DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Daniel R. Garodnick, *Director*
Department of City Planning

NOTICE OF PUBLIC HEARING ON THE
DRAFT ENVIRONMENTAL IMPACT STATEMENT
(CEQR No. 25DCP068K)

Monitor Point

Project Identification
CEQR No. 25DCP068K
ULURP Nos. C260110LDK, C260108ZCK, C260105ZMK
N260106ZRK, C260107ZSK, C260109ZSK, C50326MMK
SEQRA Classification: Type I

Lead Agency
City Planning Commission
120 Broadway, 31st Floor
New York, New York 10271

Contact Person
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Environmental Assessment and Review Division
New York City Department of City Planning

The City Planning Commission (CPC), acting as lead agency, issued a Notice of Completion on December 12, 2025 for a Draft Environmental Impact Statement (DEIS) for the Monitor Point proposal in accordance with Article 8 of the Environmental Conservation Law. **A public hearing on the DEIS will be held on Wednesday, March 18, 2026, at 10:00 AM at the City Planning Commission Hearing Room, located at 120 Broadway, Lower Concourse, New York, New York 10271, in conjunction with the CPC's public hearing pursuant to ULURP. To continue to allow for broad public participation, the Department of City Planning (DCP) will hold the public hearing accessible both in-person and remotely via the teleconferencing application Zoom.**

To join the meeting, please visit the "Calendar" page of the New York City Department of City Planning's website: https://www.nyc.gov/content/planning/pages/calendar. To comment remotely, please visit the "City Planning Commission" page on the Department's website and select "Participate and Comment:" https://www.nyc.gov/content/planning/pages/commission.

If you would like to register to testify remotely via phone, need assistance with technical issues, or have any questions about participation you may call any of the phone numbers listed below, then enter the following Meeting ID.

(877) 853-5247 (Toll-free)
(888) 788-0099 (Toll-free)
(213) 338-8477 (Toll)
(253) 215-8782 (Toll)

Then enter the following meeting ID and password when prompted.

Meeting ID: 618 237 7396

Password: 1

[The Participant ID can be skipped by pressing #]

Instructions on how to participate, as well as materials relating to the hearing, will be posted on the DCP Calendar site on the day of the Public Hearing, no later than 1 hour prior to the hearing. To help the meeting host effectively manage members of the public who sign up to comment, those who do not intend to actively participate are invited to watch the livestream or the recording that will be posted after the meeting. The Public Hearing livestream can be found in the above referenced DCP Calendar site and will be made available on the day of the Public Hearing.

Comments are requested on the DEIS and will be accepted through 5:00 PM, Monday, March 30, 2026. They can be submitted via email to 25DCP068K_DL@planning.nyc.gov or mailed to Evren Ulker-Kacar, AICP, Deputy Director, Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, New York 10271.

Copies of the DEIS may also be obtained by contacting the Environmental Assessment and Review Division at the above address, by calling (212) 720-3493 or by emailing eulker@planning.nyc.gov.

In addition, the DEIS and Final Scope of Work are available for download on the project ZAP page: https://zap.planning.nyc.gov/projects/2024K0358. To view the Monitor Point Final Scope of Work, DEIS Notice of Completion and full DEIS and Appendix, navigate to the Monitor Point project page in ZAP and select Public Documents, then "Final Scope of Work," "DEIS Notice of Completion" and "DEIS_25DCP068K".

Please inform DCP if you need a reasonable accommodation, such as a sign language interpreter, in order to participate in the meeting. Requests for a reasonable accommodation or foreign language assistance during the meeting should be emailed to AccessibilityInfo@planning.nyc.gov or by calling (212) 720-3508. Requests must be submitted at least ten business days before the meeting.

GO Quay, LLC (the Project Developer) and the New York State Metropolitan Transportation Authority (MTA) (an affiliate of the New York City Transit Authority [NYCTA]) (collectively, the Applicants) are seeking several discretionary actions including a zoning map amendment, zoning text amendment, zoning special permits, certification, and a City Map amendment (collectively, the Proposed Actions). The Proposed Actions would apply to a rezoning area consisting of Brooklyn Block 2590, Lot 25, the majority of Lot 1, and the northern half of the former Quay Street in the Greenpoint neighborhood of Brooklyn, Community District (CD) 1 (the Rezoning Area); the remaining portion of Lot 1 (which would not be rezoned); and a relocation site that would house two NYCTA facilities that are being relocated from their existing locations and consolidated into a new turnkey facility located at 213 Meadow Street (Block 2951, Lots 1, 5, and 45) in the East Williamsburg neighborhood of Brooklyn CD 1 (the NYCTA Relocation Site) that would be constructed by the Project Developer. The Rezoning Area, the remaining portion of Lot 1 that would not be rezoned, and the NYCTA Relocation Site are, collectively, the Affected Area.

The Proposed Actions would facilitate construction of the Proposed Development: a mixed-use development on the Development Site (Brooklyn Block 2590, Lots 1 and 25) comprising three buildings totaling approximately 1,215,000 gross square feet (gsf), including 1,106,500 gsf of residential space for up to approximately 1,150 total dwelling units ([DUs], 230-345 of which would be affordable), 36,500 gsf of commercial (local retail space), 37,000 gsf of below-grade accessory parking (approximately 140 spaces), approximately 35,000 gsf of community facility space earmarked as a permanent home for the Greenpoint Monitor Museum, and 50,000 gsf of open space (including 43,000 sf of public open space). It is the Project Developer's intent to pursue Mandatory Inclusionary Housing (MIH) Option 1, under which 25 percent (up to approximately 300) of the proposed DUs would be affordable at an average of 60 percent Area Median Income (AMI), pursuant to MIH requirements; however, the Project Developer intends to provide the affordable units at an average of 56 percent AMI. The Proposed Development would also include open space improvements.

In order to allow for the redevelopment of the Development Site, the Proposed Actions also involve the relocation and consolidation of two existing critical NYCTA facilities to a new 143,000-gsf turnkey facility at the NYCTA Relocation Site. The proposed NYCTA Relocation Site would accommodate the NYCTA Mobile Wash Unit and Materials Storage currently located on a portion of the Development Site (Block 2590, Lot 1) (the NYCTA Facility), and the NYCTA Emergency Response Unit (ERU) facility currently located on 65 Commercial Street (Block 2472, Lot 415) (the ERU Site).

To facilitate the Proposed Development, the Applicants are seeking the approval of Proposed Actions, which would apply to the Rezoning Area: **(I) a zoning map amendment** to rezone (1) Block 2590, Lot 25 from M3-1 to R8; (2) a portion of Block 2590, Lot 1 from (a) R6 to R8/C2-4 and (b) R6/C2-4 to R8/C2-4; (3) the northern half of former Quay Street from M3-1 to R6; and (4) modify the park boundary to exclude Lot 25 and the northern half of former Quay Street; **(II) zoning text amendments** to the Zoning Resolution (ZR), as amended will include: (1) To amend ZR Section 62-361 (Special Floor Area Regulations) to allow the underlying MIH FAR to apply to MIH sites within BK-1; (2) To amend ZR Section 62-931 (Waterfront Access Plan BK-1: Greenpoint-Williamsburg) to remove the park identification of Block 2590, Lot 25 and the former Quay Street and update WAP BK-1 maps; (3) To amend ZR Section 62-363 (Special Height and Setback Regulations) to update special height and setback regulations for R8/MIH sites within BK-1; (4) To amend ZR Appendix F to map an MIH area coterminous with the Development Site; (5) To amend ZR Section 74-745 to allow the waiver or reduction of required loading berths as part of a Large Scale special permit within WAP BK-1; **(III) zoning special permits** pursuant to ZR Sections 74-743(a)(2) and 74-745 for Large Scale General Development (LSGD) applicable to the Development Site to allow the following modifications in order to achieve a superior site plan: ZR 62-343, 62-363, 36-62, and 62-332(a) (height and setback, maximum tower width, maximum tower size, loading, and waterfront yard depth); **(IV) a zoning certification** by the Chairperson of the City Planning Commission pursuant to ZR Section 62-811 (Waterfront public access and visual corridor; and **(V) an amendment to the City Map** to remove the existing park identification from Lot 25 and the former Quay Street to facilitate development of a publicly accessible open space and a permanent home for the Greenpoint Monitor Museum as part of the Proposed Development.

In addition to the Proposed Actions, Monitor Museum, as the owner of Lot 25, is seeking the following amendments to currently held State and Federal permits, which are necessary to facilitate the development of the landscaped Waterfront Public Access Area: amendment of existing or new New York State Department of Environmental Conservation (DEC) Tidal Wetland and Protection of Waters permits in connection with shoreline restoration work on Lot 25; application for new DEC Tidal Wetland and Protection of Waters permits on Lot 1 (sought by the Project Developer); and amendment of U.S. Army Corps of Engineers (USACE) Section 10 and Section 404 permits in connection with shoreline restoration work on Lot 25. Additional State actions, not subject to CPC review include: MTA Board approval of the lease and redevelopment of Lot 1 and the lease and redevelopment (including approval of rear yard bulk waiver) of the NYCTA Relocation Site; and DEC for Brownfield Cleanup Program (BCP); not a SEQRA Action.

In order to assess the potential effects of the Proposed Actions, a RWCDS for both the "future No Action" (No Action) and "future with the Proposed Actions" (With Action) conditions was established for the 2031 analysis year. The incremental difference between the No Action and With Action conditions serve as the basis for the impact analysis of the DEIS.

The Proposed Actions would result in an incremental increase of 1,143,162 gsf of development on the Development Site, comprising: 1,106,500 gsf of residential use distributed across 1,150 dwelling units (of which 20-30 percent [230-345 units] would be affordable pursuant to MIH depending on the option), 36,500 gsf of commercial (local retail) use; 35,000 gsf of community facility (museum) use; 37,000 gsf of below-grade parking (140 spaces); 50,000 gsf of open space (including 43,000 sf of public open space); and a decrease of 71,838 gsf of industrial use on the Development Site. On the NYCTA Relocation Site, the Proposed Actions would result in an incremental 141,000 gsf of industrial use; and on the ERU Site the

Proposed Actions would allow for an incremental increase of 25,000 sf of public open space and a loss of 4,700 gsf of industrial use. The Proposed Actions would result in a net decrease of approximately 24 workers and a net increase of 200 daily museum visitors and 2,795 residents on the Development Site, a net increase of 220 workers on the NYCTA Relocation Site, and a loss of 45 workers on the ERU Site. This net increment represents the basis for environmental analyses in the EIS.

The DEIS assesses whether development resulting from the Proposed Actions could result in significant adverse environmental impacts. The DEIS identifies potential significant adverse impacts related to transportation (traffic and pedestrians), and construction (traffic, pedestrians, and noise). Potential mitigation measures to address those impacts, where feasible and/or practical, are proposed in the DEIS. DCP, as the Lead Agency, will continue to further examine and refine these recommended measures between the DEIS and FEIS. If no feasible and practicable mitigation can be identified, the impacts would remain an unavoidable significant adverse impact of the Proposed Actions.

The DEIS considers three alternatives to the Proposed Actions: (1) a No-Action Alternative, (2) an Existing Zoning Alternative, and (3) a No Unmitigated Significant Adverse Impacts Alternative. None of these alternatives would meet the primary objectives of the Proposed Actions, and no feasible alternatives are available that would result in no unmitigated impacts and meet the Proposed Actions' goals.