NOTICE OF CERTIFICATION

Pursuant to the Uniform Land Use Procedure

Application #: C 240273 ZSK	**Project Name**: 20 Berry Street
CEQR Number: 24DCP038K	**Borough(s)**: Brooklyn **Community District Number(s)**: 1

Please use the above application number on all correspondence concerning this application

***Docket Description**:*

IN THE MATTER OF an application submitted by Mihata Corp. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-94 of the Zoning Resolution to allow an increase in the maximum permitted floor area in accordance with Section 74-943 (Permitted floor area increase) for a development occupied by Business-Enhancing uses and Incentive uses and, in conjunction therewith, to modify publicly accessible open space design requirements of Section 37-70 (PUBLIC PLAZAS), to modify the off-street parking requirements of Section 44-20 (REQUIRED ACCESSORY OFF-STREET PARKING SPACES), and to modify the loading berth requirements of Section 44-50 (OFF-STREEET LOADING REGULATIONS), in connection with a proposed 10-story building within an Industrial Business Incentive Area*, on property located at 20 Berry Street (Block 2283, Lots 25, 28, 31, 33, 35, 38, 41 and 43), in an M1-2** District, Borough of Brooklyn, Community District 1.

*Note: A zoning text amendment is proposed to Section 74-948 (Maps of Industrial Business Incentive Areas) under a concurrent related application (N 240272 ZRK) for a zoning text change.

**Note: The site is proposed to be rezoned by changing from an existing M1-1 District to an M1-2 District under a concurrent related application for a Zoning Map change (C 240271 ZMK).

Plans for this proposal are on file with the City Planning Commission and may be seen at 120 Broadway, 31st Floor, New York, N.Y. 10271-0001.

Related Applications:	C 240271 ZMK	N 240272 ZRK	N 260016 LDK		

Applicant(s):	**Applicant Contact**:
Mihata Corp. 20 Berry Street, Brooklyn, NY 11249	Howard Goldman GoldmanHarris LLC 475 Park Ave South, Rm 2803, New York, NY 10016

Contact: *Address questions about this application to the following DCP Office:*

DEPARTMENT OF CITY PLANNING

Brooklyn Office

Address: 16 Court Street, 7th Fl. Brooklyn, NY 11241-0103

Phone: 718-780-8280

Email: BK_DL@planning.nyc.gov

Public Review Timeline:

On **09/15/2025** the above listed application was certified as complete by the Department of City Planning.

The period for community board review begins on **09/24/2025** and must be completed by **11/24/2025**