. Approximately 50% studios, 25% one-bedroom units and 25% two-bedroom units
- c. **What are the projected costs of the rentals?** Approximately \$70/sf
- d. **Will there be financing for the units? What are the terms?** N/A
- e. **Who is the lender?** N/A

7. **Marketing:**

- a. **How will the project be marketed? Advertised?** Social Media, Streeteasy
- b. **If newspaper, which ones?** N/A
- c. **When will the projects be marketed (before, during or after construction)?** N/A
- d. **What will be the outreach?** N/A

8. **Project Characteristics:**

- a. **Will the project be consistent with the surrounding buildings?** Yes.
- b. **Will the project be handicap accessible? Explain specifics** Both buildings comply with the accessibility requirements of the NYC Building Code.
- c. **Special populations for the project?** Affordable units have preferences for CB1 residents as well as mobility and visually-impaired. 33 units are set aside for homeless families.

9. **Open Space/Parking Amenities:**

- a. **Will there be open space provided with the project? What type? Will there be public access?** The project will provide approximately 31,583 square feet of publicly accessible waterfront access areas. The waterfront public access area is comprised of a 40-foot wide shore public walkway along the shoreline (14,696 square feet) and Type 1 and Type 2 upland connections with a total area of 11,263 square feet that meet Kent Avenue at South 8th Street. A 60-foot-wide visual corridor is located in the middle of the site and extends from the termination of South 8th Street at Kent Avenue to the water's edge, coinciding with the upland connection.
- b. **Will there be landscaping? Fencing? Street tree planting?** See above. In addition, street trees will be planted.
- c. **Will parking be provided for (indoor, outdoor, on-street)? Will a waver be requested?** 429 accessory parking spaces are provided.
- d. **What amenities, if any; will be incorporated with the project? How were they developed and with who?** Pools, health clubs, lounges.

10. **Building/Lot – currently undergoing any renovations, demolition, construction (of any size)?** The site construction is substantially complete.

11. **Any violations on the building or lot?** No

12. **In addition to the BSA's Environmental report (or similar document) please provide the following information:**

- a. **List previous industrial uses and processes:** School, warehouse, parking lot
- b. **List Chemicals and quantities used in and stored for those processes:** Unknown
- c. **List Hazardous waste disposal permits for prior operators:** Unknown
- d. **List any proposed remediations:** NYS Brownfield Cleanup Program
- e. **Please provide any ASTM phase I & II information:**

**Community Board #1
Supplemental Land Use Application Information**

Special permit actions – on a separate sheet, list all waivers, etc. requested

A. Project size	North Tower	South Tower
Commercial: (sq ft)	3,413	12,454
Manufacturing (sq ft)	0	0
Residential (sq ft)	185,633	416,555
Total (sq ft)	189,046	429,009
Height (feet)		
Height (stories)		

(for projects with more than one building, provide the above data for each building)

B. Residential Projects

	416 Kent Ave		420 Kent Ave	
	# of units	# affordable	# of units	# affordable
0 bedrooms (studio)	118	31	352	70
1 bedroom	71	18	135	27
2 bedroom	62	16	118	24
3 bedroom	0	0	0	0
4 bedroom	0	0	0	0
Total units	252	66	605	121

Market-rate units

Rental or condo? Rental
Estimated cost/rent psf : \$70 psf

Affordable units

Rental or condo? Rental
Distribution of affordability by % of AMI:
416 Kent: 10% of units @ 40% AMI
10% of units @ 60% AMI
5% of units @ 130% AMI

420 Kent: 20% of units @ 60% AMI

C. Open space

	Required	Proposed
Total area	24,374 sf.	31,583 sf.
Publicly accessible	24,374 sf.	31,583 sf.

What are the hours of accessibility for the publicly-accessible open space? 6 AM to Midnight.
Will the publicly-accessible open space be turned over the department of parks for operation? No

D. Parking

Parking – number of spots, number required by zoning
of spaces required 429 proposed 429

E. Environmental

List all environmental issues identified, environmental designations and all remediation required

ATTACHMENT FOR LETTER TO DCP RE: 420 KENT AVENUE

1. The applicant agrees via a restrictive declaration to prepare a hazardous materials sampling protocol including a health and safety plan, which would be submitted to the Department of Environmental Protection (DEP) for approval. The applicant agrees to test and identify any potential hazardous material impact pursuant to the approved sampling protocol and, if any such impact is found, submit a hazardous material remediation plan including a health and safety plan to DEP for approval. If 3 C 020518 ZMK necessary, remediation measures would be undertaken pursuant to the remediation plan. With the implementation of the condition described above, no significant adverse impact related to hazardous materials would occur.
2. The applicant agrees via a restrictive declaration to fund the installation of a traffic signal at the intersection of Kent Avenue and Division Avenue, if determined to be warranted by the NYC Department of Transportation (DOT), upon completion of construction of the project. With the implementation of this condition, no significant adverse traffic impacts would result from the proposed project.

F. Additional information

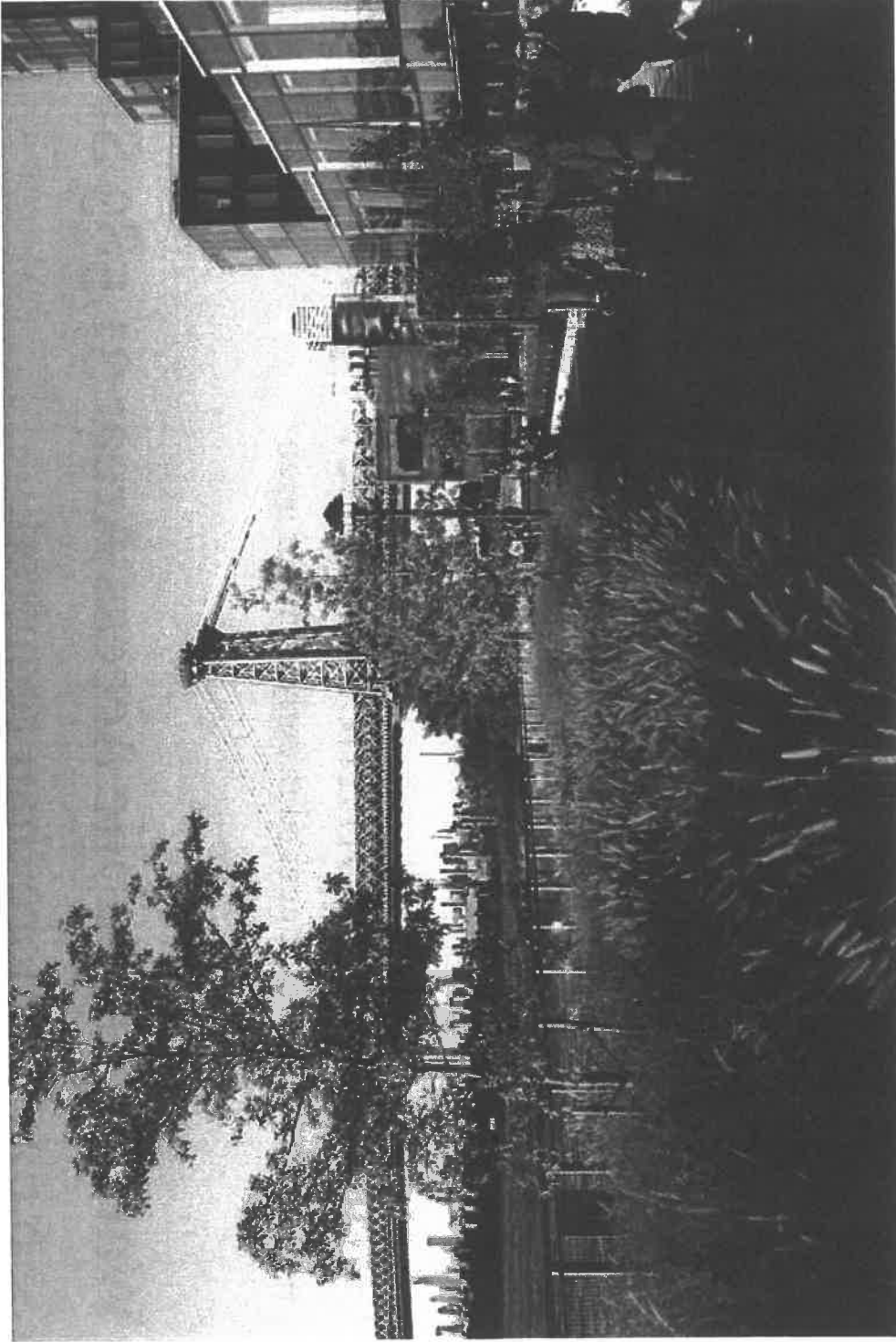
For all projects, please provide the following information:

- . **Draft or final EAS/EIS (pdf and one hard copy)**
- . **15 copies of power point presentation (11 X 17) to meeting**
- . **Copies of power point presentation, architectural plans and renderings (pdf)**
- . **NYS DEP signoff or status letter (waterfront sites only, pdf)**
- . **List of project team (architect, engineer, landscape architect, code consultant , counsel , et al)**
- . **List of all partners, corporation members, shareholders on ownership/development team**
- . **Contact information (name, telephone, fax and email)**

Project Team:

Architect: Allen Juba, MKW+Associates, LLC
Land Use Counsel: Richard Lobel, Sheldon Lobel, P.C.
Tel: 212-725-2727
Fax: 212-725-3910
Email: rlobel@sheldonlobelpc.com

416-420 Kent Avenue Zoning Certification and Authorization
416-420 Kent Avenue, Brooklyn (Block 2128, Lot 5 and Block 2134, Lot 56)



Sheldon Lobel
ATTORNEYS AT LAW

Brooklyn Community Board 1
September 3, 2020



Development Summary

- North Tower (Lot 5) : 252 units (66 affordable)
- South Tower (Lot 56) : 605 units (121 affordable)
 - 33 of the 121 affordable units are dedicated for homeless families and individuals.
 - All 187 affordable units have been leased through St. Nicks Alliance and Reside New York.
- Ground floor commercial use: 15,867 SF
 - Sea Wolf restaurant opened in early Summer 2020
- Waterfront Public Access Area: 31,583 SF
 - 6,621 SF more than required.



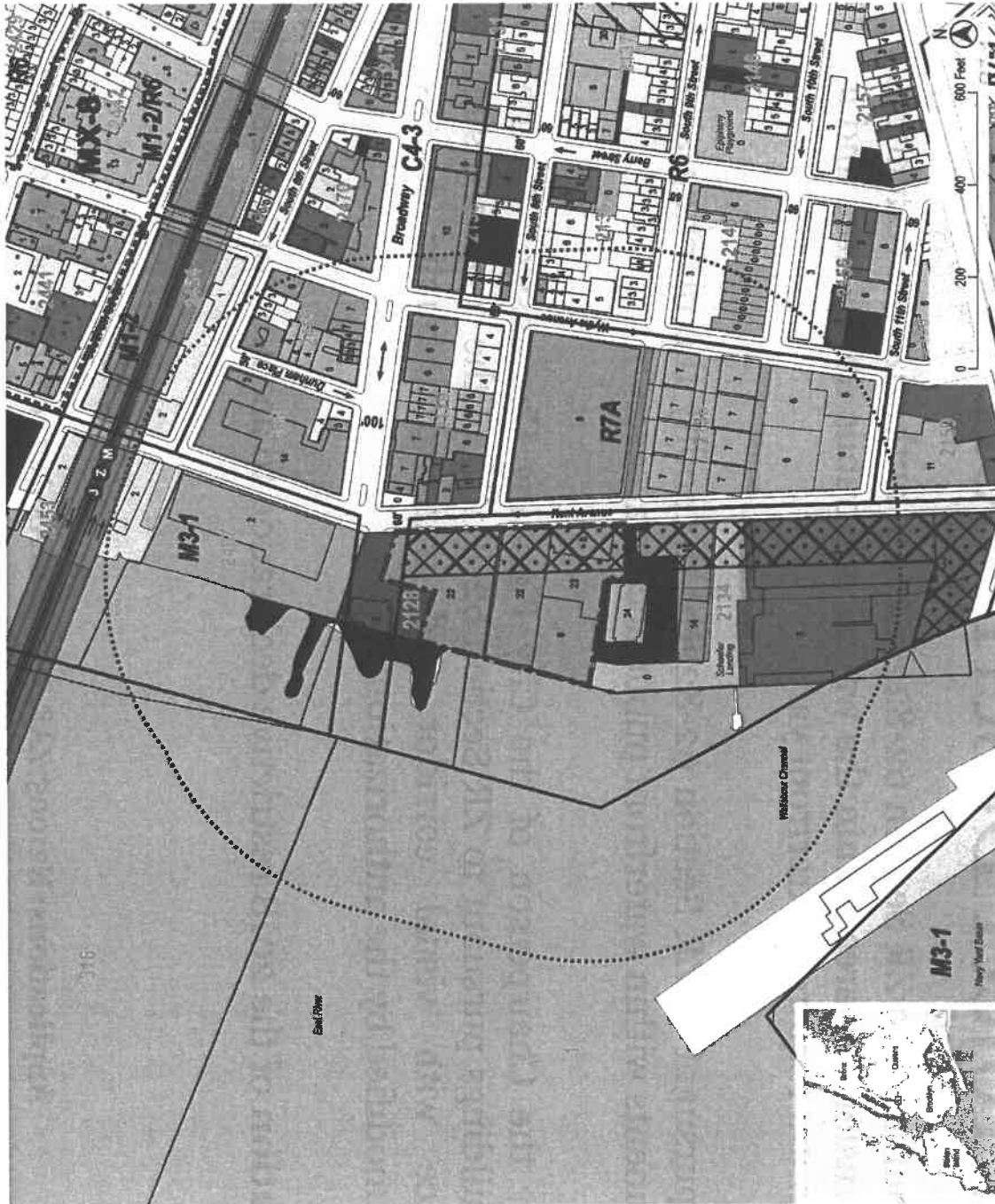
Project Description

- **Authorization** pursuant to ZR Section 62-822(a)(2) to authorize the reduction in minimum dimensions or area within the waterfront public access area and a reduction in minimum required waterfront yard;
- **Authorization** pursuant to ZR Section 62-822(b) to modify the planting and screening requirements within waterfront public access areas;
- **Certification** by the Chairperson of the City Planning Commission to the Department of Buildings pursuant to ZR Section 62-811(b) of the proposed site plan's compliance with visual corridor and waterfront public access requirements (as modified by the authorizations);
- **Minor modification** of the 2018 restrictive declaration to account for the new site plan.

Applications: N210057ZAK, N210058ZAK, N210059ZCK and N210060LDK

Sheldon Lobel
ATTORNEYS AT LAW





416-420 Kent Avenue, Brooklyn
Area Map

Block: 2128, Lot 5; Block: 2134, Lot: 56

Project Information
 600' Radius
 Development Site

Existing Commercial Overlays & Zoning Districts

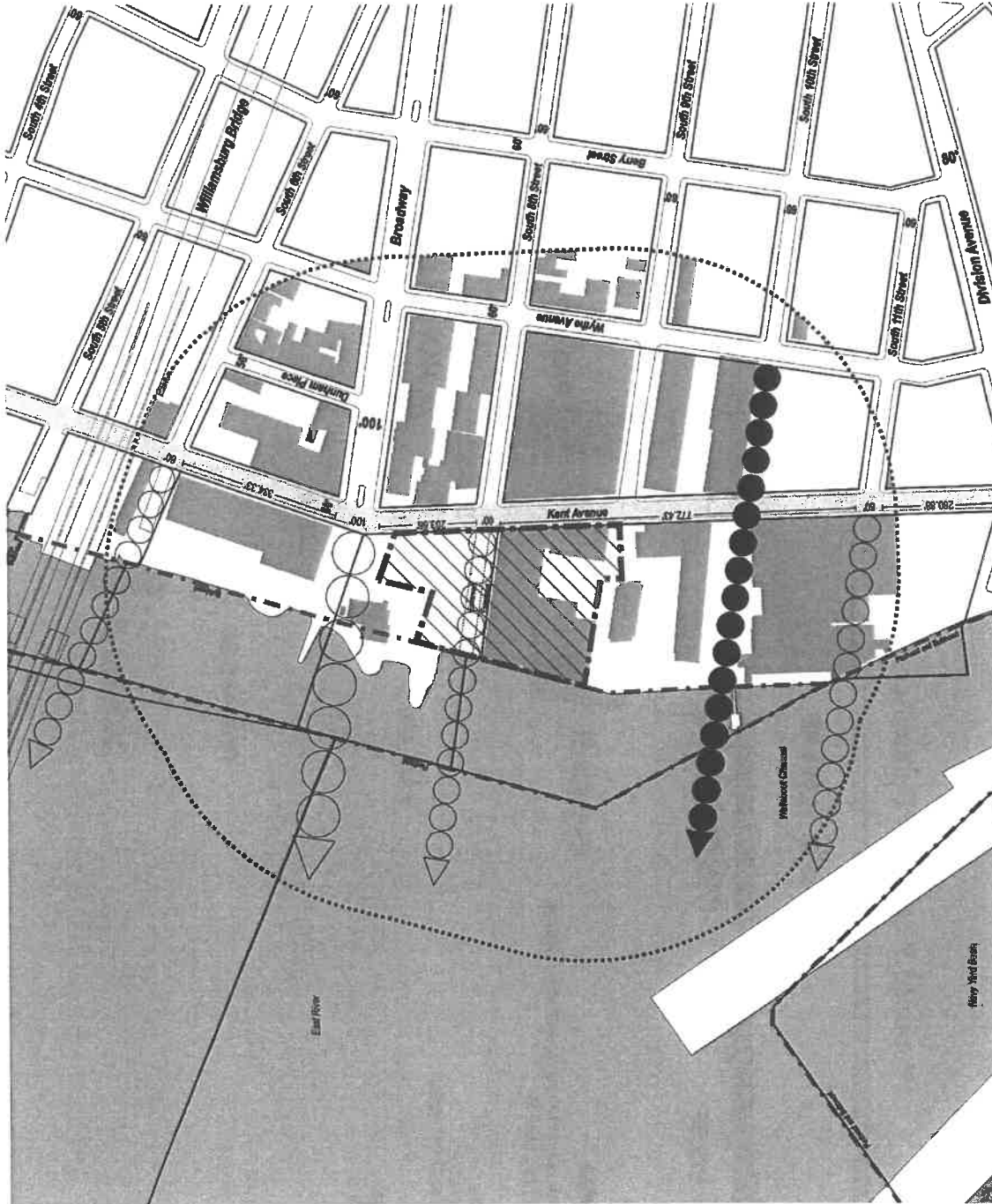
	C1-1		C2-1		Zoning Districts
	C1-2		C2-2		Special Districts
	C1-3		C2-3		
	C1-4		C2-4		
	C1-5		C2-5		

Subway Entries
 5037 Block Numbers
 Property Lines
 5 Number of Floors

Land Uses

	One & Two Family Residential Buildings
	Multi-Family Residential Buildings (Walk-up)
	Multi-Family Residential Buildings (Elevator)
	Mixed Residential & Commercial Buildings
	Commercial/Office Buildings
	Industrial/Manufacturing
	Transportation/Utility
	Public Facilities & Institutions
	Open Space
	Parking Facilities
	Vacant Land
	No Data/Other

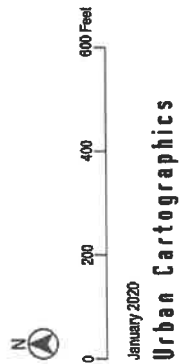
January 2020
 Urban Cartographics



416-420 Kent Avenue, Brooklyn
Visual Corridor Diagram

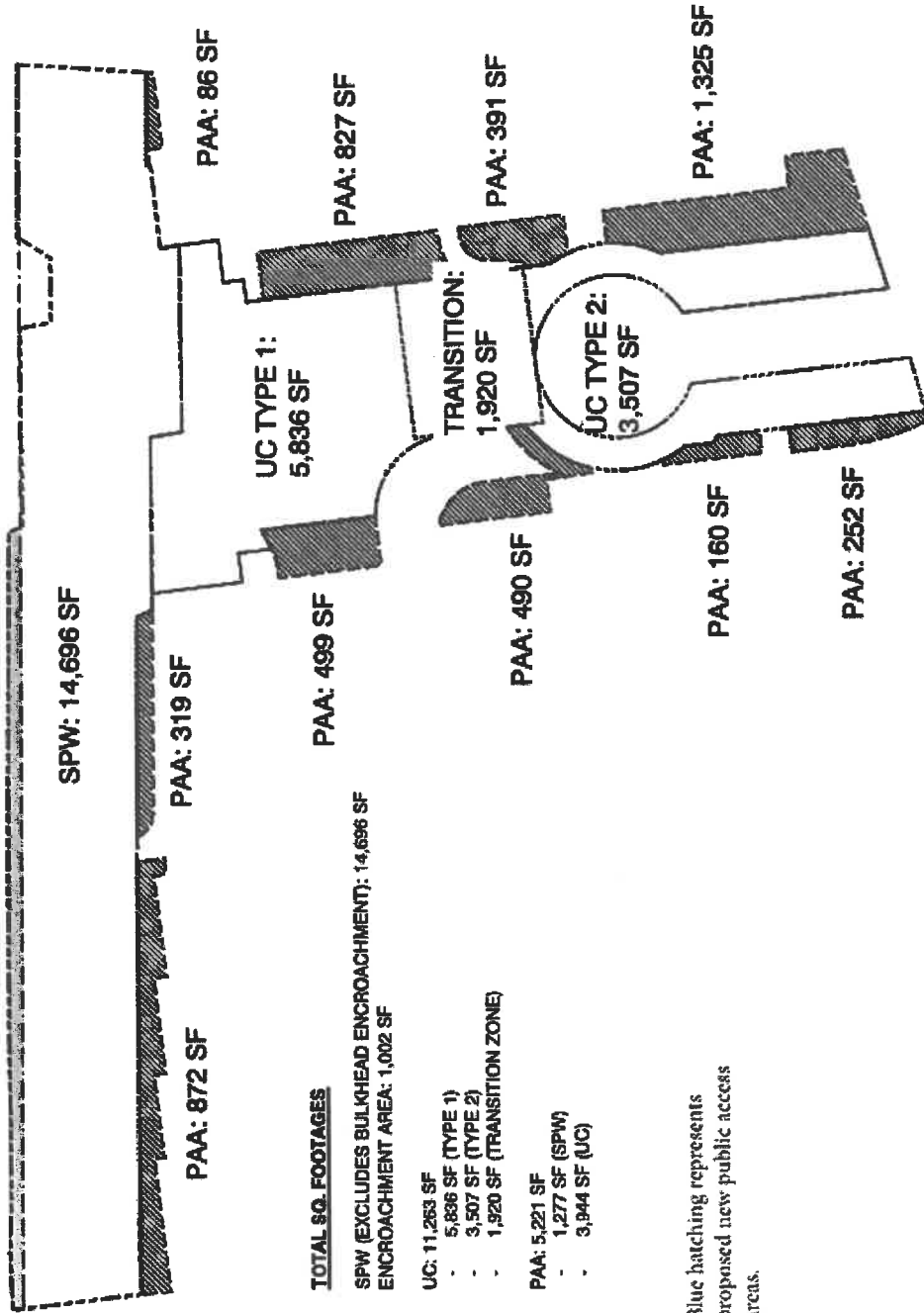
Block: 2128, Lot 5; Block: 2134, Lot 56

- Project Information**
- Development Site
 - 800' Radius
 - Block Outlines
 - Easements/Street Widening
 - Building Footprints
 - Stormline/Mean High Water Line
 - Pierhead/Bulkhead
 - Mapped Street Seaward of the First Upland Street / Designated Visual Corridor
 - Mapped Street Terminating at First Upland Street (Alternative Location for Visual Corridor Mandatory at Max Intervals of 400 Feet)
 - First Upland Street



New Waterfront Public Access Area Layout

Proposed Waterfront Public Access Plan



TOTAL SQ. FOOTAGES

SPW (EXCLUDES BULKHEAD ENCROACHMENT): 14,696 SF
 ENCROACHMENT AREA: 1,002 SF

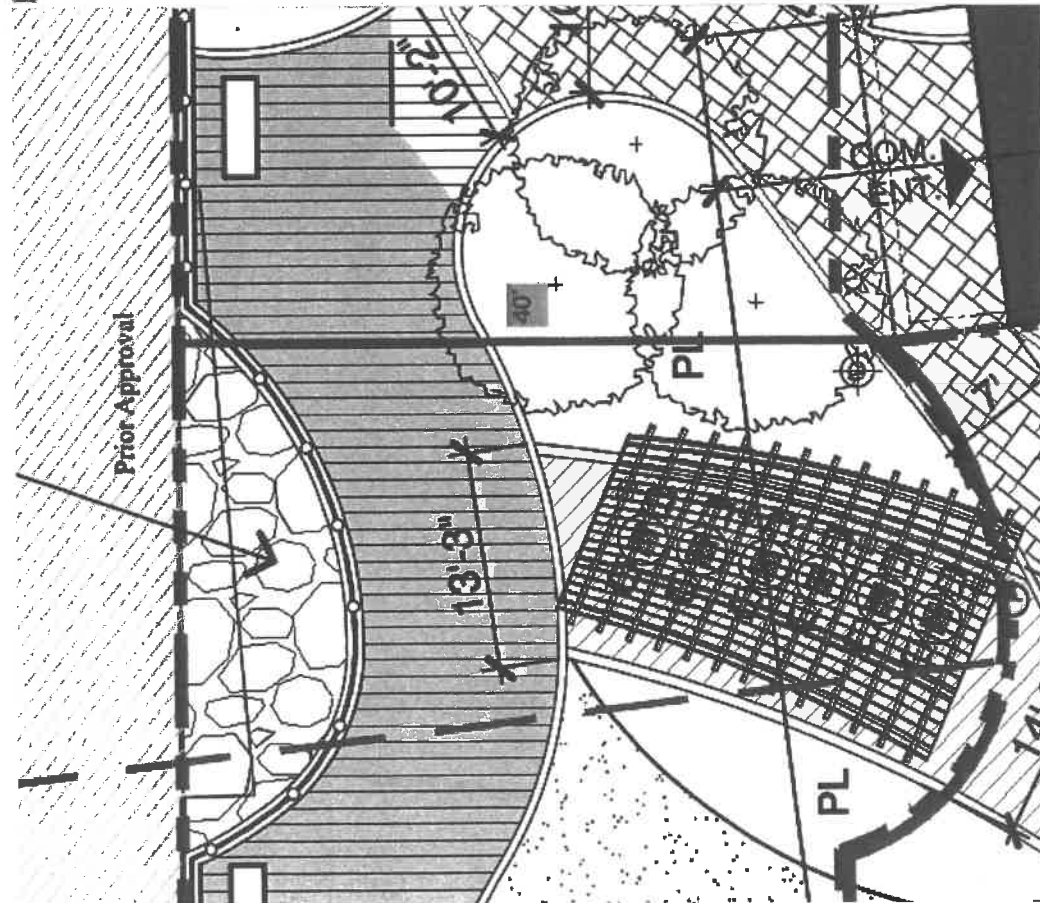
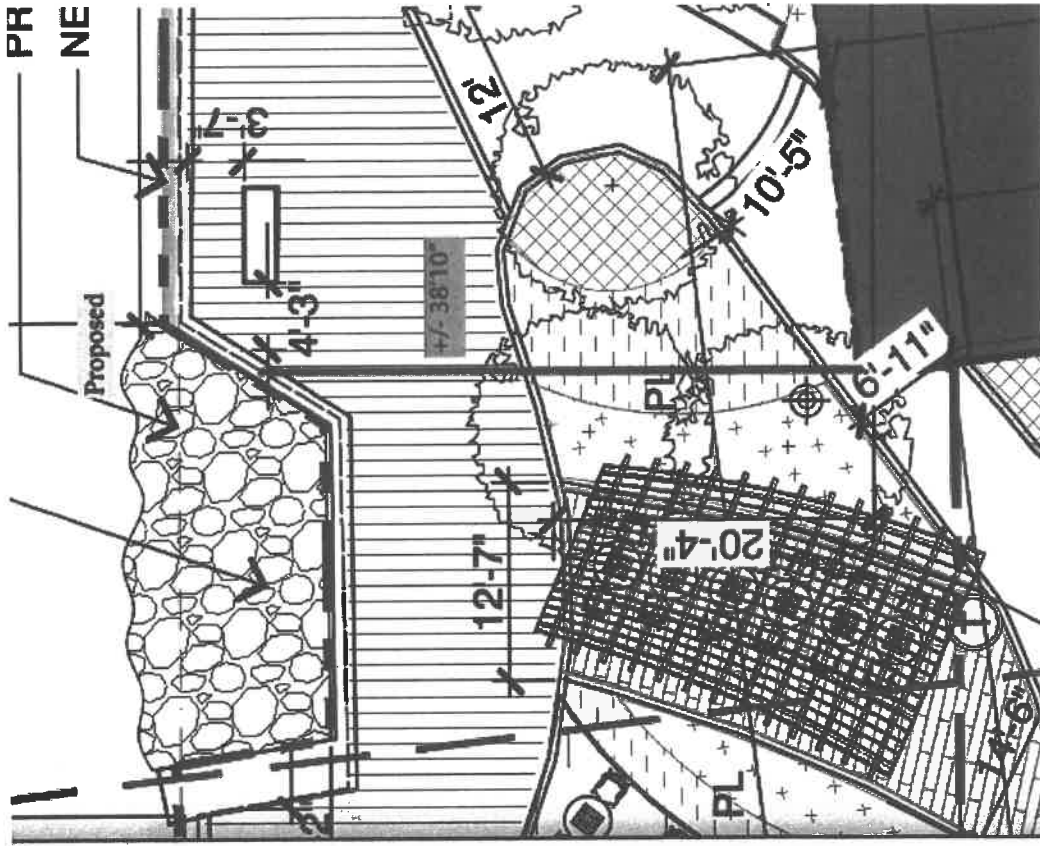
UC: 11,263 SF
 - 5,836 SF (TYPE 1)
 - 3,507 SF (TYPE 2)
 - 1,920 SF (TRANSITION ZONE)

PAA: 5,221 SF
 - 1,277 SF (SPW)
 - 3,944 SF (UC)

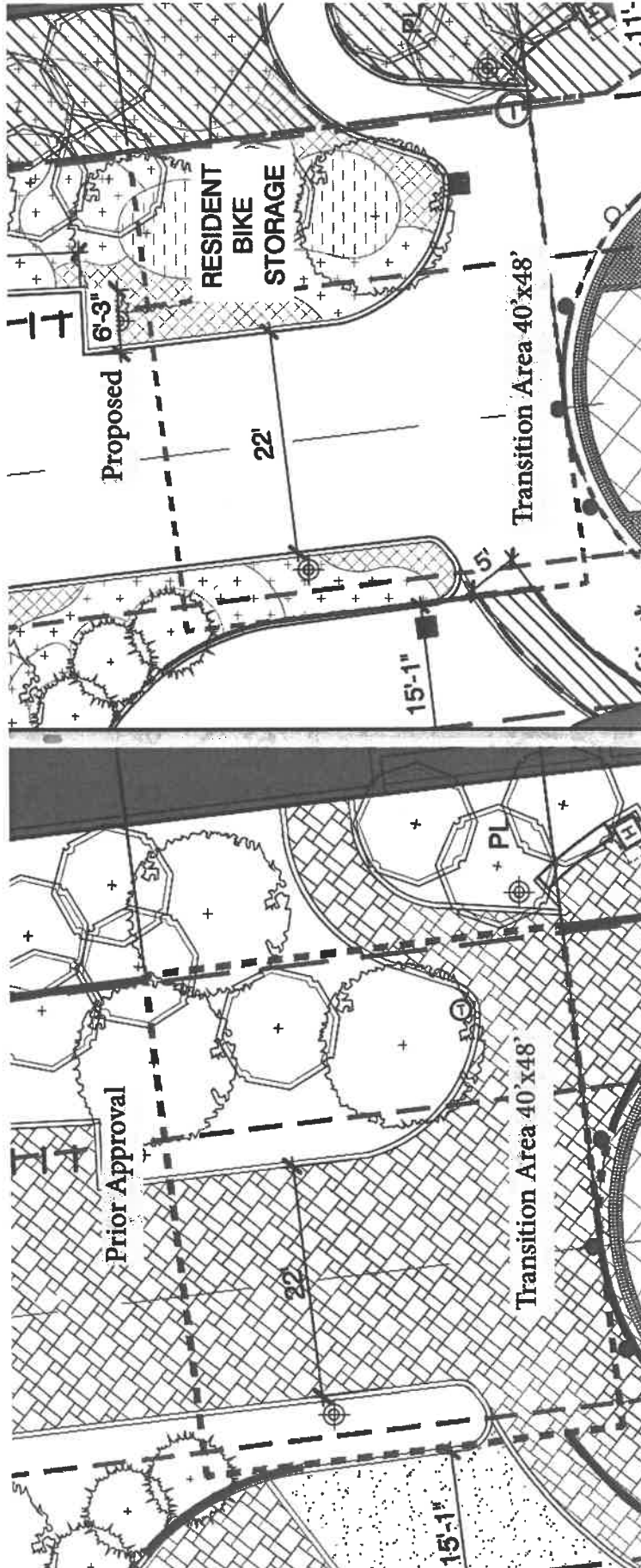
Blue hatching represents proposed new public access areas.



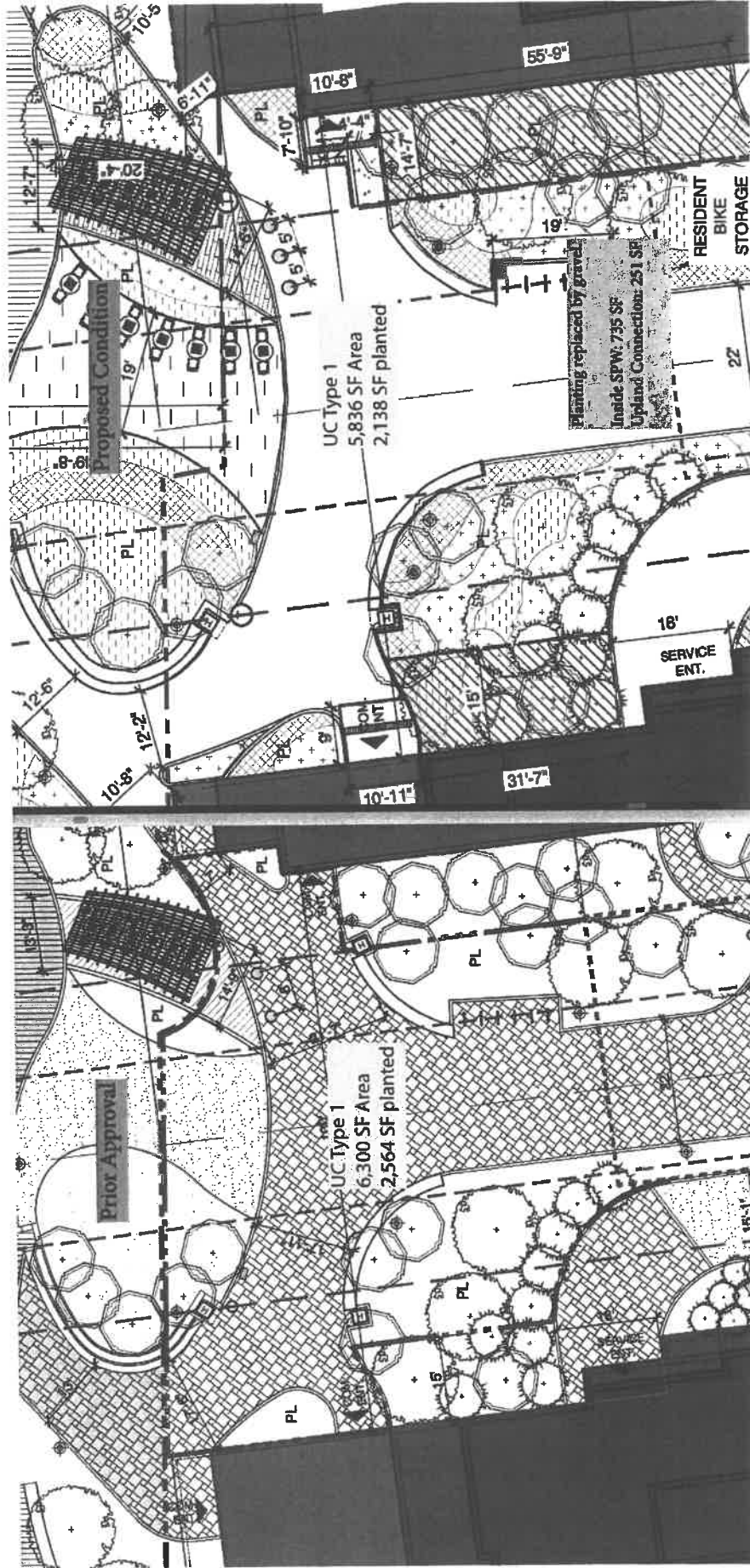
Shore Public Walkway Width



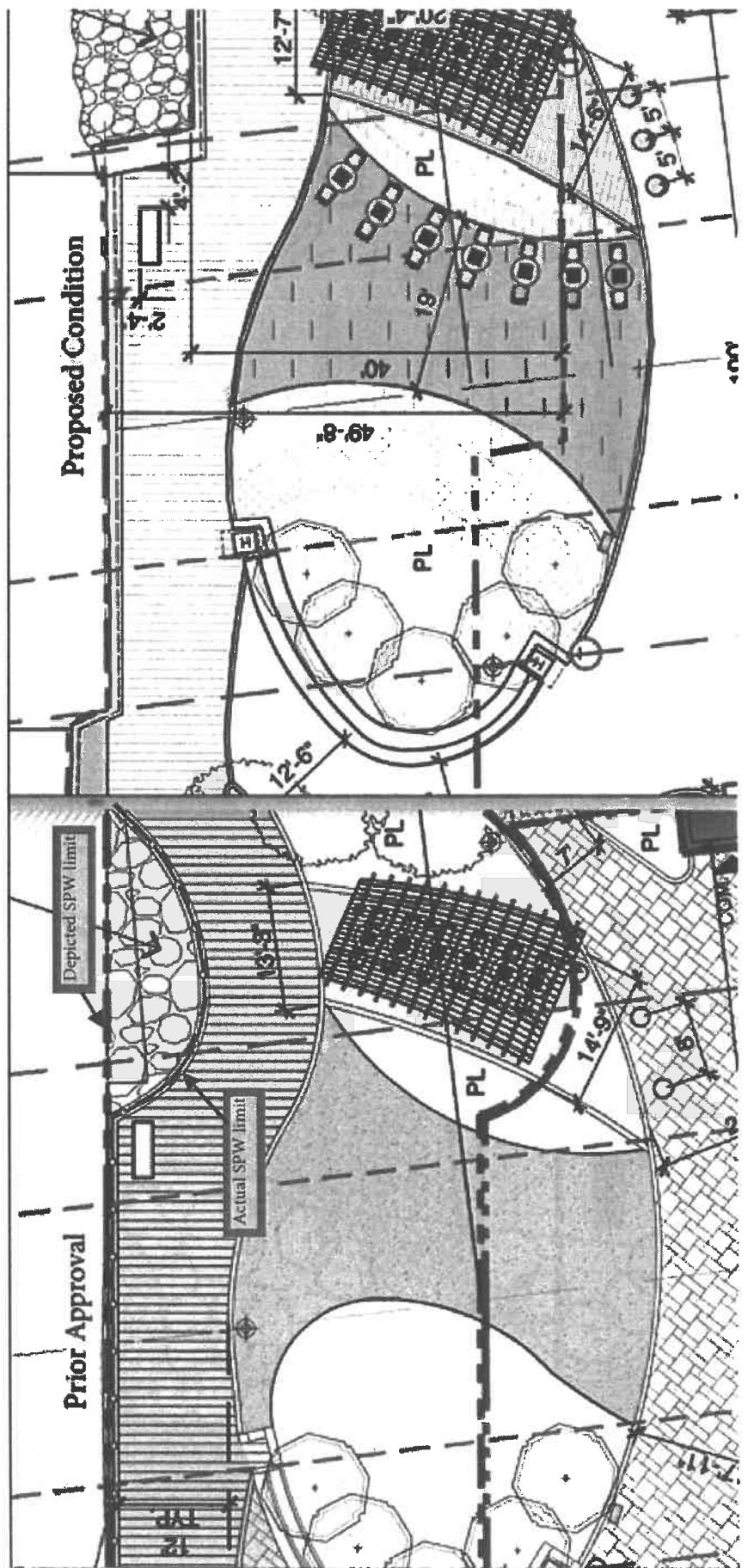
Transition Area

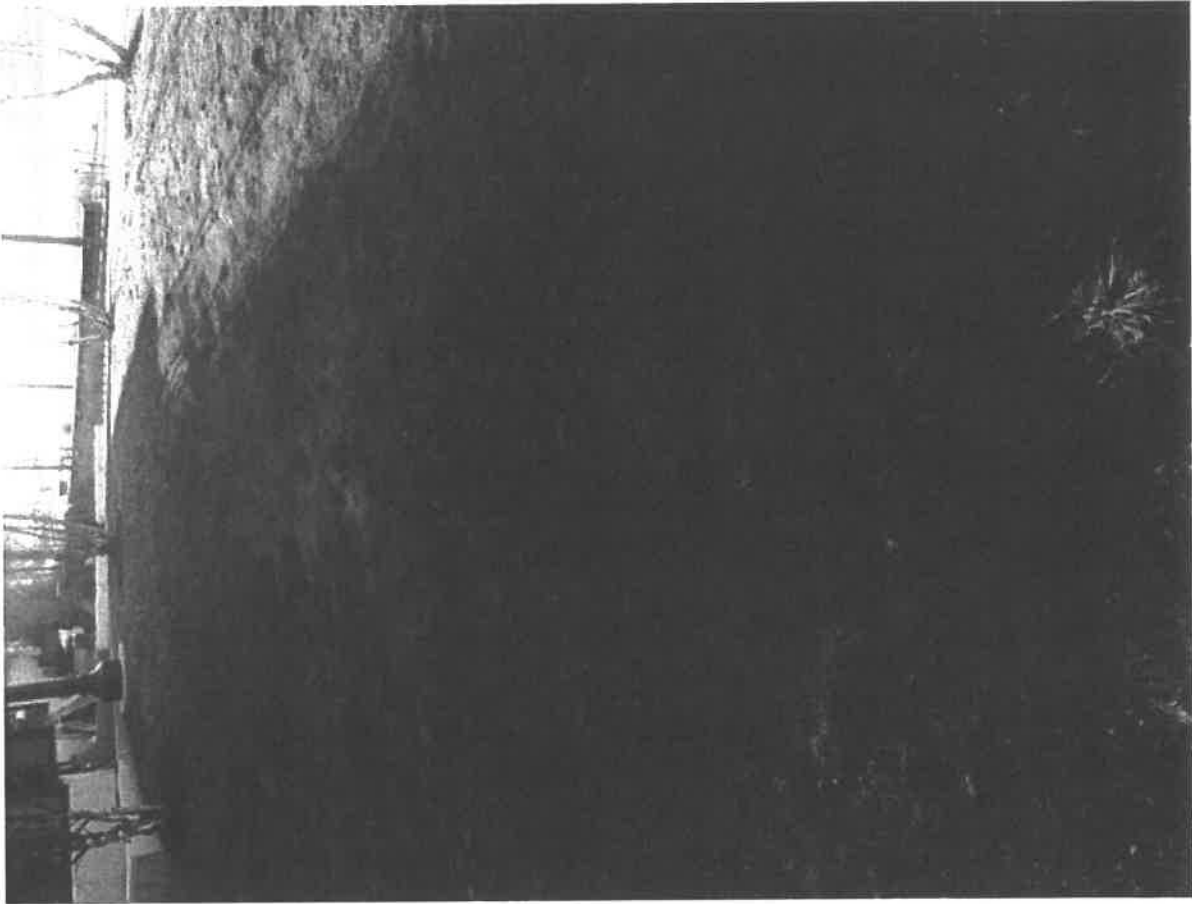


Upland Connection Planting Comparison

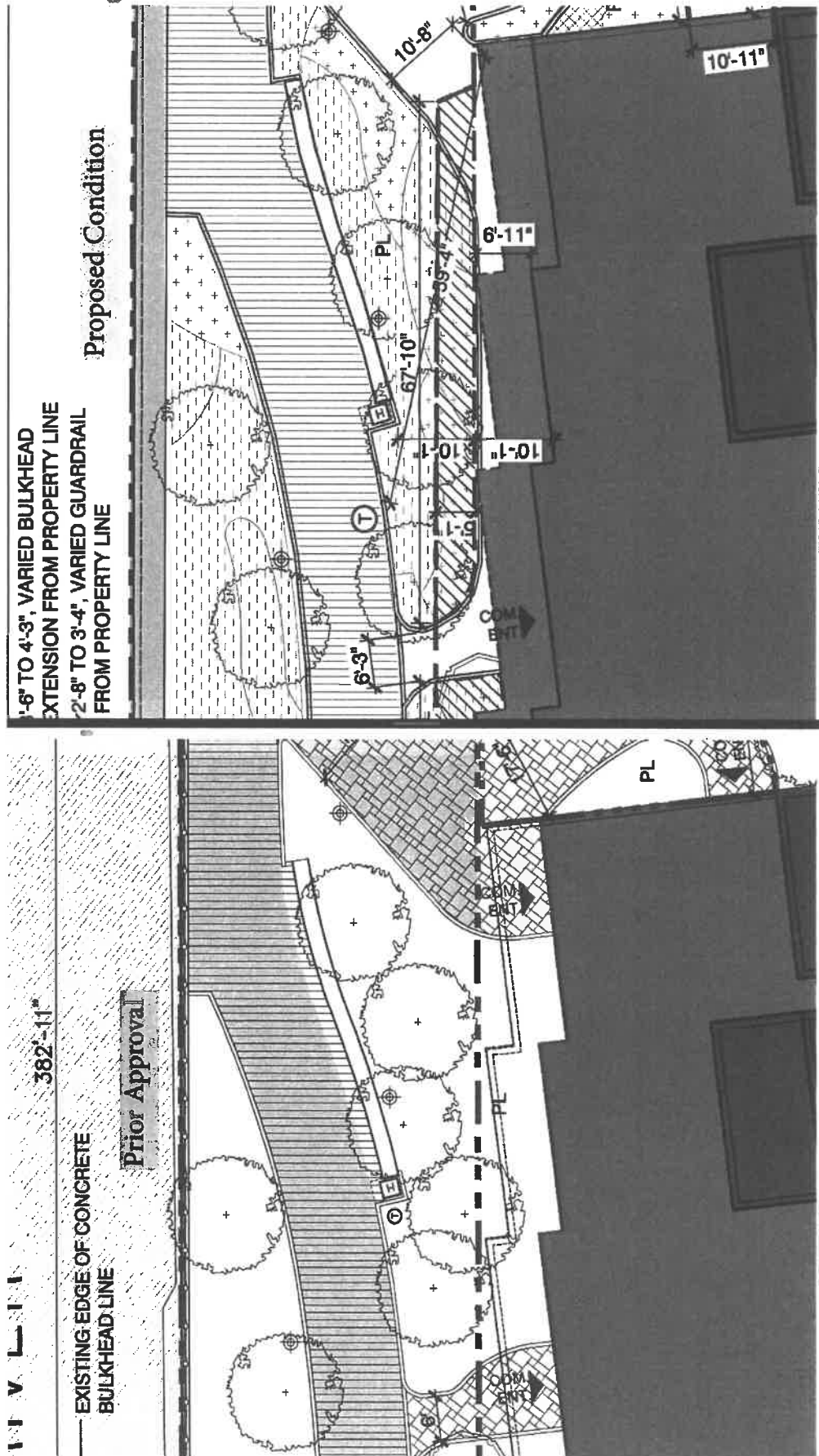


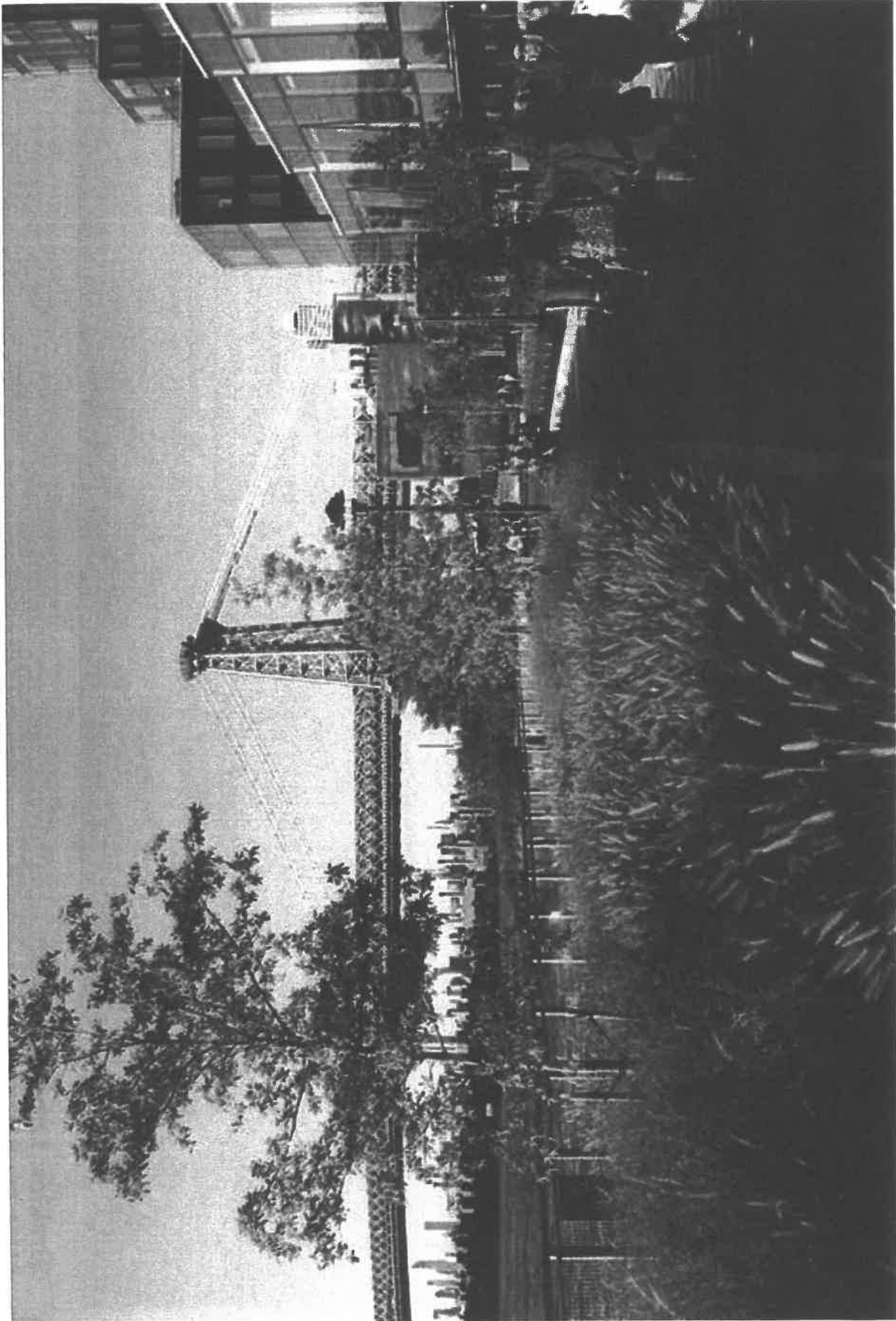
Lawn Area Comparison

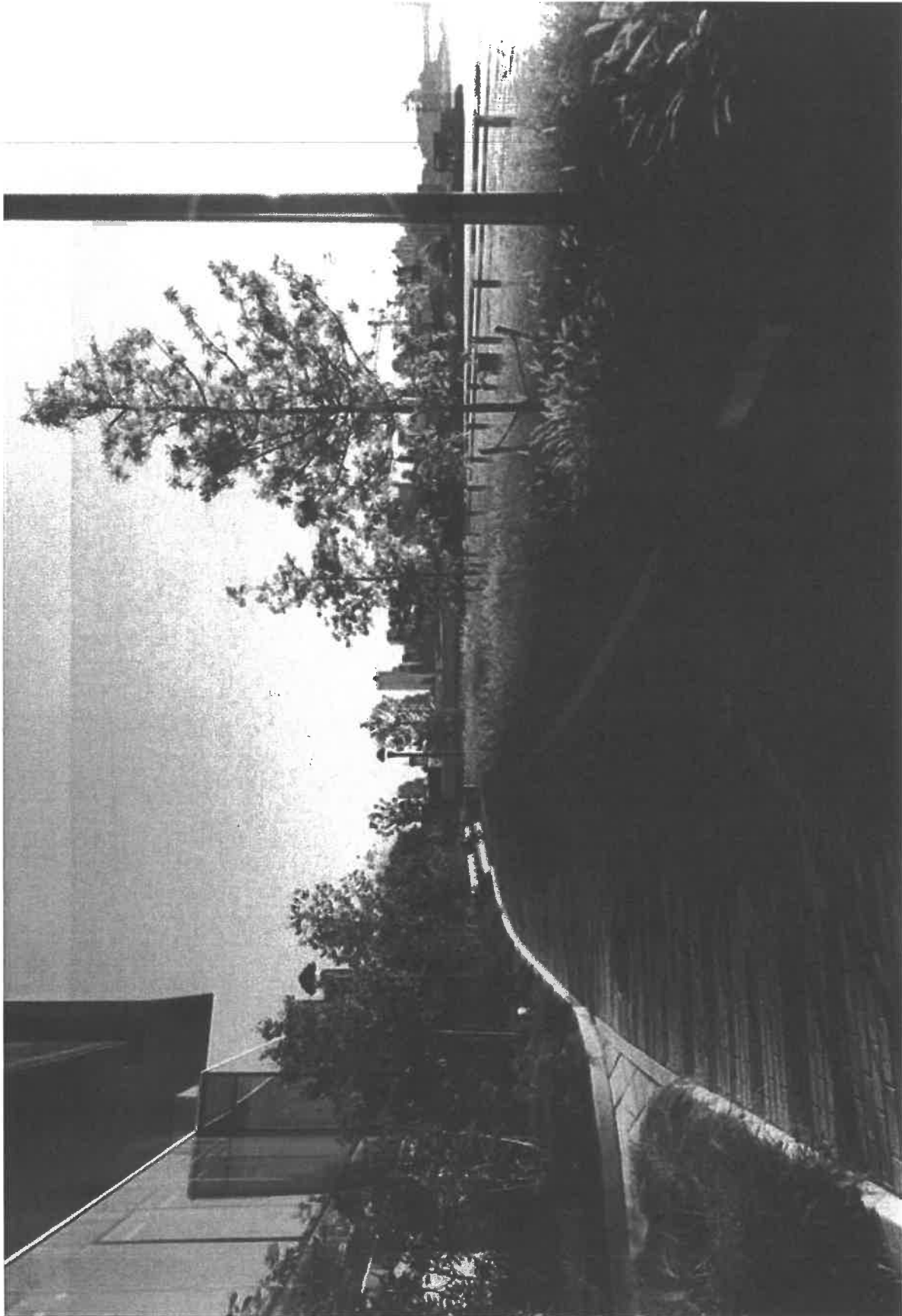


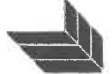
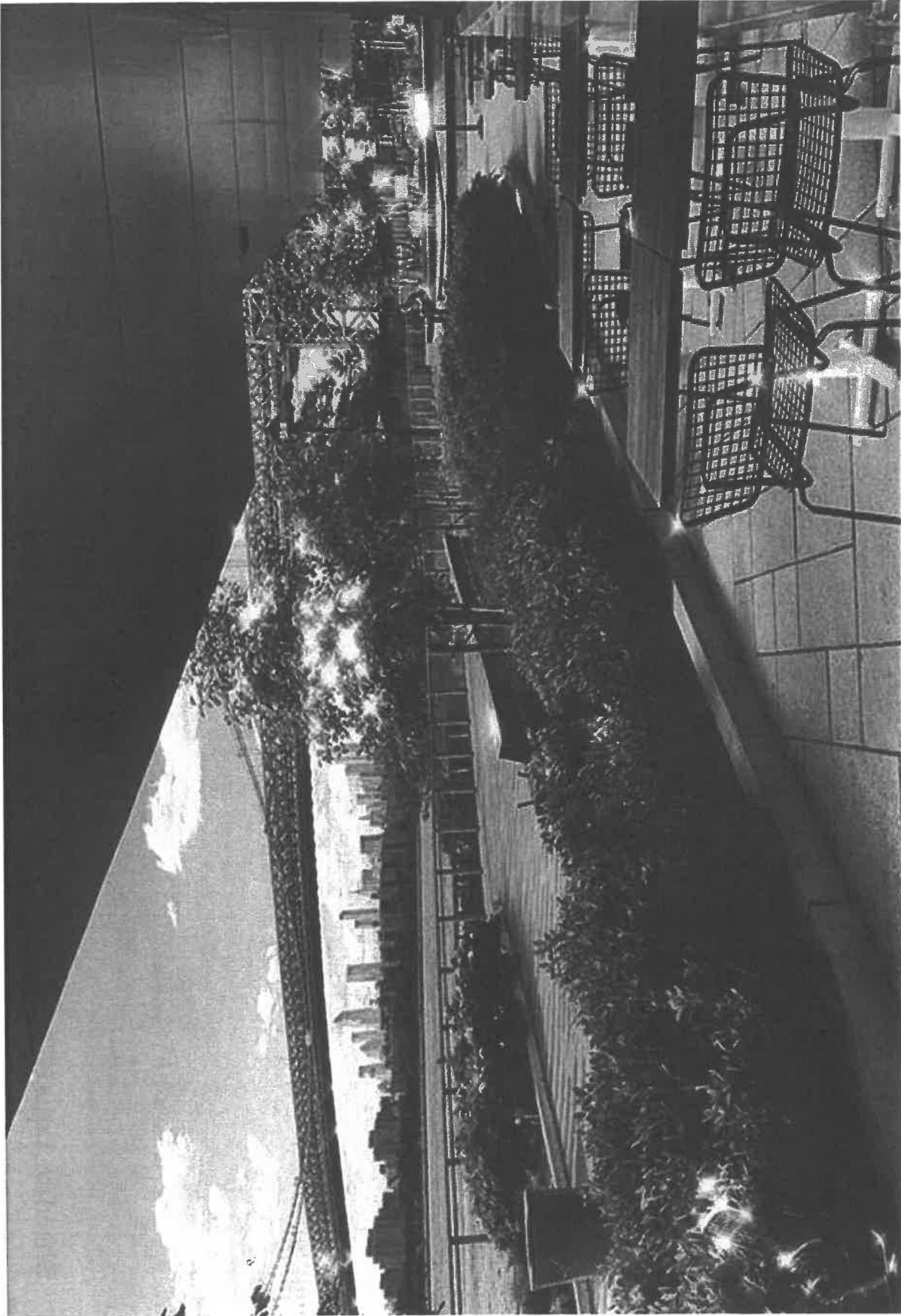


Screening Buffer Comparison







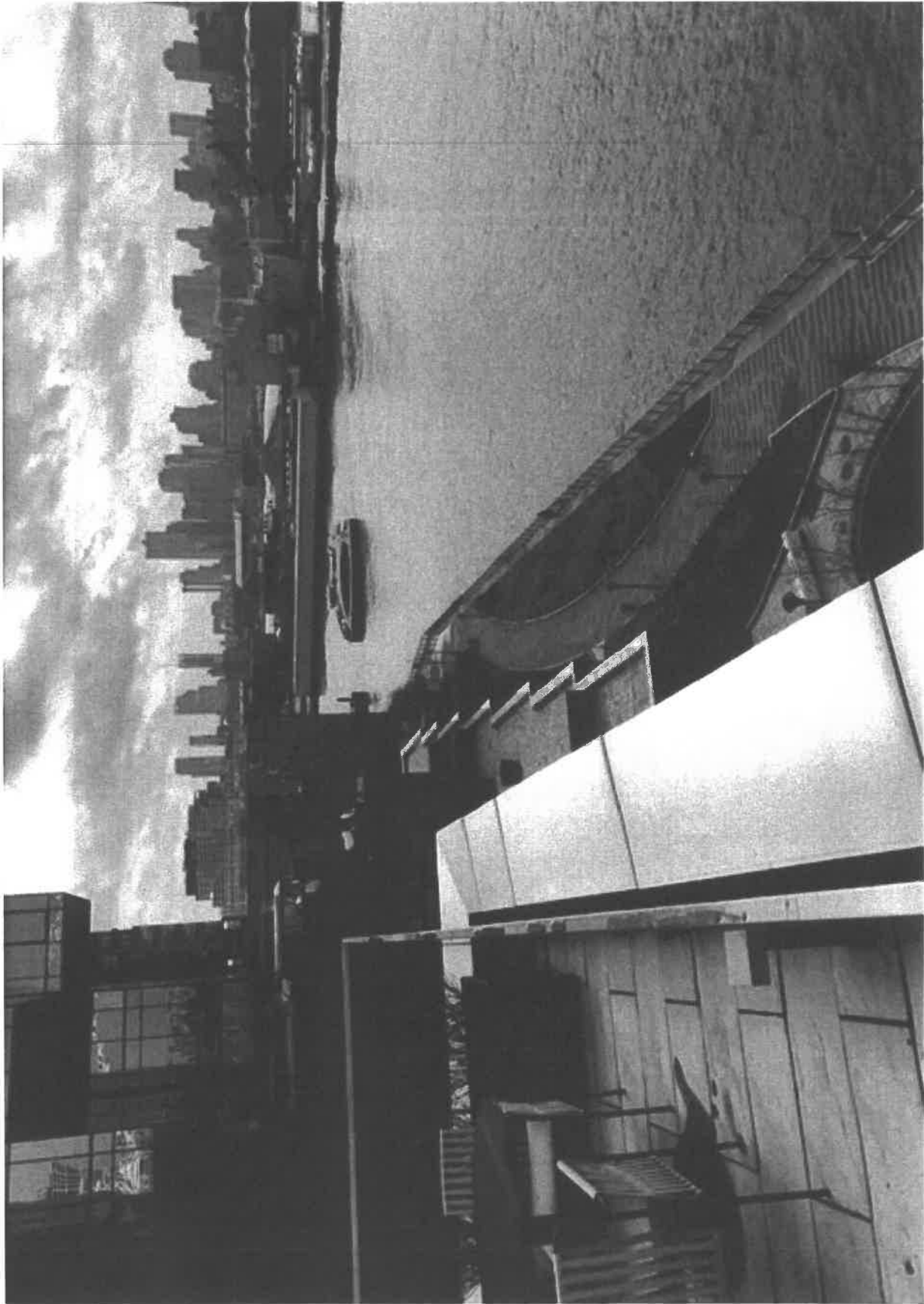


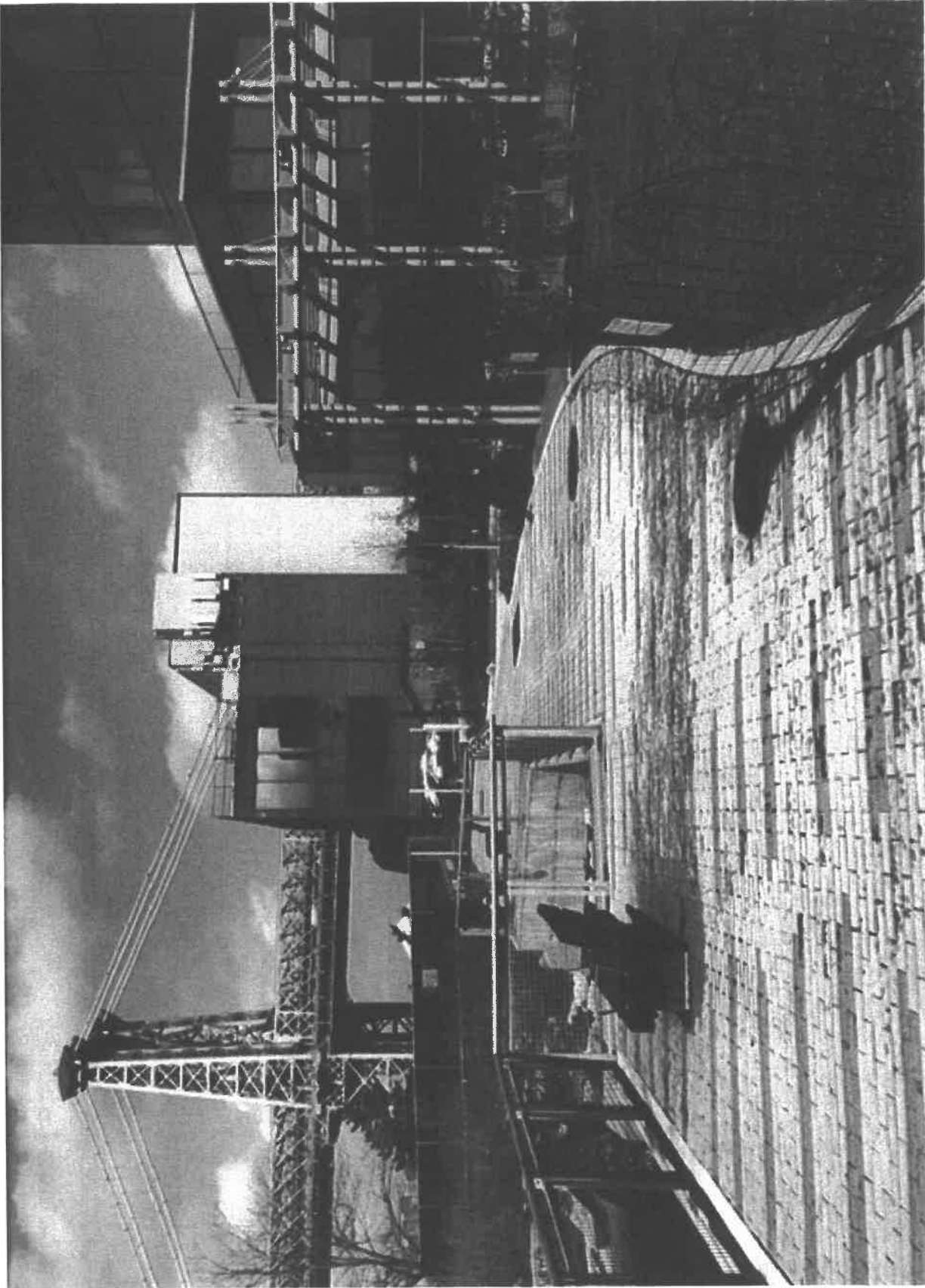


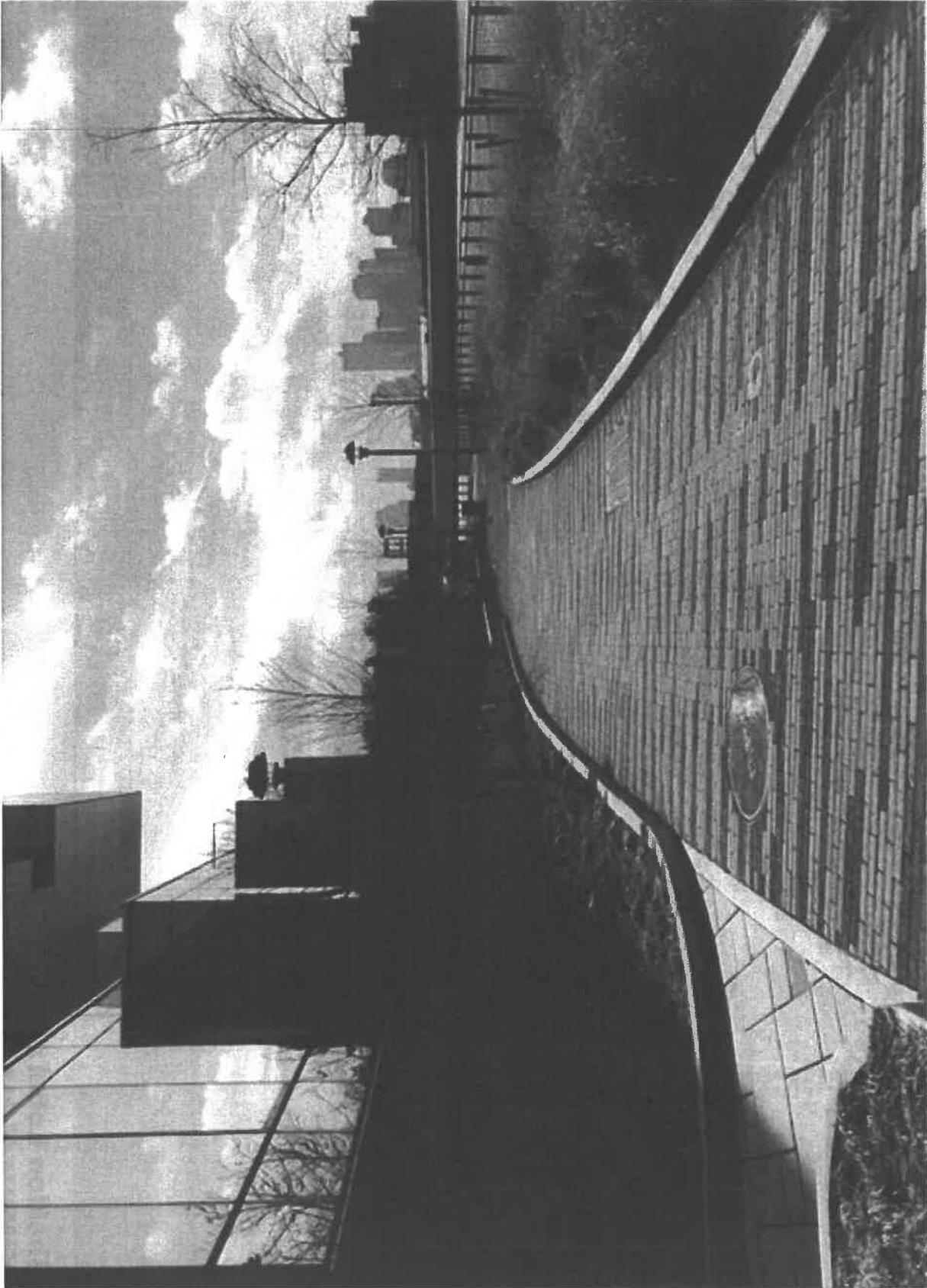
Sheldon Lobel &
ATTORNEYS AT LAW

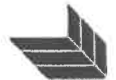
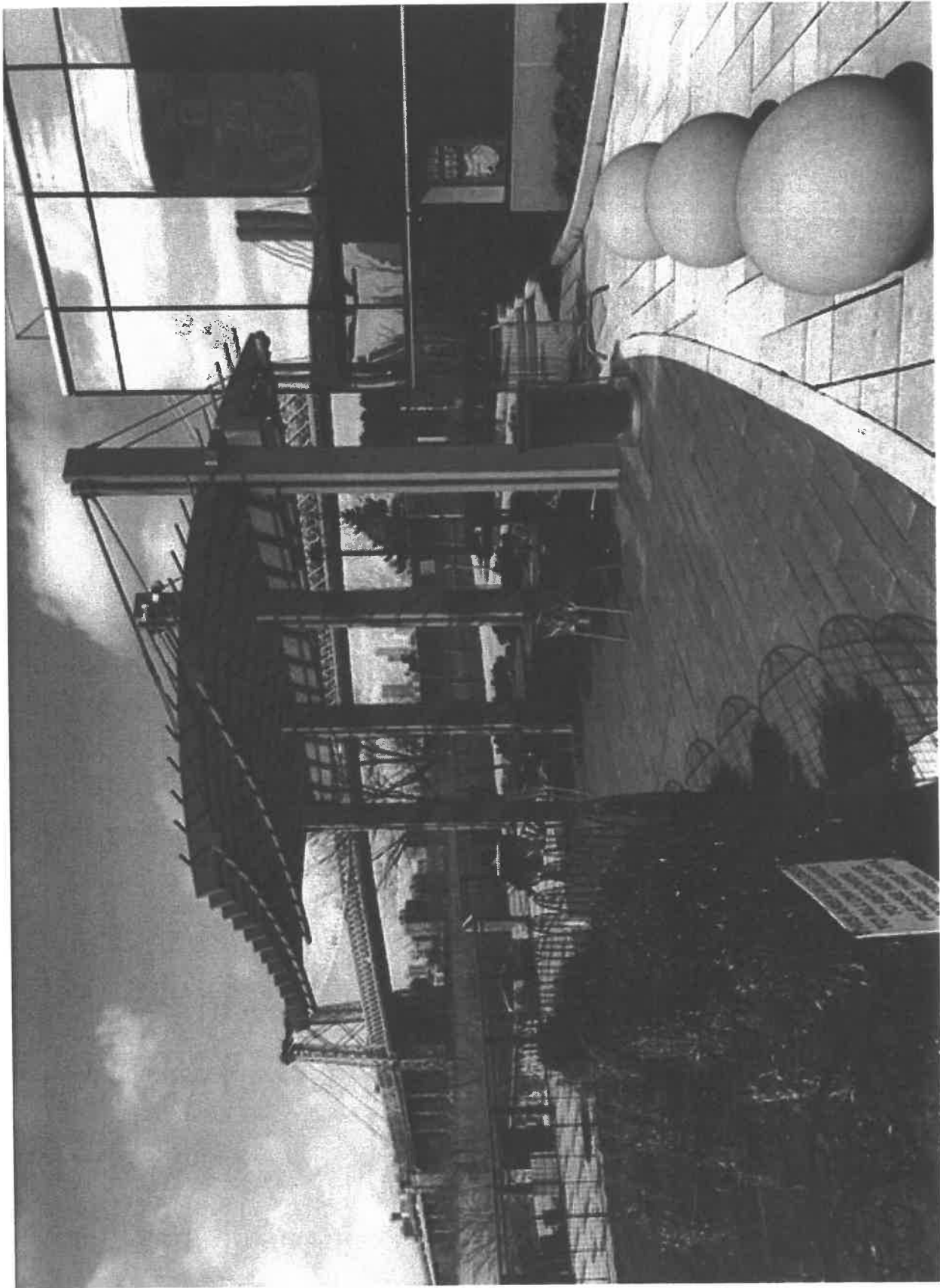












ATTACHMENT FOR LETTER TO DCP RE: 420 KENT AVENUE



DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

TECHNICAL REVIEW DIVISION

Marisa Lago, Director
Department of City Planning

August 18, 2020

Ms. Dealice Fuller, Chairperson
Brooklyn Community Board 1
435 Graham Avenue
Brooklyn, New York 11211

Re: Applic. Nos. N 210057 ZAK and N 210058 ZAK
416-420 Kent Avenue
Block 2128, Lot 5 and Block 2134, Lot 56
R7-3, R7-3/C2-4 and C4-3 Districts
Borough of Brooklyn
Community District 1

Dear Chairperson Fuller:

Enclosed are two applications (N 210057 ZAK and N 210058 ZAK) and related drawings submitted by 420 Kent Avenue LLC, as follows:

1. N 210057 ZAK - an application for the grant of an authorization pursuant to Section 62-822(a)(2) of the Zoning Resolution to modify the location, area and minimum dimension (Shore Public Walkway) and, in conjunction therewith, Section 62-332 (Rear yards and waterfront yards); and
2. N 210058 ZAK - an application for the grant of an authorization pursuant to Section 62-822(b) of the Zoning Resolution to modify the planting and screening requirements of Section 62-60 (DESIGN REQUIREMENTS FOR WATERFRONT PUBLIC ACCESS AREAS);

in connection with a proposed mixed-use development on property at the above referenced location.

The applications (N 210057 ZAK and N 210058 ZAK) are not subject to the Uniform Land Use Review Procedure (ULURP) and do not require a public hearing by the Community Board. However, if the board has any comments on these applications (N 210057 ZAK and N 210058 ZAK), then by October 4, 2020, please submit them through the Land Use Participant Portal or send them to:

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

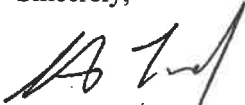
Steven Lenard, Director
Ken Ramnarine, Deputy Director
120 Broadway – 31st Floor, New York, N.Y. 10271-0001
(212) 720-3226 / FAX (212) 720-3488
www.nyc.gov/planning

ATTACHMENT FOR LETTER TO DCP RE: 420 KENT AVENUE

N 210057 ZAK & N 210058 ZAK – 420 Kent Avenue
August 18, 2020
Page 2 of 2

If you have any questions about these applications (N 210057 ZAK and N 210058 ZAK), please contact the applicant's representative Richard Lobel at (212) 725-2727.

Sincerely,



Steven Lenard

cc: A. Laremont
J. Merani
H. Marcus
E. Addae
S. Ng
A. Sommer
S. Ahmed
K. Ramnarine
F. Mahjabeen
X. Chang
W. Vidal
Applicant
Borough President's Office



COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009

FAX: (718) 389-0098

Email: bk01@cb.nyc.gov

Website: www.nyc.gov/brooklyncb1

HON. ERIC L. ADAMS
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER
FIRST VICE-CHAIRMAN

DEL TEAGUE
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DEALICE FULLER
CHAIRPERSON

GERALD A. ESPOSITO
DISTRICT MANAGER

HON. STEPHEN T. LEVIN
COUNCILMEMBER, 33rd CD

HON. ANTONIO REYNOSO
COUNCILMEMBER, 34th CD

August 21, 2020

COMMITTEE HELD PUBLIC HEARING AND MEETING NOTICE

TO: Members of the Land Use, ULURP & Landmarks [subcommittee] Committee
(Teague, Chair; Viera, Co-Chair; McKeever, Landmarks Subcommittee Chair; Barros, Landmarks Subcommittee Co-Chair; Chesler; Drinkwater; Indig; Kaminski; Katz; Lebovits; Miceli; Rabbi Niederman; Nieves; Sofer; Solano; Vega; Weidberg; Weiser; Berger*; Li* (*) Non Board Member);
and CB#1 Board Members & Community Residents

FROM: Del Teague, Land Use Committee Chair
Maria Viera, Land Use Committee Co-Chair
Trina McKeever, Landmarks Subcommittee Chair
Gina Barros, Landmarks Subcommittee Co-Chair

RE: Public Hearing & Scheduled Meeting
(11 Members Constitute a Quorum for this Committee)

Please be advised that the Land Use, ULURP & Landmarks (subcommittee) Committee will hold a Public Hearing & Committee Meeting on the listed agenda item as follows:

WHEN: THURSDAY --- SEPTEMBER 3, 2020
TIME: 6:30 PM
WHERE: WEBEX

(While we cannot meet in person, we will be meeting virtually. Below are options for you to connect)

MEETING LINK

EVENT ADDRESS FOR

ATTENDEES:

<https://nyccb.webex.com/nyccb/onstage/g.php?MTID=e942a32c64bec393c0479ccad1359d354>

EVENT NUMBER: 129 742 5305
EVENT PASSWORD: dnPJKJHF392
AUDIO CONFERENCE: New York City +1-646-992-2010
United States Toll+1-408-418-9388
[Show all global call-in numbers](#)
ACCESS CODE: 129 742 5305

PUBLIC HEARING AGENDA:

(1.) ROLL CALL

(2.) PRESENTATION: NYC DEPT OF CITY PLANNING - Application Nos. N 210057 ZAK and N 210058 ZAK, 416-420 Kent Avenue, Block 2128, Lot 5 and Block 2134, Lot 56, R7-3, R7-3/C2-4 and C4-3 Districts, Borough of Brooklyn, Community District 1 (Presentation by Applicant's Representative/Richard Lobel).

1. **N 210057 ZAK** - an application for the grant of an authorization pursuant to Section 62-822(a)(2)

of the Zoning Resolution to modify the location, area and minimum dimension (Shore Public Walkway) and, in conjunction therewith, Section 62-332 (Rear yards and waterfront yards); and

2. **N 210058 ZAK** - an application for the grant of an authorization pursuant to Section 62-822(b) of the Zoning Resolution to modify the planting and screening requirements of Section 62-60 (DESIGN REQUIREMENTS FOR WATERFRONT PUBLIC ACCESS AREAS); in connection with a proposed mixed-use development on property at the above referenced location.

The applications (N 210057 ZAK and N 210058 ZAK) are not subject to the Uniform Land Use Review Procedure (ULURP). The committee will hold this public hearing session to receive a presentation and hear comments. (Please note that the item will also appear CB#1's Combined Public Hearing and Board Meeting scheduled for September 8, 2020 via WEBEX.)

(3.) ADJOURNMENT OF PUBLIC HEARING

COMMITTEE MEETING

(Immediately Proceeding)

AGENDA

- The Land Use, ULURP & Landmarks [subcommittee] will meet after the public hearing portion is completed and deliberate on comment recommendations regarding the application: Nos. N 210057 ZAK and N 210058 ZAK, 416-420 Kent Avenue, Block 2128, Lot 5 and Block 2134, Lot 56, R7-3, R7-3/C2-4 and C4-3 Districts, Borough of Brooklyn, Community District 1.

A report will be presented at the September 8, 2020 Board Meeting for consideration. Finalized comments are to be forwarded to the Department of City Planning by October 4, 2020.

Note: For further information on accessibility or to make a request for accommodations, such as sign language interpretation services, please contact Brooklyn Community Board No. 1, Tel. (718) 389-0009; at least (5) business days in advance to ensure availability.