



# BROOKLYN BOROUGH PRESIDENT ANTONIO REYNOSO

## UNIFORM LAND USE REVIEW PROCESS (ULURP) APPLICATION

ULURP NUMBER	C240271ZMK N240272ZRK C240273ZSK 260016LDK
PROJECT NAME	20 Berry Street
APPLICANT TEAM	Hadi Hajjar, Mihata Corp.
PROJECT BRIEF	A zoning map amendment from M1-1 to M1-2, a zoning text amendment pursuant to ZR 74-94, and zoning special permits pursuant to Section 74-962 and 74-963 to facilitate a new 192,000 sf commercial and industrial building with publicly accessible open space at 20 Berry Street sought by private application by Mihata Corp. in the Williamsburg neighborhood of Brooklyn, Community District 1.
COMMUNITY DISTRICT	Brooklyn Community District 1
COUNCIL MEMBER	Council Member Lincoln Restler

## BROOKLYN BOROUGH PRESIDENT'S RECOMMENDATION

DATE	December 19, 2025		
<input type="checkbox"/>	FAVORABLE	<input type="checkbox"/>	UNFAVORABLE
<input checked="" type="checkbox"/>	FAVORABLE WITH MODIFICATIONS / CONDITIONS	<input type="checkbox"/>	UNFAVORABLE WITH MODIFICATIONS / CONDITIONS

Brooklyn Borough President Antonio Reynoso

## **RECOMMENDATION FOR**

20 Berry Street – C240271ZMK, N240272ZRK, C240273ZSK, 260016LDK

BE IT RESOLVED that the Brooklyn Borough President, pursuant to Section 197-c of the New York City Charter, recommends that the City Planning Commission and City Council approve this application with the conditions that:

- 1) All curb cuts for loading and parking access are limited to North 13<sup>th</sup> Street, as currently proposed by the applicant. All curb cuts onto Berry Street should be removed.
- 2) The applicant continue working with relevant agencies to include a public restroom accessible from the proposed Privately Owned Public Spaces (POPS) plaza.
- 3) The applicant further reduces the proposed parking to no more than 40 spaces.

## **PROJECT DESCRIPTION**

The Project Area is located at 20 Berry Street, occupying the eastern half of the block bounded by North 12<sup>th</sup> Street, Wythe Avenue, North 13<sup>th</sup> Street, and Berry Street. The Development Site is coterminous with the Project Area, and is composed of eight contiguous properties, improved with single story warehouse buildings all controlled by the applicant. The Development Site is located within an M1-1 district original to the 1961 Zoning Resolution. The Proposed Actions include a zoning map amendment from M1-1 to M1-2, a zoning text amendment to map the Project Area as an Industrial Business Incentive Area (IBIA), a zoning special permit to increase floor area ratio (FAR) within an IBIA and modify underlying height and setback regulations, a zoning special permit for a publicly accessible open space, a zoning special permit to reduce parking requirements. These actions will facilitate the construction of a new, 10-story commercial/manufacturing building fronting on Berry Street, and a two-story, free-standing retail pavilion at the corner of North 12<sup>th</sup> Street and Berry Street. The building will include approximately 32,000 square feet of light industrial uses, which will qualify the building for additional floor area under the IBIA program. The industrial uses will be on the second and third floors of the building. All other floors of the building will be occupied by either retail or office uses.

## **COMMUNITY BOARD POSITION**

Community Board 1 voted unanimously to approve this application, with the conditions that:

- 1) In the event there is roof access for the restaurant amplified sound or music is prohibited.
- 2) The applicant will provide public restrooms during business hours.

## **BOROUGH PRESIDENT PUBLIC HEARING**

The Borough President held a hearing on this item on November 18, 2025. Three members of the public provided testimony at the hearing, and the Borough President's Office received written testimony from five members of the public via email.

## APPROVAL RATIONALE

Borough President Reynoso finds the proposed actions appropriate. As outlined in *The 2025 Comprehensive Plan for Brooklyn*, industrial development and retention are essential for robust and equitable economic development of the borough. Borough President Reynoso maintains concerns about the encroachment of non-industrial, commercial uses into Industrial Business Zones (IBZs). However, given the Project Area's location on the edge of the IBZ and adjacent to McCarren Park, a mixed-use commercial-industrial building is appropriate as a transition between open space and the IBZ. Borough President Reynoso is encouraged that the proposed building will reincorporate the existing industrial floor area and is expected to yield an increment of 23 industrial jobs compared to the no-action condition.

Borough President Reynoso echoes public concerns about the amount of proposed off-street parking spaces at the site. While the Borough President appreciates that the applicant is already seeking a significant reduction from the 728 parking spaces required by the Zoning Resolution, he believes that this points to the outdated and excessive parking regulations of M1-1, M1-2, and M1-3 districts rather than whether this application has adequately right-sized the proposed parking. The Borough President understands the need for adequate parking and loading facilities for industrial uses and appreciates that the applicant has consulted with the Industrial Business Service Provider for the Greenpoint Williamsburg IBZ to determine whether the proposed parking facilities would be adequate. However, Borough President Reynoso is discouraged that many of the proposed 80 parking spaces are responding to projected demand for the office and retail uses rather than the needs of the industrial tenants of the building. Given the Development Site's location within a dense, transit-rich neighborhood, it is inappropriate to incentivize vehicular travel to the office and retail uses. The applicant's Environmental Assessment Statement estimates that the proposed development will yield 33 industrial jobs. As such, Borough President Reynoso recommends that the proposed parking waiver be amended to allow no more than 40 parking spaces.

Borough President Reynoso is encouraged by the proposed changes to curb cuts along the three street frontages of the Development Site, in particular the elimination of curb cuts along Berry Street. Eliminating curb cuts and loading entrances along Berry will eliminate potential conflicts between pedestrians and trucks and potentially allow an extension of the Berry Open Street north of North 12<sup>th</sup> Street. North 13<sup>th</sup> Street is an appropriate location for parking and loading entrance, as it is located deeper into the Industrial Business Zone.

Borough President Reynoso echoes the Community Board's call for a public restroom, accessible from the proposed Privately Owned Public Space (POPS) plaza. The Borough President encourages the applicant to engage with relevant agencies and other POPS participants on best practices for stewardship and maintenance of public restrooms near plaza and park space.