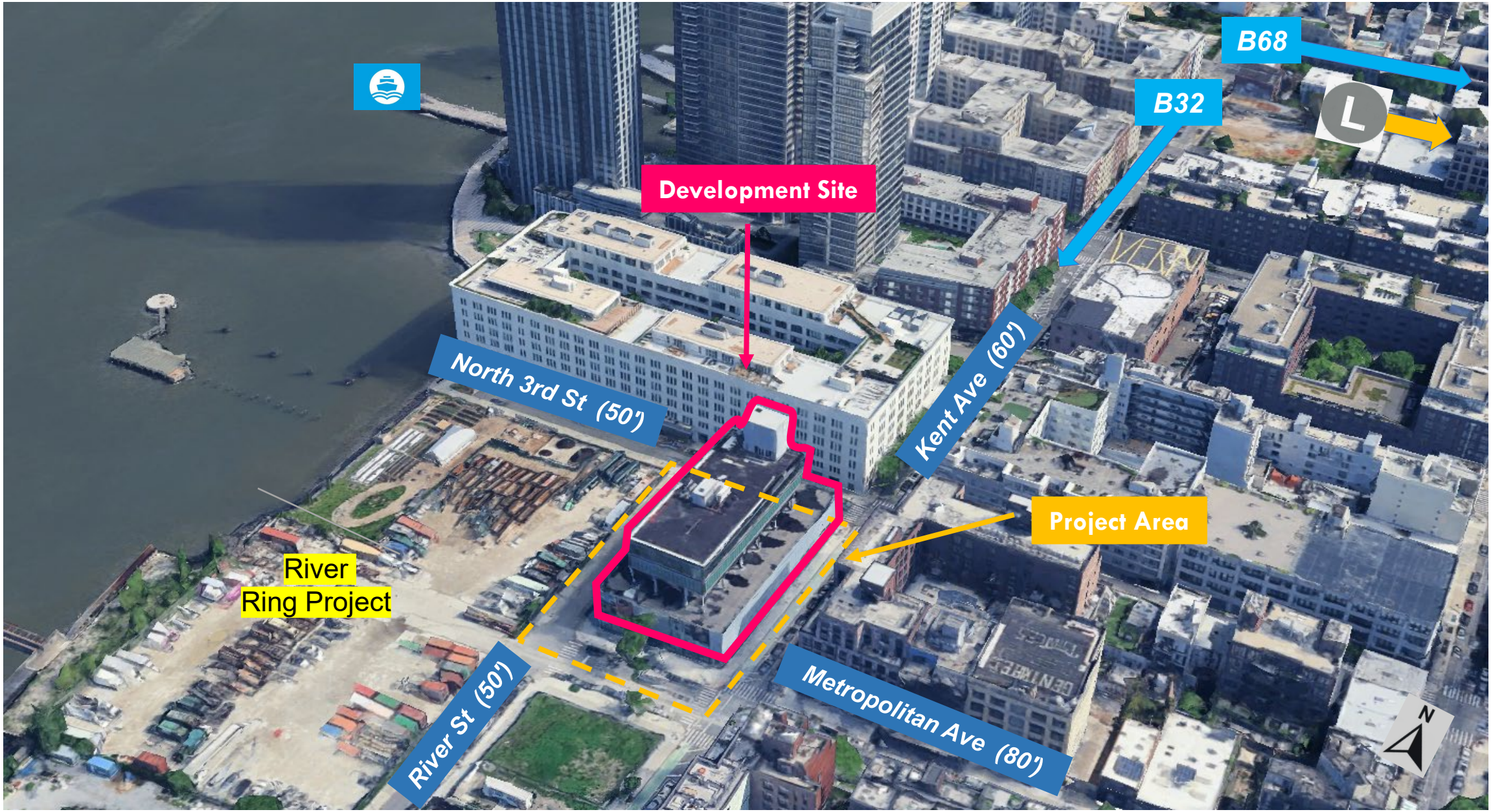


200 Kent Avenue Rezoning

C 260048 ZMK
N 260049 ZRK

Pre-Hearing
CPC Review Session
June 1, 2026

SURROUNDING AREA



NYC PLANNING

PROPOSAL SUMMARY

Proposed Actions

Zoning map amendment (ZM) from M1-4 to an M1-4A/R7X (MX-8) district

Zoning text amendment (ZR) to appendix F to map MIH

Existing Conditions

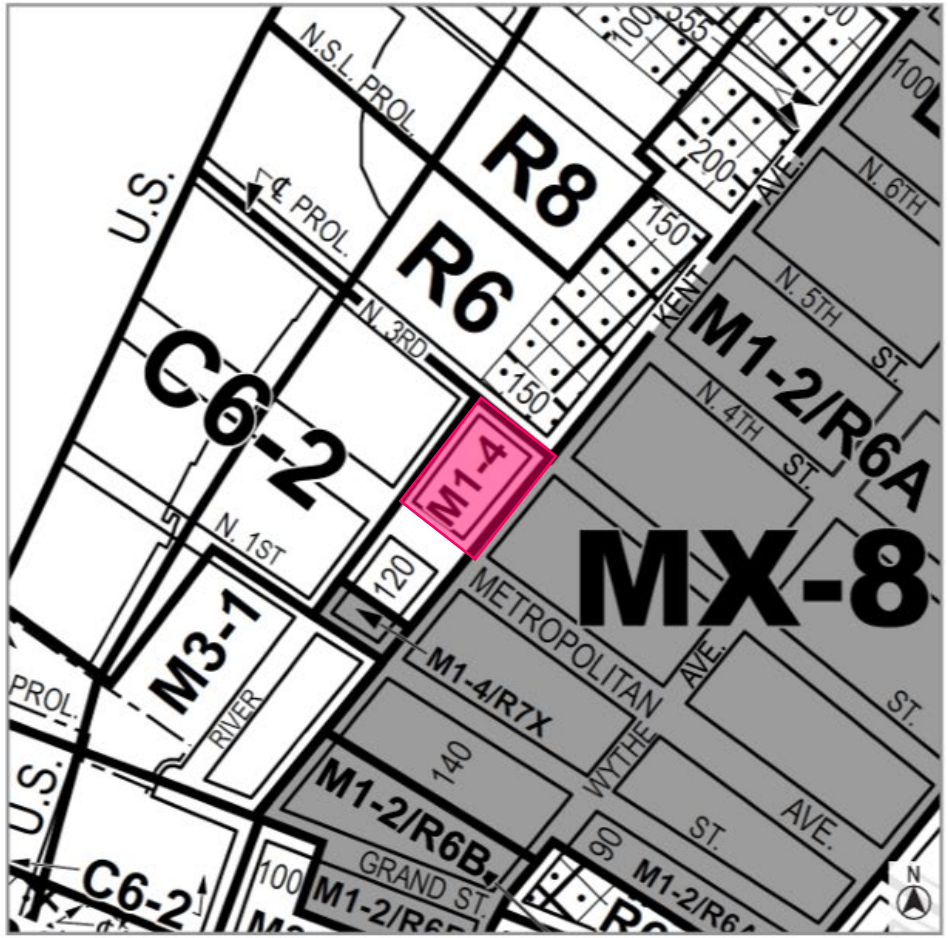
- 5-story, 2.0 FAR commercial building
- 44,814 sf of commercial space, largely vacant
- 177 cellar and upper-story parking spaces

Proposed Development

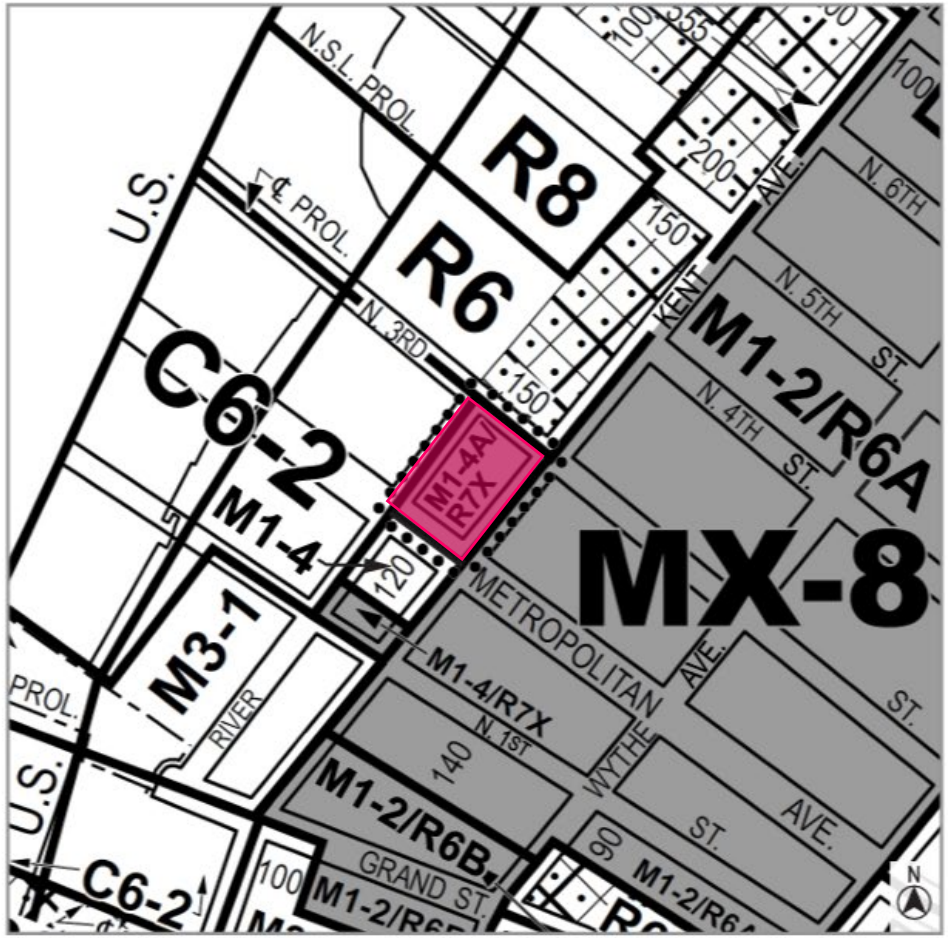
- 14-story, 135,511 sf (6.0 FAR) mixed-use building
- 93,529 sf residential use (143 units, 36 MIH)
- 41,982 sf ground-floor retail
- 43 cellar parking spaces



ZONING MAP CHANGE



Current Zoning Map (12c)



Proposed Zoning Map (12c) - Area being rezoned is outlined with dotted lines

Rezoning from M1-4 to M1-4A/R7X (MX-8)

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

NYC PLANNING

COMMUNITY BOARD 1 RECOMMENDATION

- On **April 14, 2026,** Brooklyn Community Board 1 held a public hearing on the application.
- On **April 15, 2026,** CB 1 submitted a conditional favorable recommendation with 28 in favor and none abstaining or opposed.
- Additionally, the board requested:
  - That the applicant follow through on its agreement to work with the appropriate Council Members to contribute to the beautification of Grand Ferry Park
  - That there be more than the minimum requirement for affordability
  - A redesign of the Trader Joe's bike parking lot for better and safer access

NYC PLANNING

COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: 200 Kent Avenue Rezoning			
Applicant:	206 Kent LLC & 206 Kent Investor LLC	**Applicant's Primary Contact**:	Jeremy Kozin
Application #	260149ZMK	**Borough**:	
CEQR Number:	26DCP047K	**Validated Community Districts**:	K01

Docket Description:
IN THE MATTER OF an application submitted by 206 Kent LLC and Kent Investor LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12c: 1. changing from an M1-4 District to an M1-4A/R7X District property bounded by River Street, North 3rd Street, Kent Avenue, and Metropolitan Avenue; and 2. establishing a Special Mixed Use District (MX-8) bounded by River Street, North 3rd Street, Kent Avenue, and Metropolitan Avenue; as shown on a diagram (for illustrative purposes only) dated March 2, 2026, and subject to the conditions of CEQR Declaration E-887.

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

RECOMMENDATION: Conditional Favorable			
# In Favor: 28	**# Against:** 0	**# Abstaining:** 0	**Total members appointed to the board:** 28
Date of Vote: 4/14/2026 12:00 AM		**Vote Location**: 211 Ainslie Street, Brooklyn, NY	

Please attach any further explanation of the recommendation on additional sheets as necessary

Date of Public Hearing: 3/30/2026 6:00 PM	
Was a quorum present? Yes	*A public hearing requires a quorum of 20% of the appointed members of the board but in no event fewer than seven such members*
Public Hearing Location:	Swinging Sixties Senior Center, 211 Ainslie Street, Brooklyn, NY 11211

CONSIDERATION: Please see attached CB 1's recommendation, Land Use Report, and Vote Sheet.
Thank you.

Recommendation submitted by	BK CB1	Date: 4/15/2026 4:52 PM

BOROUGH PRESIDENT RECOMMENDATION

- On **April 13, 2026,** the Brooklyn Borough President held a public hearing on the application.

- On **May 15, 2026,** the Borough President submitted a conditional favorable recommendation.

- The Borough President requested:
  - That the applicant make a concerted effort to identify light manufacturing tenants for the ground floor
  - That the proposed development provide greater/deeper affordability given the change in use and local need for affordable housing.

RECOMMENDATION FOR

200 Kent Avenue Rezoning - C260149ZMK N260150ZRK

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 conditionally approve this application provided that the applicant:

- Makes every effort to identify light manufacturing tenants that can occupy the building's commercial spaces, including proactive outreach to Evergreen (North Brooklyn Business Exchange) and Greenpoint Manufacturing and Design Center (GMDC).
- Increase the amount and depth of affordability given the change in use, loss of manufacturing land, and location within a housing priority area, as identified in the 2025 Comprehensive Plan for Brooklyn.

BE IT FURTHER RESOLVED that the City Planning Commission should provide extra scrutiny to projects who overbuild in anticipation of future growth potential. While a prudent means for a growing city, this type of pattern could be viewed as speculative. 200 Kent Avenue is similar to other applications that have come in Brooklyn (like 47 Hall Street), wherein a building previously envisioned as manufacturing and office/commercial has failed to garner market interest despite significant investment and subsequently sought a rezoning. The Borough President requests the Department of City Planning to assess previous rezoning applications and identify any trends that warrant further policy action or restriction to discourage speculative development.

PROPOSED DEVELOPMENT



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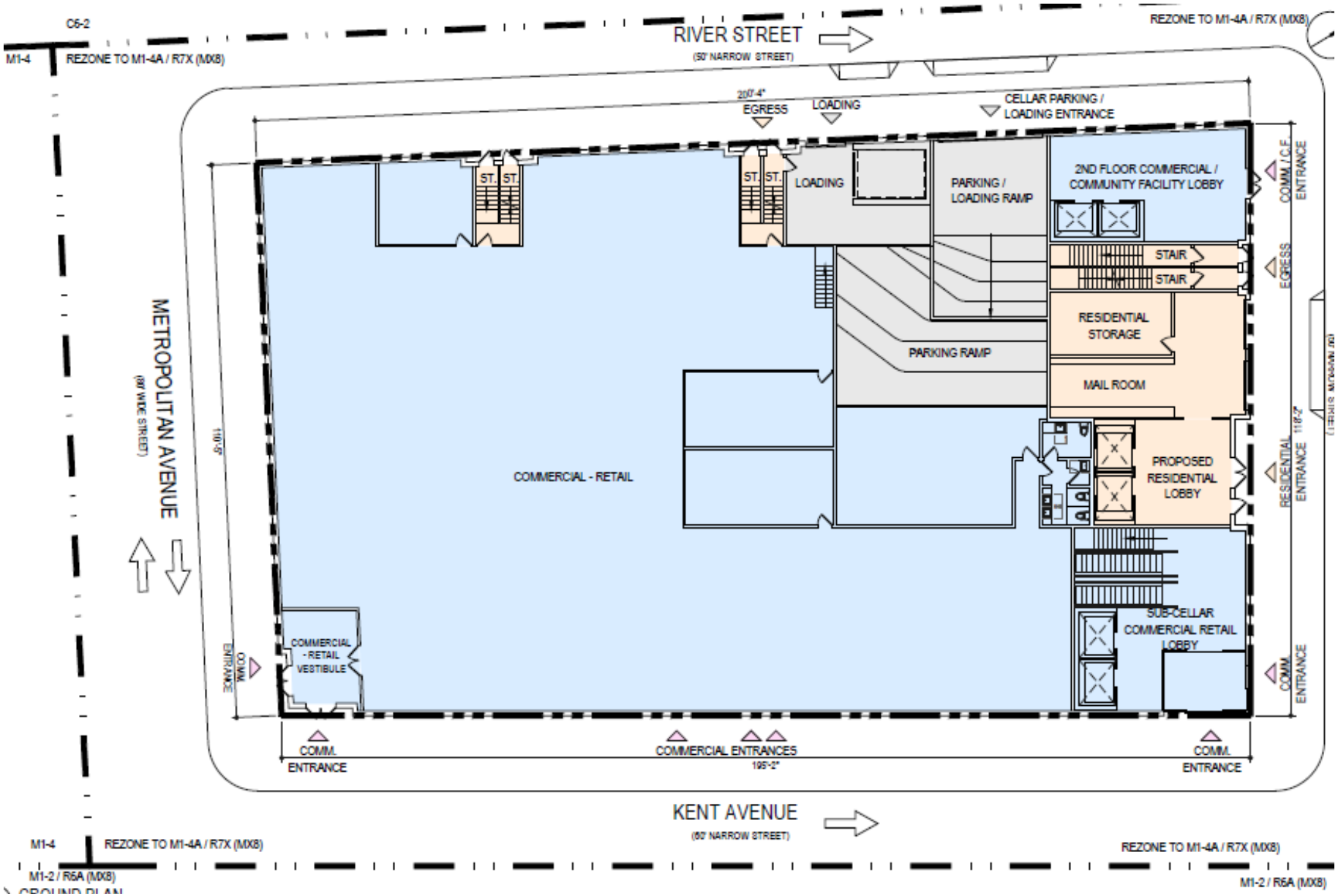
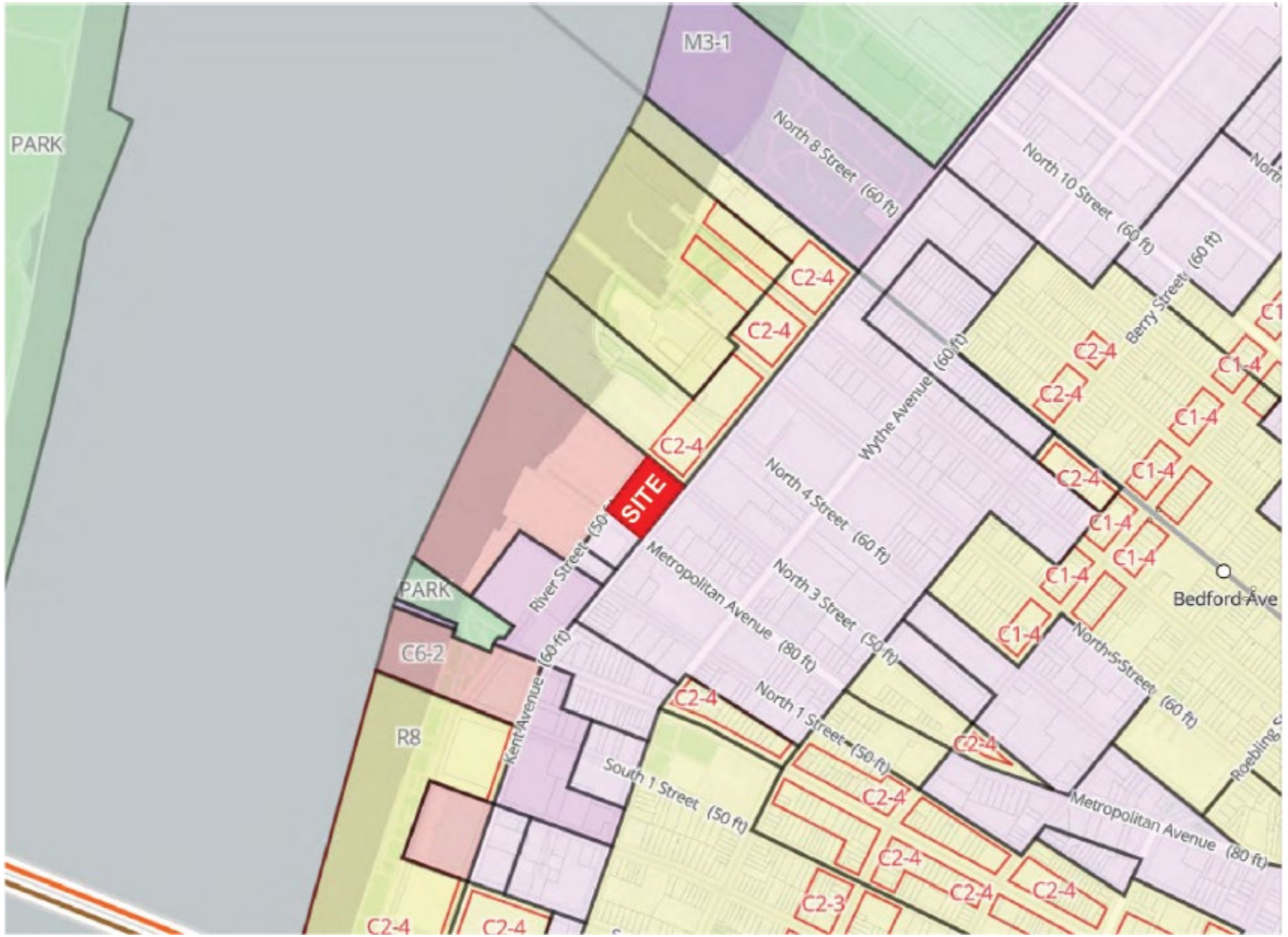


APPENDIX SLIDES

LAND USE AND ZONING



COASTAL ZONE BOUNDARY



PROPOSED DEVELOPMENT

