



Brooklyn Borough President Antonio Reynoso
Brooklyn Borough Hall
209 Joralemon Street, Brooklyn, NY 11201

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

Uniform Land Use Review Procedure (ULURP) Application

DOMINO SITE B – N250275ZRK, C250276 ZSK, M220462ELDK, M140132CZSK, C250278ZSK

IN THE MATTER OF actions to facilitate the alteration and expansion of the Domino LSGD for Site B, to expand overall footprint, to remove previously approved skybridge, to add balconies, remove a setback, and reduce loading berths to facilitate a new building containing 1,173,500 sf, including 1,161,270 sf of residential uses (1,262 units), 12,230 sf of commercial space, being sought by Domino A Partners LLC and Domino B Partners LLC at 264-350 Kent Avenue, Community District 1, Brooklyn.

BROOKLYN COMMUNITY DISTRICT 1

RECOMMENDATION

☐ APPROVE
☒ **APPROVE WITH
MODIFICATIONS/CONDITIONS**

☐ DISAPPROVE
☐ DISAPPROVE WITH
MODIFICATIONS/CONDITIONS

RECOMMENDATION FOR: DOMINO SITE B – N250275ZRK, C250276 ZSK, M220462ELDK, M140132CZSK, C250278ZSK

Be it resolved that the Brooklyn Borough President, pursuant to Sections 197-c and 201 of the New York City Charter, recommends that the City Planning Commission and City Council approve this application with the following conditions:

- The applicant works to site a new school within its River Ring development;
- The applicant continues to deliver pedestrian prioritization through providing quality canopy cover, attention to material selection, and lighting; and
- The applicant provides special design consideration to maximize seasonal thermal comfort on balconies.

July 25 2025

BROOKLYN BOROUGH PRESIDENT

DATE

Project Description

The LSGD site is within the Williamsburg neighborhood in Brooklyn Community District 1, and is bounded by Grand Street, Kent Avenue, South 3rd Street, a line 100 feet westerly of Wythe Avenue, South 4th Street, Kent Avenue, South 5th Street, and the U.S. Pierhead Line. The LSGD is located in R6/C2-4, R8/C2-4, and C6-2 districts. It has been the subject of several land use actions over the past 15 years:

- **2010** | The development would have included approximately 2.75 million square feet of floor area, comprising approximately 97,558 square feet of office space; 126,012 square feet of retail space; 143,076 square feet of community facility space, and 2.7 acres of public open space. Of the 2,200 proposed dwelling units, approximately 660 units would be affordable housing units. The project would have included a total of approximately 1,428 parking spaces in garages built underneath each building.
- **2014** | The 2014 Approval was meant to facilitate the development of approximately 2.95 million square feet of floor area, consisting of approximately 2,215,000 square feet of residential floor area, 589,500 square feet of commercial floor area, and 143,800 square feet of community facility floor area, and 4.8 acres of open space (Domino Square and Domino Park). Of the approximately 2,282 dwelling units, approximately 20% of the residential floor area would be reserved for affordable housing units. The project would have approximately 1,050 parking spaces which would be provided in two parking garages.
- **2020** | CPC approved a minor modification to modify the LSGD plans to facilitate changes to the design and height of the main roof of the Refinery Building, which was designated as a New York City Landmark, by the Landmarks Preservation Commission.
- **2022** | CPC approved a minor modification to enlarge Domino Square by 900 square feet by reducing the width of River Street from 30 feet to 25 feet and (ii) facilitate changes to the design of Building D, including an increase in base height, elimination of a sky bridge and creation of additional publicly accessible open space.
- **2024** | The City Council approved the City of Yes for Housing Opportunity passed with new changes to the zoning code.
- The Proposed Action would enable deductions from Domino site building to be utilized in the Site B envelope, approximately 102,865 sf of floor area, resulting from the City of Yes for Housing Opportunity. This would enable an additional 100 units of affordable housing, with 20 of those units affordable at an average of 60% AMI.

The amendments to the LSGD would provide 1,262 units of much-needed housing (236 units more than contemplated in the 2014 Approval) at Site B, including larger and family-sized units, with significant, high-quality amenities including private balconies. The project would deliver improvements to the public realm and public open spaces, including the Refinery Building Plaza, enhanced sidewalks on Site B and the park-like Domino Square. Overall, the floor area is proposed to decrease from the 2014 ULURP approval by approximately 110,000 square feet. Since the time of that 2014 approval, the School Construction Authority (SCA) has declined their option to locate a new school facility at the Domino Site.

A summary of notable changes from the 2014 Approval are summarized in the following pages.

Description of changes to LSGD and subsequent building at site B

2014 Approval

A 1,073,741 square foot mixed-use building with ground floor retail and approximately 1,026 dwelling units above. The majority of its ground floor would have been used for an accessory parking facility and loading berth. The parking facility would have continued into the cellar and would have contained a total of 300 accessory off-street parking spaces.

Building B would have a 70-foot-tall podium above which two towers would rise to a maximum 530 feet. The towers were to be connected by a 9-story skybridge. The building's base and towers featured a sheer façade, with a 15-foot setback from the building's Kent Avenue street wall at a height of 110 feet. Site B would have featured a 30-foot-wide sidewalk on each of South 1st and South 2nd Streets, each with a double allée of trees and minimal amenities in the form of benches and lighting. The South 2nd Street sidewalk would have been interrupted by a curb cut serving a commercial loading berth. Building B's Kent Avenue frontage would have set back 5 feet from the property line at grade, creating a 15-foot-wide sidewalk at Kent Avenue. Mechanical bulkheads would be screened by a 30-foot-high screen wall along the edges of the towers that would continue the materiality of the tower to a total height of 560 feet and preserve the geometry of the design.

Proposed Project

As proposed under this application, the overall floor area within the LSGD would be reduced by 108,967 square feet, but Building B's floor area would be increased from 1,073,741 square feet to 1,173,500 square feet as a result of floor area that was not used in other buildings within the LSGD and the application of new zoning floor area deductions introduced by City of Yes.

Building B would feature ground floor retail and approximately 1,262 dwelling units above (including approximately 315 affordable dwelling units, with an additional approximately 105 affordable dwelling units to be provided off-site. The increase in Building B's floor area would allow the Applicant to provide more housing in the LSGD than was contemplated in the 2014 Approval and to provide more larger and family-sized units, including three-bedroom units, which were not contemplated in 2014.

Modifications to Building B's envelope include a reduction in Building B's podium height from 70 feet to 47 feet. At the end of 2022, the School Construction Authority determined that it did not wish to site a school at Site B, eliminating two stories' (32 feet) worth of programming from the original Building B base. The Applicant was able to eliminate the need for above-grade parking in Building B, reducing programming from the Building's base by another 14 feet. Together, these changes remove approximately 46 feet worth of programming from the base, giving the Applicant the opportunity to reduce the Building's base height in order to reduce the shear wall effect cited by the Commission in the 2014 Approval. The result is a base height approximately 20 feet shorter, as compared to the 2014 Approval.

Changes in Massing Over Time (2010-Present)



2010 Development Proposal



2014 ULURP Amendment

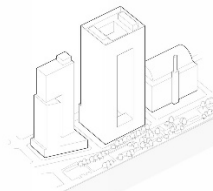
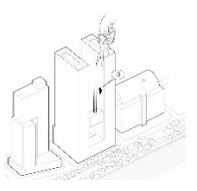
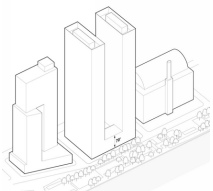

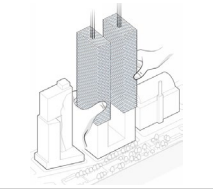
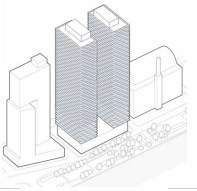
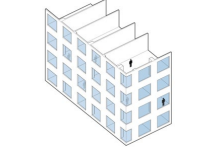
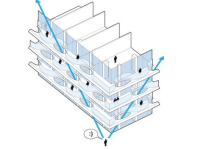








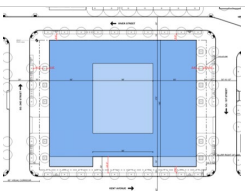
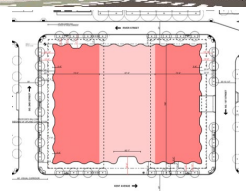


Current Development Agreement



2025 Proposed Amendment

Summary of Proposed Massing/Urban Design Changes

	Removal of sky bridge.	
	Lower entire podium from 70' to 47'	
	Footprint of towers adjusted- 8' wider to the north (S 1st), 7' wider to the south (S 2nd street)	
	Waiver to enable balconies.	
	Public space and sidewalk amenity improvements.	
	Building height from 530' to 545'	
	Bulkhead compressed and screened to 46'.	
	Kent Avenue sidewalk increased by 2' and podium setback removed.	
	Loading dock removal.	

Community Board Position

Community Board 1 (CB1) voted to unanimously approve the application on June 10, 2025, with the following conditions:

- The applicant expeditiously renews and/or institutes an application with the School Construction Authority for approval to add a school facility to the River Ring development; and
- The applicant works in partnership with CB1, the CB1 Education Committee, and the Councilperson to further that application and secure the approval of the school Construction Authority.

Borough President ULURP Hearing and Public Comment

The Borough President held a hearing on this item on Wednesday, July 16, 2025. No members of the public provided testimony at the hearing, and the Borough President's Office received no written testimonies via email.

Approval Rationale

Borough President Reynoso believes that the proposed actions are appropriate. By utilizing floor area that has gone undeveloped in other buildings in the LSGD and by harnessing the affordability incentives through City of Yes, the Applicant has proposed to add a significant number of affordable housing units in a neighborhood with some of the highest rents in the city. While Williamsburg has added thousands of units over the past 10 years, this proposed LSGD alternation and expansion represents an opportunity that is in alignment with the Comprehensive Plan for Brooklyn to increase the number of affordable housing units for Brooklynites.

The applicant's stated goals of the update are to:

- Improve the building's massing
- Diversify and expand upon mixed income housing by utilizing the City of Yes for Housing Opportunity framework in Universal Affordability Program (UAP)
- Provide high-quality and recognizable architecture, and
- Improve the building's interaction with the public realm, particularly at the street edge.

Overall, the proposed changes advance these goals. The changes would result in new private exterior space for all residences and income levels, additional affordable housing, and an increase in family-sized units (three-bedroom units), and improved design at the street-level through modified landscaping, greater articulation of the building façade through an undulating wave form and inclusion of balconies instead of a uniform glass wall, and removal of a loading dock.

###