



CITY PLANNING COMMISSION

April 07, 2021 / Calendar No. 8

C 210238 ZMK

IN THE MATTER OF an application submitted by RP Inlet, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 12c and 13a, changing from an M3-1 District to an M1-5 District property bounded by Meserole Avenue, Banker Street, Wythe Avenue, North 15th Street, and Gem Street, Borough of Brooklyn, Community District 1, as shown on a diagram (for illustrative purposes only) dated November 2, 2020, and subject to the conditions of CEQR Declaration E-585.

This application (C 210138 ZMK) for a zoning map amendment was filed by RP Inlet, LLC on October 21, 2020. This zoning map amendment, in conjunction with the related application for a zoning special permit (C 210139 ZSK), would facilitate the development of a new nine-story, approximately 583,778 square-foot mixed-use commercial and industrial building with 95,299 square feet of manufacturing space for the Acme Smoked Fish Company within a large-scale general development (LSGD) at 30 Gem Street (Block 215, Lots 1, 6, 19, 21, 25, 50, and 125), in the Greenpoint neighborhood of Brooklyn, Community District 1.

RELATED ACTIONS

In addition to the application for a zoning map amendment that is the subject of this report, implementation of the proposed project also requires action by the City Planning Commission on the following application, which is being considered concurrently with this application:

C 210139 ZSK A special permit to modify bulk regulations pursuant to ZR Section 74-743.

BACKGROUND

A full background discussion and description of this project appears in the report for the related zoning special permit (C 210139 ZSK).

ENVIRONMENTAL REVIEW

This application (C 210138 ZMK), in conjunction with the application for the related zoning text amendment (C 210139 ZSK), was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA) and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et seq. and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The lead is the City Planning Commission. The designated CEQR number is 20DCP009K.

A summary of the environmental review, including the Final Environmental Impact Statement (FEIS) dated XX, appears in the report on the related application for a zoning special permit (C 210139 ZSK).

UNIFORM LAND USE REVIEW

This application (C 210138 ZMK) was certified as complete by the Department of City Planning on November 2, 2020 and duly referred to Brooklyn 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 application for a zoning special permit (C 210139 ZSK).

Community Board Public Hearing

On December 7, 2020, Brooklyn Community Board 1 held a public hearing on this application (C 210138 ZMK) and on that date, by a vote of 23 in favor, 10 opposed, and 1 abstained, adopted a resolution recommending approval of the application with conditions.

A summary of the Community Board's recommendation and modifications/conditions appears in the report for the related zoning special permit (C 210139 ZSK).

Borough President Recommendation

The Brooklyn Borough president held a public hearing on December 21st, 2020 on the application (C 210138 ZMK), and issued a recommendation on February 22, 2021 to approve the application with conditions.

A summary of the Borough President's recommendation and modifications/conditions appears in the report for the related zoning special permit (C 210139 ZSK).

City Planning Commission Public Hearing

On February 2, 2021 (Calendar No. 3), the City Planning Commission scheduled February 17, 2021 for a public hearing on this application (C 210138 ZMK) and the application for the related zoning special permit (NC 210139 ZRK). The hearing was duly held on February 17, 2021 (Calendar No. 24). Six speakers testified in favor of the application, and none in opposition.

A summary of the CPC public hearing appears in the report for the related zoning special permit (C 210139 ZSK).

WATERFRONT REVITALIZATION PROGRAM

This application (C 210138 ZMK) and its related action (C 210139 ZSK), 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 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 18-047.

This action was determined to be consistent with the policies of the WRP.

CONSIDERATION

The Commission believes that this application for a zoning map amendment (C 210138 ZMK), in conjunction with the related application for a zoning special permit (C 210139 ZSK), is appropriate.

A full description of the Commission's consideration, analysis of the issues, and the reasons for approving the application appear in the report for the related zoning special permit (C 210139 ZSK).

RESOLUTION

RESOLVED, that having considered the Final Environmental Impact Statement, for which a Notice of Completion was issued on March 26th, 2021 with respect to this application (CEQR

No. 19DCP220K), the City Planning Commission finds that the New York State Environmental Quality Review Act and Regulations have been met and that:

1. Consistent with social, economic and other essential considerations, from among the reasonable alternatives thereto, the action 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, pursuant to the restrictive declaration attached as Exhibit A to City Planning Commission report for C 210139 ZSK, those project components related to environment and mitigation measures that were identified as practicable.

The report of the City Planning Commission, together with the FEIS constitutes 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 finds that the action will not substantially hinder the achievement of any WRP policy and hereby determines that this action is consistent with WRP policies; and be it further

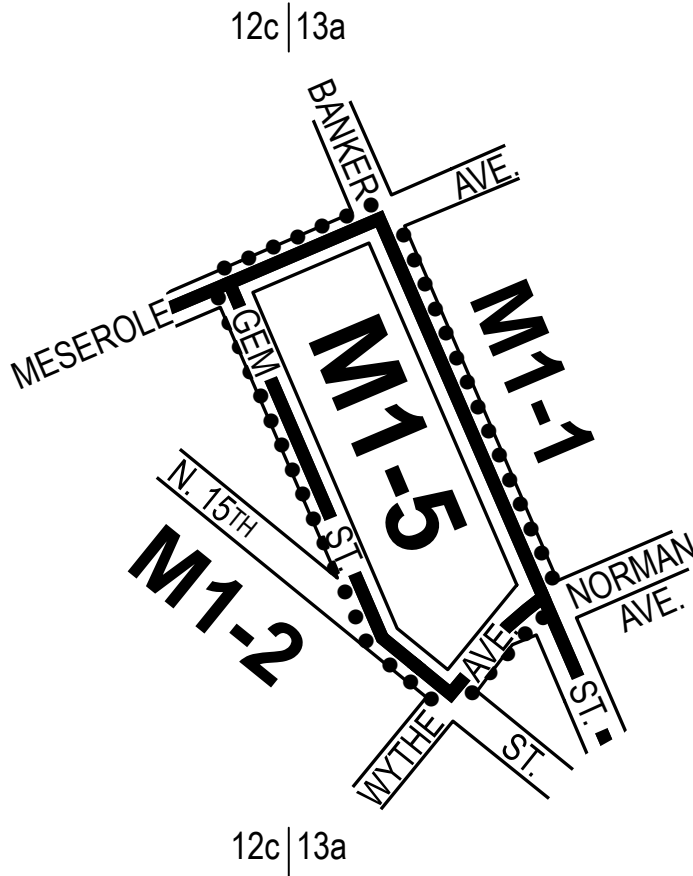
RESOLVED, by the City Planning Commission, pursuant to Sections 197-c and 200 of the New York City Charter, that based on the environmental determination and consideration described in this report, the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended by changing the Zoning Map, Section Nos. 12c and 13a, changing from an M3-1 District to an M1-5 District property bounded by Meserole Avenue, Banker Street, Wythe Avenue, North 15th Street, and Gem Street, Borough of Brooklyn, Community District 1, as shown on a diagram (for illustrative purposes only) dated November 2, 2020, and subject to the conditions of CEQR Declaration E-585.

The above resolution (C 210138 ZMK), duly adopted by the City Planning Commission on April 7th, 2021 (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.

MARISA LAGO, *Chair*

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

**DAVID J. BURNEY, ALLEN P. CAPPELLI, ESQ., ALFRED C. CERULLO, III,
MICHELLE de la UZ, JOSEPH DOUEK, RICHARD W. EADDY, HOPE KNIGHT,
ANNA HAYES LEVIN, ORLANDO MARIN, LARISA ORTIZ, RAJ RAMPERSHAD,**
Commissioners

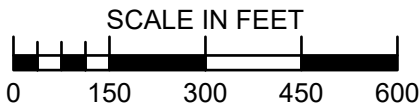


CITY PLANNING COMMISSION
 CITY OF NEW YORK
 DIAGRAM SHOWING PROPOSED
ZONING CHANGE
 ON SECTIONAL MAP
12c & 13a
 BOROUGH OF
BROOKLYN



New York, Certification Date:
 November 2, 2020

S. Lenard
 S. Lenard, Director
 Technical Review Division



NOTE:

- Indicates Zoning District Boundary
- The area enclosed by the dotted line is proposed to be rezoned by changing an M3-1 District to an M1-5 District.