Monitor Point

~~Draft~~Final Scope of Work in Preparation of a Draft
Environmental Impact Statement

LEAD AGENCY



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~~Draft~~Final Scope of Work

Introduction

This ~~Draft~~Final Scope of Work (~~DSOW~~FSOW) outlines the technical areas to be analyzed in the preparation of an Environmental Impact Statement (EIS) for the Monitor Point project. The FSOW incorporates changes that were made subsequent to publication of the Draft Scope of Work (DSOW). Revisions of the DSOW have been incorporated into this FSOW and are indicated by double-underlining new text and ~~striking~~ deleted text.

GO Quay, LLC (the Project Developer), and the Metropolitan Transportation Authority (MTA) (an affiliate of the New York City Transit Authority [NYCTA]) (collectively, the Applicants) are seeking several discretionary actions (the Proposed Actions) that would apply to ~~(1)~~ 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); ~~(2)~~ the remaining portion of Lot 1 (which would not be rezoned); and ~~(3)~~ a relocation site that would house two NYCTA facilities that are being relocated from their existing locations and consolidated into a new 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). The Rezoning Area, the remaining portion of Lot 1 that will not be rezoned, and the NYCTA Relocation Site are, collectively, the Affected Area.

The Proposed Actions would facilitate on the Development Site (Brooklyn Block 2590, Lots 1 and 25)[1] a mixed-use development that would comprise three buildings totaling approximately 1,215,000 gross square feet (gsf) (the Proposed Development). The Proposed Development would include ~~approximately 35,000 gsf of community facility space earmarked as a permanent home for the Greenpoint Monitor Museum on Lot 25 and~~the construction of two buildings on Lot 1 that would include approximately 1,106,500 gsf of residential space for up to approximately 1,150 total dwelling units (DUs). Additionally, the Proposed Development would include the construction of approximately 35,000 gsf of community facility space earmarked as a permanent home for the Greenpoint Monitor Museum on Lot 25, which is owned by the Monitor Museum. It is the Project Developer's intent to pursue Mandatory Inclusionary Housing (MIH) Option 1, under which 25 percent (up to approximately ~~288~~300) of the proposed units 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 development would also include approximately 36,500 gsf of local retail commercial space;[2] approximately 37,000 gsf of below-grade parking (~~150~~approximately 140 spaces) on Lot 1~~; and~~ .

The Proposed Development would also include substantial open space improvements. The development would include the creation of over an acre of waterfront open space (approximately 50,000 sf ~~of~~for 1.15 acres). This new open space~~, including~~ would include a ~~43~~34,000-square-foot (sf) Waterfront Public Access Area (WPAA~~). The WPAA~~), which would provide a pedestrian connection

[1] On December 17, 2024, the southern half of former Quay Street was incorporated into Lot 25. The northern half of former Quay Street is not controlled by the Applicants.

[2] The Project Developer may include up to approximately 3,000 sf of community facility space (i.e., meeting space) for non-profit use in place of local retail space in the East Building. For the purpose of a conservative assessment, the EIS analyzes this space as local retail.

between the future Bushwick Inlet Park and the existing Shore Public Walkway to the north of the site and an upland connection between the future Bushwick Inlet Park and West Street.

, plus an approximately 9,000-sf Public Access Area (PAA). The ~~Proposed Development~~7,000-sf remainder of the new open space would ~~also include resiliency~~consist of open space for museum visitors, as well as landscaping and ~~flood protection measures on the Development Site.~~planting areas that would visually blend and physically connect with the WPAA and PAA spaces. In addition to this new open space, as part of the Proposed Development, long-term funding, in the amount of $300,000 annually, would be provided to the City/New York City Department of Parks and Recreation (NYC Parks) for the operation of Bushwick Inlet Park.

Furthermore, the Proposed Development would include resiliency and flood protection measures on the Development Site, including installation of a new bulkhead to defend against future flooding due to sea level rise, implementation of wet floodproofing for non-critical and dry floodproofing for critical features, inclusion of green roofs, green infrastructure, and soft surfaces where feasible and practicable.

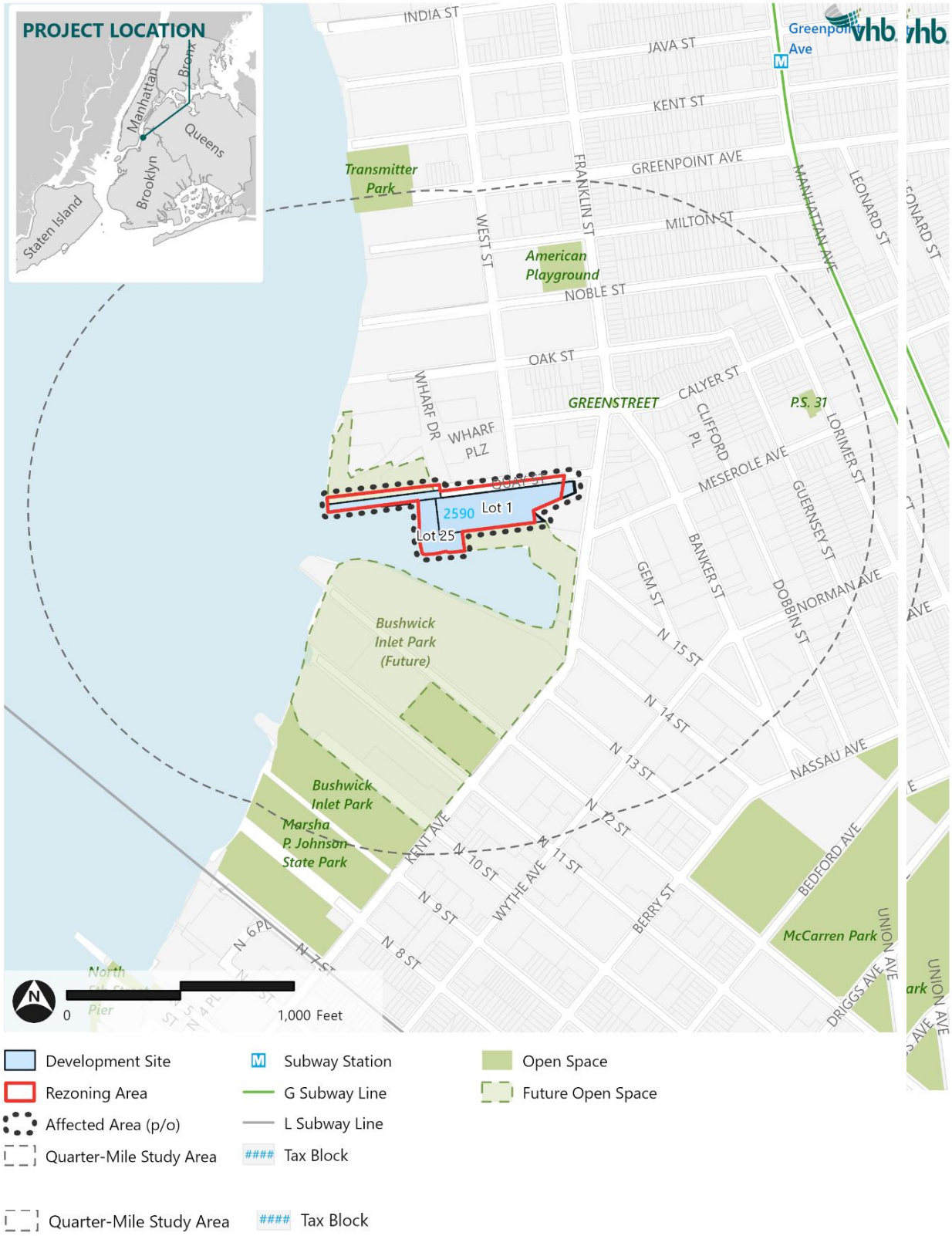
Figure 1 shows the location of the Development Site and the NYCTA facilities, **Figure 2** shows the Rezoning Area and the Development Site (part of the Affected Area), and **Figure 3** shows the NYCTA Relocation Site (part of the Affected Area).

Figure 1 Location Map – All Sites



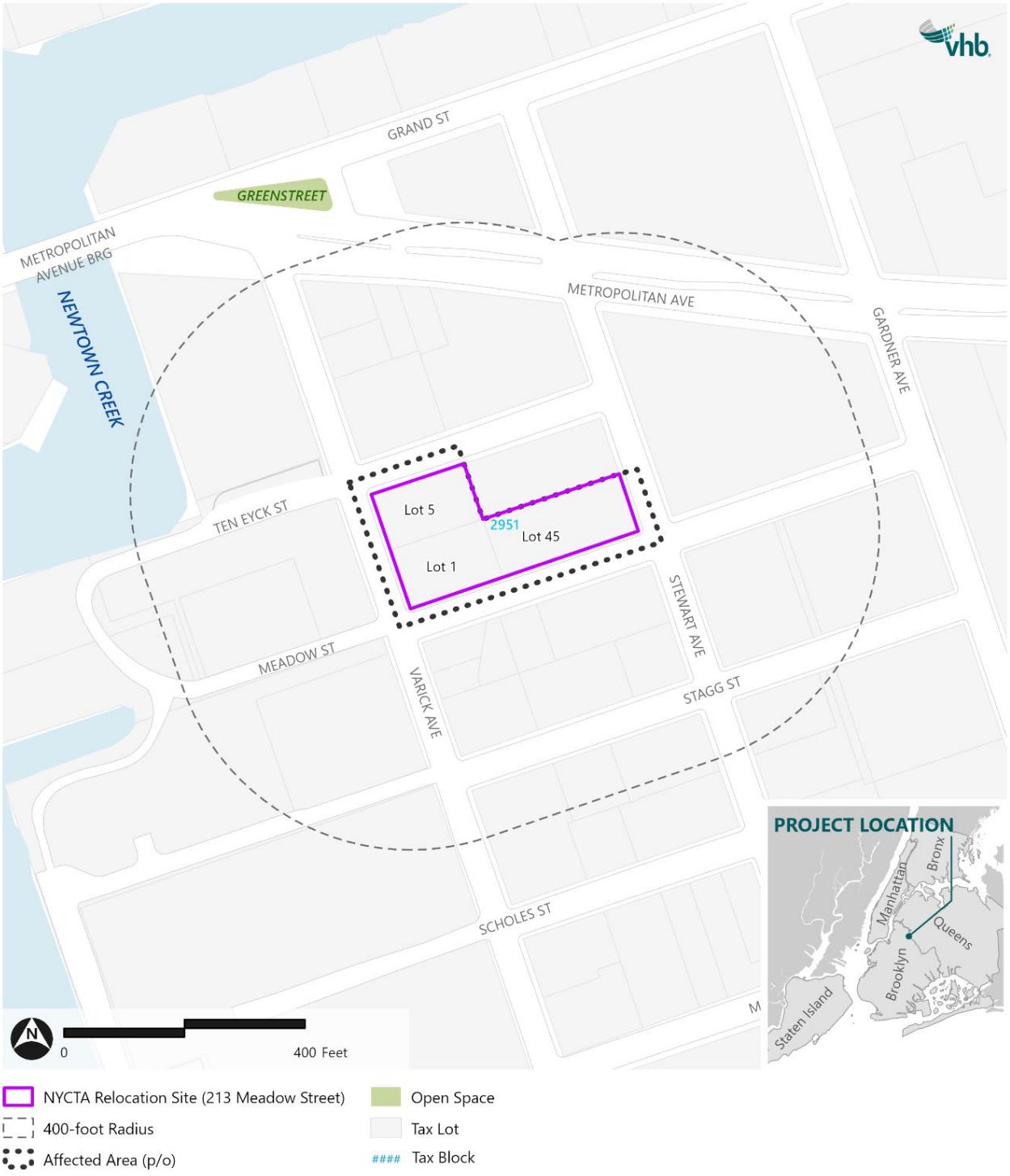
Source: NYS ITS Geospatial Services

Figure 2 Location Map – Development Site



Source: NYC DEP, MapPLUTO 24v2

Figure 3 Location Map – NYCTA Relocation Site



Source: NYC DEP, MapPLUTO 24v2

The Proposed Development would consist of the following three buildings on the Development Site:

- A permanent home for the Greenpoint Monitor Museum on Lot 25, consisting of an approximately 35,000-gsf, up to 75-foot-tall, approximately 3- to 4-story museum celebrating the maritime history of Greenpoint and the construction of the USS Monitor (Lot 25 would remain in ownership by the Greenpoint Monitor Museum).
- The West Building on Lot 1, an approximately 979,000-gsf mixed-use residential and commercial (local retail) building with two high-rise towers—the west tower, rising to approximately 56 stories and 600 feet (640 feet including bulkhead), and the east tower, rising approximately 41 stories and 450 feet (490 feet including bulkhead). The Project Developer is proposing approximately 912,500 gsf of residential space comprising 950 DUs (~~190 to 285~~approximately 248 of which would be affordable pursuant to MIH), approximately 29,500 gsf of retail space between the ground floor and second story, and approximately 37,000 gsf of parking (~~150~~140 spaces).
- The East Building on Lot 1, an approximately 201,000-gsf mixed-use residential and commercial building rising to approximately 21 stories and 230 feet (260 feet including bulkhead) on the eastern portion of the site. The Project Developer is proposing approximately 194,000 gsf of residential space comprising 200 DUs (~~40 to 60~~approximately 52 of which would be affordable pursuant to MIH) and approximately 7,000 gsf of ground floor retail space.

The West and East Buildings of the Proposed Development would be developed by the Project Developer under a long-term (99 years) land lease with the NYCTA, which would provide critical infrastructure funding for the NYCTA.

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).

The Proposed Development would remove from the waterfront the existing industrial building on Lot 1, which currently houses NYCTA operations and is a non-compliant industrial use in the existing residential zoning district. Lot 1 was rezoned to an R6 zoning district as part of the 2005 Greenpoint-Williamsburg Rezoning (CEQR #04DCP003K), establishing this site for future residential development. The current proposal is the fulfillment of the City's vision for this site as established by the 2005 rezoning.

The removal of the NYCTA Facility from the Development Site eliminates ~~an incompatible~~a non-compliant industrial use from a neighborhood increasingly characterized by residential and retail uses, while also removing truck traffic, thereby improving public safety. The removal of the NYCTA Facility on Lot 1 also eliminates a wall to the waterfront, replacing it with a new access point to the waterfront in the form of the WPAA. The relocation of the ERU Facility (currently located at 65 Commercial Street) to the NYCTA Relocation Site would create a fully vacant site at Commercial Street, which would facilitate the full realization of the City's planned Box Street Park by allowing for an additional approximately 25,000 ~~square feet (~~sf~~)~~ of publicly accessible open space at the ERU Site in the future. No land use actions are associated with the departure of the ERU Facility from 65 Commercial Street, as the existing ERU Facility operates under a lease and NYCTA will be terminating the lease and vacating that property. **Figure 1** shows the Affected Area and the ERU Site.

The NYCTA Relocation Site, located in the North Brooklyn Industrial Business Zone (IBZ) in East Williamsburg, would be redeveloped with ~~a~~an approximate 3-story, approximately 143,000-gsf building (the NYCTA Replacement Facility) that would include space for the Mobile Wash and Material Control uses to be relocated from the NYCTA Facility on Lot 1 and the ERU Facility to be relocated from the ERU Site. To facilitate the Proposed Development, the Applicants are seeking the approval of several discretionary actions/approvals, as part of the Proposed Actions, that would apply to the Rezoning Area, the Development Site, and NYCTA Relocation Site (described below under Required Approvals).

The Proposed Actions would provide numerous benefits to the community, such as new open space; improved neighborhood and waterfront connectivity; resiliency and flood protection; a new museum; much needed housing, including affordable housing units, with income-restricted units at an average of 56 percent AMI to support low-income New Yorkers; and neighborhood retail constructed on the site of an existing incompatible and non-compliant industrial use. The public open space would feature native plantings and trees to support biodiversity, as well as an interactive water feature for recreation, a stone-block amphitheater, an overlook with picnic tables, and other seating areas to enjoy. Additional benefits from the Proposed Actions would include long-term ~~revenue~~operational support for NYC Parks; vital infrastructure investments in a new NYCTA Facility to support long-term maintenance and emergency services for NYCTA (while also providing the NYCTA with critically needed revenue); ground lease payments to the NYCTA to support public infrastructure investment; improvements to shoreline access and resiliency; environmental cleanup; and the provision of unionized building maintenance jobs, construction jobs targeting minority- and women-owned businesses (MWBE) and local employment, and ~~neighborhood-focused commercial~~local retail jobs.

City Environmental Quality Review and Scoping

The purpose of the scoping process is to focus the EIS on the potential for significant adverse environmental impacts. In addition, it allows the public, agencies, and other interested parties the opportunity to help shape the EIS by raising relevant issues regarding the focus and appropriate methods of study. The draft scoping document sets forth the analysis areas proposed to be covered in the EIS and the methodologies that are proposed to perform these analyses. During the scoping period, those interested in reviewing the published DSOW may do so and provide their comments to the lead agency.

The public, interested agencies, community boards, and elected officials ~~are~~were invited to comment on the DSOW, either in writing or orally, at a virtual public scoping meeting ~~to be~~that was held on April 22, 2025. ~~In order to allow for broad participation, the scoping meeting will be held remotely.~~ Written comments on the DSOW ~~will be~~were accepted by the lead agency through 5:00 PM on May 2, 2025. The ~~Final Scope of Work (~~FSOW~~) will incorporate~~ incorporates all relevant comments made on the DSOW, and the Draft EIS (DEIS) will be prepared in accordance with the FSOW.

Once the DEIS is determined to be complete by the lead agency, the document is published and made available for public review and comment. A public hearing will be held on the DEIS, in conjunction with the project's ULURP hearing, to afford all interested parties the opportunity to submit oral and written comments. The record will remain open for 10 days after the public hearing to allow additional written comments on the DEIS. At the close of the public review period, a Final EIS (FEIS) will be prepared that will respond to all substantive comments made on the DEIS and incorporate any necessary revisions. The FEIS will identify the required environmental findings, which are used as a basis for deciding whether to approve the requested discretionary actions, with or

without modifications. According to the New York State Environmental Quality Review Act (SEQRA) Part 617.11(d), these findings must:

1. Consider the relevant environmental impacts, facts and conclusions disclosed in the FEIS;
2. Weigh and balance relevant environmental impacts with social, economic and other considerations;
3. Provide a rationale for the agency's decision;
4. Certify that the requirements of this Part have been met; and
5. Certify that—consistent with social, economic, and other essential considerations from among the reasonable alternatives available—the action is one that avoids or minimizes adverse environmental impacts to the maximum extent practicable and that adverse environmental impacts will be avoided or minimized to the maximum extent practicable by incorporating as conditions to the decision those mitigative measures that were identified as practicable.

Uniform Land Use Review Procedure

The Proposed City Actions are subject to public review under the Uniform Land Use Review Procedure (ULURP), Section 200 of the City Charter, as well as CEQR and SEQRA procedures.[3] The New York City Charter (the Charter) requires certain actions that are reviewed by the NYC City Planning Commission (CPC) to undergo a ULURP. ULURP is a standardized procedure whereby applications affecting the land use of the city would be publicly reviewed. The Charter also established mandated time frames within which application review must take place. Key participants in the ULURP process are the NYC Department of City Planning (DCP) and the CPC, the local community board, the Brooklyn Borough President, the City Council and the Mayor.

Existing Conditions

Development Site and Rezoning Area

The Development Site, which comprises Block 2590, Lots 1 and 25, has a total area of approximately 3.02 acres (see **Figure 2**~~). The Development Site~~); it does not include the northern half of former Quay Street. The Rezoning Area comprises the Development Site, plus the northern half of the former Quay Street that would be rezoned under the Proposed Actions.[4]

The Development Site fronts on Quay Street to the north, Bushwick Inlet Park Motiva Parcel and Bushwick Inlet to the south, the East River to the west, and two lots occupied by commercial buildings fronting Franklin Street to the east. Lot 1 is zoned R6 and R6/C2-4 and is mapped in a former Inclusionary Housing Designated Area (IHDA) in Appendix F Map 1 of the Zoning Resolution (ZR). The maximum residential Floor Area Ratio (FAR) that could be developed on Lot 1 is 2.54 (3.~~90~~05 FAR with Universal Affordability Preference). Lot 25 and the former Quay Street are shown as a park on the City Map, with underlying M3-1 zoning, but are privately owned and vacant.[5] The NYC Department of Parks has stated that it does not intend to acquire the property. The Development Site, Rezoning Area, and ERU Site are governed by the Greenpoint/Williamsburg Waterfront Access Plan (WAP). Lot 25 and

[3] As noted above, environmental review pursuant to SEQRA would be required for any State approvals or funding, as listed above.

[4] Rezoning the northern half of former Quay Street would generate additional floor area belonging to the Calyer Place property to the north, however, all buildings in this development are either filed, approved, permitted, under construction, or built. As such, it is assumed that this floor area would go unused.

[5] ~~The NYC Department of Parks has stated that it does not intend to acquire the property.~~

the formerly mapped Quay Street are designated as Parcel 19 under the WAP; Lot 1 is designated as Parcel 15; and Block 2472, Lot 415 is part of Parcel 4.[6] The Affected Area and ERU Site are located in the Inner Transit Zone and the New York City Coastal Zone.

Lot 1 has an area of approximately 80,730 ~~square feet (sf),~~ with approximately 600 feet of frontage along Quay Street. Lot 25 and the southern half of the former Quay Street have an area of approximately 51,004 sf,[7] for a total of approximately 131,734 sf. A sewer corridor was delineated over the demapped portion of Quay Street. Lot 25 is a waterfront lot with frontage on Quay Street.

Lot 1 is owned by NYCTA and is currently occupied by the NYCTA Facility, a 71,838-~~gross square foot (~~gsf~~),~~ single-story, pre-existing industrial transit building, which is critical to the operation of the NYC subway system. While critical, this facility is a non-conforming use in the existing R6 and R6/C2-4 districts and an incompatible industrial use within the surrounding, rapidly transforming residential area of the Greenpoint waterfront. Without a relocation plan or replacement facility to house the NYCTA operations, the site has remained underdeveloped.

In its existing condition, the NYCTA Facility creates a barrier between the waterfront and upland neighborhoods, serving as an impediment to the fulfillment of the WAP, and no residential development has been achieved on Lot 1 since it was rezoned to allow for residential use 20 years ago. The Proposed Actions would support the fulfillment of the plan to provide housing on this site, including affordable housing at an average of 56 percent AMI pursuant to the City's MIH program.

There is a New York City Department of Environmental Protection (DEP) sewer easement on Lot 1; the 30-foot-wide easement runs through Lot 1 beginning roughly 45 feet west of the southeast corner of the lot, running northwest, and turning north where it exits the Development Site opposite the intersection of Quay Street and West Street. The easement is occupied by a 66-inch City Combined Sewer flowing from south to north. Separate from, but connected to, the Combined Sewer on Lot 1 is a 66-inch City Combined Sewer Overflow (CSO) which runs west under the extension of Quay Street and terminates at a CSO Outfall draining into the East River. As discussed below, the site plan for the Proposed Development is designed to accommodate the two easements.

Lot 25 is owned by the Greenpoint Monitor Museum and is currently vacant. Lot 25 has long been planned to permanently house the Greenpoint Monitor Museum, a facility to celebrate the shipbuilding history of the site and the USS Monitor, the first ironclad warship constructed for the United States Navy and completed in 1862. Funded by a Newtown Creek Environmental Benefits Fund Grant (for land restoration) and a Greenpoint Community Environmental Fund grant (for shoreline restoration design), the Greenpoint Monitor Museum has overseen land and shoreline restoration efforts on Lot 25, some portions of which have been completed and some portions of which are ongoing. Despite these restoration efforts, the site is currently experiencing deteriorating conditions as a result of flooding and erosion.

The Museum's land is vacant at this time but has been used for outdoor community events and part of the Museum's school program, in which students from local schools visit the site for its historic connection to the construction of the USS Monitor, to see firsthand the site's deteriorated shoreline, and learn about methods to correct erosion and flood protection for the community through the Museum's shoreline design project.

[6] At the issuance of the WAP, Lot 415 did not exist and was part of Lot 425. Lot 425 is identified as Parcel 4 in the WAP.

[7] 51,004 sf is the portion of the lot located within the bulkhead line; 51,028 sf is the total lot area. The area within the bulkhead line (51,004 sf) is used to calculate zsf.

~~The Development Site is governed by the WAP. Lot 25 is designated as Parcel 19 under the WAP and Lot 1 is designated as Parcel 15. Both Lot 25 and Quay Street are in an underlying M3-1 zoning district with a maximum industrial FAR of 2.0. The Development Site is also located in the Inner Transit Zone and the New York City Coastal Zone.~~

NYCTA Relocation Site and ERU Site

In addition to opportunities made available onsite through the relocation of the existing NYCTA Facility, the existing NYCTA ERU Facility at Commercial Street would also be relocated to a new facility being constructed at the NYCTA Relocation Site (see **Figure 3**). The ERU Site is a 25,000-sf lot zoned R6 with a C2-4 overlay~~.~~ on Block 2472, Lot 415, which is part of Parcel 4 of the WAP.[8] The lot has frontage on Commercial Street, and is occupied by a 4,700-gsf, two-story building and open parking/storage space used for the NYCTA ERU.

As described above, no land use actions are associated with the departure of the ERU Facility from 65 Commercial Street, as the existing ERU facility operates under a lease and NYCTA will be terminating the lease and vacating that property. While the relocation of the ERU Facility would allow for the full realization of the City's proposed Box Street Park, resulting in approximately 25,000 sf of new open space~~.~~, the Applicants have no control over what will be developed at this location in the future or the timing of any future improvements. However, based on information provided by NYC Parks, the intent is to incorporate this 25,000-sf site into the proposed Box Street Park. The relocation of the existing NYCTA facilities on Quay Street and Commercial Street would result in reduced truck traffic in both locations, improving environmental conditions and pedestrian safety.

The NYCTA Relocation Site is a 56,200-sf, L-shaped site in an M3-1 zoning district with frontage on Meadow Street, Ten Eyck Street, Varick Avenue, and Stewart Avenue. The NYCTA Relocation Site contains a single-story 2,000-gsf building ~~located on Lot 45~~ that is currently occupied by truck storage and repairs, food truck storage, and scaffolding storage areas. It is located within the North Brooklyn IBZ.

Surrounding Context

Development Site and Rezoning Area

The Development Site and Rezoning Area are located on the waterfront in the Greenpoint neighborhood of Brooklyn, Community District 1. ~~The area within a quarter-mile radius includes one- and two-story industrial buildings used for light manufacturing, and mixed residential and light manufacturing land uses, in addition to open space.~~ Residential uses, comprised of modern high-rise buildings, are the most prominent land use lining the entire Greenpoint waterfront north of the Development Site, with a consistent commercial overlay on the block ends fronting West Street. Three new residential buildings are under construction north of the Development Site, with completion slated for mid- to late-2025 (79 Quay Street, Spring 2025; 7 Wharf Drive, Fall 2025; and 30 Wharf Drive, Summer 2025).

Directly south of the Development Site is the future Bushwick Inlet Park Motiva Parcel and Bushwick Inlet off the East River. While the area of Bushwick Inlet Park immediately south of the Development

[8] At the issuance of the WAP, Lot 415 did not exist and was part of Lot 425. It has since been apportioned~~,~~ but remains part of Parcel 4.

Site, the Motiva Parcel, has not yet been developed into parkland, construction is underway, and ~~the~~ NYC ~~Department of~~ Parks ~~and Recreation~~ anticipates that this portion of the open space will be completed by the end of 2025.

While manufacturing and industrial uses have historically been the primary uses in the surrounding area, especially near the waterfront, in recent years residential and mixed residential and commercial developments have ~~increasing replaced~~been constructed on land that was previously zoned for manufacturing and industrial uses—a trend initiated by the 2005 Greenpoint-Williamsburg Neighborhood Rezoning ~~(C 050111 (A) ZMK; C 040415 MMK; C 040416 MMK; C 040417 MMK and C 040418 MMK),~~[9], which included the Development Site and the area directly to the north and east. Under this rezoning, Lot 1 within the Development Site was rezoned from manufacturing to residential use and identified as a projected site for residential development, rendering the existing NYCTA Facility a non-conforming use. Shore public walkway and upland connection requirements were also overlaid on the Development Site as part of this rezoning, which created the potential for significant publicly accessible open space on the site that has not yet been fulfilled. To respond to the increasing housing demand and to create opportunities and incentivize affordable housing through ~~inclusionary~~contextual zoning, the 2009 Greenpoint-Williamsburg Contextual Rezoning amended a more than 175-block area to the east of the 2005 Greenpoint-Williamsburg Rezoning boundary, affecting areas northeast of the Development Site. Additionally, four separate zoning applications were adopted between 2020 and 2023 to facilitate development nearby—79 Quay Street ~~(C 210166 ZMK; N 210167 ZRK)~~[10] in 2021, which would allow for a mixed-use residential and commercial building; Acme Smoked Fish/Gem Street ~~(C 210138 ZMK)~~[11] in 2021, which would allow for a mixed-use light manufacturing and commercial facility; and 12 Franklin Street ~~(C 180387ZSK and N 230105CMK)~~[12] in 2020 and renewed in 2023, to facilitate the development of a new seven-story, approximately 134,222 sf mixed office, retail, and industrial building. Located roughly a half-mile southwest of the Development Site along the East River waterfront, the River Ring project ~~(C 220061 MLK; C 220062 ZMK; N 220063 ZRK; C 220064 ZSK; N 220065 ZAK; N 220066 ZCK; N 220067 LDK; N 220068 ZAK; N 220069 ZAK; C 220070 ZSK)~~[13] was adopted to facilitate a mixed-use development with approximately 1,050 residential units, including 263 affordable units; commercial; and community facility space across two new buildings, along with waterfront public access areas.

The Development Site is located within the Inner Transit Zone, where public transit is easily accessible to residents. Within the Inner Transit Zone, no parking is required. B32 bus service, connecting Williamsburg Bridge Plaza and Long Island City, is directly across from the Development Site along Franklin Street. The B24, B62, B43 and B48 buses are also within a 15-minute ~~of~~ walk of the Development Site. The closest subway stations are the Greenpoint Avenue and Nassau Avenue G train stations which ~~is~~are both within a 10-minute walking distance ~~from~~of the Development Site.

NYCTA Relocation Site

The NYCTA Relocation Site is located in the East Williamsburg neighborhood of Brooklyn CD 1, approximately 1.8 miles southeast of the Development Site. in an area that has better highway access than the Quay Street facility. The neighborhood surrounding the NYCTA Relocation Site is mainly

[9] C 050111 (A) ZMK; C 040415 MMK; C 040416 MMK; C 040417 MMK and C 040418 MMK
[10] C 210166 ZMK; N 210167 ZRK
[11] C 210138 ZMK
[12] C 180387ZSK and N 230105CMK
[13] C 220061 MLK; C 220062 ZMK; N 220063 ZRK; C 220064 ZSK; N 220065 ZAK; N 220066 ZCK; N 220067 LDK; N 220068 ZAK; N 220069 ZAK; C 220070 ZSK

developed with industrial uses, with some lots containing transportation/utility or parking uses or vacant land. The site is located in and surrounded by an M3-1 district permitting heavy industrial uses, and nearby industrial activities include warehousing and open storage, waste facilities, and manufacturing. ~~It is also located within the Inner Transit Zone, where public transit is easily accessible to residents, and no parking is required.~~ The NYCTA Relocation Site and surrounding area are part of the North Brooklyn IBZ. The area is located in the NYC Coastal Zone, and portions of the surroundings are in the 100-year floodplain. Newtown Creek is located roughly 500 feet west of the site.

ERU Site

The existing ERU Site is located on leased land located in the Greenpoint neighborhood, near the mouth of Newtown Creek, approximately 0.8 miles north of the Development Site. The ERU Facility is a non-conforming use within the R6/C2-4 zoning district. The surrounding area is a mixed-use neighborhood undergoing rapid development, particularly along the waterfront. Nearby land uses are primarily residential and mixed-use buildings, with some scattered industrial uses and parking facilities. There are several high-rise residential buildings adjacent to and near the ERU Site along the Newtown Creek and East River waterfront~~.~~, including properties that have been developed consistent with Greenpoint-Williamsburg Rezoning, which spurred the transformation of the area from manufacturing to new residential/mixed-use development. Surrounding zoning includes R6, R6B, R7X, and R8 residential districts, C2-4 commercial overlays, an M1-2 manufacturing district to the east, and several Special Mixed-Use Districts. The ERU Site is located within the Inner Transit Zone, where ~~public transit is easily accessible to residents, and~~ no parking is required. The area is located in the NYC Coastal Zone, and portions of the surroundings are in the 100-year floodplain.

Required Approvals

To facilitate the Proposed Development, the Applicants are seeking the approval of the following discretionary actions/approvals (collectively, the Proposed Actions), which would apply to the Rezoning Area[14]:

- A zoning map amendment to rezone the Rezoning Area from (1) R6 to R8/C2-4, (2) a portion of R6/C2-4 to R8/C2-4, and (3) M3-1 to R8 and R6 (and relocation of park boundary to exclude Lot 25 and the northern half of former Quay Street).
- Zoning text amendments to the ZR, as amended will include:
  - To amend ZR Section 62-361 (Special Floor Area Regulations) to allow the underlying MIH FAR to apply to MIH sites within BK-1.
  - 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.
  - 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.

[14] Lot 25 and a portion of Lot 1 would be rezoned under the Proposed Actions. A portion of Lot 1 would remain R6. However, all of the Development Site would be mapped MIH.

- To amend ZR Appendix F to map a Mandatory Inclusionary Housing (MIH) area coterminous with the Rezoning Area.
- 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.

› Zoning special permits pursuant to ZR ~~Section~~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, ~~77-22,~~ and 62-332(a) (height and setback, maximum tower width, maximum tower size, loading~~, floor area distribution~~, and waterfront yard depth).

› A zoning certification by the Chairperson of the City Planning Commission pursuant to ZR Section 62-811 (Waterfront public access and visual corridors).

› 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.

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.~~and development of the Shore Public Walkway and Monitor Museum within the Tidal Wetlands Assessment Area (TWAA) on Lot 25.

› Application for new DEC Tidal Wetland and Protection of Waters permits on Lot 1 (sought by the Project Developer).

› 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.

› DEC for Brownfield Cleanup Program (BCP); not a SEQRA Action.

The Proposed Actions described above are subject to environmental review pursuant to the SEQRA and the City Environmental Quality Review (CEQR) procedures. The New York City Department of City Planning (DCP) on behalf of the CPC is acting as the lead agency for the environmental review. Completion of the Proposed Development is anticipated in 2031.

Description of Required Approvals

Zoning Map Amendment

The proposed rezoning from (1) R6 to R8/C2-4, (2) a portion of R6/C2-4 to R8/C2-4, and (3) M3-1 to R8 and R6 (and relocation of park boundary to exclude Lot 25) would be consistent with surrounding zoning patterns. The increase in total residential FAR from 2.54 (3.05 FAR with Universal Affordability Preference) to 7.14 weighted average FAR would allow for the creation of up to approximately 1,150 residential units, including deep cross-subsidized affordability. The weighted average FAR is based

on 3.9 FAR in the R6/MIH district, and 7.2 FAR in the R8/MIH district. The expansion of the C2-4 overlay would allow activation of the Development Site with local retail adjacent to Quay Street. The rezoning would facilitate the replacement of the existing NYCTA Facility—an incompatible industrial use that creates a dead-end between Bushwick Inlet Park and the waterfront to the north—with new open space creating connectivity along the waterfront and the opportunity to activate Lot 25 with a new museum use.

Zoning Text Amendments

Appendix F - Mandatory Inclusionary Housing (MIH) Area

The Applicants are proposing a zoning text amendment to map an MIH area coterminous with the Rezoning Area by creating a new map for Brooklyn CD 1 in Appendix F of the ZR. The new MIH Area would require new residential development on the Development Site to provide affordable units pursuant to one of the four MIH options described below:

- Option 1 – requires 25 percent of residential floor area must be affordable housing for residents with incomes averaging 60 percent ~~of area median income (AMI);~~AMI;
- Option 2 – requires 30 percent of residential floor area must be affordable housing for residents with incomes averaging 80 percent AMI;
- Option 3 (or the "Deep Affordability Option") – requires 20 percent of residential floor area must be affordable housing for residents with incomes averaging 40 percent of AMI; and
- Option 4 (or the "Workforce Option") – requires at least 30 percent of residential floor area must be affordable housing for residents with incomes averaging 115 percent of AMI, with no unit targeted to a household exceeding 135 percent of AMI.

The proposed zoning text amendment would amend Appendix F of the ~~Zoning Resolution~~ZR to map a ~~Mandatory Inclusionary Housing (~~MIH~~)~~ area coterminous with the Rezoning Area. The Greenpoint and Williamsburg neighborhoods have been experiencing strong demand for housing, particularly affordable housing. According to the Brooklyn Community Board 1 Statement of Community District Needs for the fiscal year 2025, affordable housing is the most pressing issue facing the community. The report defines the need for permanently affordable housing, particularly lower income bands, as critical and urgent. Based on 2018-2022 ~~American Community Survey (~~ACS~~)~~ five-year estimates for Brooklyn Community District Tabulation Area 1 (equivalent to Brooklyn Community District 1), the rental vacancy rate was just 2.3 percent, compared to 3.0 percent in Brooklyn and 3.6 percent in New York City as a whole, and representing a decrease from the 3.1 percent rental vacancy rate in the Community District identified in the 2006-2010 ACS five-year estimates. Low rental vacancy rates indicate that the production of housing in the neighborhood is not keeping up with demand. Mapping an MIH area on the Development Site would unlock the site's development potential and facilitate development inclusive of affordable housing, providing equitable housing opportunities in Greenpoint. In conjunction with the other Proposed Actions, the proposed zoning text amendment for MIH would also expand the potential for affordable development on the Development Site by replacing the existing IHDA (which only encompasses Lot 1) with MIH on both Lot 1 and Lot 25, thus increasing the availability of affordable and market-rate housing units.

ZR Section 62-361 (Special Floor Area Regulations) and Section 62-363 (Special Height and Setback Regulations)

A zoning text amendment to ZR Section 62-361 would allow underlying MIH FAR of 7.20 for R8 districts and 3.9 FAR of R6 districts, and a zoning text amendment to Section 62-363 would update special height and setback regulations for R8/MIH sites.

ZR Section 62-931 (Waterfront Access Plan BK-1: Greenpoint-Williamsburg)

A zoning text amendment to ZR Section 62-931 would remove the "Park" identification from Lot 25 in the Waterfront Access Plan BK-01 to allow the incorporation of the Monitor Museum property (Lot 25) into the Proposed Development.

ZR Section 74-745

A zoning text amendment to ZR Section 74-745 would allow for the waiver or reduction of required loading berths within WAP BK-1.

Special ~~Permit~~Permits

ZR 74-743(a)(2) and 74-745 Large Scale General Development (LSGD) Special ~~Permit~~Permits

The proposed LSGD (ZR 74-74) Special ~~Permit~~Permits would enable the Proposed Development to make the most efficient use of the Development Site, which is made up of lots with irregular dimensions, and includes a sewer easement and CSO sewer corridor. In conjunction with the proposed zoning text amendments and waterfront zoning certification, the LSGD special permit would modify ZR sections 62-343, 62-363, 36-62, and 62-332(a) relating to height and setback, maximum tower width, maximum tower size, loading, and waterfront yard depth in order to allow for a superior site plan. The proposed site plan under the LSGD Special Permit would provide for the required public walkway and view corridors while simultaneously maximizing housing production on the Development Site.

Zoning Certification

The CPC Chairperson certification is required pursuant to ZR 62-811, as the Proposed Development would provide a waterfront public access area pursuant to waterfront zoning. This certification would facilitate public access to the waterfront as part of the Proposed Development in accordance with the Greenpoint/Williamsburg Waterfront Access Plan, comprising ~~43~~34,000 sf of required WPAA ~~open space~~and approximately 9,000 sf of PAA, including a required shore public walkway, an upland connection, and a visual corridor along the prolongation of West Street.

City Map Amendment

Although the existing Lot 25 and former Quay Street are mapped as a "Park" on the City Map, this property is not owned by the City of New York; it is instead privately owned and vacant. NYC Parks has stated that it does not and will not intend to acquire the property. The Proposed Development includes the creation of approximately ~~43~~34,000 sf of WPAA and approximately 9,000 sf of PAA, providing a pedestrian connection between the future Bushwick Inlet Park and the existing Shore Public Walkway to the north of the site and an upland connection between the future Bushwick Inlet Park and West Street. The elimination of the park identification would allow for the construction of

the publicly accessible landscaped open space and the long-planned Greenpoint Monitor Museum in place of vacant land. The proposed City Map amendment and related zoning map and text amendments would generate 367,228 ~~zoning square feet (~~zsf~~)~~ on Lot 25, allowing for the construction of roughly 120 additional affordable DUs in the Proposed Development.

Other Approvals

Monitor Museum, as the owner of Lot 25, is seeking amendments to currently held State and Federal permits, which are necessary to facilitate the development of the landscaped WPAA:

- Amendment of existing DEC Tidal Wetland and Protection of Waters permits in connection with shoreline restoration work ~~on Lot 25.~~and development of the shore public walkway and Monitor Museum within the TWAA on Lot 25;
- Application for a 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 BCP~~;~~, not a SEQRA Action.

Project Purpose and Need

The Proposed Actions would enable the comprehensive redevelopment of a nonconforming industrial site, transforming it into a vibrant, mixed-use area with new open space and waterfront access for the public, affordable residential units, new local retail opportunities, and a new community facility element.

Without a relocation plan or replacement facility to house the NYCTA operations on Lot 1, the site has remained underdeveloped and inconsistent with the residential development trends in the surrounding area. As part of the Proposed Development, the Project Developer has identified a relocation site in the North Brooklyn IBZ in East Williamsburg and would construct a new turnkey facility for the relocation of the NYCTA operations, providing the opportunity for a new development to be constructed on the footprint of the existing NYCTA Facility that would be more aligned with surrounding uses. In its existing condition, the NYCTA Facility creates a barrier between the waterfront and upland neighborhoods, serving as an impediment to the fulfillment of the WAP. No residential development has been achieved on Lot 1 since it was rezoned to allow for residential use almost 20 years ago.

The Proposed Development would replace vacant land and the existing NYCTA Facility, an incompatible industrial use, with new publicly accessible open space, supporting the goals of the Greenpoint-Williamsburg Rezoning by improving waterfront access and connecting area open spaces.

The area surrounding the Development Site is experiencing strong demand for new mixed-income housing, particularly market-rate and affordable housing. The Brooklyn Community Board 1 Statement of Needs for the year 2025 prioritizes housing, and permanent affordable housing that includes lower income bands in particular. The Proposed Actions would unlock the site's development potential to facilitate the development of more deeply affordable and equitable

housing opportunities in Greenpoint. Residential development under the existing R6 zoning would result in a lower density development than the Proposed Development, in which no affordable units and fewer market-rate housing units would be constructed. The proposed zoning changes would allow an increase in residential density, enabling the development of up to approximately 1,150 residential units—of which 25 percent would be affordable (up to ~~288~~300 permanently affordable units), pursuant to MIH Option 1. This responds to the strong demand for affordable housing in Greenpoint and Williamsburg highlighted in Brooklyn Community Board 1's Statement of Needs.

The mixed-use development would support local retail development, ~~activating~~activate the Development Site ~~and~~ providing commercial amenities for residents and visitors, and be more consistent with surrounding land use trends compared to what ~~is existing~~currently exists on the Development Site. The proposed Monitor Museum would enhance the neighborhood's historical and cultural amenities by providing a permanent space dedicated to the Development Site's historical significance and the USS Monitor. The Monitor Museum will celebrate the history of the Continental Iron Works, the USS Monitor, and its designer John Ericsson, in the location where the USS Monitor was built.

By facilitating the relocation and consolidation of the existing NYCTA Facility on Lot 1 and the ERU Facility located at 65 Commercial Street into a new facility at the NYCTA Relocation Site, the Proposed Actions would also allow for the full realization of Box Street Park by the City. Proposed in 2005, Box Street Park has experienced delays due to difficulties with finding a viable relocation for the ERU Facility. Unlocking the ERU Site at 65 Commercial Street would allow the City to develop an additional approximate 25,000 sf of open space for the future Box Street Park and would introduce a beneficial public use to the waterfront and the Greenpoint neighborhood at large. Furthermore, the relocation of both the existing NYCTA Facility and the ERU Facility would remove non-conforming uses and truck traffic from an increasingly active residential and mixed-use waterfront, supporting a growing residential community.

The combination of affordable housing, a new museum, and new public open space access facilitated by the Proposed Actions would support the "Thriving Neighborhoods" initiative of *OneNYC 2050*, which aims to foster communities that have safe and affordable housing and are well-served by parks, cultural resources, and shared spaces. The Proposed Development seeks to transform an underutilized and industrial segment of the Greenpoint-Williamsburg waterfront into a mixed-use, vibrant community hub, providing new open space and connectivity within the developing waterfront open space network surrounding the Development Site. Through strategic zoning modifications and community-centric planning, the Proposed Development aims to provide much-needed affordable housing, a new cultural asset, commercial amenities, and enhanced public spaces, all while ensuring sustainable and resilient development ~~practices~~.

Project Description

~~Open Space and Public Realm Improvements~~

~~The Proposed Development would include approximately 50,000 sf of open space, including approximately 43,000 sf of WPAA that would provide a pedestrian connection between the future Bushwick Inlet Park and the existing Shore Public Walkway to the north of the site and an upland connection between the future Bushwick Inlet Park and West Street. The public realm improvements associated with the Proposed Development would enhance the pedestrian experience and provide the~~

growing community population with a new open space resource. In addition to the on-site open space, the relocation of both the on-site NYCTA Facility on Lot 1 and the off-site NYCTA ERU Facility located at 65 Commercial Street to the NYCTA Relocation Site would facilitate the full realization of Box Street Park, adding an additional approximate 25,000 sf of off-site open space to the park.

Built Improvements

Proposed Development

The Proposed Development would contain a total of 1,215,000 gsf (939,900 zsf, 7.13 FAR), consisting of approximately 35,000 gsf (33,000 zsf, 0.25 FAR) of community facility space earmarked as a permanent home for the Greenpoint Monitor Museum on Lot 25 and approximately 1,106,500 gsf (872,900 zsf, 6.63 FAR) of residential space (up to approximately 1,150 total units on Lot 1). Pursuant to the Applicant's preferred MIH Option 1, approximately 25 percent (up to approximately 288) of the proposed units would be affordable at an average of 60 percent Area Median Income (AMI). The Proposed Development would also include approximately 36,500 gsf (34,000 zsf, 0.26 FAR) of local retail commercial space, and approximately 37,000 gsf (approximately 150 spaces) of below-grade parking in a single cellar level accessed via a new curb cut on Quay Street. The Proposed Development would include resiliency and flood protection measures on the Development Site. The Proposed Development would also provide long term funding to the City/NYC Parks for the operation of the adjacent Bushwick Inlet Park. The Proposed Development would consist of three buildings:

- A permanent home for the Greenpoint Monitor Museum on Lot 25, consisting of an approximately 35,000-gsf, 75-foot tall, approximately 3- to 4-story museum celebrating the maritime history of Greenpoint and the construction of the USS Monitor (Lot 25 would remain in ownership by the Greenpoint Monitor Museum).
- The West Building on Lot 1, an approximately 979,000-gsf mixed-use residential and commercial building with two high-rise towers. The Project Developer is proposing approximately 912,500 gsf of residential space (950 DUs, 190 to 285 of which would affordable pursuant to MIH Option 1) and approximately 29,500 gsf of ground floor and second story retail space, along with approximately 37,000 gsf of parking (approximately 150 spaces). The west tower would rise to approximately 56 stories and 600 feet (640 feet including bulkhead), and the east tower would rise to approximately 41 stories and 450 feet (490 feet including bulkhead). The East Building on Lot 1, an approximately 201,000-gsf mixed-use residential and commercial building rising to approximately 21 stories and 230 feet (260 feet including bulkhead) on the eastern portion of the site. The Project Developer is proposing approximately 194,000 gsf of residential space (200 DUs, 40 to 60 of which would be affordable pursuant to MIH) and approximately 7,000 gsf of ground floor retail space.

It is the Project Developer's intention that approximately 25 percent (up to approximately 288) of the proposed units would be affordable at an average of 60 percent AMI, pursuant to the requirements of MIH Option 1. The West and East Buildings would be developed by the Project Developer under a long-term land lease (99 years) with the NYCTA, which would provide critical infrastructure funding for the NYCTA. shows an illustrative site plan for the Proposed Development and and show illustrative elevations.

NYCTA Facility Relocation

To allow for development on Lot 1, the NYCTA would relocate the existing on-site NYCTA Facility to a newly constructed turnkey facility, delivered by the Project Developer, off-site at the NYCTA Relocation Site in the North Brooklyn IBZ in East Williamsburg (Block 2591, Lot 1, 5, and 45). The existing ERU Facility at 65 Commercial Street would also be relocated to the NYCTA Relocation Site, which would create a fully vacant site at Commercial Street (Brooklyn Block 2472, Lot 415) and allow for the City to advance full realization of the proposed Box Street Park (see the NYCTA Relocation Site in **Figure 3**~~).~~

~~The site of~~). The ERU Facility site was identified as the proposed location for the future Box Street Park in 2005 as part of the WAP. Development of the ERU Site portion of the Park has been delayed (in part) due to difficulties relocating the NYCTA ERU Facility.

Proposed Development

Overview

The Proposed Development would contain a total of 1,215,000 gsf (939,600 zsf, 7.13 FAR), consisting of approximately 35,000 gsf (33,000 zsf, 0.25 FAR) of community facility space earmarked as a permanent home for the Greenpoint Monitor Museum on Lot 25 and approximately 1,106,500 gsf (877,900 zsf, 6.63 FAR) of residential space (up to approximately 1,150 total units on Lot 1). Pursuant to the Applicant's preferred MIH Option 1, approximately 25 percent (up to approximately 300) of the proposed units would be affordable at an average of 60 percent AMI. However, the Project Developer intends to provide the affordable units at an average of 56 percent AMI. The Proposed Development would also include approximately 36,500 gsf (28,700 zsf, 0.26 FAR) of local retail commercial space, and approximately 37,000 gsf (approximately 140 spaces) of below-grade parking in a single cellar level accessed via a new curb cut on Quay Street. The elimination of the park identification[15] would allow for the construction of the publicly accessible landscaped open space and the long-planned Greenpoint Monitor Museum in place of vacant land. The proposed City Map amendment and related zoning map and text amendments would generate 367,228 zsf on Lot 25, allowing for the construction of roughly 120 additional affordable DUs in the Proposed Development. The Proposed Development would introduce approximately 50,000 sf of open space, 43,000 sf of which would be publicly accessible including 34,000 sf of required WPAA, and an approximately 9,000-sf PAA. The remaining 7,000 sf of open space would be made up of space for museum visitors, as well as landscaping and planting areas that would visually blend and physically connect with the WPAA and PAA spaces. The Proposed Development would introduce a newly created turnaround at the western end of Quay Street, at its terminus, adjacent to Wharf Drive. The portions of the turnaround area that extend beyond the mapped street would be considered PAA, with an area of approximately 2,000 sf.

The Proposed Development would include resiliency and flood protection measures on the Development Site, including installation of a new bulkhead to defend against future flooding due to sea level rise, implementation of wet floodproofing for non-critical and dry floodproofing for critical features, inclusion of green roofs, green infrastructure, and soft surfaces where feasible and practicable. The Proposed Development would consist of three buildings that would introduce residential, commercial, and museum uses to site, consistent with the intention of the 2005

[15] In letters dated November 9, 2015 and December 8, 2021, the NYC Parks Department confirmed that it would not acquire the property for park purposes.

Greenpoint-Williamsburg Rezoning. **Figure 4** shows an illustrative site plan for the Proposed Development, **Figure 7** through **Figure 10** show illustrative elevations, and **Figure 11** shows an axon diagram.

Greenpoint Monitor Museum

One of the three Proposed Development buildings would provide a permanent home for the Greenpoint Monitor Museum (on Lot 25), consisting of an approximately 35,000-gsf, up to approximately 75-foot-tall, approximately 3- to 4-story museum celebrating the maritime history of Greenpoint and the construction of the USS Monitor. Lot 25 was donated to the Greenpoint Monitor Museum in 2003 for the express purpose of constructing a museum and would remain in ownership by the Greenpoint Monitor Museum.

Mixed-Use Buildings

The Proposed Development would also include two mixed-use buildings:

- The West Building on Lot 1, an approximately 979,000-gsf mixed-use residential and commercial building with two high-rise towers. The Project Developer is proposing approximately 912,500 gsf of residential space (950 DUs, approximately 248 of which would affordable pursuant to MIH Option 1) and approximately 29,500 gsf of ground floor and second story retail space, along with approximately 37,000 gsf of parking (approximately 140 spaces). The west tower would rise to approximately 56 stories and 600 feet (640 feet including bulkhead), and the east tower would rise to approximately 41 stories and 450 feet (490 feet including bulkhead). Separate residential and retail entrances would be located along Quay Street.
- The East Building on Lot 1, an approximately 201,000-gsf mixed-use residential and commercial building rising to approximately 21 stories and 230 feet (260 feet including bulkhead) on the eastern portion of the site. The Project Developer is proposing approximately 194,000 gsf of residential space (200 DUs, approximately 52 of which would be affordable pursuant to MIH) and approximately 7,000 gsf of ground floor retail space.

The West and East Buildings would be developed by the Project Developer under a long-term land lease (99 years) with the NYCTA, which would provide critical infrastructure funding for the NYCTA.

Open Space and Public Realm Improvements

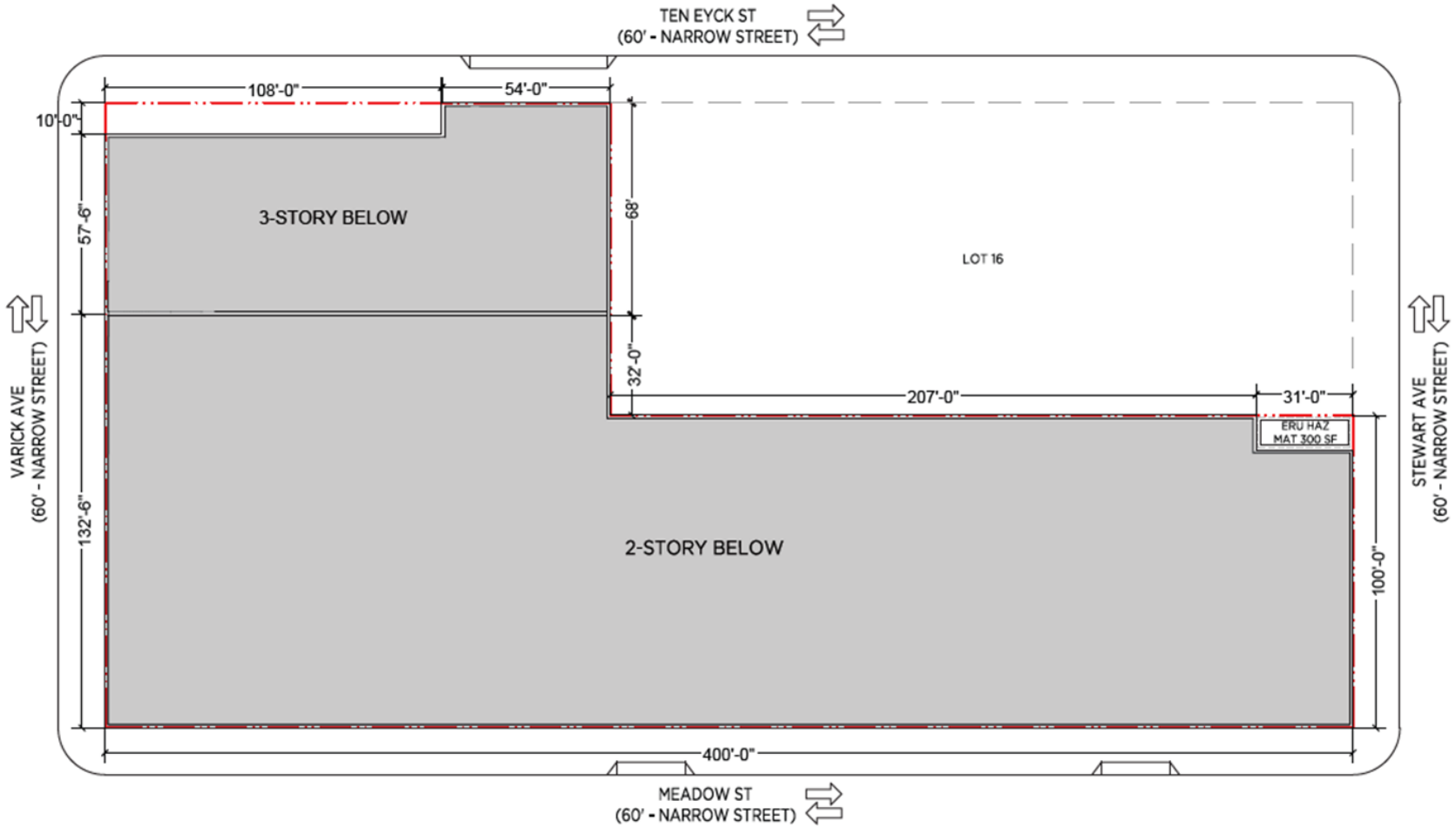
The Proposed Development would include substantial open space improvements.

At the Development Site, the Proposed Development would include over an acre of new, waterfront open space (approximately 50,000 sf, or 1.15 acres), 43,000 sf of which would be publicly accessible including 34,000 sf of required WPAA, and an approximately 9,000-sf PAA, that would provide a pedestrian connection between the future Bushwick Inlet Park and the existing Shore Public Walkway to the north of the site and an upland connection between the future Bushwick Inlet Park and West Street (see **Figure 12**). The remaining 7,000 sf of open space would be made up of space for museum visitors as well as landscaping and planting areas that would visually blend and physically connect with the WPAA and PAA spaces. The public realm improvements associated with the Proposed Development would enhance the pedestrian experience and provide the growing community population with a new open space resource. The proposed open space would be publicly accessible and privately maintained by the Project Developer. In addition to the new on-site open space, as part

of the Proposed Development, long-term funding, in the amount of $300,000 annually, would be provided to the City/NYC Parks for the operation of Bushwick Inlet Park.

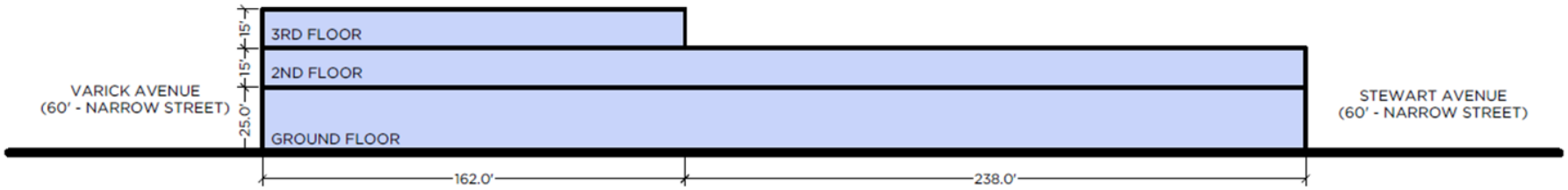
In addition to the on-site open space, the relocation of the NYCTA ERU Facility located at 65 Commercial Street to the NYCTA Relocation Site (shown in **Figure 6** and **Figure 5**) would facilitate the full realization of the City's planned Box Street Park, adding an additional approximate 25,000 sf of off-site open space to the park. The full delivery of Box Street Park would help to address existing Walk-to-a-Park gap areas in northern Greenpoint.

Figure 4 NYCTA Replacement Facility Site Plan



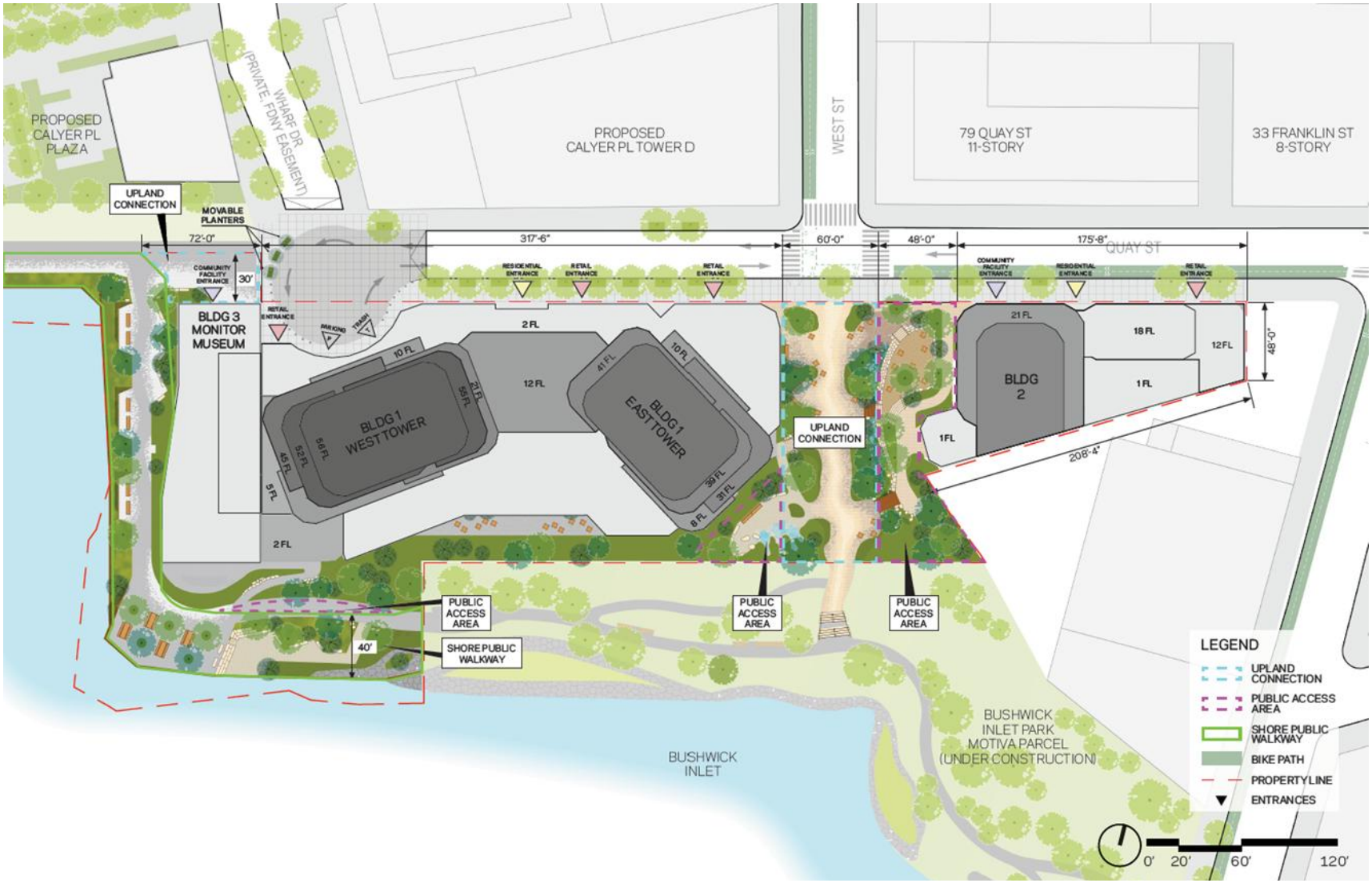
For illustrative purposes only. Source: FX Collaborative

~~Figure 4~~Figure 5 NYCTA Replacement Facility Elevation



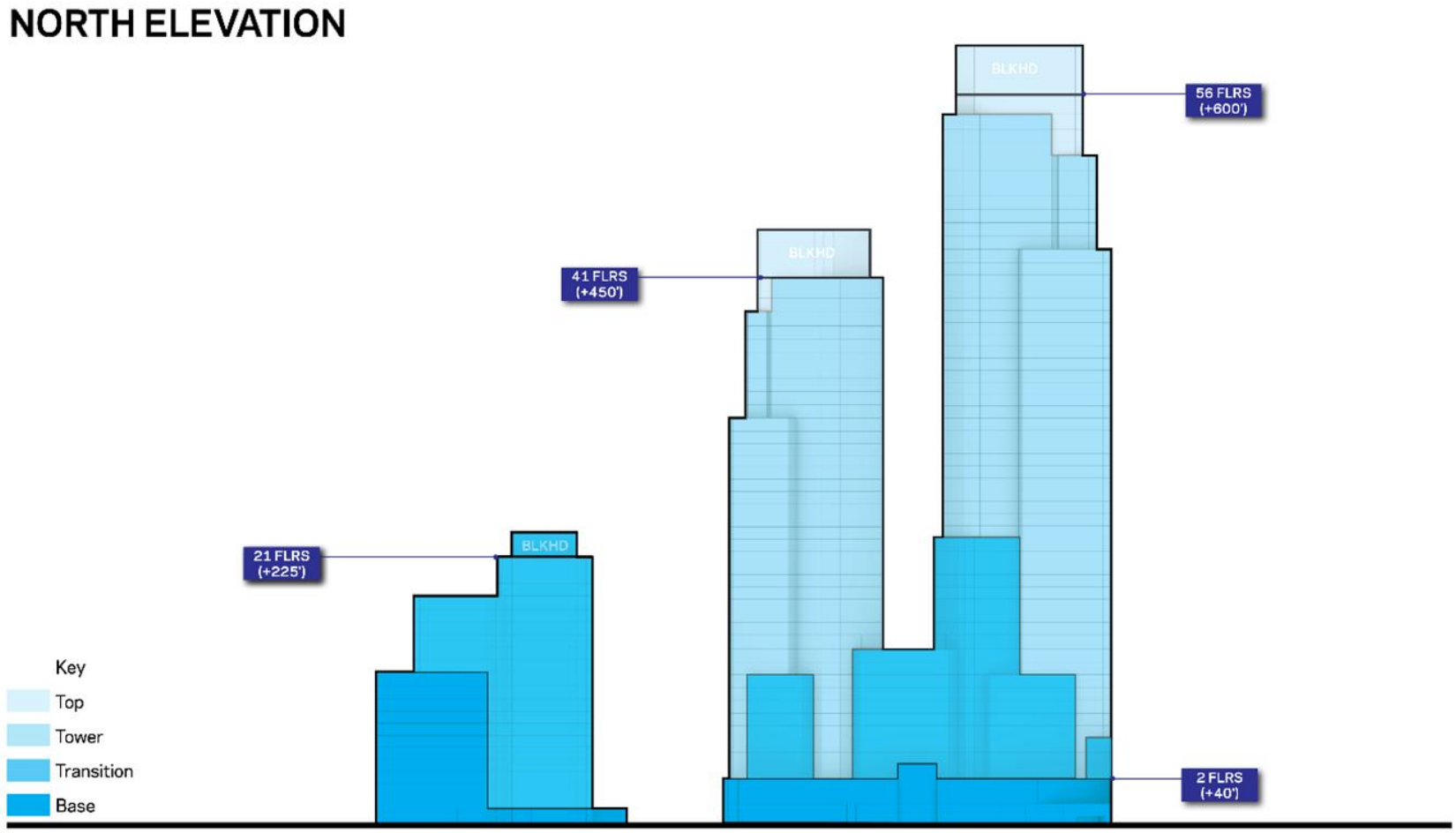
For illustrative purposes only. Source: FX Collaborative

Figure 6 Proposed Illustrative Site Plan



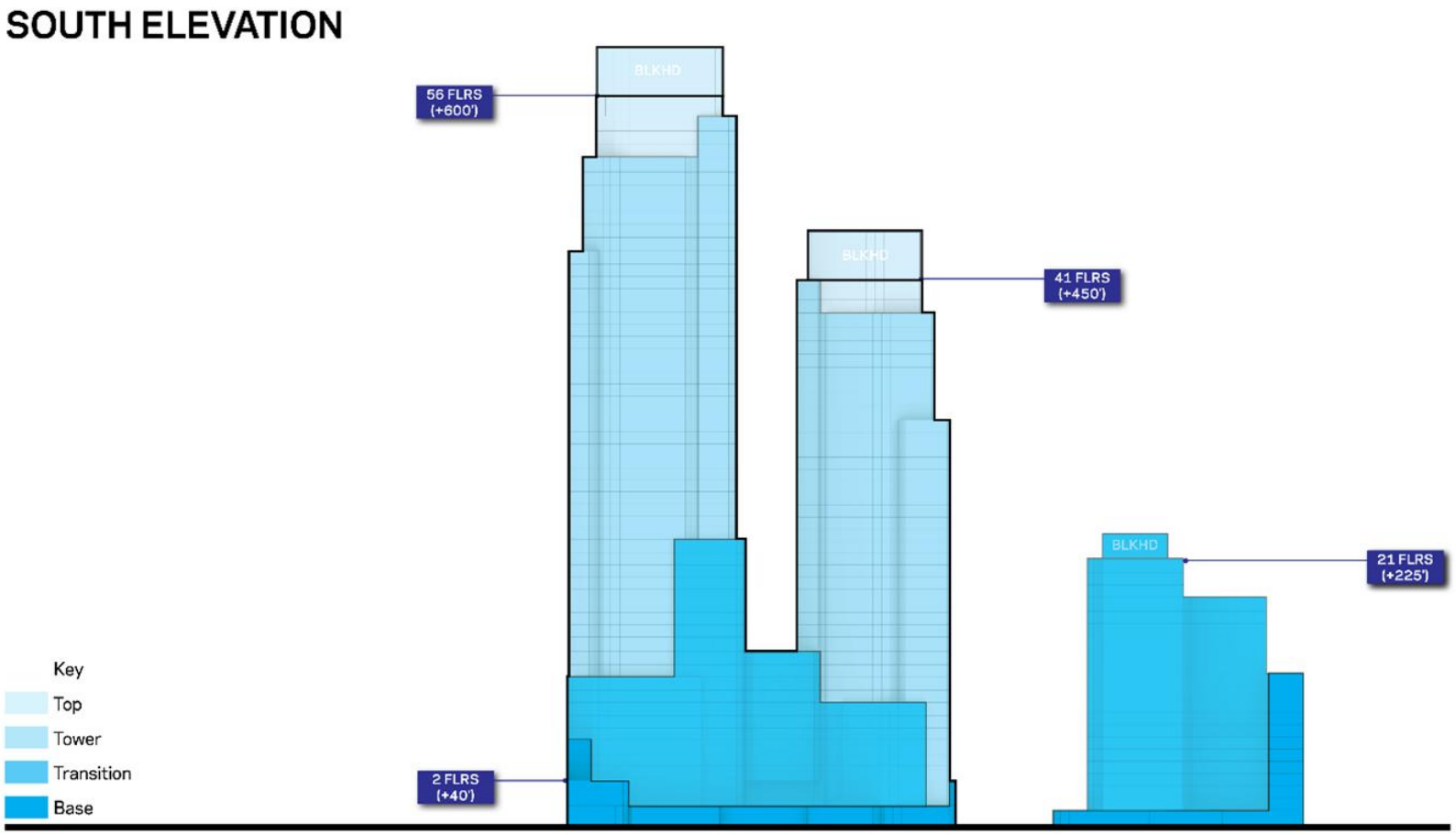
For illustrative purposes only. Source: FX Collaborative
Note: Figure has been updated since publication of the DSOW.

Figure 7 Proposed Illustrative Elevation - North



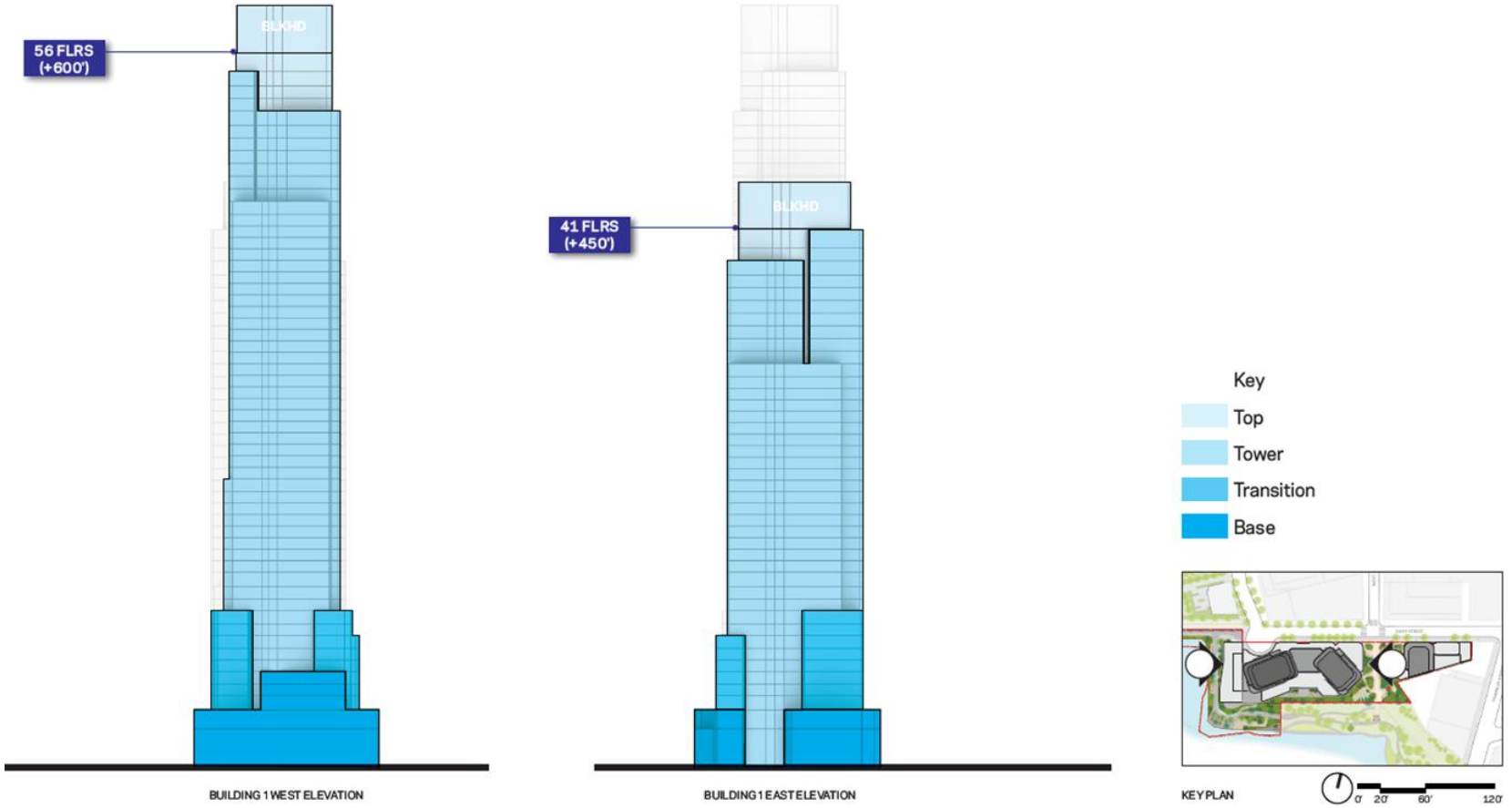
For illustrative purposes only. Source: FX Collaborative
Note: Figure has been updated since publication of the DSOW.

Figure 8 Proposed Illustrative Elevation - South



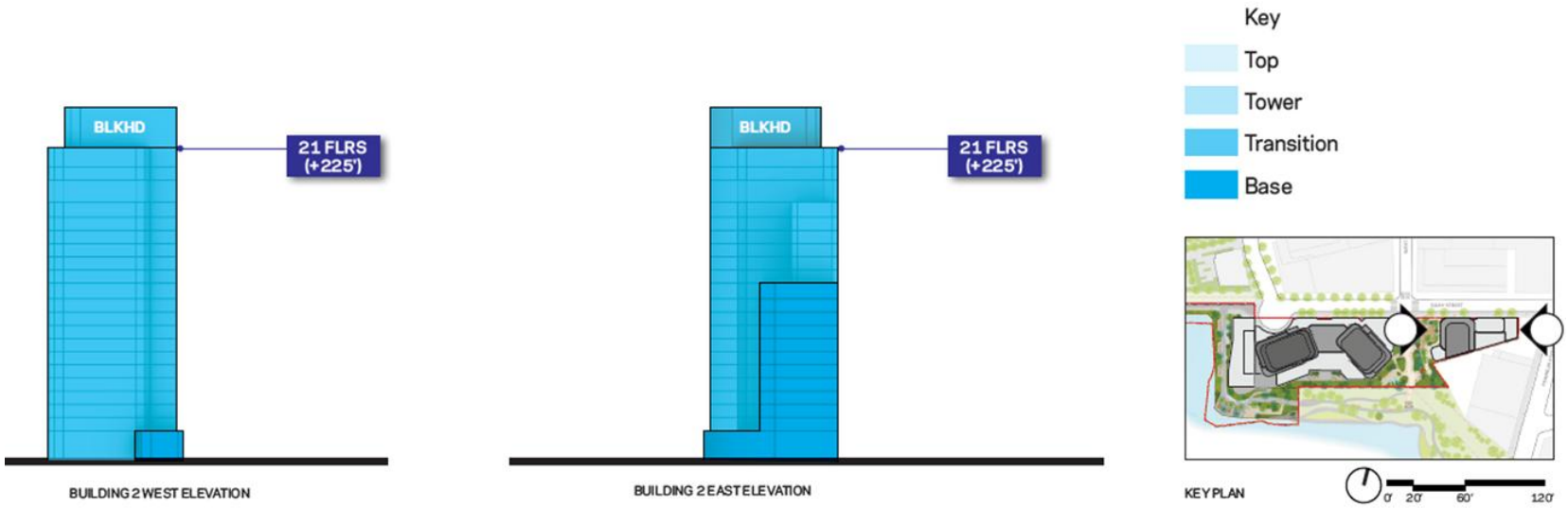
For illustrative purposes only. Source: FX Collaborative
Note: Figure has been updated since publication of the DSOW.

Figure 9 West Building – East and West Illustrative Elevations



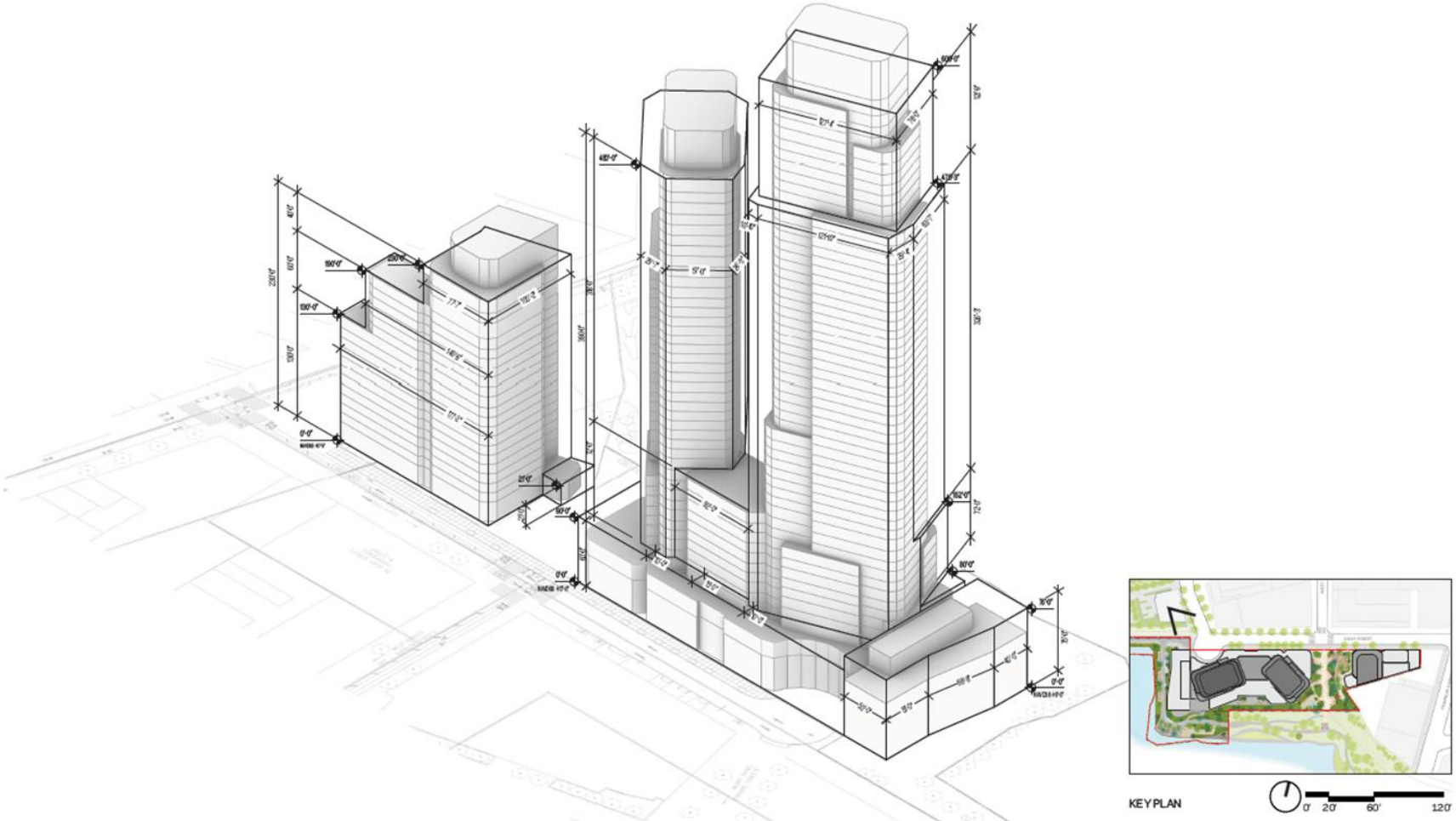
For illustrative purposes only. Source: FX Collaborative
Note: Figure is new to the FSOW.

Figure 10 East Building – East and West Illustrative Elevations



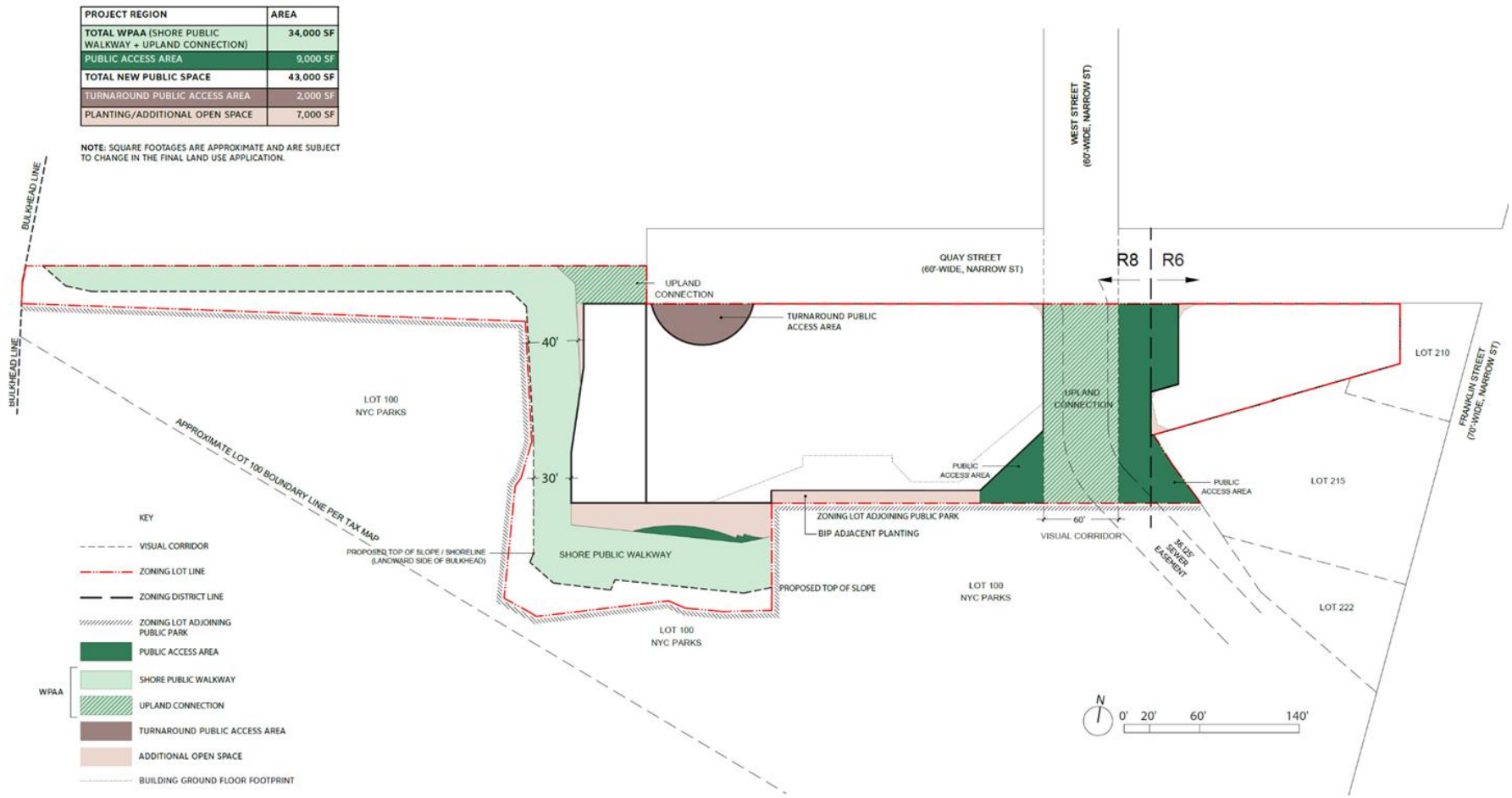
For illustrative purposes only. Source: FX Collaborative
Note: Figure is new to the FSOW.

Figure 11 Proposed Development Axon Diagram



For illustrative purposes only. Source: FX Collaborative
Note: Figure is new to the FSOW.

Figure 12 WPAA and PAA Plan



For illustrative purposes only. Source: Scape
Note: Figure is new to the FSOW.

Framework for Analysis

This document has been prepared in conformance to the guidelines presented in the *2021 CEQR Technical Manual*. For each technical area, the EIS analysis will include a description of existing conditions, an assessment of conditions in the future without the Proposed Actions (the No-Action condition), and an assessment of future conditions with the Proposed Actions (the With-Action condition). The incremental difference between the No-Action and With-Action conditions will serve as the basis for the impact analysis of the environmental review.

Analysis (Build) Year

The analysis year assumes approval of the Proposed Actions in 2026 and that construction of the NYCTA Replacement Facility would commence shortly thereafter, with construction of the Proposed Development beginning subsequent to the NYCTA's relocation. It is estimated that construction of the NYCTA facility (described below) would last approximately 18 months, plus an additional 2 months to relocate operations into the new facility, followed by subsequent demolition of the existing NYCTA Facility on Lot 1 (6 months), with construction of the Proposed Development (approximately 36 months) being completed in 2031. This timeline accounts for the construction of a new, approximately 143,000-gsf turnkey NYCTA facility in East Williamsburg; relocation of the existing NYCTA Facility to the NYCTA Relocation Site; demolition of the NYCTA Facility on the Development Site; and the construction of the Proposed Development, including all shoreline improvements and public open space. Accordingly, the EIS will use a 2031 build year.

Existing Condition

The Existing Condition exhibits those as discussed above under the Existing Conditions section.

Future No-Action Condition

While the Applicant has developed plans for the Development Site, which are as-of-right under the existing zoning, the relocation of the NYCTA Facility on Lot 1 and long-term land lease with the MTA require MTA Board approval, which is a discretionary action subject to SEQRA. Because Lot 25 is zoned M3-1 and shown as a park on the City Map, construction of the Greenpoint Monitor Museum and publicly accessible waterfront open space would not be feasible without the Proposed Actions. Therefore, no development would occur on Lot 25, and the lot would remain undeveloped. The planned expansion of Bushwick Inlet Park would form a dead end at the site of the undeveloped shoreline of Lot 25, limiting the connectivity of the waterfront. As such, the in the future without the Proposed Actions (No-Action condition), it is conservatively assumed that existing conditions at the Development Site would remain.

Further, without the Proposed Actions no new development would occur on the NYCTA Relocation Site at 213 Meadow Street. Without the relocation of the existing NYCTA Facility on Lot 1, the relocation of the NYCTA ERU Facility would not occur, and that site would not be available for the City's planned full development of Box Street Park.

Area Projects

Table 1 and the corresponding **Figure 13** show development projects within a quarter-mile of the Development Site anticipated to be completed by the 2031 build year. There are no known developments planned within a 400-foot radius of the NYCTA Relocation Site.

Table 1 No-Action Projects Within Quarter-Mile Study Area from the Development Site

Map No.	Address	Net Change in DUs	Commercial Zoning Floor Area (ZSF)	Community Facility Zoning Floor Area (ZSF)	Manufacturing Zoning Floor Area (ZSF)
1	29 Wythe Avenue	0	56,171	0	0
2	194 North 14 Street	0	4,000	0	0
3	128 Franklin Street	0	735	0	0
4	138 Franklin Street	-1	855	0	0
5	101 Noble Street	-2	0	0	0
6	212 Guernsey Street	-1	0	0	0
7	3 West Street[1]	150	0	0	0
8	7 Wharf Drive[1]	303	0	3,300	0
9	30 Wharf Drive[1]	104	0	0	0
10	29 Wharf Plaza	92	0	0	0
11	75 Calyer Street	7	0	0	0
12	147 Calyer Street	-1	0	0	0
13	79 Quay Street	132	0	0	0
14	239 Banker Street	-1	0	0	0
15	12 Franklin Street	0	31,291	0	0
16	233 Banker Street	0	0	0	11,283
17	95 Dobbin Street	29	0	0	10,820
18	221 Banker Street	0	0	0	6,645
19	1005 Lorimer Street	3	0	0	0
20	15 Wythe Avenue	0	5,342	0	0
21	1 Wythe Avenue	0	78,260	0	0
22	38 Norman Avenue	0	7,000	0	0
23	30 Gem Street	0	545,000	0	109,300

Source: NYC DCP, DevDB 24v2 (provided to VHB in December 2024)

Note: Includes filed applications, approved applications, and projects permitted for construction. Excludes projects with no net change in uses.

Indicates development is part of the planned Calyer Place project

~~Figure 5~~Figure 13_____No-Action Projects



Source: NYC DCP, DevDB 24v2

Future With-Action Condition/Increment for Analysis

The With-Action program shown in **Table 2** reflects the reasonable worst-case development scenario (RWCDS) that would be developed in accordance with the Proposed Actions described above.

Table 2 Future No-Action and With-Action Comparison

		Existing Condition	No-Action Condition	With-Action Condition	Increment
Development Site					
Residential	**GSF**	0	0	1,106,500	+1,106,500
	DUs	0	0	1,150	+1,150 DUs
	MIH DUs	0	0	230 to 345	+230 to 345 DUs
Commercial (Local Retail)	**GSF**	0	0	36,500	+36,500 GSF
Community Facility (Museum)	**GSF**	0	0	35,000	+35,000 GSF
Industrial (NYCTA Facility)	**GSF**	71,838	71,838	0	-71,838
Parking	**GSF**	0	0	37,000	+37,000 GSF
	Res. Spaces	0	0	~~150~~140	~~+150~~+140 Res. Spaces
Development Site - Total GSF		**71,838**	**71,838**	**1,215,000**	**+1,143,162 GSF**
Open Space (SF)	**Total**	0	0	50,000	+50,000 SF
	WPAA	0	0	43,000	+43,000 SF
On-Site Workers		*200*	*200*	*~~178~~176*	*~~-22~~-24 on-site workers*
On-Site Visitors		*0*	*0*	*200*[2]	*+200 museum visitors*
NYCTA Relocation Site					
Industrial	**GSF**	2,000	2,000	143,000	+141,000
NYCTA Relocation Site - Total GSF		**2,000**	**2,000**	**143,000**	**+141,000 GSF**
On-Site Workers		*25*	*25*	*245*	*220*
ERU Site					
Industrial	**GSF**	4,700	4,700	0	-4,700
Open Space	**SF**	0	0	25,000[3]	+25,000
NYCTA ERU Site - Total GSF		**4,700**	**4,700**	**0**	**-4,700 GSF**
On-Site Workers		*45*	*45*	*0*	*-45 on-site workers*

Notes:

[1] Existing worker count provided by NYCTA Facility. No-Action and With-Action workers estimated assuming the following: Residential: 1 worker per 25 DUs; Commercial/Industrial: 1 worker per 333 gsf; Museum: approx. up to 20 total employees

[2] Based on information provided by the Applicants

[3] Development of this open space would be made possible because of the Proposed Actions, but would be undertaken by NYC Parks

Proposed Scope of Work for the DEIS

The DEIS will be prepared in conformance with all applicable laws and regulations, including SEQRA (Article 8 of the New York State Environmental Conservation Law) and its implementing regulations found at 6 NYCRR Part 617, New York City Executive Order No. 91 of 1977, as amended, and the Rules and Procedure for CEQR, found at Title 62, Chapter 5 of the Rules of the City of New York. As described previously, the environmental review provides a means for City and State Agencies with technical expertise to systematically consider environmental effects along with other aspects of project planning and design, to evaluate reasonable alternatives, and to identify, and mitigate where practicable, any significant adverse environmental impacts.

The EIS, following the guidance of the *CEQR Technical Manual*, will contain:

- A description of the proposed discretionary actions, the Proposed Actions, and its environmental setting;
- An analysis of the potential of the Proposed Actions to result in significant adverse impacts in a range of environmental categories, comparing conditions with the Proposed Actions in the proposed build year against conditions that would exist in the absence of the Proposed Actions;
- A statement of the potential significant adverse environmental impacts of the Proposed Actions;
- A description of feasible mitigation measures that would eliminate or minimize adverse environmental impacts;
- An identification of any adverse environmental effects that cannot be avoided if the Proposed Actions are implemented because mitigation is not practicable;
- A discussion of alternatives to the Proposed Actions; and
- A discussion of any irreversible and irretrievable commitments of resources to develop the Proposed Development.

As noted above, the EIS will analyze the Proposed Actions for all technical areas of concern. The specific technical areas to be included in the EIS are identified in the EAS dated March 21, 2025. The EAS identified the following technical areas as having the potential to result in significant adverse impacts, and therefore warranting additional analysis in the EIS: land use, zoning, and public policy; socioeconomic conditions; community facilities and services; open space; shadows; historic and cultural resources; urban design and visual resources; natural resources; hazardous materials; water and sewer infrastructure; transportation; air quality; greenhouse gas emissions and climate change; noise; public health; neighborhood character; and construction. As concluded in the EAS, the Proposed Actions would not have the potential to result in significant adverse impacts to solid waste and sanitation services or energy, and therefore, these areas will not be analyzed in the EIS.

The first step in preparing the EIS is the preparation of a DSOW and public scoping process. Scoping is the process of focusing the environmental impact analysis on the key issues that are to be studied in the EIS. The proposed scope of work for each technical area to be analyzed in the EIS follows. The scope of work and the proposed impact assessment criteria below are based on the methodologies and guidance set forth in the *CEQR Technical Manual*.

Task 1: Project Description

As the first chapter of the EIS, the Project Description introduces the reader to the Proposed Project and sets the context in which to assess impacts. This chapter will contain a description of the

Proposed Project: its location; the background and/or history of the project; a statement of the purpose and need; key planning considerations that have shaped the current proposal; a description of the Proposed Actions including discretionary and ministerial actions; and a discussion of the approvals required, procedures to be followed, and the role of the EIS in the process. This chapter gives the public and City/State stakeholders a base from which to evaluate the Proposed Actions. In addition, the Project Description chapter will present the framework for the analysis of the environmental impacts of the Proposed Actions and identify the analysis year(s) and anticipated construction timeline.

Task 2: Land Use, Zoning, and Public Policy

This chapter analyzes the potential impacts of the Proposed Actions on land use, zoning, and public policy, pursuant to the methodologies presented in the *CEQR Technical Manual*. A land use analysis characterizes the uses and development trends in the area that may be affected by a proposed project, describes the zoning controls and public policies that guide development, and determines whether a proposed project is compatible with an area's land use patterns and trends or may alter them. Similarly, the analysis considers the action's compliance with, and effect on, the area's zoning and other applicable public policies, including the City's Waterfront Revitalization Plan (WRP).

The analysis of the Proposed Actions within the context of land use, zoning, and public policy chapter will provide information necessary for the analysis of the environmental impacts of the Proposed Actions under several technical areas within the EIS.

The land use study area will consist of the Development Site, where the potential effects of the Proposed Actions on land use would be directly experienced, as well as within neighboring areas within approximately a quarter-mile of the perimeter of the Development Site, accounting for natural boundaries, land use patterns, and trends (see **Figure 14**).

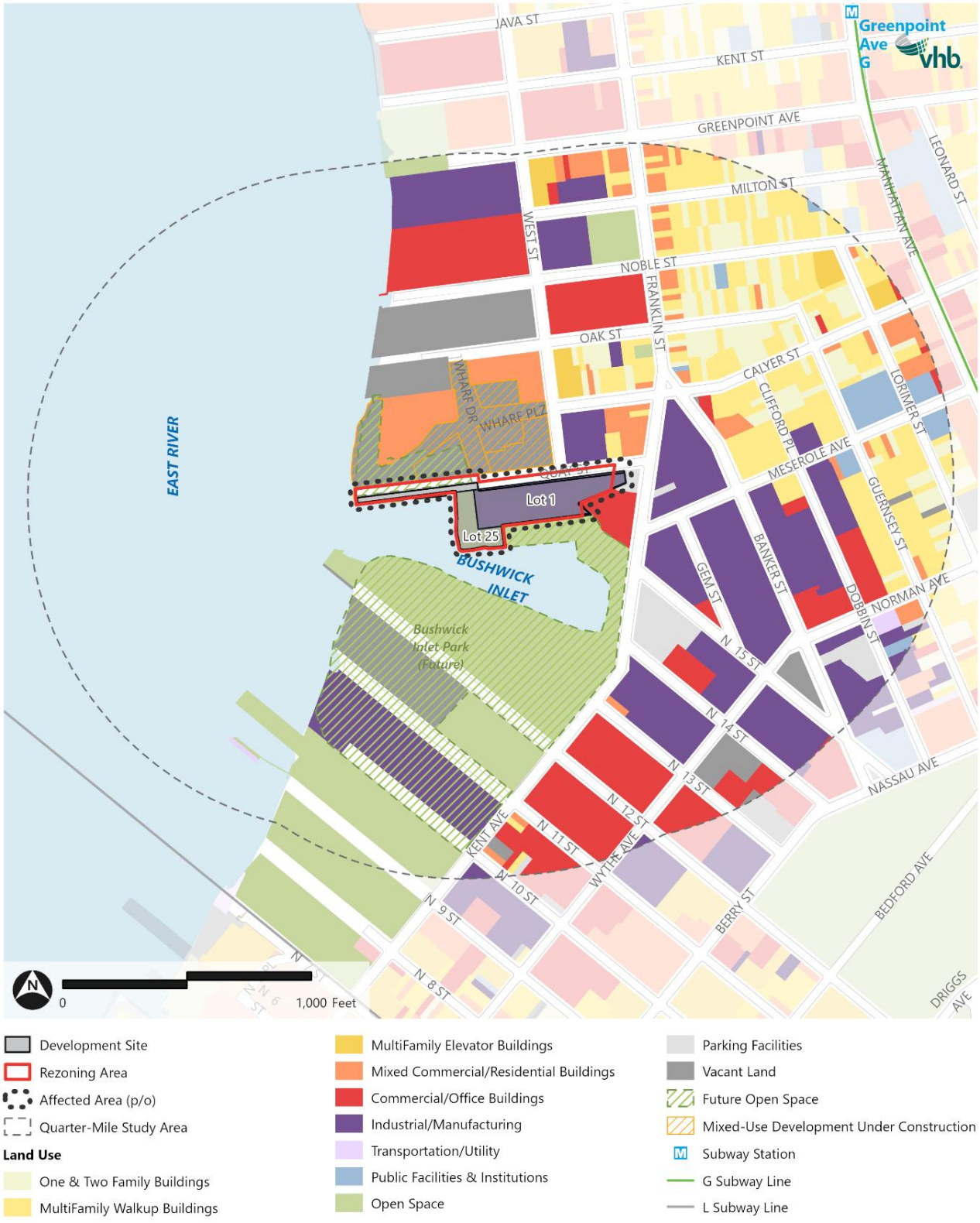
Where applicable, the analysis will also consider potential effects of the Proposed Actions related to the NYCTA Relocation Site. However, the Proposed Actions would not change land use or zoning on the NYCTA Relocation Site. As discussed above, the ERU Facility operations would relocate to the NYCTA Replacement Facility, but the ERU Site is not directly affected by the Proposed Actions and as such, an assessment of land use, zoning, and public policy related to this site will not be undertaken in the EIS.

The analysis will include the following subtasks:

- Provide a description of land use, zoning, and public policy in the study area under current conditions. Recent trends in the study area will be noted. Other public policies that apply to the study area will also be described.
- Based on field surveys and prior studies, identify, describe, and graphically portray current land use patterns in the study area. Describe the study area's development history and recent land use trends and identify major factors influencing the area's land use trends.
- Describe and map existing zoning (see **Figure 14**) and any recent zoning actions in the study area. Prepare a list of future development projects in the study area that are expected to be constructed by the build year. Also, identify pending or known proposed zoning actions or other public policies that could affect land use in the study area. Based on these planned projects and initiatives, assess future land use and zoning conditions in the No-Action condition. The proposed zoning is shown in **Figure 15**.

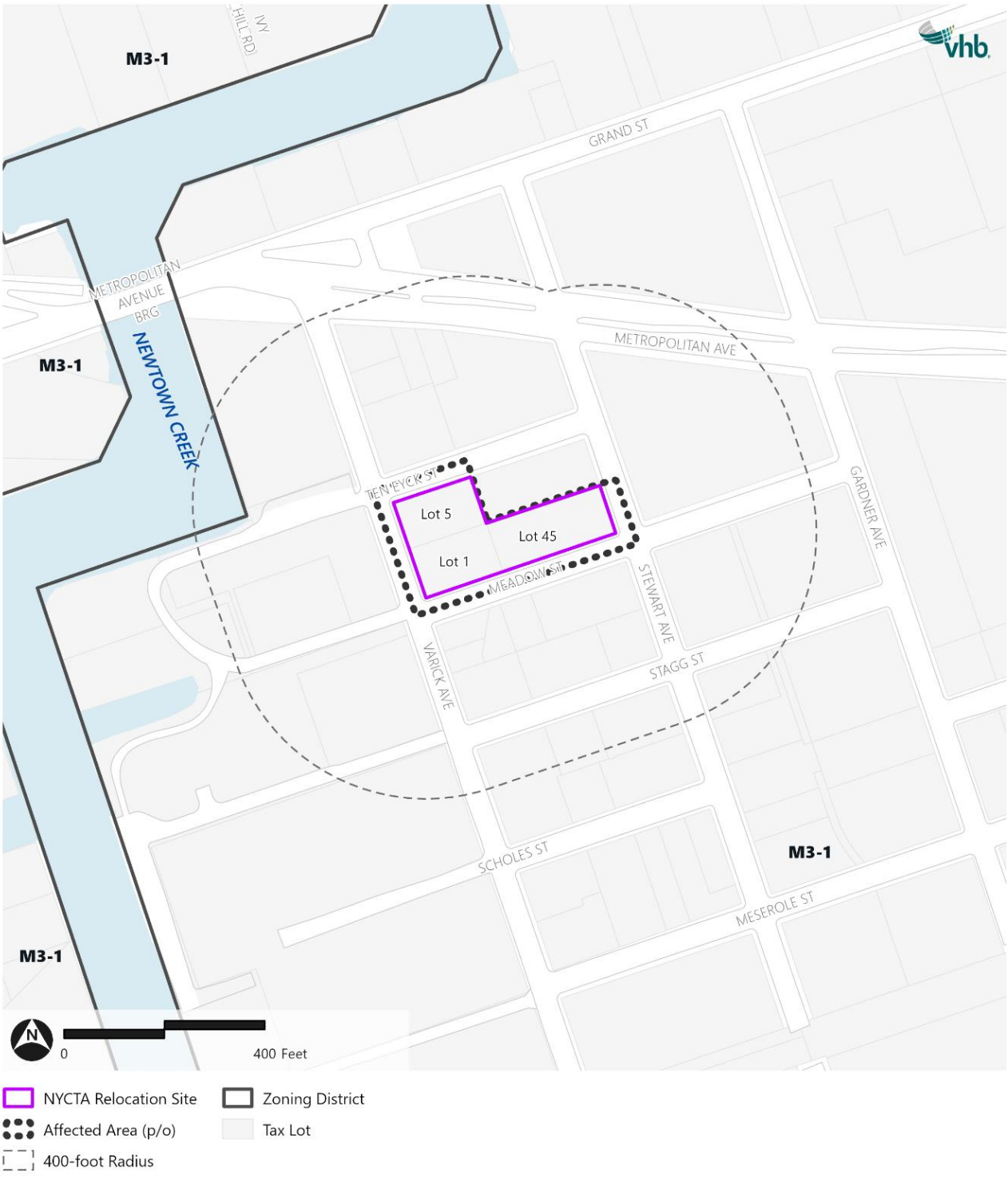
- Describe proposed land use changes that would occur with the Proposed Development based on the With-Action condition.
- Discuss the potential effects of the Proposed Actions related to issues of compatibility with surrounding land use, zoning, and other public policies, and the effect of the Proposed Development on ongoing development trends in the study area.
- Assess the Proposed Actions' conformity to City goals, including consistency with the City's sustainability goals as outlined in OneNYC 2050, Housing New York, and any other relevant public policies.
- Evaluate the Proposed Actions' compliance with the WRP, including Policy 6.2, which requires consideration of the latest sea level rise (SLR) projections into the planning and design of projects in the coastal zone. Published SLR projections will be evaluated for various project life spans using the New York City Panel on Climate Change projections of climate change and sea level rise, published in 2022, and mapping will be provided showing the estimated extents of future inundation during storm event scenarios. The WRP section will assess how the features of the Proposed Actions would be consistent with the WRP policies.
- If significant adverse impacts are identified, identify feasible mitigation measures, if any, to avoid or reduce potential significant adverse land use, zoning, and/or public policy impacts.

~~Figure 6~~Figure 14_____Land Use, Zoning, and Public Policy Study Area



Source: NYC DCP, MapPLUTO 24v2

~~Figure 7~~Figure 15_____Existing Zoning Map - NYCTA Relocation Site



Source: NYC DCP, MapPLUTO 24v2

Task 3: Socioeconomic Conditions

The socioeconomic character of an area includes its population, housing, and economic activity. Socioeconomic changes may occur when a project directly or indirectly changes any of these elements. Although socioeconomic changes may not result in impacts under CEQR, they are disclosed if they would affect land use patterns, low-income populations, the availability of goods and services, or economic investment in a way that changes the socioeconomic character of the area.

According to the *CEQR Technical Manual*, the five principal issues of concern with respect to socioeconomic conditions are whether a proposed project would result in significant impacts due to: (1) direct residential displacement; (2) direct business and institutional displacement; (3) indirect residential displacement; (4) indirect business and institutional displacement and (5) adverse effects on a specific industry.

As discussed in the EAS, no direct business or institutional displacement would result from the project, as the NYCTA's existing operations on the Development Site would be relocated to a newly constructed facility in East Williamsburg as a requirement for the Proposed Development to occur. As the project would not introduce more than 200,000 gsf of retail, there is no potential for indirect business displacement due to retail market saturation. Because the project is not expected to adversely affect the economic and operational conditions of any specific industries in the City, an analysis of adverse effects on specific industries is not warranted. As there are no existing residential uses on the Development Site or NYCTA Relocation Site, there is no potential for direct residential displacement.

As described in the EAS, while the Proposed Development would include affordable housing units, indirect residential displacement will be evaluated in the EIS because the Proposed Development would exceed the threshold of 200 residential units for conducting a preliminary residential displacement assessment. The scope of work for this analysis is described below.

Indirect Residential Displacement

The concern with respect to indirect residential displacement is whether a proposed project—by introducing a substantial new development that is markedly different from existing uses, development, and activities within the neighborhood—could lead to increases in property values, and thus rents, making it more difficult for some residents to afford their homes. The objective of the indirect residential displacement assessment is to determine whether a proposed project would either introduce a trend or accelerate a trend of change in socioeconomic conditions that may potentially displace a vulnerable population to the extent that the socioeconomic character of the neighborhood would change.

The indirect residential displacement analysis will use the most recent available U.S. Census data, as well as current real estate market data, to present demographic and residential market trends and conditions within the quarter-mile study area. This information will include population estimates, housing tenure and vacancy status, median housing value and rent, median household income, and a discussion of rent-protected housing. The preliminary assessment will consist of a step-by-step evaluation, as described in the *CEQR Technical Manual,* to determine whether the Proposed Development would add substantial new population with higher incomes as compared with the income of the study area population and evaluate whether the study area has already experienced a readily observable trend toward increasing rents.

The preliminary analysis would include the following steps, as described in Section 322.1 of the *CEQR Technical Manual:*

- Determine if the Proposed Development would add new population with higher average incomes compared to the average incomes of the existing populations and any new population expected to reside in the study area without the project.
- Determine if the Proposed Development's increase in population is large enough relative to the size of the population expected to reside in the study area without the project to affect real estate market conditions in the study area.
- Consider whether the study area has already experienced a readily observable trend toward increasing rents and the likely effect of the action on such trends.

If the preliminary assessment reveals the potential for the Proposed Actions to introduce a trend of change in socioeconomic conditions, a detailed analysis will be conducted in accordance with the *CEQR Technical Manual,* if warranted.

Task 4: Community Facilities and Services

The Proposed Actions would not displace any existing community facilities and services, nor would they affect the physical operations of or access to and from any police or fire stations or health care facilities. Therefore, the Proposed Actions would not result in any direct effects on community facilities.

As the indirect community facilities impact analysis is a density-related analysis, the analysis will focus on development anticipated at the Development Site. As noted above, the Proposed Actions would result in an incremental increase of approximately 1,150 DUs, including up to approximately 288 affordable DUs. According to Table 6-1 of the *CEQR Technical Manual*, this level of development in Brooklyn would trigger a detailed analysis of public elementary and intermediate schools, early childhood programs, and libraries. Since fewer than 150 high school students would be introduced by the Proposed Development, a detailed analysis of public high schools is not warranted, as determined in the EAS.

Early Childhood Programs

Existing publicly funded early childhood programs within approximately 1.5 miles of the Development Site will be identified. Each facility will be described in terms of its location, number of slots (capacity), enrollment, and utilization in consultation with the NYC Department of Education (DOE) Division of Early Childhood Education.

For the No-Action condition, information will be obtained for any changes planned for early childhood programs or facilities in the area, including the closing or expansion of existing facilities and the establishment of new facilities. Any expected increase in the population of children under age six within the eligibility income limitations, using the No-Action condition will be discussed as potential additional demand, and the potential effect of any population increases on demand for early childhood services in the study area will be assessed. The available capacity or resulting deficiency in slots and the utilization rate for the study area will be calculated for the No-Action condition.

The potential effects of the additional eligible children resulting from the Proposed Actions will be assessed by comparing the estimated net demand over capacity to a net demand over capacity in the No-Action condition.

A determination will be made of whether the Proposed Actions would result in significant adverse impacts to early childhood programs. A significant adverse impact may result, warranting consideration of mitigation in accordance with the *CEQR Technical Manual*, if the Proposed Actions would result in both of the following: (1) a collective utilization rate of early childhood programs in the study area that is greater than 100 percent in the With-Action condition; and (2) an increase between the No-Action and With-Action conditions of five percent or more in the collective utilization rate of early childhood programs in the study area.

Libraries

Local public library branches within the borough of Brooklyn that serve the area within approximately 0.75 miles of the Development Site, which is the distance that one might be expected to travel for such services, will be identified and presented on a map.

The EAS will describe existing libraries within the study area and their respective information services and user populations. Information regarding services provided by branches within the study area will include holdings and other relevant existing conditions. Details on library operations will be based on publicly available information and/or consultation with Brooklyn Public Library officials. If information is available, holdings per resident may be estimated to provide a quantitative gauge of available resources in the applicable branch libraries in order to form a baseline for the analysis.

Projections of population change in the area, and information on any planned changes in library services or facilities, will be described for the No-Action condition, and the effects of these changes on library services will be assessed. Using the information gathered for existing conditions, holdings per resident in the No-Action condition will be estimated.

The effects of the addition of the population resulting from the Proposed Actions on the library's ability to provide information services to its users will be assessed. If information is available, holdings per resident in the With-Action condition will be estimated and compared to the No-Action holdings estimate.

In accordance with the *CEQR Technical Manual*. a significant adverse impact may occur, warranting consideration of mitigation, if the Proposed Actions would increase a branch library's 0.75-mile study area population by five percent or more over No-Action levels and it is determined, in consultation with the Brooklyn Public Library, that this increase would impair the delivery of library services in the study area.

Public Schools

As discussed above, the Proposed Actions would facilitate development that would exceed the thresholds for analyses of elementary/intermediate schools. Accordingly, detailed analyses of elementary/intermediate schools will be included in the EIS. The analysis will include the following:

› The primary study area for the analysis of elementary and intermediate schools is the community school district sub-district in which the project is located. The Rezoning Area is located within Community School District (CSD) 14, Sub-district 3, which will serve as the study are for the analysis of elementary schools and intermediate schools.

- Public elementary and intermediate schools serving CSD 14, Sub-district 3 will be identified and located. Existing capacity, enrollment, and utilization data for all public elementary/ intermediate schools within the affected sub-district will be provided for the current (or most recent) school year, noting any specific shortages of school capacity using information from the New York City DOE.
- Conditions that would exist in the No-Action condition for the sub-district will be identified, taking into consideration projected changes in future enrollments, including those associated with other developments in the affected sub-district, using the NYC School Construction Authority's (SCA) *Projected New Housing Starts*. Plans to alter school capacity either through administrative actions on the part of the DOE or as a result of the construction of new school space prior to the 2031 analysis year will also be identified and incorporated into the analyses. Planned new capacity projects from the DOE's *2021-2025 Five Year Capital Plan* may be included in the quantitative analysis per consultation with SCA and DCP or in a qualitative discussion.
- With-Action conditions will be analyzed, adding students likely to be generated by the Proposed Actions to the projections for the No-Action condition. Impacts will be assessed based on the difference between the With-Action projections and the No-Action projections at the sub-district level for elementary and intermediate school students, for enrollment, capacity, and utilization in 2031.
- A determination of whether the Proposed Actions would result in significant adverse impacts to public schools will be made. A significant adverse impact may result, warranting consideration of mitigation, if the Proposed Actions would result in: (1) a collective utilization rate of elementary and intermediate schools in the sub-district study area that is equal to or greater than 100 percent in the With-Action condition; and (2) 100 or more new students generated from proposed development past the 100 percent utilization rate. If impacts are identified, further analysis would be required to determine the number of dwelling units that may be constructed before a significant adverse impact would occur. If significant adverse impacts are identified, feasible mitigation measures (if any) will be identified to avoid or reduce these impacts.

Task 5: Open Space

According to the *CEQR Technical Manual*, a proposed project warrants an open space assessment if it would directly or indirectly affect open space on or surrounding a project site. A proposed project would directly affect open space conditions if it causes the loss of public open space, changes the use of an open space so that it no longer serves the same user population, limits public access to an open space, or results in increased noise or air pollutant emissions, odors, or shadows that would temporarily or permanently affect the usefulness of a public space. A project would have an indirect effect on open space through increasing worker or resident population size and therefore overtaxing existing open space access through an increase in population.

As discussed in the EAS, Lot 25 within the Development Site is vacant and owned by the Greenpoint Monitor Museum. While Lot 25 is zoned M3-1 and mapped with a "Park" designation, NYC Parks has stated that it does not intend to acquire the property for use as a public park. Therefore, this land is not considered to be an existing open space and would not be developed with open space in the future without the Proposed Actions. The potential for Project-generated noise, air pollutant emissions, and shadows to affect public open space resources will be analyzed in the EIS as part of those technical studies.

An assessment of indirect effects on open space is conducted if a project would generate more than 200 residents or 500 non-residents. The Proposed Actions are expected to introduce approximately 2,795 incremental residents at the Development Site and approximately 220 incremental workers, the majority of which would be introduced at the NYCTA Relocation Site. As such, an assessment of non-residential open space is not warranted, and the EIS will only include an assessment of residential open space. A detailed open space analysis is necessary if a project would introduce a large population in an area with a limited amount of open space available for public use. As such, a detailed analysis of residential open space adequacy will be provided in the EIS.

The open space analysis will consider active and passive open space resources. Both active and passive open space ratios will be assessed in the residential study area (half-mile radius). The study area would generally comprise those census tracts that have 50 percent or more of their area located within the applicable radius of the Development Site, as recommended in the *CEQR Technical Manual*. The detailed analysis would consist of the following subtasks:

- Identify and describe study area open spaces through data collection and site visits to determine types of facilities, utilization levels, accessibility, and current conditions.
- Use the data gathered to assess the adequacy of the existing open space relative to the needs of study area users. This would include a quantitative and qualitative assessment that involves calculating active and passive open space ratios for residential populations; considering the effects of air quality, noise, shadows, wind, access, and safety issues on the usability of existing open spaces; and considering other data, including facility condition, utilization levels, and other factors that may encourage or deter park use.
- Assess the adequacy of open space for No-Action and With-Action conditions, taking into account expected future changes in residential populations within the half-mile residential study area and open space (including approximately 50,000 sf of open space (including approximately 43,000 sf of WPAA) to be provided as part of the Proposed Development).
- Describe the open space changes from the No-Action condition, both on-site and off-site, which would occur as a result of the Proposed Development. Describe the open space that would be created, eliminated, altered, and/or improved as a result of the project. For the With-Action condition, the analysis will also consider potentially significant project-related impacts such as shadow, air quality, and noise effects.

If the Proposed Development would result in a significant adverse impact (e.g., would significantly increase shadows, or would reduce the open space ratio below 2.0 acres of active space per 1,000 residents, or 0.5 acres of passive open space per 1,000 residents), potential on-or off-site mitigation would be identified and assessed.

Task 6: Shadows

A shadows analysis assesses whether new building mass resulting from a proposed action would cast shadows on sunlight-sensitive publicly accessible resources or other resources of concern, such as natural resources, and evaluates the significance of their impact. Generally, the potential for shadow impacts exists if a project would result in new structures or additions to buildings resulting in structures over 50 feet in height that could cast shadows on important natural features, publicly accessible open space, or historic features that are dependent on sunlight.

The Proposed Actions would result in structures greater than 50 feet in height, with the West Building proposed to be the tallest, made up of two towers on a base: the west tower rising to approximately 56 stories/600 feet tall (640 feet including bulkhead) and the east tower rising approximately 41 stories/450 feet (490 feet including bulkhead), the East Building rising to approximately 21 stories/230 feet tall (260 feet including bulkhead), and the museum rising to approximately 75 feet including bulkhead. The new replacement facility to be constructed on the NYCTA Relocation Site would be approximately 60 feet tall (80 feet including bulkhead) in height, which also warrants a shadows assessment.

The Development Site is located adjacent to (and north of) the future Bushwick Inlet Park and Bushwick Inlet/East River, and near Marsha P. Johnson State Park, American Playground, and WNYC Transmitter Park, all sunlight-sensitive resources as defined by the *CEQR Technical Manual*. To analyze the potential for significant adverse shadow impacts, the EIS will include a detailed shadow analysis based on the building envelopes (including bulkheads) proposed to identify the worst-case shadowing effects of the Proposed Development on sunlight-sensitive resources. The EIS will disclose the range of shadow impacts, if any, that are likely to result from the Proposed Development. The shadows analysis will include a Tier 1 through Tier 3 screening assessment to identify whether shadows cast by the Proposed Development could reach sunlight-sensitive resources at any time of year and, if so, whether the incremental shadow would be likely to cause a significant adverse impact on the resource. The Relocation Site does not appear to be in proximity to sunlight-sensitive resources. As such, it is likely to screen out of further analysis at the Tier 1 or Tier 2 Screening Assessment and a detailed analysis is not anticipated for this building.

- A Tier 1 Screening Assessment will be conducted to determine the longest shadow study area for the Proposed Development, which is defined as 4.3 times the height of a structure (the longest shadow that would occur on December 21, the winter solstice). A base map will be developed that illustrates the location of the Development Site in relation to the sunlight-sensitive resources and displays topographic information.
- A Tier 2 Screening Assessment will be conducted if any portion of a sunlight-sensitive resource lies within the longest shadow study area. The Tier 2 Screening Assessment will determine the areas that cannot be shaded by the Proposed Development, which in New York City is the area that lies beyond 108 degrees either side of true north from the southern-most portion of the Development Site.
- If any portion of a sunlight-sensitive resource is within the area that could be potentially shadowed by the Proposed Development massing, a Tier 3 Screening Assessment will be conducted. The Tier 3 Screening Assessment will determine if shadows from the Proposed Development can, in the absence of intervening buildings, reach a sunlight-sensitive resource on December 21 (the winter solstice), March 21/September 21 (the spring/fall equinox), May 6 (half-way between the equinoxes and the summer solstice), or June 21 (the summer solstice). The projected shadow will be modeled with a three-dimensional computer modeling software with the capacity to accurately calculate sun angles and shadows that could be cast by the Proposed Development to determine the extent and duration of new shadows that would be cast on sunlight-sensitive resources as a result of the Proposed Actions. A summary table would list the shadow entry and exit times for each sunlight sensitive resource on each representative analysis day that would occur on the representative analysis days in the absence of intervening buildings.

If the Tier 1 through Tier 3 analysis indicates the need for a detailed shadows analysis, the EIS will include an analysis that will take into account shadows from existing buildings. The detailed analysis would include the following subtasks:

- The baseline condition (No-Action condition) would be established using a three-dimensional modeling program that accounts for the No-Action shadows condition. The No-Action shadows condition would be compared to the future shadows condition that would result from the Proposed Development (With-Action condition). The analysis would illustrate the shadows cast by existing or future buildings and distinguish the additional (incremental) shadow projected to be cast by the Proposed Development.
- The detailed analysis would be documented with graphics comparing No-Action and With-Action shadows on sunlight-sensitive resources that warrant detailed analysis. Graphics will illustrate the shadows that result in the No-Action condition and the shadows projected to result in the With-Action condition, with incremental shadow outlined in a contrasting color. A summary table listing the entry and exit times and total duration of incremental shadow on each applicable representative day for each affected resource would be provided.

The significance of any incremental shadow on sunlight-sensitive resources will be assessed. If any significant adverse shadow impacts are identified, mitigation strategies will be identified and assessed.

Task 7: Historic and Cultural Resources

Historic and cultural resources include both archaeological (below ground) and architectural (above ground) resources. Such resources are identified as districts, buildings, structures, sites, and objects of historical, aesthetic, cultural, and archaeological importance. Historic or cultural resources are New York City Landmarks (NYCLs) and Historic Districts; calendared for consideration as NYCLs by the New York City Landmarks Preservation Commission (LPC) or determined eligible for NYCL designation (NYCL-eligible); listed on the State and National Register of Historic Places (S/NR) or formally determined eligible for S/NR listing (S/NR-eligible), or contained within a S/NR listed or eligible district; recommended by the New York State Board for listing on the S/NR; and National Historic Landmarks (NHLs).

Archaeological Resources

Archaeological resources are physical remains, usually subsurface, of the prehistoric, Native American, and historic periods—such as burials, foundations, artifacts, wells, and privies. Archaeological resources are considered only for projected and potential development sites where new in-ground disturbance would occur compared to No-Action condition. While construction of the Proposed Development would require new excavation and/or removal of fill at depths greater than currently exist on the site, a letter provided by the LPC on October 28, 2024 (refer to **Appendix A**) confirmed that the Development Site does not have archaeological significance. While construction of the new facility at the NYCTA Relocation Site would also require new excavation and/or removal of fill, a letter provided by the LPC on February 13, 2025 (refer to **Appendix A**) confirmed that the NYCTA Relocation Site does not have archaeological significance As such, an assessment of archaeological resources is not warranted, and no significant adverse impacts related to archaeological resources would result from construction of the Proposed Development.

Architectural Resources

Potential impacts to architectural resources are considered on the affected site and in the area surrounding the Development Site and NYCTA Relocation Site. The architectural resources study area is therefore defined as the directly affected area (i.e., the Development Site and NYCTA Relocation Site), plus a study area that reflects the area in which any resources may be affected by the project, as per the guidance provided in the *CEQR Technical Manual*. A study area of one-quarter mile is being evaluated for the Proposed Development to capture the area that could receive incremental shadow from the proposed buildings on the Development Site, and a study area of 400 feet is being evaluated to capture potential effects of the NYCTA Relocation. The EIS will identify architectural resources within the study areas and assess the potential for the Proposed Actions to affect these resources. Additionally, there is the potential for new resources to be identified during the public review process. Architectural resources may be directly affected through demolition and construction activities and indirectly affected through visual and contextual changes.

Consistent with the *CEQR Technical Manual*, the historic and cultural resources analysis will include the following tasks:

- Provide an overview of the study area's history and land development.
- In consultation with LPC and consistent with the guidance of the *CEQR Technical Manual,* designated architectural resources will be identified in the study area and include: NYCLs, Interior Landmarks, Scenic Landmarks, New York City Historic Districts (NYCHDs); resources calendared for consideration as one of the above by LPC; S/NR-listed or S/NR-eligible resources, or contained within a district listed on or formally determined eligible for listing on the S/NR; resources recommended by the New York State Board for listing on the S/NR; and National Historic Landmarks.
- Conduct a field survey of the study area to identify any properties that may meet S/NR and/or NYCL eligibility criteria but have not been designated (potential architectural resources). The field survey will be supplemented with research at relevant repositories and online sources as warranted, and information will be provided to LPC for review and determinations of significance.
- Assess the potential impacts of the Proposed Development on any identified architectural resources, including visual and contextual changes as well as any direct physical impacts. Potential impacts will be evaluated through a comparison of the future No-Action condition and future With-Action condition, and a determination made as to whether any change would alter or eliminate the significant characteristics of the resource that make it important.
- If necessary, measures to avoid, minimize, or mitigate potential significant adverse impacts will be identified in consultation with LPC.

Task 8: Urban Design and Visual Resources

Urban design is the totality of components that may affect a pedestrian's experience of public space. An assessment of urban design and visual resources is appropriate when there is the potential for a pedestrian to observe, from the street level, a physical alteration beyond that allowed by existing zoning. The Proposed Actions would introduce three buildings ranging in height from 75 feet (Museum Building) to 640 feet (West Building, made up of two towers, 640 feet and 490 feet, on a base). This represents an increase in building heights compared with the No-Action condition. This change in building form and height would result in a physical change at the Development Site that

could alter the pedestrian experience. The Proposed Actions would also introduce approximately 50,000 sf of new open space, including approximately ~~43~~34,000 sf of landscaped Waterfront Public Access Area, and 9,000 sf of PAA, providing a pedestrian connection between the future Bushwick Inlet Park and the existing Shore Public Walkway to the north of the site, and an upland connection between the future Bushwick Inlet Park and West Street. Therefore, an assessment of urban design and visual resources will be provided in the EIS.

As described in the EAS, while the Proposed Actions would facilitate new development at the NYCTA Relocation Site, this building would be developed on an as-of-right basis pursuant to the site's existing zoning. Therefore, this building would not result in a physical alteration beyond that allowed by existing zoning, and analysis is not warranted.

The preliminary assessment will determine whether the Proposed Development would create a change to the pedestrian experience that is sufficiently significant to require greater explanation and further study. Because of the amount and scale of development in the Proposed Development and the fact that it would make alterations to the streetscape by noticeably changing the scale of buildings and introducing a publicly accessible open space within the Development Site, it is anticipated that a detailed analysis will be warranted. This analysis will describe the Proposed Development in terms of how it would affect the area's defining elements of urban design in the With-Action condition compared to the No-Action condition. The analysis will include massing diagrams of the three buildings to be constructed in the With-Action condition, in addition to images of the new publicly accessible open space and waterfront access. The significance of any impacts will be determined by considering the degree to which the project would change the built environment's arrangement, appearance, or functionality and whether the change would negatively affect a pedestrian's experience of the area. Consideration of the Proposed Development's effects on nearby visual resources that contribute to the pedestrian experience in the study area will also be assessed. As the Development Site is located along a west-facing waterfront, and the Proposed Development comprises multiple tall buildings, in accordance with *CEQR Technical Manual* guidance, potential wind conditions related to the Proposed Development's site plan and building massing will be described. If necessary, mitigation measures will be identified to avoid or reduce potential significant adverse impacts.

Task 9: Natural Resources

As set forth in Chapter 11 of the *CEQR Technical Manual*, natural resources are defined as plant or animal species and any area capable of providing habitat for such species or that functions to support environmental systems and maintain the City's environmental balance. Accordingly, the City's natural resources encompass both its resident species and their supporting habitats, including wetlands and surface waters and a wide variety of natural and anthropogenic upland habitats. A natural resources assessment considers species in the context of their surrounding habitat and examines the potential for a project to affect the species and/or habitat. As defined in the *CEQR Technical Manual*, the determination of whether a natural resources assessment is appropriate should consider whether any natural resources occur on or near the site of a project and if the project would result in direct and/or indirect effects to the identified resource(s).

As stated in the EAS, the NYCTA Relocation Site does not contain, nor is it adjacent to, any known natural resources. As such, an assessment of natural resources at this site is not warranted, and no significant adverse impact would occur.

Given its waterfront location on Bushwick Inlet and the East River, as well as the presence of undeveloped/vegetated upland areas, the Development Site supports natural resources, as defined above, and the Proposed Development may result in direct and/or indirect effects to same. Accordingly, pursuant to Chapter 11, a natural resources assessment is warranted. Following the methodologies set forth in Chapter 11, the assessment will include the following:

- A desktop review of government agency databases (e.g., records, maps, etc.) pertaining to wetlands and surface waters, rare/protected species, significant natural habitats, and other natural resources at and in the vicinity of the Development Site. The desktop review will include relevant United States Fish and Wildlife Service (USFWS), National Oceanographic and Atmospheric Administration (NOAA) Fisheries, USACE, New York State Department of Environmental Conservation (NYSDEC), New York Natural Heritage Program (NYNHP), New York State Department of State (NYSDOS) and the New York City Department of Parks and Recreation (NYCDPR) resources. Relevant non-government organization (NGO) data will also be reviewed, as applicable (e.g., Cornell eBird, NYC Audubon, New York Flora Atlas, etc.).
- A field survey of the Development Site will be conducted by a Certified Ecologist and Professional Wetland Scientist, to identify and assess existing habitats and species. One of the surveys will be conducted during the growing season, to document conditions when biological activity and plant/wildlife species abundance is at or near peak levels.
- Based on the results of the desktop review and field survey, a summary of existing natural resources at the Development Site and vicinity will be prepared. The summary will include a description of the existing ecological habitats (including their condition and ecological functions), inventories of observed and expected vegetation and wildlife species, and descriptions of any observed or expected rare/protected species or species habitats. The summary will also include a discussion of the applicable regulatory agency programs governing the identified natural resources. Supporting records and other information used in the preparation of the existing natural resources summary will be discussed and appended to the EIS.
- An impact assessment of the Proposed Development on the natural resources identified in the existing conditions assessment will be prepared. The impact assessment will include analyses of potential direct or indirect effects to natural resources (as defined in Chapter 11) at and in the vicinity of the Development Site including habitat replacement, installation of built resources, and increased human presence and activity. The impact assessment will also provide a discussion of the anticipated regulatory agency (i.e., NOAA Fisheries, USACE and NYSDEC) permitting requirements to avoid, minimize, or mitigate potential adverse effects to natural resources resulting from the proposed shoreline restoration work. The impact assessment will further analyze any potential effects to natural resources due to shadows (as identified in Task 6) and Water and Sewer Infrastructure (as identified in Task 11). If significant adverse impacts are identified in the impact assessment, potential avoidance, minimization and/or mitigation measures will be identified and discussed.

Task 10: Hazardous Materials

A hazardous materials assessment determines whether a proposed project may increase the exposure of people or the environment to hazardous materials, and, if so, whether this increased exposure would result in potential significant public health or environmental impacts. The potential for significant impacts related to hazardous materials can occur when: (a) elevated levels of

hazardous materials exist on a site and the project would increase pathways to human or environmental exposures; (b) a project would introduce new activities or processes using hazardous materials and the risk of human or environmental exposure is increased; or (c) the project would introduce a population to potential human or environmental exposure from off-site sources. The presence or likely presence of any hazardous substance or petroleum products on a site under conditions that indicate an existing release, past release, or a material threat of release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property is known as a Recognized Environmental Condition (REC), which must be disclosed under CEQR.

The Development Site is subject to an (E)-Designation (E-138) on Lots 1 and 25, which specifies required protocols for hazardous materials testing. The (E)-Designation is expected to remain in place and will be referenced in the EIS as an institutional control placed on the Development Site as a pre-construction requirement.

The EIS hazardous materials chapter will include a summary of a Phase I Environmental Site Assessment (ESA) for the NYCTA Relocation Site, as well as a Phase II ESA for the NYCTA Relocation Site, to be reviewed by the Department of Environmental Protection (DEP). The results of the Phase I ESA for the NYCTA Relocation Site would determine if any conditions are present that may warrant further investigation. The chapter will include a discussion of the NYCTA Relocation Site's potential to result in significant adverse hazardous materials impacts and, if necessary, will include a description of any additional testing, remediation, or other institutional measures that would be necessary to avoid impacts.

If further testing is recommended, an Investigation Work Plan will be provided to the lead agency detailing the proposed scope of work for any soil, groundwater and/or soil gas evaluation on the Development Site. Once approved, a Phase II ESA may be conducted to investigate the potential presence of hazardous materials on the NYCTA Relocation Site. Results of the Phase II ESA will be provided in a separate Phase II ESA Report and summarized within the Hazardous Materials chapter. If applicable, the chapter will provide recommendations for next steps including remediation or institutional measures that would be necessary to avoid impacts.

Task 11: Water and Sewer Infrastructure

As outlined in the *CEQR Technical Manual*, this chapter of the EIS assesses whether the Proposed Development has the potential to adversely affect the City's water distribution or sewer system and, if so, whether those impacts are significant. Based on average water consumption levels, the Proposed Development is not expected to exceed the threshold of 1 million gallons per day that would warrant a preliminary infrastructure assessment of water supply. Therefore, an analysis of water supply will not be provided in the EIS. However, the EIS will disclose the water demand for the Proposed Development in terms of domestic water and air conditioning.

With regard to wastewater and stormwater conveyance, the Development Site is within the service area of the Newtown Creek Wastewater Resource Recovery Facility (WRRF), which is located approximately one mile east of the Development Site in Greenpoint, Brooklyn. The Development Site is served by sanitary sewers in a combined sewered area. The amount of residential development resulting from the Proposed Development triggers a preliminary infrastructure assessment for wastewater and stormwater conveyance and treatment.

The preliminary infrastructure assessment will:

- Identify the existing wastewater and stormwater conveyance systems and treatment facilities in the study area.
- Determine existing and future wastewater flows from the site, using Table 13-2 in the *CEQR Technical Manual*, and evaluate the incremental effect of wastewater flows from the Proposed Development on the capacity of conveyance facilities and the WRRF. Any potential new sewer upgrades or installations required as a result of the Proposed Actions will be identified.
- Evaluate stormwater drainage patterns, anticipated changes in volumes, and runoff rates using available data from DEP and considering future conditions. The Proposed Development will need to be in conformance with DEP requirements, including the unified stormwater rule. The analysis will identify best management practices (BMPs) to be incorporated into the Proposed Development to manage stormwater runoff.

If the preliminary infrastructure assessment indicates that discharges from the Proposed Development would impact sewer system capacity or increase pollutant loadings in stormwater, a detailed assessment may be required in accordance with Chapter 13 of the *CEQR Technical Manual*. If necessary, this assessment could include:

- Conducting a hydraulic analysis to determine whether the existing storm and sanitary sewer systems have capacity to serve the Proposed Development.
- Modeling discharge volumes and frequencies for each combined sewer outfall in the affected catchment area (if the lead agency with DEP's consultation determines that the project's increased combined sewer flows and volumes have the potential to exacerbate Combined Sewer Overflow (CSO) volumes or frequency).
- Estimating pollutant types and loadings due to increased volumes of separate storm sewer discharges or CSOs.

If significant adverse impacts are identified, potential mitigation strategies would be assessed to reduce or eliminate, to the greatest extent practicable, the effects caused by the Proposed Development. Any sewer and water infrastructure utility relocations and/or new utility distribution systems on the Development Site resulting from the Proposed Actions would occur in coordination with DEP and will be described in this section of the EIS.

Development at the NYCTA Relocation Site would not meet or exceed the *CEQR Technical Manual* thresholds indicating that analysis of water supply or sewer infrastructure would be warranted.

Task 12: Transportation

The objective of a transportation analysis is to determine whether a proposed action may have a potential for significant impacts (per the *CEQR Technical Manual* criteria) on traffic operations and mobility, public transportation facilities and services, pedestrian elements and flow, safety of all roadway users (pedestrians, bicyclists, and vehicles), on- and off-street parking, or goods movement and to evaluate the ability of transportation system improvements to mitigate those impacts. The Proposed Development would comprise a major development that includes residential, commercial, and community facility uses. The Proposed Development would generate additional vehicular travel; bus, subway, and City-Wide Ferry Service (CWFS) ferry riders; and pedestrian traffic. The relocation of the existing facilities at the Development Site and the ERU Site would introduce trips to the area around the NYCTA Relocation Site. These new project-generated trips would have the potential to

affect public transportation systems. Therefore, the transportation analyses of the EIS will include the subtasks outlined below.

Travel Demand Analysis

Trip generation projections will be developed by travel mode for each of the land uses associated with the Proposed Development and NYCTA Relocation Site using trip generation rates, temporal distributions, modal splits, average vehicle occupancies, and in/out splits that are published in the *CEQR Technical Manual*, previously approved EISs or EASs, U.S. Census data, NYC Department of Transportation (NYCDOT) travel demand surveys, and existing facility data. The trip generation projections will be performed for the weekday AM, midday, PM and Saturday peak periods.

Level 1 screening assessments will be prepared to determine whether the Proposed Development and/or NYCTA Relocation Site would generate vehicle, transit, ferry, and/or pedestrian trip levels that would exceed the thresholds outlined in the *CEQR Technical Manual*. The Level 1 screening assessment will disclose projected peak hour person trips, vehicle trips, transit and ferry trips, and pedestrian trips for the analysis periods.

A Level 2 screening assessment will be prepared for vehicular, transit, ferry, and pedestrian trips. This will include the distribution and assignment of trips through the study area's roadway and highway networks, bus, subway and ferry services, and pedestrian network. The specific intersections (for vehicular traffic and pedestrians); bus, subway and ferry lines; subway stations, and ferry landings that would require detailed quantitative analyses will be identified.

A Travel Demand Analysis (TDA) Technical Memorandum will be prepared that documents the planning assumptions providing the framework for the detailed analysis to be undertaken in the EIS and will be reviewed by the lead agency and coordinated with NYCDOT and New York City Transit.

Traffic

The TDA Technical Memorandum will identify traffic study area intersections along logical traffic routes to and from the Proposed Development and NYCTA Relocation Facility (where warranted) that will be analyzed during the peak hours. Data collection and analysis methodologies will be conducted in accordance with the guidance published in the *CEQR Technical Manual* and in consultation with the lead agency and with NYCDOT. The existing traffic conditions for lane groups and intersection approaches analyzed will be expressed as volume-to-capacity (v/c) ratios, average vehicle delays, and levels of service. The analysis will be conducted using the Synchro 11 software.

Future No-Action traffic volumes will be developed using the annual background traffic growth rate cited in the *CEQR Technical Manual* plus vehicle traffic to be generated by significant development projects expected to be operational near and at the Development Site and NYCTA Relocation Site (where warranted) and by the Proposed Actions' analysis year. Any proposed changes to the street network identified to occur by the analysis year will be incorporated into the traffic analyses. Future No-Action traffic conditions for the intersections being analyzed will be determined.

Future With-Action traffic volumes will be developed by adding incremental project-generated vehicle traffic to the future No-Action traffic volumes. If any proposed changes to the street network are expected to occur in conjunction with the Proposed Actions, they will be incorporated within the traffic analysis. Future With-Action traffic conditions for the intersections being analyzed will be determined, and potential significant impacts will be identified.

Pedestrians

The TDA Technical Memorandum will identify pedestrian study area elements along key walking routes between the Development Site and NYCTA Relocation Site (where warranted) and bus stops, subway stations, and ferry landings and other potentially affected locations in the study areas. Data collection and analysis methodologies will be conducted in accordance with the guidance published in the *CEQR Technical Manual* and in consultation with the lead agency and with NYCDOT. The analysis will focus on sidewalks, corner areas and crosswalks where new pedestrian demand would be most concentrated during the peak analysis hours.

Future No-Action pedestrian volumes will be developed using the annual background pedestrian growth rate cited in the *CEQR Technical Manual* plus pedestrian trips to be generated by significant development projects expected to be operational near and at the Development Site and NYCTA Relocation Site (where warranted) and by the Proposed Actions' analysis year. Proposed changes to the street network identified to occur by the analysis year will be incorporated into the pedestrian analyses. Future No-Action pedestrian conditions for the elements analyzed will be determined.

Future With-Action pedestrian volumes will be developed by adding project-generated pedestrian increments to the future No-Action pedestrian volumes. Proposed changes to the street network as well as any sidewalk widening expected to occur in conjunction with the Proposed Actions, if any, will be incorporated into the pedestrian analysis. Future With-Action pedestrian conditions for the elements analyzed will be determined and potential significant impacts will be identified.

Buses

Key bus routes serving the Development Site and the NYCTA Relocation Site will be assessed to determine their potential for significant bus impacts. The bus routes will be identified and described in the EIS, including the location of nearby bus stops and hours of operation. If the *CEQR Technical Manual* thresholds for analysis are exceeded on any individual bus route (i.e., an increase of 50 or more bus passengers on a single bus line in one direction), further analysis of that route will be undertaken consistent with the *CEQR Technical Manua*l to determine the potential for significant adverse impacts.

Subways

The subway routes and station serving the Development Site and NYCTA Relocation Site will be identified and described in the EIS. As the Development Site is an approximately 10-minute walk to the nearest stations, it is anticipated that a portion of the project-generated subway trips would use bus service to travel between the Development Site and other stations served by additional subway lines in neighboring areas—e.g., Williamsburg and Long Island City. If warranted based on *CEQR Technical Manual* guidance, a detailed analysis of subways will be included in the EIS, conducted in accordance with *CEQR Technical Manual* guidelines in consultation with the lead agency and NYCT.

Ferry

The nearest CWFS ferry landings and corresponding routes serving the Development Site and the NYCTA Relocation Site will be identified and described in the EIS. If warranted based on *CEQR Technical Manual guidance*, a detailed analysis of ferry routes and landings will be included in the EIS, conducted in accordance with *CEQR Technical Manual* guidelines in consultation with the lead agency.

Parking

Based on the trip generation rates and modal split estimates in the TDA memorandum, project-generated parking demand will be projected for each land use on an hourly basis for a weekday and Saturday for the existing, future No-Action, and future With-Action conditions. As limited parking would be provided by the Proposed Development, the available off-street parking spaces within a quarter mile of the Development Site will be assessed to determine if there is sufficient parking to accommodate the project's demand.

Safety

This section of the EIS will include a review of vehicular and pedestrian crash data for the most recent three-year period for which such data are available and a summary of the number and severity of crashes by year for each of the traffic study area intersections. Per NYCDOT's guidance, pre-COVID crash data will be assessed. The analysis will determine whether any of the analysis intersections are considered high-crash locations based on *CEQR Technical Manual* criteria and will also assess whether traffic generated by the Proposed Actions would contribute materially to safety risks at such locations. The EIS will identify potential safety improvements, if warranted.

Task 13: Air Quality

The EIS will evaluate potential effects from the Proposed Development's and the NYCTA Relocation Site's mobile and stationary sources of air pollution on the surrounding sensitive land uses. Both mobile source and stationary source air quality analyses involve a multi-step process consisting of an initial screening and then, if necessary, a detailed analysis.

Mobile Source Analysis

Intersection Analysis

Based on information from the traffic analysis that will be provided as part of **Task 12: Transportation**, a mobile source screening will be conducted to evaluate whether project-generated vehicle trips have the potential to exceed applicable thresholds defined in the *CEQR Technical Manual*. Should the project-generated vehicle trips exceed CEQR analysis thresholds for a mobile source intersection analysis, a detailed mobile source analysis will be conducted for no more than three worst-case intersections for carbon monoxide (CO) and particulate matter (PM_{10} and $PM_{2.5}$) pollutants using the latest versions of the U.S. Environmental Protection Agency's (EPA's) MOVES4 and AERMOD emissions and dispersion models. The intersection(s) would be selected in consultation with DCP through their review of the air quality protocol.

Parking Analysis

An air quality analysis will be conducted for the impacts from the proposed parking garage at the Development Site. The peak period with the greatest number of vehicular in and out trips will be assessed for the potential of CO impacts to occur, and 24-hour average vehicular in and out trips will be assessed for the potential or PM_{10} and $PM_{2.5}$ impacts. Vehicular emissions considered would be from the movement of vehicles within the proposed parking facilities and any vehicles idling before exiting the parking facilities. Cumulative impact from the on-street traffic emission and parking

facility emission will also be calculated. Both ground level and elevated receptors will be considered for project-generated sensitive receptors located on-site, as well as existing sensitive receptors located in nearby sites as necessary. The parking analysis will use the procedures outlined in the *CEQR Technical Manual* for assessing potential impacts.

Stationary Source Analyses

HVAC and Hot-Water Systems Analysis

It is assumed that the Proposed Development's heating, ventilation, and air conditioning (HVAC) and hot water systems will be electrical. Any necessary mechanisms to ensure electric HVAC, such as a E-Designation (a legal mechanism), will be described in the EIS. Therefore, an analysis of HVAC and hot water systems is not warranted.

The NYCTA Relocation Site is located in a heavy manufacturing district and there are no sensitive uses nearby. Accordingly, there would be no potential for development on this site to cause air quality impacts.

Industrial Source Analysis

A field survey will be performed to identify the presence of processing and/or light industrial facilities within 400 feet of the Development Site. A copy of the air permits for each of any identified facilities within the 400-foot study area will be requested from DEP's Bureau of Environmental Compliance, and the emissions from such sites will be considered for analysis.

A cumulative air quality impact analysis will be performed for multiple industrial sources that emit the same air contaminants. Predicted concentrations of these compounds will be compared to NYSDEC DAR-1 guideline values for short-term guideline concentrations (SGC), annual guideline concentrations (AGC) averaging periods, and National Ambient Air Quality Standards (NAAQS). If violations of standards are predicted, measures to reduce pollutant levels to fall within the applicable guideline values will be examined.

Large and Major Source Analyses

A review of NYSDEC Title V permits and the EPA Envirofacts database was performed to identify any federal or state-permitted facilities. Existing major and large sources of emissions (i.e., sources having a Title V or New York State Facility Air Permit) within 1,000 feet of the Development Site were not identified. Therefore, an assessment of large or major sources is not warranted.

Task 14: Greenhouse Gas Emissions and Climate Change

The Proposed Actions would result in development that would exceed the 350,000-sf CEQR threshold, thus warranting an assessment of greenhouse gas emissions. Therefore, GHG emissions generated by project operations and project-related mobile sources due to the Proposed Actions will be quantified, and an assessment of the Proposed Development's energy consumption and consistency with the City's established GHG reduction goal, as well as with the State's Climate Leadership and Community Protection Act, will be performed as part of the EIS. GHG emissions from construction will be assessed qualitatively. The chapter will discuss construction mitigation measures that reduce GHG emissions. Climate change resilience will be addressed as part of **Task 2: Land Use, Zoning and Public Policy**,

through an analysis of the Proposed Actions' consistency with Policy 6.2 of the City's Waterfront Revitalization Program.

Task 15: Noise

Per the *CEQR Technical Manual*, a noise analysis is appropriate if an action would generate mobile or stationary sources of noise or would be located in an area with high ambient noise levels. Mobile sources include vehicular traffic; stationary sources include playgrounds, rooftop equipment, such as emergency generators, cooling towers, and other mechanical equipment.

The noise analysis will consist of several components, as described below.

Ambient Noise Monitoring (Existing Conditions)

Noise measurements will be taken at representative locations to characterize existing noise conditions in the vicinity of the Development Site and NYCT Relocation Site (where warranted). This will include locations representative of the new receptors that would be introduced by the proposed projects and locations representative of receptors where project-generated vehicle trips would have the greatest potential to significantly increase ambient sound levels. In accordance with the *CEQR Technical Manual*, ambient noise measurements will be conducted for 20 minutes for the area where the roadway noise is the predominant noise source. In conjunction with the traffic analysis provided in **Task 12: Transportation**, noise monitoring will be conducted during the weekday morning, midday and afternoon peak periods. Spot traffic counts will be conducted during the sound measurements to allow the prediction of sound levels associated with the existing, No-Action, and With-Action traffic conditions analyzed in the transportation analysis.

Mobile Source Screening

A mobile source noise screening assessment will be conducted to determine if there is the potential for vehicular traffic generated by the Proposed Actions to result in a significant adverse noise impact. Noise passenger car equivalent (PCE) values will be calculated for the existing, No-Action, and With-Action conditions at selected intersections based on the traffic analysis described above. The analysis will follow the requirements of Section 332.1 of the *CEQR Technical Manual*.

If the mobile source screening determines that existing noise PCE values would be increased by 100 percent or more due to the Proposed Actions (which is equivalent to an increase of 3 dB[A] or more), a detailed analysis will be undertaken using the Federal Highway Administration's Traffic Noise Model or Cadna-A noise prediction software. The model results would be used to evaluate the potential for noise impacts and to analyze noise mitigation measures as appropriate.

Stationary Source Screening

Development associated with the Proposed Actions may introduce stationary source noise generators, such as a central plant for infrastructure or ventilation equipment, truck loading docks, or other similar types of sources. A qualitative assessment will be conducted to identify the types of stationary sources that would be introduced by the Proposed Actions, their general proximity to sensitive receptors, and the potential for noise impact. If specific stationary sources such as mechanical equipment are found to have the potential to cause noise impacts, a quantitative stationary source analysis will be conducted.

If the developments would introduce a stationary source (e.g., outdoor playground, basketball court), a detailed noise analysis would be performed using proper methodologies as indicated in the *CEQR Technical Manual*.

Building Attenuation Analysis

Building sound attenuation requirements will be evaluated to maintain acceptable interior noise conditions based on the ambient noise monitoring and impact assessment results. If applicable, a summary table of window-wall attenuation requirements will be developed for each building location within the Development Site and NYCTA Relocation Site (where warranted) in accordance with CEQR acceptable interior noise level requirements. As warranted, requirements will be established as part of the Proposed Development and new NYCTA Replacement Facility to ensure that appropriate measures are implemented to achieve the identified attenuation requirements.

Task 16: Public Health

According to the *CEQR Technical Manual*, public health is the organized effort of society to protect and improve the health and well-being of the population through monitoring; assessment and surveillance; health promotion; prevention of disease, injury, disorder, disability and premature death; and reducing inequalities in health status. The goal of CEQR with respect to public health is to determine whether adverse impacts on public health may occur as a result of a proposed project, and if so, to identify measures to mitigate such effects. According to the guidelines of the *CEQR Technical Manual*, a public health assessment may be warranted if an unmitigated significant adverse impact is identified in other CEQR analysis areas, such as air quality, water quality, hazardous materials, or noise. For the Proposed Development, a preliminary public health assessment will be conducted that will consist of a summary of the project's potential to result in unmitigated significant adverse impacts in the areas of air quality, water quality, hazardous materials, and noise. If unmitigated significant adverse impacts are identified in any of these technical areas and the lead agency determines that a public health assessment is warranted, a detailed analysis will be provided for the specific technical area or areas.

Task 17: Neighborhood Character

The character of a neighborhood is the result of a combination of various contributing elements, including land use patterns, the scale of its development, the design of its buildings, the presence of notable landmarks, and a variety of other physical features that include traffic and pedestrian patterns and noise. This chapter of the EIS will use information from other EIS chapters to assess whether any identified significant adverse impacts in the areas of land use, zoning, and public policy; socioeconomic conditions; community facilities and services; open space; historic and cultural resources; urban design and visual resources; shadows; transportation; or noise would have the potential to affect neighborhood character.

Based on an evaluation of the Proposed Development's impacts, in accordance with the above-mentioned impact areas, an assessment of neighborhood character will be prepared following *CEQR Technical Manual* methodologies. This analysis will consist of describing the predominant factors that contribute to defining the character of the neighborhood within the study area for **Task 2: Land Use, Zoning and Public Policy**, summarizing changes in the character of the neighborhood that can be expected in the future No-Action condition, and evaluating the Proposed Development's potential to

affect the defining features of the neighborhood. If it is determined that the potential exists for the project to affect such features, a detailed assessment would be conducted. This assessment would involve gathering information through field visits, photographs, and other methods and predicting how the project would affect the key elements that define the study area's character.

Task 18: Construction

Construction impacts, though temporary, can have a disruptive and noticeable effect on the adjacent community, as well as people passing through the area. The EIS will present the overall construction duration for the Proposed Development and NYCT Relocation Site to determine the peak period for each phase of construction and provide information on the entities with governmental oversight for various aspects of construction. Information on how New York City regulates construction hours will be included in this chapter. Due to the size of the Proposed Development, the construction of new buildings, and the length of the construction period (i.e., over two years), a detailed construction analysis will be required for the Proposed Development. Quantitative assessments will be prepared for transportation, air quality, and noise, as described below. Consistent with the *CEQR Technical Manual*, the analysis will also assess the potential for construction-related activities to affect land use, neighborhood character, open space, historic and cultural resources, and hazardous materials.

Transportation

The construction transportation analysis will assess the potential for construction activities at the Development Site to result in significant adverse effects to traffic, transit (e.g., subway and bus) and pedestrian elements (i.e., sidewalks, corners, and crosswalks), and parking conditions. The first step of the transportation assessment will be to develop estimates of construction trips by mode and vehicle during peak hours that would be generated during the peak quarter (i.e., three-month period) of construction activity. This would include both construction worker trips made by auto, transit and walking; and the volume of delivery trucks to and from the construction sites.

Construction worker and truck trips will be assigned to the street and transit network by mode accordingly and an assessment of their effects on these networks will be prepared. The need for further detailed analyses, will be determined in consultation with the lead agency based on the *CEQR Technical Manual* guidance. If warranted, quantitative analyses for construction vehicle, bus, subway, ferry and walk trips will be conducted. The construction transportation section will also describe whether curb parking lane closures or sidewalk closures are expected, the number of parking spaces needed, and the availability of on-site parking to accommodate the construction parking demand.

Air Quality

The construction air quality section will evaluate impacts at the Development Site from on-site construction emissions and off-site mobile source emissions that result from construction equipment, delivery trucks, fugitive dust, and worker vehicles.

Construction Air Quality Protocol

Construction air quality analysis procedures will be summarized in a construction air quality protocol, which will be reviewed by the lead agency. This protocol will include the emission intensity analysis as described below. The construction air quality analysis will be conducted using the approach approved by the lead agency.

Detailed Dispersion Analysis

Air quality pollutant (CO, PM_{10}, $PM_{2.5}$, and nitrogen dioxide [NO_2]) concentrations from construction activities at the Development Site will be analyzed for the sensitive receptors nearby for the representative worst-case construction phase. Air pollutant sources include combustion exhaust associated with non-road construction equipment engines, trucks operating on-site, construction-generated traffic on local roadways, and onsite activities that generate fugitive dust (e.g., excavation, demolition). The potential for significant impacts will be determined by comparing predicted total concentrations to the NAAQS or applicable CEQR *de minimis* thresholds. Based on the results, possible mitigation strategies, including best management practices (BMPs) and best available technologies (BATs) for emission control will be evaluated and described to reduce air pollutant emissions associated with the project's construction activities.

Off-Site Mobile Source Analysis

A CEQR mobile source screening analysis will be conducted to determine the need for an off-site microscale intersection analysis under construction. If such an analysis is needed, a detailed microscale analysis using the EPA MOVES and AERMOD emissions and dispersion models will be completed.

Noise

Qualitative Assessment

Based on the Proposed Development's construction scenario and phasing, the type of equipment and construction methods to be used, the number of construction vehicle trips and the proximity of noise and vibration-sensitive receptors, a qualitative assessment of the potential for elevated noise levels during each phase of construction will be developed, incorporating noise and vibration avoidance measures that are typically implemented to reduce the potential for adverse effects. If warranted by the qualitative analysis, a quantitative assessment will be performed. As described in Section 310 of the *CEQR Technical Manual,* the determination whether it is sufficient to conduct a qualitative analysis or whether a quantitative analysis is required cannot be made based solely on the duration of the construction period, and should take into account such factors as the location of the Development Site in relation to existing residential uses or other sensitive receptors, the intensity of the construction activity, and the extent to which the Proposed Development incorporates commitments to appropriate noise control measures.

Quantitative Assessment

Estimates will be made of construction noise from on-site stationary construction equipment and construction-related vehicles, including worker trips and material handling trips on adjacent roadways. Ambient sound monitoring would be conducted during the early morning period (6-7 AM) when there is the greatest potential for increases in noise due to mobile construction sources. If necessary, the Cadna-A model will be used to calculate the existing noise level at receptors**.**

Stationary and mobile construction noise levels would be predicted at nearby sensitive receptors and at the Development Site itself, including existing buildings that will continue to operate during construction, and new noise-sensitive uses that would be introduced before/during construction. Cadna-A sound prediction software, which accounts for the type of equipment used, the usage

factors, and distances from source to receptor and acoustic shielding from intervening buildings, would be used for the analysis. Construction noise from stationary sources would be evaluated according to requirements outlined in the New York City Noise Control Code. Construction noise mitigation recommendations would be developed, as needed, in accordance with CEQR and New York City Noise Control Code requirements.

Construction vibration has the potential to result in damage to adjacent structures, cause annoyance to people in nearby buildings, and/or affect vibration-sensitive equipment and operations in hospital buildings. If required, a construction vibration assessment would be conducted based on typical construction equipment that can generate vibration (i.e., pile driving, demolition, jack hammers, etc.) and prediction methods outlined in the Federal Transit Administration guidance manual. A construction vibration analysis is usually warranted if construction activities are expected to generate significant vibration within 90 feet of buildings.

Task 19: Mitigation

If significant adverse project impacts are identified, measures to mitigate those impacts will be described where feasible. These measures will be developed and coordinated with the responsible City/State agencies as necessary. If one or more significant adverse impacts cannot be mitigated, the reason that mitigation is not practicable will be discussed and these impacts will be described as unavoidable adverse impacts.

Task 20: Alternatives

SEQRA requires that alternatives to the Proposed Development be identified and evaluated in an EIS so that the decision-maker may consider whether alternatives exist that would minimize or avoid adverse environmental effects while achieving the goals and objectives of the Proposed Development. The selection of alternatives is determined by taking into account the nature of the specific project, its stated purpose and need, potential impacts, and the feasibility of potential alternatives. Consistent with SEQRA/CEQR, a No-Action Alternative will be considered. In addition, if any significant, unmitigated, adverse impacts are identified, a No Unmitigated Significant Adverse Impact Alternative will be considered, which includes an assessment of a project that would result in no unmitigated impacts. Additional alternatives to the Proposed Development may also be considered once impacts have been identified. The alternatives analysis will be qualitative, except where significant adverse impacts have been identified for the Proposed Development.

Task 21: EIS Summary Chapters

In accordance with CEQR guidelines, the EIS will include the following summary chapters, where appropriate to the Proposed Actions:

- **Executive Summary**: The executive summary will use relevant material from the body of the EIS to describe the proposed action, its environmental impacts, measures to mitigate those impacts, and alternatives to the Proposed Actions. As described in the *CEQR Technical Manual,* it will contain:
  - A brief project description;
  - A summary and list of each action;
  - The analysis areas examined in the EIS; and

- The analysis areas eliminated in the EIS for further study, and the reasons why.
- A summary of the significant adverse impacts, if any;
- A summary of the mitigation measures, if any, to reduce or eliminate any significant adverse impacts;
- Any important trade-offs identified in the other summary chapters;
- A summary of the unavoidable adverse impacts, if any;
- A short discussion of alternatives;

› **Unavoidable Adverse Impacts**: This chapter will summarize any significant adverse impacts that are unavoidable if the Proposed Actions are implemented regardless of the mitigation employed (or if mitigation is not feasible).

› **Growth-Inducing Aspects of the Proposed Action**: This chapter will summarize the "secondary" impacts of a proposed action that trigger further development.

› **Irreversible and Irretrievable Commitments of Resources:** This chapter will summarize the Proposed Actions, Proposed Development, and potential impacts in terms of the loss of environmental resources (use of fossil fuels and materials for construction, etc.), both in the immediate future and in the long term.

› **Effects on Disadvantaged Communities:** This chapter will assess the potential of the Proposed Actions to cause or increase a disproportionate pollution burden on disadvantaged communities (as required by Section 8-0109(2)(k) of the New York State Environmental Conservation Law).

Appendix A: LPC Correspondence

Landmarks Preservation Commission

1 Centre Street
9th Floor North
New York, NY 10007

Voice (212)-669-7700
Fax (212)-669-7960
http://nyc.gov/landmarks

ENVIRONMENTAL REVIEW

Project number: MTA / LA-CEQR-K
Project: MONITOR POINT
Date Received: 10/24/2024

Properties with no Architectural or Archaeological significance:
1) STREETBED
2) 40 QUAY STREET, BBL: 3025900001
3) 56 QUAY STREET, BBL: 3025900025

Comments:

LPC DESIGNATED AND S/NR LISTED GREENPOINT HISTORIC DISTRICT; S/NR ELIGIBLE GREENPOINT BRANCH YMCA, 99 MESEROLE AVENUE; 94TH PRECINCT, 90 MESEROLE AVENUE; AND P..S. 31 SAMUEL F. DUPONT ELEMENTARY SCHOOL, 75 MESEROLE AVENUE; AND S/NR UNDETERMINED PIER, NORTH 12 STREET; WAREHOUSE PIERS, MILTON STREET, NOBLE STREET, OAK STREET, AND NORTH 10 STREET; RAILROAD PIER, NORTH 10 STREET; RAILROAD PIER TRANSFER BRIDGE, NORTH 9 STREET; 26 NORTH 12 STREET; AND MARSHA P. JOHNSON STATE PARK WITHIN RADIUS.

LPC DESIGNATED AND S/NR ELIGIBLE EBERHARD FABER PENCIL FACTORY HISTORIC DISTRICT ADJACENT TO RADIUS.

Gina Santucci

10/28/2024

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

File Name: 37486_FSO_DNP_10282024.docx

Landmarks Preservation Commission

1 Centre Street
9th Floor North
New York, NY 10007

Voice (212)-669-7700
Fax (212)-669-7960
http://nyc.gov/landmarks

ENVIRONMENTAL REVIEW

Project number: DEPARTMENT OF CITY PLANNING / 78DCP126K
Project: MONITOR POINT
Date Received: 2/6/2025

Properties with no Architectural or Archaeological significance:

1) STREETBED
2) 40 QUAY STREET, BBL: 3025900001
3) 56 QUAY STREET, BBL: 3025900025
4) 190 VARICK AVENUE, BBL: 3029510001
5) 208 VARICK AVENUE, BBL: 3029510005
6) 213 MEADOW STREET, BBL: 3029510045



2/13/2025

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

File Name: 37486_FSO_DNP_02132025.docx

Landmarks Preservation Commission

1 Centre Street
9th Floor North
New York, NY 10007

Voice (212)-669-7700
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ENVIRONMENTAL REVIEW

Project number: DEPARTMENT OF CITY PLANNING / 78DCP126K
Project: MONITOR POINT
Date Received: 2/6/2025

Properties with no Architectural or Archaeological significance:

1) STREETBED
2) 40 QUAY STREET, BBL: 3025900001
3) 56 QUAY STREET, BBL: 3025900025
4) 190 VARICK AVENUE, BBL: 3029510001
5) 208 VARICK AVENUE, BBL: 3029510005
6) 213 MEADOW STREET, BBL: 3029510045

The LPC is in receipt of the DSOW and EAS of 2/14 and 2/13, 2025. The documents appear acceptable for historic resources.

The following properties are within the project radius:

LPC DESIGNATED AND S/NR LISTED GREENPOINT HISTORIC DISTRICT; S/NR ELIGIBLE GREENPOINT BRANCH YMCA, 99 MESEROLE AVENUE; 94TH PRECINCT, 90 MESEROLE AVENUE; AND P..S. 31 SAMUEL F. DUPONT ELEMENTARY SCHOOL, 75 MESEROLE AVENUE; AND S/NR UNDETERMINED PIER, NORTH 12 STREET; WAREHOUSE PIERS, MILTON STREET, NOBLE STREET, OAK STREET, AND NORTH 10 STREET; RAILROAD PIER, NORTH 10 STREET; RAILROAD PIER TRANSFER BRIDGE, NORTH 9 STREET; 26 NORTH 12 STREET; AND MARSHA P. JOHNSON STATE PARK WITHIN RADIUS.

LPC DESIGNATED AND S/NR ELIGIBLE EBERHARD FABER PENCIL FACTORY HISTORIC DISTRICT ADJACENT TO RADIUS.

Gina Santucci

2/20/2025

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

File Name: 37486_FSO_DNP_02132025.docx

Appendix B: Air Quality and Noise Protocols

40 Quay Street

Operational Air Quality Analysis Protocol

March 14, 2025

Introduction

An Environmental Impact Statement (EIS) will be prepared for the Proposed Actions, which would enable the development of a mix of community facility, residential, commercial (local retail), parking, and open space in the Greenpoint neighborhood of Brooklyn, Community District 1. The Development Site (Site) would be bounded by Quay Street to the north, Franklin Street to the east, Bushwick Inlet water body to the south, and the East River water body to the west on Block 2590, Lots 1 and 25 and a portion of the former Quay Street. The proposed uses at the Site would be configured to have three buildings surrounded by 50,000 square feet of open space. The three buildings would be as follows:

- 75-foot-tall museum on the western-most portion of the Site
- Mixed-use residential and commercial building with 2 towers rising to 600 and 450 feet (640 and 490 feet with bulkhead), respectively, at the middle of the Site. This building would include a subgrade 140-space parking garage.
- Mixed-use residential and commercial building rising to 230 feet (260 feet with bulkhead), at the eastern-most portion of the Site

The EIS associated with the Proposed Actions to facilitate development at the Development Site is subject to a CEQR operational air quality analysis[1]. This protocol outlines the proposed methodology of the operational air quality analysis, which will be conducted using the *2021 CEQR Technical Manual* (CEQR TM) guidelines supported by the most current U.S. Environmental Protection Agency (USEPA) recommendations and regulations as applicable to the Proposed Development under CEQR. VHB is requesting that the New York City Department of City Planning (NYCDCP) review the proposed methodology below and provide feedback and/or concurrence. The analysis will include an assessment of the potential impacts of mobile and stationary sources of air pollutant emissions associated with the Proposed Development with a focus on the following:

1. Mobile Source Intersection (Microscale) Analysis: The potential for project-generated traffic (i.e., mobile sources) to result in significant localized air quality impacts near the affected intersections.
2. Parking Analysis: The potential for proposed parking facility to result in significant localized air quality impacts.
3. HVAC and Hot Water Analysis: The project proposes all-electric HVAC and hot water systems, and therefore is not subject to an analysis of impacts from local fossil fuel combustion. Potential

[1] The proposed project is subject to CEQR and SEQRA guidelines. As CEQR guidelines are more stringent than SEQRA guidelines, the air quality analysis will be conducted using CEQR methodology.

impacts from the heating, ventilation, and air conditioning (HVAC) systems of the New York City Transit Authority (NYCTA) Relocation Site to result in stationary source pollutants that would significantly impact existing land uses.

4. Air Toxics Analysis: The potential for industrial and other air toxic emission sources to adversely impact the Proposed Development.

The following analyses will not be required for the Proposed Project:

- Large/Major Source Analysis: The Development Site is not within 1,000 feet of any large or major source, and therefore such an analysis is not warranted.

Mobile Source Analysis

Mobile Source Intersection Analysis

Pollutants of Concern

The mobile source intersection analysis will evaluate the potential impact that the Development Site will have on localized carbon monoxide (CO), fine particulate matter less than 2.5 microns in diameter ($PM_{2.5}$) and fine particulate matter less than 10 microns in diameter (PM_{10}) levels in the study area as a result of project-generated (i.e., incremental) vehicle trips to currently congested intersections.

Screening Analysis

The mobile source intersection screening analysis will be conducted using the CEQR TM guidance on CO and $PM_{2.5}$. A preliminary analysis of project-generated (i.e., incremental) traffic indicates that the CO peak hour threshold of 170 vehicle trips generated by a project at any intersection will not be exceeded. Therefore, a detailed analysis of CO will not be conducted.

Furthermore, the preliminary analysis indicated that the project would exceed the $PM_{2.5}$ peak hour equivalent heavy-duty diesel vehicle (i.e., truck) thresholds. Therefore, a microscale (i.e., detailed) analysis of the worst-case intersection, which is the location with the highest number of incremental vehicle trips at the worst-case roadway combination (i.e., intersections consisting of roadways with smaller $PM_{2.5}$ equivalent truck thresholds), will be conducted. The intersections that fail the $PM_{2.5}$ screening and are within a 1,000-foot radius of the worst-case intersection will be included in the detailed analysis.

Detailed Particulate Matter Analysis

A detailed particulate matter ($PM_{2.5}$ and PM_{10}) analysis will be conducted to assess the effects of the worst-case intersection's mobile source emissions on surrounding receptors. The analysis will be conducted using a combination of the CEQR TM and the USEPA's 2021 *Transportation Conformity Guidance for Quantitative Hot-spot Analyses in $PM_{2.5}$ and PM_{10} Non-attainment and Maintenance Areas* (i.e., PM hot spot guidance).

Analysis Year

The Proposed Development at the Development Site is expected to be completed by 2031. The future analysis would be performed for the No-Action and With-Action conditions for 2031 to quantify the air pollutant concentration increase caused by the Proposed Actions.

Emissions Estimate

The latest version of the USEPA's Motor Vehicle Emission Simulator (MOVES5), which is the USEPA's model for estimating mobile source emissions, will be used for estimating traffic emissions from all vehicles' running engines, brakewear and tirewear. This model is capable of calculating emissions from a vehicle's running engines, brakewear and tirewear for various vehicle types, based on the fuel type (e.g., gasoline, diesel, or natural gas), meteorological conditions, vehicle speeds, vehicle age, roadway types, and various other factors that influence emissions, such as inspection maintenance programs.

The model will include various inputs and selections. The project scale and unrestricted urban road type options will be selected. Emission factors will be estimated for the month of January and conservatively applied to all seasons. Project-specific traffic data (i.e., With-Action and No-Action condition vehicle volumes, speeds and classifications) obtained through field studies as well as county-specific NYSDEC inputs (such as hourly temperature and relative humidity data, etc.) will be applied. Traffic data that is available from various peak periods (i.e., hours) throughout a particular day type (e.g., weekday or weekend) will be applied over a 24-hour period.

The vehicle emissions estimated from MOVES will be combined with fugitive, paved road dust emissions. Silt loading factors to be used in this estimate will come from the CEQR TM. 130 days with precipitation over 0.01 inches is proposed to be used in the calculations. Vehicle weights will be obtained using data from regulatory agencies (e.g., the USEPA, U.S. Department of Energy, etc.). This fugitive dust component will only be applied to the 24-hour $PM_{2.5}$ and PM_{10} modeling and not in the annual $PM_{2.5}$ modeling.

Dispersion Modeling

The dispersion model will be conducted using the USEPA's American Meteorological Society (AMS)/EPA Regulatory Model (AERMOD). The latest available version of AERMOD will be used for the detailed analysis. Initial vertical and horizontal dimensions and source release heights will be determined based on the source types in the fleet as described in Appendix J.3 to the USEPA PM hot spot guidance. Links are expected to extend approximately 1,000 feet (300 meters) from the modeled intersection.

Receptors

Sensitive receptors for both the No-Action and With-Action conditions will be placed around the intersection at the existing sidewalks and any existing or proposed open spaces that are at similar distances to the intersection as the sidewalks. The receptors would rise 1.8 meters above grade, and be spaced at approximately 20-meter intervals from each other. For the assessment of short-term impacts, receptors will be placed at the middle of the sidewalks or approximately 7.5 feet from the curb. For compliance with the annual neighborhood $PM_{2.5}$ criterion, receptors will be placed 15 meters away from the curb. Receptors will be the same between the No-Action and With-Action conditions.

Background Concentrations

The background concentrations that would be used in the analysis are concentrations recorded at a monitoring station representative of and closet to the Site. The NYSDEC DAR-10 guidance would be used

to obtain the appropriate form of the background, which would follow the statistical format of the National Ambient Air Quality Standards (NAAQS).

Meteorology

This analysis will use 5 years (2017-2021) of hourly surface meteorological data from LaGuardia Airport and concurrent upper air data from Brookhaven, New York. LaGuardia Airport is chosen because of data availability and proximity to the Development Site.

Compliance Criteria

The significance of the air quality impacts will be demonstrated through compliance with the CEQR *de minimis* criteria for $PM_{2.5}$ and the NAAQS for 24-hour PM_{10}. If the total highest design concentrations are lower than the CEQR *de minimis* criteria or NAAQS, impacts will not be considered significant. If the total concentrations are higher than the CEQR *de minimis* criteria or NAAQS, additional refinements or transportation mitigation measures will be applied to eliminate the potential for impacts.

Parking Analysis

The parking analysis should follow the *CEQR Technical Manual* air quality appendix guidelines to estimate vehicular emissions from within the facility and adjacent roadways.

The analysis will use EPA's MOVES model to estimate emissions. Background concentrations for the pollutants of concern will be the same as in the other analyses for the project. Receptors will be added to sidewalks immediately adjacent to the site and on the sidewalk opposite the site at pedestrian level heights. The total 1-hour and 8-hour CO pollutant concentrations will be compared to the NAAQS, while the total 24-hour and annual $PM_{2.5}$ pollutant concentrations will be compared to the CEQR *de minimis* criteria.

Stationary Source Analysis

Individual HVAC Systems Analysis

The Applicant would commit to using electric for HVAC and hot water systems for the Development Site. Therefore, no localized emissions from the HVAC or hot water systems are expected and no air quality analysis of local impacts is required for the Development Site.

The HVAC nomograph screening procedures described in the *CEQR Technical Manual* are used to determine the potential for emissions from the HVAC systems of the NYCTA Relocation Site to result in stationary source pollutants that could significantly impact existing land uses (project-on-existing impacts). As the NYCTA Replacement Facility would not introduce a sensitive use, an analysis of the potential for existing sources to impact this facility is not warranted.

Air Toxics Analysis

According to the CEQR TM, an air quality assessment is required to evaluate the potential impacts of emissions from exhaust systems of manufacturing or processing facilities that emit air toxic (i.e., noncriteria) pollutants when a proposed project would result in new sensitive uses (particularly schools, hospitals, parks, and residences) within a 400-foot radius of the air toxic emission sources.

A preliminary search indicated that there are potential air toxic emission sources within a 400-foot radius of the Development Site. **Table 1** presents the nine New York City Department of Environmental Protection (NYCDEP) industrial source permits that have been identified. Permit records from NYCDEP will be reviewed upon receipt, and an additional search of unpermitted air toxics emission sources will be conducted. A screening analysis will be performed for the sources that emit air toxic pollutants. Sources that would be used infrequently (such as for emergency purposes) or are associated with fossil fuel combustion (e.g., natural gas, fuel oil, diesel) that would predominantly emit criteria pollutants, would not be included the analysis.

Compliance Criteria

The NYSDEC DAR-1 Annual Guideline Concentration (AGC), Short-term Guideline Concentration (SGC), NAAQS, cancer risk and hazard index will be used as the thresholds to determine impacts' significance. Should the screening analysis results exceed any of these thresholds, a more detailed analysis using AERMOD and following the CEQR TM procedures will be conducted.

Table 1 Sites with NYCDEP Industrial Permit

Address	Block	Lot	Lot Owner Name	DEP CATS Permit ID
38 Franklin Street	2592	15	Scheel Corporation	PA114788
38 Franklin Street	2592	15	Scheel Corporation	PB016407
22 Franklin Street	2592	5	W.H. Christian & Sons, Inc.	PA000977
22 Franklin Street	2592	5	W.H. Christian & Sons, Inc.	PB033501
54 Franklin Street	2592	20	Budd Woodwork, Inc.	PA025190
54 Franklin Street	2592	20	Budd Woodwork, Inc.	PB002302
12 Franklin Street	2614	3	Poly Craft Co. (Sam Brach)	PA055889
12 Franklin Street	2614	3	Samuel Brach	PA057294
12 Franklin Street	2614	3	Poly Craft Co.	PB419203

Memorandum

To: New York City Department of City Planning

Date: March 14, 2025

Cc:

Project #: 22383.00

From: VHB

Re: Monitor Point / 40 Quay Street
EIS Construction Air Quality Assessment Protocol

Construction Air Quality Analysis Protocol

Introduction

This memorandum provides a protocol for the EIS construction Air Quality analysis for the Monitor Point / 40 Quay Street Rezoning project. Specifically, the memorandum addresses the assumptions and methodology regarding the Air Quality construction assessment. VHB is requesting that the New York City Department of City Planning (NYC DCP) review the proposed methodology below and provide feedback and/or concurrence with the proposal.

Project Overview

The Rezoning Area comprises Block 2590, Lots 1 and 25, and the formerly mapped Quay Street. The Development Site, which comprises Lots 1 and 25 and the southerly half of the former Quay Street, has a total area of approximately 3.02 acres. The Development Site fronts on Quay Street to the north, Bushwick Inlet Park to the south, Bushwick Inlet/East River to the south and west, and two lots occupied by commercial buildings fronting Franklin Street to the east. Lot 1 has an area of approximately 80,730 square feet (sf), with approximately 600 feet of frontage along Quay Street. Lot 25 and the southern half of the former Quay Street have an area of approximately 51,004 sf for a total of approximately 131,734 sf. Lot 25 is a waterfront lot with frontage on Quay Street (see **Figure 1**).

The Applicant is seeking various discretionary actions (described below in section 3. Proposed Actions) to facilitate the development of approximately 50,000 sf of open space including (i) an approximately 32,500 sf landscaped Waterfront Public Access Area providing a pedestrian connection between the future Bushwick Inlet Park and the existing Shore Public Walkway to the north of the site and (ii) an approximately 17,500 sf upland connection between the future Bushwick Inlet Park and West Street. The development would include resiliency and flood protection measures on Lot 25. The development would contain a total of approximately 1,215,000 gsf (939,900 zoning square feet [zsf], 7.13FAR), consisting of approximately 35,000 gsf (33,000 zsf, 0.25 FAR) of community facility space earmarked for a permanent museum for the Greenpoint Monitor Museum on Lot 25, and approximately 1,106,500 gsf (872,900 zsf, 6.63 FAR) of residential space (up to approximately 1,150 total units on Lot 1. It is the Applicant's intent to pursue Mandatory Inclusionary Housing (MIH) Option 1, under which 25 percent (up to approximately 300) of the proposed units would be affordable at an average of 60 percent Area Median Income (AMI) pursuant to MIH requirements. The Proposed Development would also include approximately 36,500 gsf (34,000 zsf, 0.26 FAR) of commercial space including local retail space, and approximately 37,000 gsf (140 spaces, accessory to residential use) of below-grade parking in a single cellar level. The proposed garage would be accessed via a new curb cut on Quay Street. The Proposed Development would also provide long term funding to the operation of the adjacent Bushwick Inlet Park. The Proposed Development would consist of three buildings:

- A permanent museum for the Greenpoint Monitor Museum on Lot 25, consisting of an approximately 35,000-gsf 75-foot tall, approximately three- to four-story museum celebrating the maritime history of Greenpoint and the construction of the USS Monitor (Lot 25 would remain in ownership by the Greenpoint Monitor Museum).

- The West Building on Lot 1, an approximately 979,000-gsf mixed-use residential and commercial building with two high-rise towers: the west tower rising to approximately 56 stories/approximately 600 feet tall (640 feet including bulkhead) and the east tower rising approximately 41 stories/approximately 450 feet (490 feet including bulkhead).

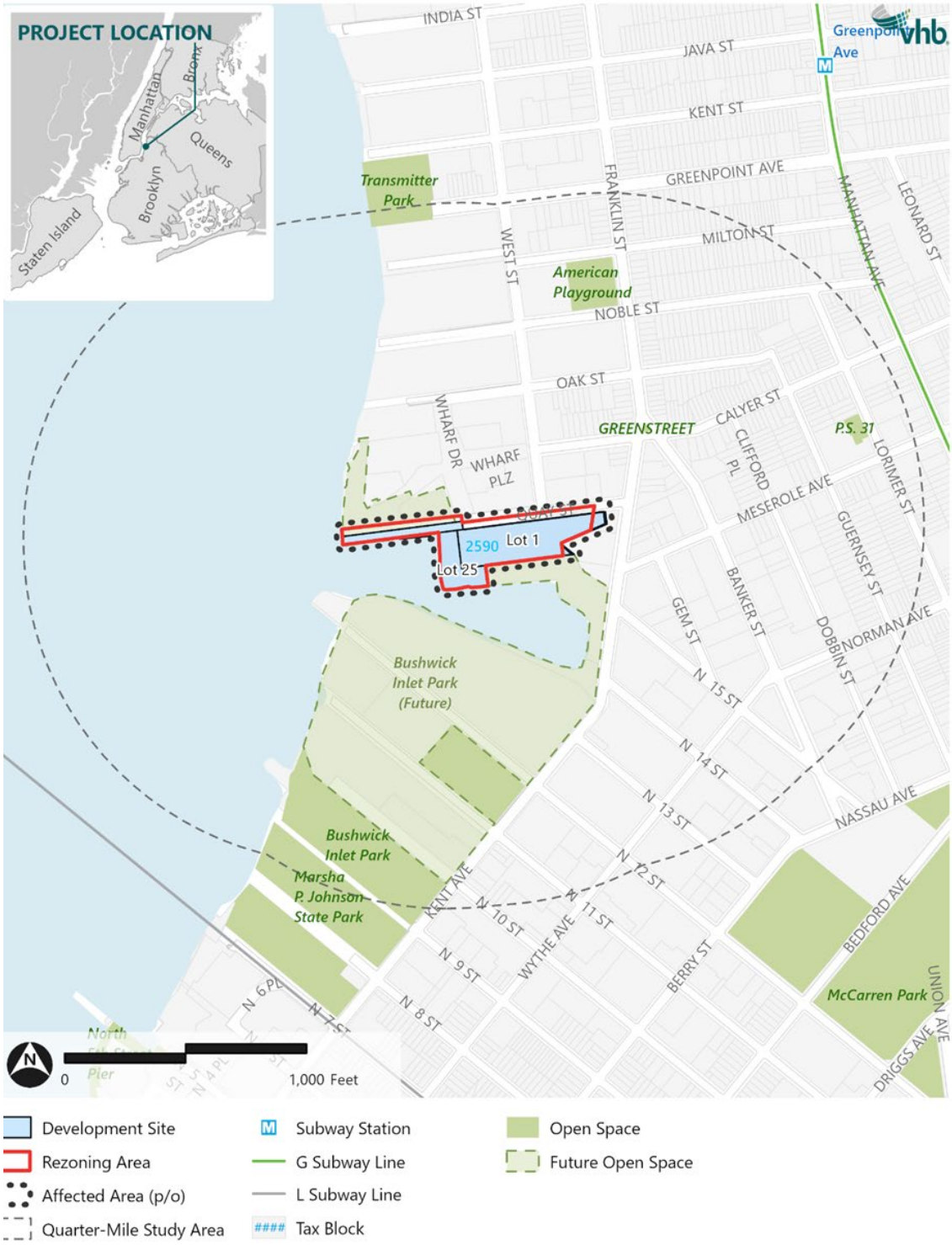
- The East Building on Lot 1, an approximately 201,000-gsf mixed-use residential and commercial building rising to approximately 21 stories/approximately 230 feet tall (260 feet including bulkhead) on the eastern portion of the site.

The West and East Building would be developed by the Applicant under a long-term land lease with the MTA providing critical infrastructure funding for the MTA.

To allow for development on Lot 1, the City will relocate the existing onsite MTA Mobile Wash Unit and Materials Storage, as well as the existing offsite MTA Emergency Response Unit (ERU) facility located at 65 Commercial Street in north Greenpoint, to a newly constructed turnkey facility offsite in the North Brooklyn IBZ in East Williamsburg. The ERU relocation will create a fully vacant site at 65 Commercial Street allowing for advancement of the realization of the proposed Box Street Park. The removal of the MTA Facility from the Development Site eliminates an incompatible use from a neighborhood increasingly characterized by residential and retail uses, while also removing truck traffic, thereby improving public safety. The removal of the MTA Facility also eliminates a wall to the waterfront, instead providing a new access point to the waterfront.

Memorandum

Figure 1 Site Location



Construction Air Quality Analysis Methodology

It is anticipated that construction activities for the Proposed Actions would last approximately 36 months for West Building between the first quarter of 2027 and the fourth quarter of 2029, 24 months for East Building between the first quarter of 2027 and the fourth quarter of 2028, and 22 months for Greenpoint Monitor Museum between the fourth quarter of 2027 and the third quarter of 2029. Therefore, a quantitative assessment of potential construction-related air quality effects is anticipated to be conducted. Emissions of construction-related air pollutants would result from on-site construction machinery and activity as well as the movement of construction-related vehicles (i.e., worker trips, and material and equipment trips) on the surrounding roadways. The general methodology for stationary source modeling (regarding model selection, receptor placement, and meteorological data) presented in the "40 Quay Street Rezoning project EIS Operational Air Quality Analysis Protocol" memo will be followed for modeling dispersion of pollutants from on-site sources during the construction period. Additional details relevant only to the construction air quality analysis methodology are presented in the following section.

Detailed Analysis Procedures and Assumptions

The air quality construction analyses for the EIS associated with the Proposed Actions will be conducted based on guidelines contained in *2021 CEQR Technical Manual*. Below is a list of the relevant procedures and assumptions that will be applicable to the analysis:

Pollutants of concern

Pollutants of concern with respect to construction emissions include nitrogen oxides (NO_x), particulate matter (PM) and carbon monoxide (CO). Most heavy equipment used in construction is powered by diesel engines that have the potential to produce relatively high levels of NO_x and PM. Fugitive dust generated by construction activities is also a source of PM. Gasoline engines produce high levels of CO. Since ultra-low-sulfur diesel (ULSD) fuel would be used for all diesel engines used in the construction under the Proposed Action, sulfur oxides (SO_x) emitted from those construction activities is assumed to be negligible.

Construction Periods and Sites for Study

The construction periods with activities closest to sensitive receptors as well as the most intense activities and highest emissions will be selected as the worst-case periods for analysis. The dispersion analysis will include modeling of the worst-case annual and worst-case short-term (i.e., 24-hour, 8-hour, and 1-hour) averaging periods, as identified in Table 1. The highest peak emissions months from construction of the Proposed Actions Sites were assessed for each applicable pollutant to estimate the short-term impact and the highest rolling average annual emissions were used to estimate annual impact. In addition to emission intensity, the distance to nearby sensitive receptors will also be considered to guarantee that the highest potential air quality impact is captured and evaluated.

Table 1 Pollutants for Analysis and Averaging Periods

Pollutant	Averaging Period
$PM_{2.5}$	24-hour
	Annual Local and Neighborhood
PM_{10}	24-hour
NO_2	Annual
CO	1-hour
	8-hour

Dispersion Modeling

Dispersion modeling for construction emissions at selected locations will be conducted utilizing the USEPA AERMOD model. In general, parameters governing the use of the model will be similar to those described in the "40 Quay Street Rezoning project EIS Operational Air Quality Analysis Protocol" memo, which has been submitted to NYC DCP. Specific assumptions tailored for the construction-related dispersion modeling of the relevant air pollutants are listed below:

- Emission rates of each pollutant from relevant sources will be estimated for each type of construction activity. Short-term emission estimates were based on peak period activity levels at the Development Site. These emission estimates will be used to estimate short-term (i.e., 1 hour, 8 hours, 24 hours) pollutant concentrations (for comparison to short-term National Ambient Air Quality Standards [NAAQS] and CEQR *de minimis* criteria). Annual average activity levels would be used to estimate annual concentrations (for comparison to annual NAAQS and CEQR *de minimis* criteria). Engine emissions profiles would be prepared by multiplying the emission rates for each piece of equipment by the number of engines, the work hours per day, and fraction of the day each engine would be expected to work during each month of construction.
- For the short-term model scenarios (predicting concentration averages for periods of 24 hours or less), all stationary sources, such as cranes, concrete pumps, or generators, which would stay in a single location while operating, will be simulated as point sources. However, if their specific location would not be known, they will be modeled as area sources. Other engines, which would move around the site on any given day, will be simulated as area sources. For periods of eight hours or less (less than the length of a shift), it was assumed that all engines would be active simultaneously. For the annual emissions analysis, all sources except the tower cranes would move around the site throughout the year and will be therefore modeled as area sources.
- Sensitive receptors identified for analysis will include locations that are likely to be affected by construction activities and where the general public is likely to have access. As a result, receptors were distributed along sidewalks spaced 25 feet apart, with a height of 1.8 meters (6 feet), and at elevated building façade locations representative of intake vents, operable windows, and/or balconies.

- The most recent five-year period available of representative hourly meteorological data from LaGuardia Airport will be used in the analysis along with upper air data from Brookhaven, NY.
- Fugitive dust emission factors for demolition, excavation, truck loading, and re-entrained dust will be based on the equations and factors recommended in EPA's AP-42 Report "Compilation of Air Pollutant Emission Factors" Sections 13.2.3.1/2/3, and it will be assumed that the planned control of fugitive emissions would reduce PM emissions from such operations by 50 percent.
- Small equipment such as lifts, welders, and water pumps are assumed to use electric motors that operate on grid power instead of diesel power engines (i.e., no emissions).
- The construction activities may result in off-site mobile source emissions resulting from increases in and/or the redistributions of traffic. However, peak hour traffic increments during construction would generally be lower than the operational traffic increments for the full build-out of the Development Site. As a result, impacts related to mobile sources is not expected to be significant and a standalone mobile-source analysis would likely not be required. Nevertheless, on-road emissions adjacent to the construction sites will be included with the on-site dispersion analysis in order to address all local construction-related emissions cumulatively.
- Applicable background concentrations from the New York State Department of Environmental Conservation will be added to the modeling results to obtain the total pollutant concentrations at each receptor site.

Emission Reductions Assumptions

In accordance with all applicable laws, regulations, and building codes, several emissions reduction measures would be applied to reduce pollutant emissions during construction. These include the following dust suppression measures and the idling restriction for on-road vehicles:

- **Dust Control**. All necessary measures will be implemented to ensure that the New York City Air Pollution Control Code regulating construction-related dust emissions is followed. For example, truck routes within the site would be watered as needed to avoid the re-suspension of dust. All trucks hauling loose material will be equipped with tight-fitting tailgates and their loads securely covered prior to leaving the construction site. Water sprays will be used to ensure that materials are dampened as necessary to avoid the suspension of dust into the air.
- **Idling Restriction.** In addition to adhering to the local law restricting unnecessary idling on roadways, on-site vehicle idle time will also be restricted to three minutes for all equipment and vehicles that are not using their engines to operate a loading, unloading, or processing device (e.g., concrete mixing trucks) or otherwise required for the proper operation of the engine. Additional emissions reduction measures are available to minimize air pollutant emissions during construction in addition to the required laws and regulations. For projected development sites with construction durations of more than two years, an emissions reduction program for all construction activities would be implemented to the extent practicable.

To: New York City Department of City Planning

Date: March 14, 2025

Cc: Jason Huang and Chris Bajdek

Project #: 22383.00

From: David Velez and Rachel Antelmi

Re: 40 Quay Street (Monitor Point)
EIS Operational and Construction Noise Assessment Protocol and Response to Comments

Operational and Construction Noise Analysis Protocol

Introduction

This memorandum provides a protocol for the EIS operational and construction noise analysis for the 40 Quay Street Rezoning project. Specifically, the memorandum addresses the assumptions and methodology regarding the noise assessment. VHB is requesting that the New York City Department of City Planning (DCP) review the proposed methodology below and provide feedback and/or concurrence with the proposal.

Project Overview

GO Quay, LLC (the Project Developer), and the Metropolitan Transportation Authority (MTA) (an affiliate of the New York City Transit Authority (NYCTA)) (collectively, the Applicants) are seeking several discretionary actions that would apply to a rezoning area consisting of Brooklyn Block 2590, Lot 25 and 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 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) (collectively, the Affected Area). **Figure 1** shows the location of the Development Site and the NYCTA facilities. **Figure 2** shows the Rezoning Area and the Development Site (part of the Affected Area). The Proposed Actions would facilitate a mixed-use development on the Development Site (Brooklyn Block 2590, Lots 1 and 25)[1] which would be comprised of three buildings totaling approximately 1,215,000 gross square foot (gsf) (the Proposed Development), including an approximately 35,000 gsf of community facility space earmarked for a permanent museum for the Greenpoint Monitor Museum on Lot 25 and two buildings on Lot 1 that would include approximately 1,106,500 gsf of residential space for up to approximately 1,150 total dwelling units (DUs). 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 units would be affordable at an average of 60 percent Area Median Income (AMI) pursuant to MIH requirements.

The development would also include approximately 36,500 gsf of local retail commercial space, approximately 37,000 gsf of below-grade parking (140 spaces) on Lot 1, and approximately 50,000 sf of open space including an approximately 34,000-sf Waterfront Public Access Area (WPAA) and a 9,000-sf Public Access Area (PAA). The public open space would include a landscaped WPAA providing a pedestrian connection between the future Bushwick Inlet Park and the existing Shore Public Walkway to the north of the site, and an upland connection between the future Bushwick Inlet Park and West Street.

[1] On December 17, 2024, the southern half of former Quay Street was incorporated into Lot 25. The northern half of former Quay Street is not controlled by the Applicants.

The Proposed Development would also include resiliency and flood protection measures on the Development Site. As part of the Proposed Development, long-term funding would be provided to the City/New York City Department of Parks and Recreation (NYC Parks) for the operation of Bushwick Inlet Park.

The Proposed Development would consist of three buildings on the Development Site:

- A permanent museum for the Greenpoint Monitor Museum on Lot 25, consisting of an approximately 35,000-gsf, up to 75-foot-tall, approximately three- to four-story museum celebrating the maritime history of Greenpoint and the construction of the USS Monitor (Lot 25 would remain in ownership by the Greenpoint Monitor Museum).
- The West Building on Lot 1, an approximately 979,000-gsf mixed-use residential and commercial (local retail) building with two high-rise towers: the west tower rising to approximately 56 stories/approximately 600 feet tall (640 feet including bulkhead) and the east tower rising approximately 41 stories/approximately 450 feet (490 feet including bulkhead). Approximately 912,500 gsf of residential (950 DUs, 238 to 285 of which would affordable pursuant to MIH) and approximately 29,500 gsf of retail space between the ground floor and second story is proposed, along with approximately 37,000 gsf of parking (140 spaces).
- The East Building on Lot 1, an approximately 201,000-gsf mixed-use residential and commercial building rising to approximately 21 stories/approximately 230 feet tall (260 feet including bulkhead) on the eastern portion of the site. Approximately 194,000 gsf of residential (200 DUs, 50 to 60 of which would be affordable pursuant to MIH) and approximately 7,000 gsf of ground floor retail space is proposed.

The West and East Buildings of the Proposed Development would be developed by the Project Developer under a long-term (99 years) land lease with the NYCTA providing critical infrastructure funding for the NYCTA.

In order to allow for the redevelopment of the Development Site, the proposal also involves the relocation and consolidation of two existing critical NYCTA facilities to a new 143,000-gsf turnkey facility at the NYCTA Relocation Site (the NYCTA Replacement Facility). 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 Facility).

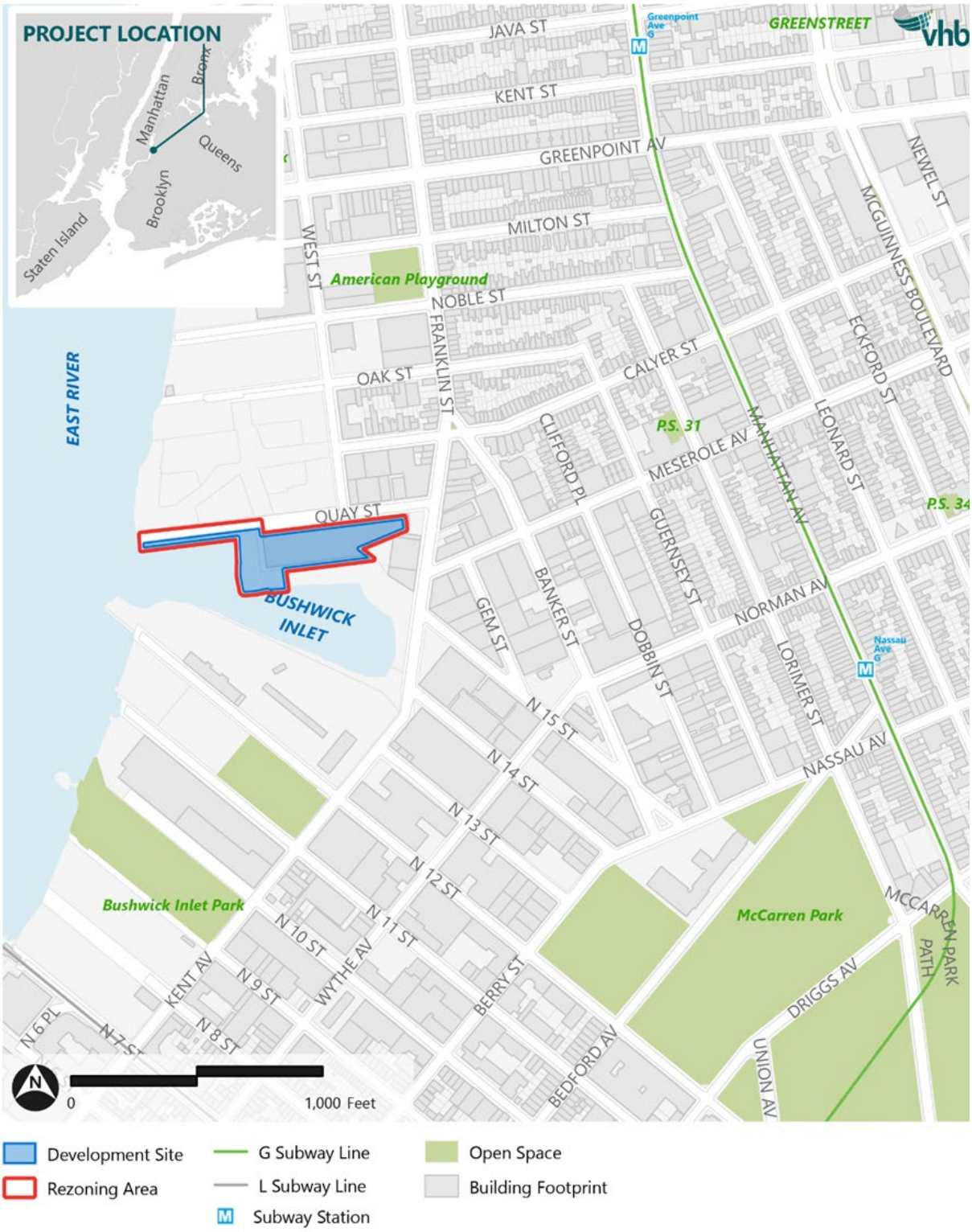
The Proposed Development would remove from the waterfront the existing industrial building on Lot 1, which currently houses NYCTA operations and is a non-compliant industrial use in the existing residential zoning district. Lot 1 was rezoned to an R6 zoning district as part of the 2005 Greenpoint-Williamsburg Rezoning (CEQR #04DCP003K), establishing this site for future residential development. The current proposal is the fulfillment of the City's vision for this site as established by the 2005 rezoning.

The removal of the NYCTA Facility from the Development Site eliminates a non-compliant industrial use from a neighborhood increasingly characterized by residential and retail uses, while also improving public safety by removing truck traffic. The removal of the NYCTA Facility on Lot 1 also eliminates a wall to the waterfront, replacing it with a new access point in the form of the WPAA. The relocation of the ERU Facility (currently located at 65 Commercial Street) to the NYCTA Relocation Site would create a fully vacant site at Commercial Street, which would facilitate the full realization of the City's planned Box Street Park by allowing for an additional approximately 25,000 sf of publicly accessible open space at the ERU Site in the future. No land use actions are associated with the departure of the ERU Facility from 65 Commercial Street; the existing ERU Facility operates under a lease, and NYCTA will be terminating the lease and vacating that property.

The NYCTA Relocation Site, located in the North Brooklyn Industrial Business Zone (IBZ) in East Williamsburg, would be redeveloped with a three-story, 143,000-gsf building including space for the Mobile Wash and Material Control uses to be relocated from the NYCTA Facility on Lot 1 and the ERU to be relocated from the ERU Site. To facilitate the Proposed Development, the Applicants are seeking the approval of several discretionary actions/approvals (collectively, the Proposed Actions), which would apply to the Rezoning Area and NYCTA Relocation Site.

The Proposed Actions would provide numerous benefits to the community including new open space, improved neighborhood and waterfront connectivity, resiliency and flood protection, a new museum, much needed housing including affordable housing units, and neighborhood retail constructed on the site of an existing incompatible industrial use. Additional benefits from the Proposed Actions would include long-term revenue support for NYC Parks, vital infrastructure investments in a new NYCTA Facility to support long-term maintenance and emergency services for NYCTA (while also providing the NYCTA critically needed revenue), improvements to shoreline access and resiliency, environmental cleanup, and the provision of unionized building maintenance jobs, construction jobs targeting minority- and women-owned businesses (MWBE) and local employment, and commercial retail jobs.

Figure 1 Site Location



Operational Noise Analysis Methodology

Existing Noise Measurements

VHB has conducted several site visits to understand the existing condition of the Development Site and surrounding area. It is found that two adjacent sites (79 Quay Street and 3 West Street) have ongoing construction activities. As such, the ambient noise level in the area was documented in the low-80s. VHB does not believe that taking existing noise measurements would be representative of a normal condition for the area.

Therefore, VHB proposes to use the noise measurement results and traffic counts from 79 Quay Street Rezoning (21DCP010K), which were taken at the following locations (as shown in **Figure 2**) as the baseline:

› Quay Street adjacent to 79 Quay Street (*"Location 2"*).

The highest recorded L_{10} at Location 2 was 71.0 dBA which was measured during a 20-minute period in the afternoon.

Stationary Source Analysis

The Proposed Development is not anticipated to include any substantial stationary source noise generators, such as unenclosed cooling or ventilation equipment, loudspeaker systems, stationary diesel engines, or other similar types of noise emitters. The design and specifications for mechanical equipment—such as heating, ventilation, and air conditioning (HVAC) equipment—would incorporate sufficient noise reduction to comply with applicable noise regulations and standards, including the standards contained in the revised New York City Noise Control Code. As such, mechanical equipment associated with the Proposed Development would not be expected to result in any significant increases in noise levels, either by itself or cumulatively with other project noise sources.

Mobile Source Analysis

Vehicular Noise

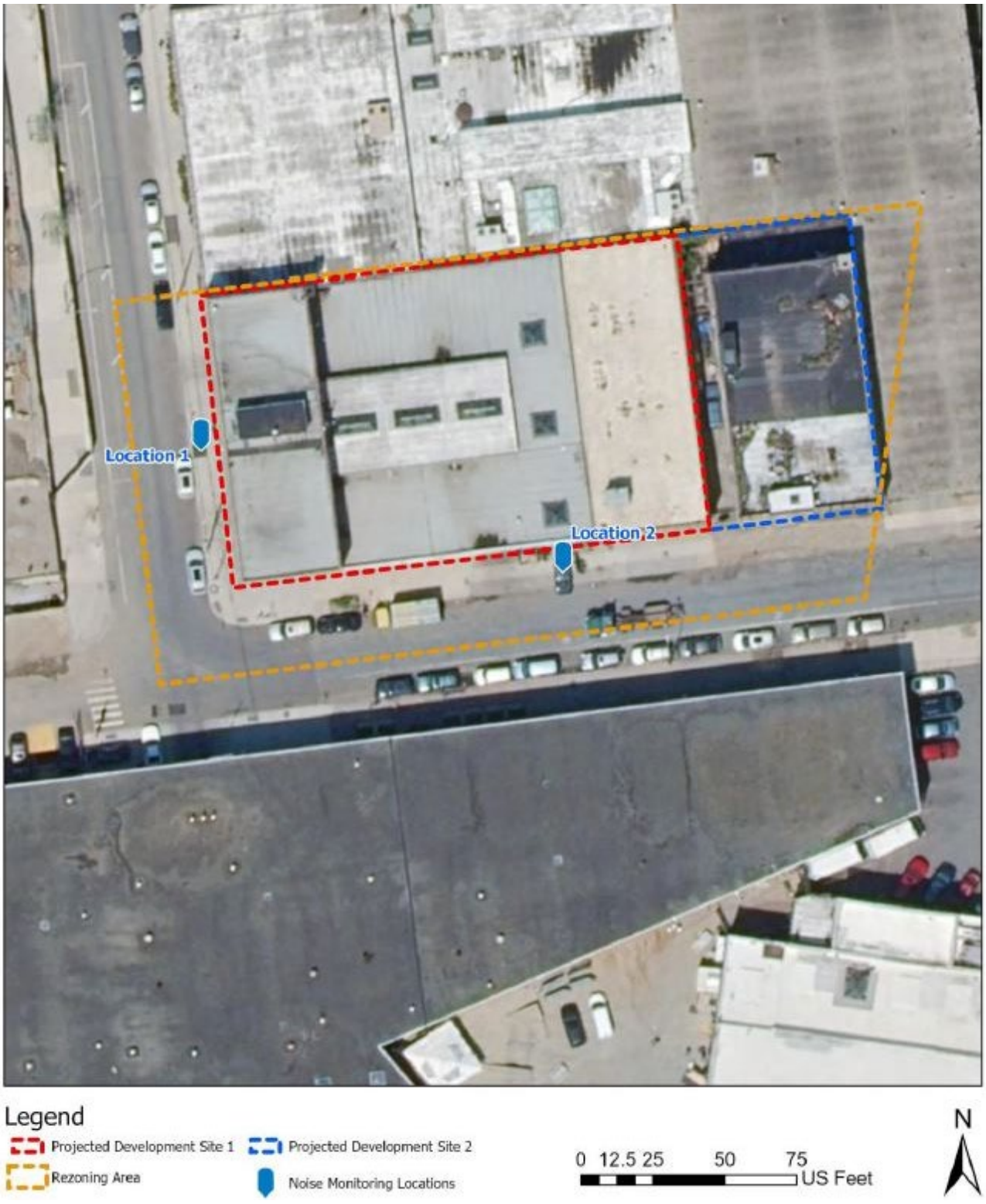
Screening Analysis

According to the *CEQR Technical Manual*, a mobile source noise analysis based on passenger car equivalent (PCE) proportional modeling for the existing, No-Action, and With-Action conditions during AM, midday, PM, and Saturday peak periods will be conducted at all intersections to be analyzed in the transportation analysis section to determine whether the intersection would experience the Noise PCE increases of 100 percent or more.

According to Transportation Chapter, traffic data for the weekday AM, midday, PM, and Saturday peak periods were assembled using manual intersection counts and 24-hour Automatic Traffic Recorder (ATR) machine counts conducted in June 2024. The weekday peak hours of 7:45 AM to 8:45 AM, 1:00 PM to 2:00 PM, and 5 PM to 6 PM, and Saturday peak hour of 2:15 PM to 3:15 PM, were identified.

Since the noise measurement data were taken from the 79 Quay Street Rezoning (21DCP010K), an adjustment would be performed on top of the traffic volumes that were counted for the 79 Quay Street Rezoning project to determine the existing condition of Y2025.

Figure 2 79 Quay Street Noise Measurement Locations



Detailed Analysis

According to the *CEQR Technical Manual*, the latest version of the approved Federal Highway Administration (FHWA) Traffic Noise Model (TNM) should be used when:

- Conditions result in new or significant changes in roadway or street geometry;
- Roadways that currently carry no or very low traffic volumes are involved;
- Ambient noise is the result of multiple sources including traffic; or,
- A detailed analysis of changes due to the traffic component of the total ambient noise levels is necessary.

The TNM model considers various factors that influence vehicular noise, including traffic volumes, vehicle classifications, source/receptor geometry, shielding from buildings, ground attenuation, traffic flow control devices, etc. Traffic flow control devices for the Existing and No Action conditions matched the current intersections in the Study Area. A stop flow control device is added for the With Action condition at the intersection of Quay Street and West Street. Traffic data included both volume projections for total traffic volume for all modeling conditions and turning movement count (TMC) data for vehicle classification assumptions at the surrounding intersections.

According to the FHWA, the TNM model requires validation at measurement sites to verify the accuracy of the model for a given scenario. The model is considered validated when differences between the measured and modeled noise levels are within +/- 3 dB(A).

One particularly useful application of the TNM model is for situations where traffic is one of the components of the total ambient noise. In such situations, the TNM model may be used to compute the traffic component of the noise and may then be subtracted from the measured ambient noise levels to determine the non-traffic components of the total ambient noise levels.

The data shows that the dominant source was not traffic related noise, but rather other noise sources in the vicinity. Therefore, the FHWA TNM noise prediction software will be used to estimate the noise levels within the area surrounding the Development Site based on the vehicle counts collected and summarized in Transportation Chapter.

Train Noise

According to *CEQR Technical Manual,* Chapter 19, Section 213, a detailed analysis may be appropriate if a proposed project would introduce a new receptor within 1,500 feet of existing train activity and have a direct line of sight to that train facility. Since there is no ground level or elevated train facility within 1,500 feet of the Development Site, no further noise assessment is warranted for train operations.

Aircraft Noise

According to *CEQR Technical Manual*, Chapter 19, Section 212, if a proposed project that would introduce a new receptor within an existing 65 dB(A) Day Night Average Sound Level (DNL or L_{dn}) contour of an airport, the applicant should demonstrate that sufficient attenuation is provided in the form of composite building attenuation calculations based upon the OITC values of individual major window/wall/ventilation components.

As the Development Site is located outside the 65 dBA (DNL) contour of the 2021 Noise Exposure Map (NEM) for LGA, JFK, EWR, and TEB, no further assessment of aircraft noise is warranted.

Acceptability Assessment

The *2021 CEQR Technical Manual* provides noise exposure guidelines for assessing ambient sound levels, as shown in **Table 1.** The caculated with-action noise levels will be compared with the noise exposure guidelines presented in **Table 1** to determine the required window/wall attenuation for the proposed sensitive receptors.

Table 1 Required Attenuation Values to Achieve Acceptable Interior Noise Levels

	Marginally Unacceptable				Clearly Unacceptable
Vehicular	$70<L_{10}\leq73$	$73<L_{10}\leq76$	$76<L_{10}\leq78$	$78<L_{10}\leq80$	$80<L_{10}$
Attenuation	(I) 28 dBA	(II) 31 dBA	(III) 33 dBA	(IV) 35 dBA	See note [B]

[A] The above composite window-wall attenuation values are for residential dwellings and community facility development. Commercial office spaces and meeting rooms would be 5 dBA less in each category. All of the above categories require a closed window situation and hence an alternate means of ventilation.

[B] The required attenuation value is the difference between L_{build} and $L_{interior}$, using the appropriate noise descriptor

Where: L_{build} is the projected noise level under the build condition rounded up to the whole number

$L_{interior}$ is the designed interior noise level (45 dB(A) for vehicular noise, 40 dB(A) for aircraft and train noise)

Source: New York City Department of Environmental Protection (*2021 CEQR Technical Manual*, Table 19-3)

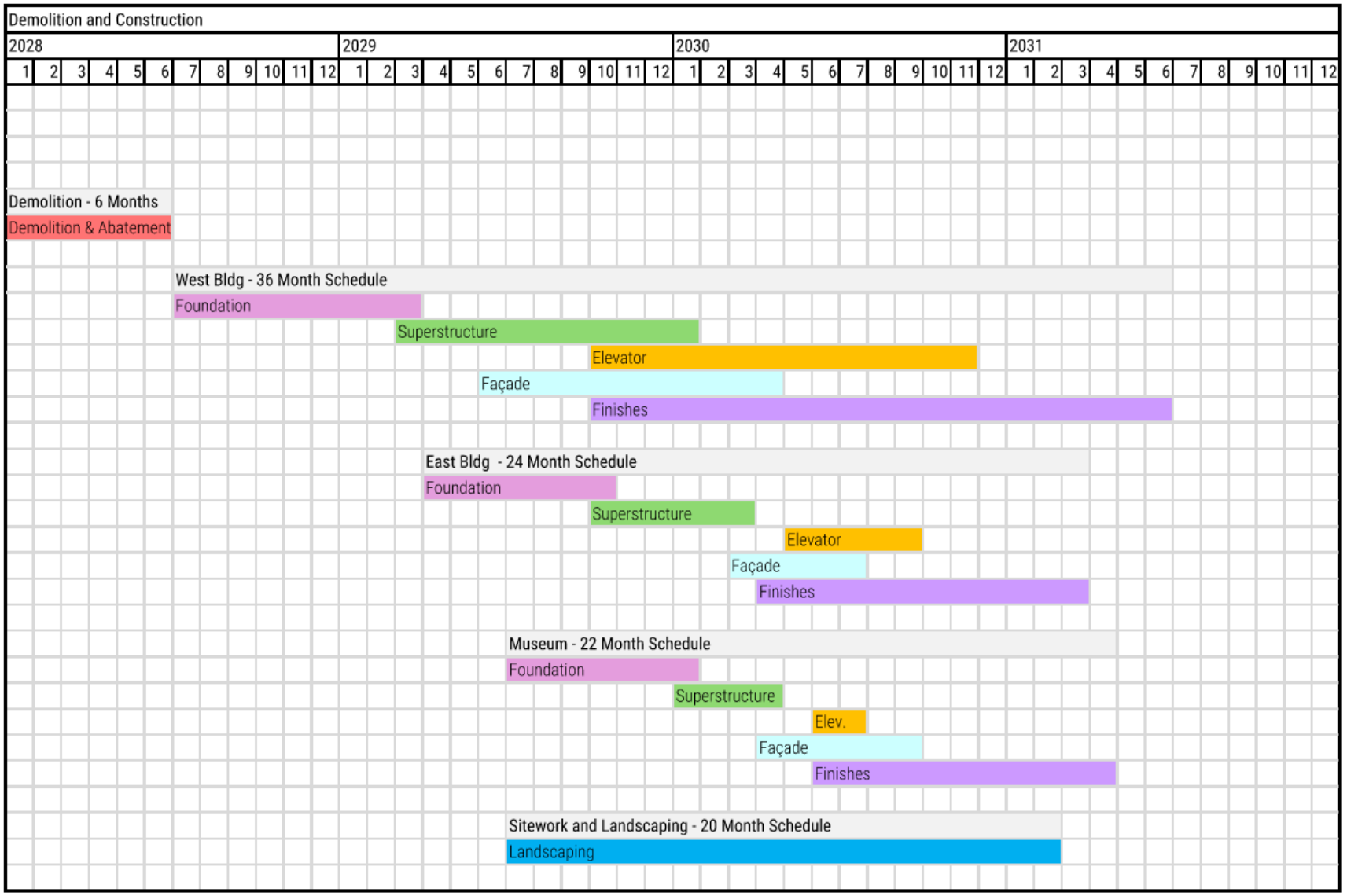
Construction Noise Analysis Methodology

Construction vehicles and trucks have the potential to increase ambient noise conditions in the study area. The highest potential for construction mobile source noise impacts is in the 6 to 7 AM construction peak hour when workers and trucks are typically travelling to the Development Site. This is a period prior to operation of stationary construction equipment and therefore the assessment is based only on mobile sources. The construction mobile source noise analysis will be based on PCEs and proportional noise modeling based on a comparison of existing and With-Action construction-period traffic volumes. Existing traffic volumes from the traffic analysis under the Transportation section should be used for the construction PCE analysis.

The use of stationary construction equipment at the Development Site has the potential to increase ambient sound levels at nearby existing receptors. Construction noise modeling of stationary sources will be conducted using Cadna-A sound prediction software, which implements the ISO 9613 standard for outdoor sound propagation. Noise emission reference levels and usage factors for construction equipment from Table 22-1 of the *2021 CEQR Technical Manual* will be used in the analysis.

Construction of the proposed open space improvements would take place concurrent with the proposed building construction. Following a 20-month construction schedule, landscaping for the new publicly accessible open space would occur from Q3 2029 to Q1 2031.

Figure 3 Anticipated Construction Schedule



Receptors

Noise receptors will be analyzed at existing and proposed buildings with residential, community facility, or commercial office uses at the project surrounding area. Receptors will be evaluated at the closest window to the Development Site and at each floor of the buildings. The outdoor-to-indoor noise reduction of the receptors will be estimated based on visual surveys of the buildings and window construction. The newly constructed receptors will also be evaluated if there are still on-site construction from the Project.

Construction Analysis Periods

The loudest month for each construction phase will be determined based on a noise intensity analysis which evaluates the total sound emissions from all of the equipment at a distance of 50 feet. The noise intensity analysis assumes that all of the equipment is at the exact same location and does not account for the distribution of construction equipment throughout the site or intervening objects such as perimeter walls or buildings. Therefore, the noise intensity level is only used as a gauge to determine the sound emissions from the site and is not representative of actual construction sound level that would be received at receptor locations.

Existing Noise Conditions

Existing ambient sound levels at nearby receptors will be based on the results of the early morning period measurements and Cadna-A modeling of the existing traffic at all receptors within the study area. As mentioned in the discussion of Existing Noise Measurements, heavy construction activity is occurring at two adjacent sites (79 Quay Street and 3 West Street). The measured noise levels from 79 Quay would be used as the existing baseline conditions for Construction Analysis.

Mobile Source Detailed Analysis

Due to the construction activities within the vicinity of the Development Site, it is considered that the existing noise measurement result would not be representative of the ambient noise condition as the background condition. Therefore, the FHWA TNM noise prediction software will be used to estimate the noise levels within the area during the 6:00 to 7:00 AM period for the No-Action without construction condition and With-Action with construction condition based on traffic volumes that were presented in the Construction Transportation section. The increment between the No-Action without construction condition and With-Action with construction condition will be compared with noise impact criteria described in Chapter 19, Section 410 of the *CEQR Technical Manual*.

Stationary Source Detailed Analysis

Due to the nearby construction activities within the vicinity of the Development Site, the measured sound levels are not representative for the existing ambient conditions. Therefore, the existing background sound levels at all receptor locations will be modeled by using the existing condition AM traffic volumes from the Transportation Chapter.

Construction noise from stationary sources will be evaluated for several different phases of construction based on the cumulative sound emissions. The cumulative sound emissions represent the total energy-average (L_{eq}) level of all equipment operating at a distance of 50 feet. This sound emission is not the actual sound level that would exist on the Development Site since actual equipment is distributed throughout the site, but the cumulative emissions level

indicates which periods of construction are expected to be the loudest and which months are used for analysis. The reference sound emissions and utilization factors for the construction equipment will be based on the *CEQR Technical Manual*, Chapter 22, Table 22-1 or other applicable reference sound emissions as approved by DCP.

Construction noise will be modeled using the Cadna-A sound prediction model at the noise sensitive receptors (buildings or building façades), including the completed and occupied Proposed Development. The Cadna-A model implements the International Standards Organization standard 9613-2 "Outdoor Sound Propagation" that accounts for ground type, intervening objects such as buildings, sound reflections, and atmospheric conditions. The construction noise model assumes that the ground is acoustically hard (ground absorption coefficient of 0), buildings have a brick façade with minimal acoustic absorption, and three orders of sound reflections. Noise from worker vehicle and dump trucks will not be included in the assessment since they are not allowed to idle more than three minutes in accordance with *New York City Administrative Code* §24-163. The detailed construction analysis will include solid perimeter noise walls as outlined on the logistics plans and specific locations of the equipment.

Construction Noise Impact Thresholds

Since the significance of construction noise effects depends on the intensity and duration of construction activities, the following criteria will be used to assess whether construction noise would cause a significant adverse noise impact:

- The following must both apply:
  - Exterior With-Action construction noise levels would increase by 15 dBA or more for 12 months or more or would increase by 20 dBA or more for 3 months or more, and
  - Interior closed-window With-Action construction noise levels would exceed 45 dBA (L_{10}) inside residential, hotel, and community facility spaces or exceed 50 dBA (L_{10}) inside commercial office spaces.

Construction Noise Mitigation

As needed, construction noise mitigation measures will be evaluated to reduce construction noise to acceptable levels such as extending the heights of perimeter walls, using enclosures for small equipment such as compressors and generators, and/or using quieter equipment. Should source noise control measures not be sufficient to reduce construction noise to acceptable levels, the feasibility of improving the noise reduction and/or capacity for alternate means of ventilation of existing receptors will be evaluated.

Construction Vibration Assessment

Given the proximity to existing structures at 11-25 Franklin Street and residential use located on the north side of Quay Street/West Wharf condo complex, an analysis for construction vibration would be conducted to evaluate the vibration impact from the construction activities from the Development Site.

Site Visit

An additional site visit has been conducted on February 11th, 2025 to accommodate the request from DCP. During the site visit, it is found that the four (4) sites are currently under construction, as shown in the **Figure 4** below.

Noise measurements following standard procedure have been performed during the visit field. It is found that the noise level (L_{eq}) at Franklin Street is higher than the noise level (L_{10}) during AM peak period and the noise levels (L_{eq}) at Quay Street is higher than the noise levels (L_{10}) during midday and PM peak periods. Across the two measurement locations, the measured noise levels are substantially higher than the noise measurement results presented in 79 Quay Street Rezoning (21DCP010K) conducted in 2019, especially along Quay Street.

Table 3 Ambient Sound Level Measurements

Site	Monitoring Location	Period	Duration	L_{eq}	L_{min}	L_{max}	L_{10}	L_{50}	L_{90}
1	Franklin Street	Morning	20 mins	75.0	52.6	100.6	71.0	63.6	56.7
		Midday	20 mins	65.4	54.8	82.3	67.3	61.9	58.6
		Evening	20 mins	66.2	52.5	77.4	69.7	64.1	57.0
2	Quay Street	Morning	20 mins	72.1	59.6	90.6	75.1	69.4	64.1
		Midday	20 mins	73.2	60.2	98.6	72.9	67.1	62.8
		Evening	20 mins	70.8	52.9	98.6	68.9	60.3	56.2

Source: VHB, conducted on February 11, 2025.

It is concluded that the noise measurement results conducted on February 11, 2025 are not valid or acceptable.

Figure 4 Noise Measurement Locations and Surrounding Construction Sites



Appendix C: Travel Demand Analysis Memorandum

Memorandum

To: New York City Department of City Planning
Cc: New York City Department of Transportation

Date: November 25, 2025

Project #: 22383.00

From: Jacoub Reda - VHB

Re: Monitor Point EIS – Travel Demand Analysis

Introduction

GO Quay, LLC (the Project Developer), and the Metropolitan Transportation Authority (MTA) (an affiliate of the New York City Transit Authority [NYCTA]) (collectively, the Applicants) are seeking several discretionary actions (the Proposed Actions) that would apply to (1) 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); (2) the remaining portion of Lot 1 (which would not be rezoned); and (3) a relocation site that would house two NYCTA facilities that are being relocated from their existing locations and consolidated into a new 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). The Rezoning Area, the remaining portion of Lot 1 that will not be rezoned, and the NYCTA Relocation Site are, collectively, the Affected Area.

The Proposed Actions would facilitate a mixed-use development (the Proposed Development) located at the Development Site fronted by Quay Street to the north, and bounded by Bushwick Inlet Park to the south, Bushwick Inlet/East River to the south and west, and two lots occupied by commercial buildings fronting Franklin Street to the east. To allow for the redevelopment of the Development Site, the Proposed Actions would also facilitate the relocation and consolidation of two existing critical MTA NYCTA facilities to a new approximately 143,000-gsf turnkey facility at the NYCTA Relocation Site[1] in East Williamsburg. The NYCTA Relocation Site would accommodate the operations of the NYCTA Mobile Wash Unit and Materials Storage Facility currently located on Lot 1 of the Development Site (the NYCTA Facility), and of the NYCTA Emergency Response Unit (ERU) Facility currently located on 65 Commercial Street (Block 2472, Lot 415) (the ERU Site). The Affected Area, and the locations of the Development Site, ERU Site, and NYCTA Relocation Site are shown in **Figure 1**.

[1] The NYCTA Relocation Site is located at 213 Meadow Street (Block 2951, Lots 1, 5, and 45) in the North Brooklyn Industrial Business Zone in the East Williamsburg neighborhood of Brooklyn Community District 1.

Figure 1 – Development Site Location



Source: NYS ITS Geospatial Services

Memorandum

The Proposed Development consists of three new buildings; two of the buildings would include mixed-use residential and commercial uses, and a third building would provide a permanent museum for the Greenpoint Monitor Museum. In addition to the three buildings, the Proposed Development would also provide a landscaped Waterfront Public Access Area (WPAA) between the future Bushwick Inlet Park and the existing Shore Public Walkway to the north of the Development Site, and a connection between the future Bushwick Inlet Park and West Street. The Proposed Development would include a newly created turnaround on Quay Street, at its terminus, adjacent to Wharf Drive

This memorandum summarizes the travel demand assumptions and transportation screening analyses to be included in the Draft Environmental Impact Statement supporting the Proposed Actions. It provides a detailed description of the analyses framework and travel demand assumptions used to determine the number of additional trips generated by the Proposed Development, which is expected to be completed in 2031. As described below, it was determined that detailed transportation analyses is warranted for the Proposed Development at the Development Site but not the development at the NYCTA Relocation Site.

Detailed analyses of traffic, subway, and pedestrian conditions will be required per the guidelines set forth in the 2021 *CEQR Technical Manual* and will be included in the EIS. Detailed traffic analyses will be conducted for 13 intersections in the weekday AM, midday, and PM peak hours and the Saturday peak hour. For transit, detailed analyses will be conducted at the stations closest to the Development Site – the Greenpoint Avenue station and Nassau Avenue station – during the commuter peak hours; however, no detailed bus or citywide ferry service analysis would be required as the number of trips generated by those modes do not exceed the *CEQR Technical Manual* screening thresholds. For pedestrians, analyses will be conducted at 21 pedestrian elements within the vicinity of the Development Site (i.e., four crosswalks, eight corners, and nine sidewalks).

Analytical Framework

On the Development Site, the Proposed Actions would facilitate the development of approximately 1,106,500 gross square feet (gsf) of residential space with up to approximately 1,150 dwelling units (DUs) of which up to approximately 300 would be affordable, 35,000 gsf of community facility space (the Greenpoint Monitor Museum), approximately 36,500 gsf of local retail space, approximately 140 below-grade attendant operated parking spaces[2], and approximately 50,000 sf (1.148 acres) of new open space[3]. Additional accessory outdoor rooftop terrace space will be provided for residents. With the Proposed Actions, operations at the existing 71,838-gsf NYCTA Facility and 4,700-gsf ERU Facility would be relocated with all operations then being consolidated into a new approximately 143,000-gsf turnkey facility, delivered by the Project Developer, on the NYCTA Relocation Site.

In the future without the Proposed Actions (the No-Action condition), it is conservatively assumed that existing conditions at the Development Site would remain. Further, no new development would occur on the NYCTA Relocation Site at 213 Meadow Street without the Proposed Actions. Without the relocation of the existing operations at the NYCTA Facility on Lot 1, the relocation of operations and demolition of the NYCTA ERU Facility would not occur.

The net change in uses on the Development Site are shown in **Table 1**.

[2] Per Zoning Resolution 25-211, no accessory residential parking is required as the Development Site is located within Brooklyn Community District 1 which is included in the Inner Transit Zone. The proposed parking spaces are optional.
[3] Of the 50,000 sf (1.148 acres) of open space, 43,000 sf (0.987 acres) would be a landscaped WPAA.

Table 1 – Development Site Land Use Comparison

Use	Existing/No-Action	With-Action	Net Change
Development Site			
NYCTA Facility	71,838 gsf	--	-71,838 gsf
Residential	--	1,106,500 gsf	+1,106,500 gsf
		1,150 DUs	+1,150 DUs
Local Retail	--	36,500 gsf	+36,500 gsf
Museum	--	35,000 gsf	+35,000 gsf
Parking	--	37,000 gsf	+37,000 gsf
		140 residential spaces	+140 residential spaces
Open Space	--	50,000 sf[3]	+50,000 sf[3]
		1.148 acres[1]	+1.148 acres[1]
NYCTA Relocation Site			
Industrial	2,000 gsf	--	-2,000 gsf
NYCTA Relocation Site	--	143,000 gsf	+143,000 gsf

Notes: gsf = Gross Square Feet; sf = Square Feet; DU = Dwelling Unit
[1] Of the 50,000 sf (1.148 acres) of open space, 43,000 sf (0.987 acres) would be publicly accessible WPAA. The remaining approximately 7,000 sf of on-site open space, while not part of the WPAA, would consist of open space for museum visitors, as well as additional landscaping and planting areas that would contribute to the public open space.

CEQR Transportation Analysis Screening

According to the 2021 *CEQR Technical Manual* procedures for transportation analysis, a two-tiered screening process is undertaken to determine whether a detailed quantitative analysis is necessary. The first step, the Level 1 (Trip Generation) screening, determines whether the volume of peak hour person and vehicle trips generated by the Proposed Actions would remain below the minimum thresholds for further study.

These thresholds are:

- 50 peak hour vehicle trip ends;
- 200 peak hour subway riders;
- 200 peak hour bus transit riders;
- 200 peak hour pedestrian trips; and
- 50 City Wide Ferry Service (CWFS) ferry riders.

If the Proposed Actions result in increments that would exceed any of these thresholds, a Level 2 (Trip Assignment) screening assessment is typically performed. Under this assessment, project-generated trips that exceed Level 1 thresholds are assigned to and from a project through their respective networks (streets, bus and subway lines, sidewalks, etc.) based on expected origin-destination patterns and travel routes.

Level 1 (Trip Generation) Screening Assessment

As the Proposed Actions would facilitate development in two distinct areas of northwest Brooklyn, discrete Level 1 screening assessments were conducted for the Proposed Development and for the development on the NYCTA Relocation Site.

NYCTA Relocation Site

A new 143,000-gsf turnkey facility would be constructed at the NYCTA Relocation Site in East Williamsburg as a result of the Proposed Actions. This new facility would consolidate the existing operations at the NYCTA Facility and ERU Facility into one location. The majority of space at the new facility would be used for vehicle and material storage. The fleet of vehicles managed by the ERU and the Mobile Wash & Material Control units include delivery trucks, SUVs, vans and wash trucks.

Fleet trip departures and arrivals occur throughout the day. At the NYCTA Facility, fleet vehicles make daily trips to transfer supplies to two other Material Control locations. Additionally, supplies are delivered to various locations within the NYCT's Division of Stations and NYCT storerooms. Fleet delivery trips typically take several hours to complete. This facility operates in two shifts, a daytime shift from 8:00 AM to 4:00 PM and an overnight shift from 11:00 PM to 7:00 AM. Activity is higher during the daytime shift when the facility is staffed by approximately 16 employees – during the overnight shift, the staff count is lower with approximately six employees on-site.

Operationally, the future facility at the NYCTA Relocation Site would be an "in-kind" replacement - employee and fleet counts would be similar to existing levels found at the NYCTA Facility and ERU Facility. According to turning movement counts conducted of the entrance to the NYCT Facility the number of inbound and outbound vehicle trips at the facility are modest with a total of four vehicle trips during the morning commuter period (7:00 AM to 9:30 AM), six vehicle trips during the midday period (11:00 AM to 2:00 PM), and none during the evening commuter period (4:00 PM to 6:30 PM) and Saturday midday period (12:00 PM to 4:00 PM). According to pedestrian counts, the facility generates modest levels of pedestrian trips, with a total of 48 trips from 7:00 AM to 9:30 AM, 16 trips from 11:00 AM to 2:00 PM, and none from 4:00 PM to 6:30 PM, with pedestrian trip volumes peaking at 24 trips during the 7:15 to 8:15 AM period. These pedestrian trips include staffers walking to/from the fleet parking area on Quay Street, their personal vehicles, or engaged in activity at the facility's entrances. As the ERU Facility is smaller than the NYCTA Facility (4,700 gsf compared to 71,838 gsf) the ERU operation is not expected to generate more employee and fleet vehicle activity than the NYCTA Facility.

Proposed Development

The travel demand factors used to calculate the projected number of trips for the Proposed Development were obtained primarily from the *CEQR Technical Manual*, 2015-2019 US Census American Community Survey (ACS) journey-to-work (JTW) data, survey data provided by the New York City Department of Transportation (NYC DOT), and environmental assessments prepared for projects with similar proposed uses such as the 2021 *River Ring FEIS*, 2021 *One45 FEIS,* and 2022 *Innovation QNS FEIS*. **Table 2** presents the travel demand assumptions used to determine the trip projections for the Proposed Development during the weekday AM, weekday midday, weekday PM, and Saturday peak hours.

Table 2 - Travel Demand Characteristics

Rates	Residential	Local Retail	Open Space (Passive)	Museum
Person Trip Generation Rate	8.18[1]/9.08[1]	329.0/358.0[1]	44.0/62.0[1]	27.0/20.6[1]
(Weekday/Saturday)	*per dwelling unit*	*per 1,000 SF*	*per acre*	*per 1,000 SF*
Linked Trip Credit	--	5%	--	--
Temporal Distributions				
Weekday AM Peak	9.3%[1]	4.8%[1]	3.0%[1]	1.0%[1]
Weekday Midday Peak	5.6%[1]	8.0%[1]	14.0%[1]	16.0%[1]
Weekday PM Peak	8.5%[1]	10.9%[1]	14.0%[1]	13.0%[1]
Saturday Peak	8.4%[1]	11.7%[1]	16.0%[1]	17.0%[1]
Modal Split (All Periods)				
Auto	12.7%[2]	11.0%[4]	5.0%[3]	36.0%[6]
Taxi	1.5%[2]	--/--	5.0%[3]	12.0%[6]
Bus	1.0%[2]	2.0%[4]	5.0%[3]	25.0%[6]
Subway	65.8%[2]	3.0%[4]	5.0%[3]	25.0%[6]
Ferry	3.0%[2]	--/--	--/--	--/--
Bicycle	5.2%[2]	--/--	--/--	--/--
Walk/Other	10.8%[2]	84.0%[4]	80.0%[3]	2.0%[6]
Vehicle Occupancy (All Periods)				
Auto	1.08[2]	1.20[3]	2.00[3]	2.67[5]
Taxi	1.50[3]	1.20[3]	2.00[3]	2.08[5]
Directional Distribution				
Weekday AM Peak	22%/78%[1]	53%/47%[1]	59%/41%[1]	100%/0%[1]
Weekday Midday Peak	50%/50%[1]	50%/50%[1]	55%/45%[1]	43%/57%[1]
Weekday PM Peak	63%/37%[1]	50%/50%[1]	55%/45%[1]	31%/69%[1]
Saturday Peak	51%/49%[1]	50%/50%[1]	55%/45%[1]	54%/46%[1]
Delivery Trip Generation Rate	0.06/0.02[1]	0.35/0.04[1]	0.01/0.01[3]	0.05[5]/--
(Weekday/Saturday)	*per dwelling unit*	*per 1,000 SF*	*per acre*	*per 1,000 SF*
Delivery Temporal Distribution				
Weekday AM Peak	12%[1]	8.0%[1]	6.0%[3]	9.6%[5]
Weekday Midday Peak	9%[1]	11.0%[1]	6.0%[3]	11.0%[5]
Weekday PM Peak	2%[1]	2.0%[1]	1.0%[3]	1.0%[5]
Saturday Peak	9%[1]	11.0%[1]	0.0%[3]	--
Delivery Trip Directional Split (In/out) - 50%/ 50%				

Source:
1- 2021 *CEQR Technical Manual*
2- 2015-2019 Five-year ACS JTW Census data for Tracts 557, 561, 565, 569, 573, and 575
3- 2021 *River Ring FEIS*
4- NYC DOT survey data
5- 2021 *One45 FEIS*
6- 2022 Innovation QNS FEIS

Residential

For the residential use, trip generation rates of 8.18 person trips per dwelling unit for the weekday and 9.08 person trips per dwelling unit for Saturday, and temporal distributions of 9.3 percent for the weekday AM peak hour, 5.6 percent for the weekday midday peak hour, 8.5 percent for the weekday PM peak hour, and 8.4 percent for the Saturday peak hour were obtained from the *CEQR Technical Manual*. Modal splits and automobile vehicle occupancy rates were based on 2015-2019 ACS JTW data while taxi vehicle occupancy rates were obtained from the *River Ring FEIS*. The modal splits used were 12.7 percent by auto, 1.5 percent by taxi, 1 percent by bus, 65.8 percent by subway, 3 percent by ferry, 5.2 percent by bike, and 10.8 percent by walking. The vehicle occupancies of 1.08 persons per auto and 1.5 persons per taxi were used. The directional distributions used were 22 percent "in" for the weekday AM peak hour, 50 percent "in" for the weekday midday peak hour, 63 percent "in" for the weekday PM peak hour, and 51 percent "in" for the Saturday peak hour, were obtained from the *CEQR Technical Manual*.

For residential delivery trips, daily trip generation rates of 0.06 trip per dwelling unit for the weekday and 0.02 trip per dwelling unit for the Saturday and a temporal distribution of 12 percent, 9 percent, 2 percent and 9 percent for the weekday AM, midday, and PM peak hours, and Saturday peak hour, respectively, were obtained from the *CEQR Technical Manual*.

Local Retail

For the local retail use, trip generation rates of 329 person trips per 1,000 gsf for the weekday and 358 person trips per 1,000 gsf for Saturday, and temporal distributions of 4.8 percent for the weekday AM peak hour, 8.0 percent for the weekday midday peak hour, 10.9 percent for the weekday PM peak hour, and 11.7 percent for the Saturday peak hour were obtained from the *CEQR Technical Manual*. A linked trip credit of 5 percent was assumed to account for pass-by trips from background traffic and nearby residential developments, as well as internal trips from the Proposed Development's residential uses. Modal splits were based on NYC DOT's surveys of local retail use and vehicle occupancies were obtained from the *River Ring FEIS*. The modal splits used were 11 percent by auto, 2 percent by bus, 3 percent by subway, and 84 percent by walking. The vehicle occupancies of 1.2 persons per auto and 1.2 persons per taxi were used. The directional distributions used were 53 percent "in" for the weekday AM peak hour and 50 percent "in" for the weekday midday and PM, and Saturday peak hours, and were obtained from the *CEQR Technical Manual*.

For local retail delivery trips, daily trip generation rates of 0.35 trip per 1,000 gsf for the weekday and 0.04 trip per 1,000 gsf for the Saturday and a temporal distribution of 8 percent, 11 percent, 2 percent and 11 percent for the weekday AM, midday, and PM peak hours, and Saturday peak hour, respectively, were obtained from the *CEQR Technical Manual*.

Open Space (passive)

For the open space use, trip generation rates of 44 person trips per acre for the weekday and 62 person trips per acre for Saturday, and temporal distributions of 3 percent for the weekday AM peak hour, 14 percent for the weekday midday peak hour, 14 percent for the weekday PM peak hour, and 16 percent for the Saturday peak hour were obtained from the *CEQR Technical Manual*. Modal splits and vehicle occupancies were obtained from the *River Ring FEIS*. The modal splits used were 5 percent by auto, 5 percent by taxi, 5 percent by bus, 5 percent by subway, and 80 percent by walking. The vehicle occupancies of two persons per auto and two persons per taxi were used. The directional distributions used were 59 percent "in" for weekday AM, and 55 percent "in" for the weekday midday, weekday PM and Saturday peak hours and were obtained from the *CEQR Technical Manual*.

For open space delivery trips, daily trip generation rates of 0.01 trip per acre and a temporal distribution of 6 percent for the weekday AM and midday peak hours, 1 percent for the PM peak hour, and 0 percent for the Saturday peak hour, were obtained from the *River Ring FEIS*.

Museum

For the museum use, trip generation rates of 27 person trips per 1,000 sf for the weekday and 20.6 person trips per 1,000 gsf for Saturday, and temporal distributions of 1 percent for the weekday AM peak hour, 16 percent for the weekday midday peak hour, 13 percent for the weekday PM peak hour, and 17 percent for the Saturday peak hour were obtained from the *CEQR Technical Manual*. Modal splits and vehicle occupancies were obtained from the *Innovation QNS FEIS* and *One45 FEIS,* respectively. The modal splits used were 36 percent by auto, 12 percent by taxi, 25 percent by bus, 25 percent by subway, and 2 percent by walking. The vehicle occupancies of 2.67 persons per auto and 2.08 persons per taxi were used. The directional distributions used were 100 percent "in" for the weekday AM peak hour, 43 percent "in" for the weekday midday peak hour, 31 percent "in" for the weekday PM peak hour, and 54 percent "in" for the Saturday peak hour, and were obtained from the *CEQR Technical Manual*.

For museum delivery trips, daily trip generation rates of 0.05 trip per 1,000 gsf for the weekday and temporal distributions of 10 percent, 11 percent, and 1 percent for the weekday AM, midday, and PM peak hours, respectively, were obtained from the *One45 FEIS*. No delivery trips are expected on Saturday.

Level 1 Screening Results

NYCTA Relocation Site

As described above, the future facility at the NYCTA Relocation Site would be an "in-kind" replacement - employee and fleet counts would be similar to existing levels found at the NYCTA Facility and ERU Facility. When combined, the consolidated operations at the NYCTA Relocation are expected to generate modest levels of traffic and pedestrian travel demand. These levels are not expected to exceed the Level 1 screening thresholds and therefore further analyses of the NYCTA Relocation Site are not warranted per *CEQR Technical Manual* criteria.

Proposed Development

Vehicles

Table 3 and **Table 4** summarize the total peak hour vehicular volumes ("ins" plus "outs") for the Proposed Development. The Proposed Development would result in an hourly trip increment of 179 vehicles per hour (vph) during the weekday AM peak hour, 209 vph in the weekday midday peak hour, 259 vph in weekday PM peak hour, and 287 vph in the Saturday peak hour. As the volume of vehicle trips generated by the Proposed Development would exceed the 50-vehicle trip threshold, a Level 2 screening assessment is needed to determine the scope of the detailed traffic analysis.

Table 3 - Summary of Project-Generated Vehicle Trips

	Weekday AM Peak Hour			Weekday Midday Peak Hour			Weekday PM Peak Hour			Saturday Peak Hour		
Mode	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total
Auto (On-Site)[1]	23	81	104	32	32	64	59	35	94	53	50	103
Auto (On-Street)[1]	28	23	51	51	54	105	62	69	131	76	74	150
Taxi	8	8	16	15	15	30	16	16	32	16	16	32
Delivery Vehicle	4	4	8	5	5	10	1	1	2	1	1	2
Total	63	116	179	103	106	209	138	121	259	146	141	287

[1] Residents are assumed to utilize the on-site parking garage. Non-residential autos are expected to park on the street.

Table 4 – Summary of Project-Generated Vehicle Trips by Land Use

	Residential			Local Retail			Passive Open Space			Museum		
Mode	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total
Weekday AM Peak Hour												
Auto[1]	23	81	104	27	23	50	0	0	0	1	0	1
Taxi	8	8	16	0	0	0	0	0	0	0	0	0
Delivery Vehicle	4	4	8	0	0	0	0	0	0	0	0	0
Total	35	93	128	27	23	50	0	0	0	1	0	1
Weekday Midday Peak Hour												
Auto[1]	32	32	64	42	42	84	0	0	0	9	12	21
Taxi	6	6	12	0	0	0	0	0	0	9	9	18
Delivery Vehicle	4	4	8	1	1	2	0	0	0	0	0	0
Total	42	42	84	43	43	86	0	0	0	18	21	39
Weekday PM Peak Hour												
Auto[1]	59	35	94	57	57	114	0	0	0	5	12	17
Taxi	9	9	18	0	0	0	0	0	0	7	7	14
Delivery Vehicle	1	1	2	0	0	0	0	0	0	0	0	0
Total	69	45	114	57	57	114	0	0	0	12	19	31
Saturday Peak Hour												
Auto[1]	53	50	103	67	67	134	0	0	0	9	7	16
Taxi	9	9	18	0	0	0	0	0	0	7	7	14
Delivery Vehicle	1	1	2	0	0	0	0	0	0	0	0	0
Total	63	60	123	67	67	134	0	0	0	16	14	30

[1] Residents are assumed to utilize the on-site parking garage. Non-residential autos are assumed to park on the street.

Transit and Pedestrians

The number of person trips generated by the Proposed Development for each travel mode and analysis peak are summarized below and presented in **Table 5** and **Table 6**:

- During the weekday AM peak hour, the project would generate 22 bus-only trips, 594 subway trips, 27 ferry trips, and 1,262 pedestrian trips (walk plus bus, subway, ferry, and trips to and from on-street parking spaces).
- During the weekday midday peak hour, the project would generate 60 bus-only trips, 412 subway trips, 16 ferry trips and 1,477 pedestrian trips (walk plus bus, subway, ferry, and trips to and from on-street parking spaces).
- During the weekday PM peak hour, the project would generate 63 bus-only trips, 596 subway trips, 24 ferry trips and 2,003 pedestrian trips (walk plus bus, subway, ferry, and trips to and from on-street parking spaces).
- During the Saturday peak hour, the project would generate 71 bus-only trips, 652 subway trips, 26 ferry trips and 2,278 pedestrian trips (walk plus bus, subway, ferry, and trips to and from on-street parking spaces).

Table 5 – Summary of Project-Generated Person Trips

	Weekday AM Peak Hour			Weekday Midday Peak Hour			Weekday PM Peak Hour			Saturday Peak Hour		
Mode	**In**	**Out**	**Total**	**In**	**Out**	**Total**	**In**	**Out**	**Total**	**In**	**Out**	**Total**
Auto (On-Site)[1]	24	87	111	34	34	68	64	38	102	57	54	111
Auto (On-Street)[1]	35	28	63	74	82	156	82	99	181	104	100	204
Taxi	4	10	14	12	14	26	12	15	27	15	13	28
Bus	10	12	22	27	33	60	27	36	63	37	34	71
Subway	138	456	594	203	209	412	361	235	596	333	319	652
Ferry	6	21	27	8	8	16	15	9	24	13	13	26
Bicycle	10	35	45	13	13	26	27	16	43	23	22	45
Walk-only	266	290	556	416	417	833	580	559	1,139	664	661	1,325
Total	493	939	1,432	787	810	1,597	1,168	1,007	2,175	1,246	1,216	2,462

[1] Residents are assumed to utilize the on-site parking garage. Non-residential autos are assumed to park on the street.

Table 6 – Summary of Project-Generated Person Trips by Land Use

Mode	Residential			Local Retail			Passive Open Space			Museum		
	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total
Weekday AM Peak Hour												
Auto[1]	24	87	111	32	28	60	0	0	0	3	0	3
Taxi	3	10	13	0	0	0	0	0	0	1	0	1
Bus	2	7	9	6	5	11	0	0	0	2	0	2
Subway	127	449	576	9	7	16	0	0	0	2	0	2
Ferry	6	21	27	0	0	0	0	0	0	0	0	0
Bicycle	10	35	45	0	0	0	0	0	0	0	0	0
Walk-only	21	74	95	244	216	460	1	0	1	0	0	0
Total	**193**	**683**	**876**	**291**	**256**	**547**	**1**	**0**	**1**	**8**	**0**	**8**
Weekday Midday Peak Hour												
Auto[1]	34	34	68	51	51	102	0	0	0	23	31	54
Taxi	4	4	8	0	0	0	0	0	0	8	10	18
Bus	2	2	4	9	9	18	0	0	0	16	22	38
Subway	173	173	346	14	14	28	0	0	0	16	22	38
Ferry	8	8	16	0	0	0	0	0	0	0	0	0
Bicycle	13	13	26	0	0	0	0	0	0	0	0	0
Walk-only	28	28	56	384	384	768	3	3	6	1	2	3
Total	**262**	**262**	**524**	**458**	**458**	**916**	**3**	**3**	**6**	**64**	**87**	**151**
Weekday PM Peak Hour												
Auto[1]	64	38	102	68	68	136	0	0	0	14	31	45
Taxi	7	5	12	0	0	0	0	0	0	5	10	15
Bus	5	3	8	12	12	24	0	0	0	10	21	31
Subway	332	195	527	19	19	38	0	0	0	10	21	31
Ferry	15	9	24	0	0	0	0	0	0	0	0	0
Bicycle	27	16	43	0	0	0	0	0	0	0	0	0
Walk-only	54	32	86	522	522	1,044	3	3	6	1	2	3
Total	**504**	**298**	**802**	**621**	**621**	**1,242**	**3**	**3**	**6**	**40**	**85**	**125**
Saturday Peak Hour												
Auto[1]	57	54	111	80	80	160	0	0	0	24	20	44
Taxi	7	6	13	0	0	0	0	0	0	8	7	15
Bus	5	5	10	15	15	30	0	0	0	17	14	31
Subway	294	283	577	22	22	44	0	0	0	17	14	31
Ferry	13	13	26	0	0	0	0	0	0	0	0	0
Bicycle	23	22	45	0	0	0	0	0	0	0	0	0
Walk-only	48	46	94	610	610	1,220	5	4	9	1	1	2
Total	**447**	**429**	**876**	**727**	**727**	**1,454**	**5**	**4**	**9**	**67**	**56**	**123**

[1] Residents are assumed to utilize the on-site parking garage. Non-residential autos are assumed to park on the street.

Project-generated trips are expected to exceed the *CEQR Technical Manual* Level 1 screening thresholds for subway and pedestrian trips – 200 subway trips and 200 pedestrian trips, respectively – during all four of the analysis peak hours. Ferry trips would not exceed the Level 1 screening thresholds and further analyses are not needed for that mode. The number of bus-only trips would not exceed the Level 1 screening threshold of 50 or more bus trips, however, a Level 2 assessment (trip assignments) is warranted as a proportion of the subway riders are expected to ride a bus in-route to and from a subway station, conducting a bus-to-subway transfer instead of a walk-to subway trip. A Level 2 screening assessment was conducted to determine the required scope of detailed pedestrian, bus, and subway analyses.

Level 2 Screening (Trip Assignment) Assessment

As shown above, a Level 2 screening assessment, and consequently further detailed analyses, was not warranted for the NYCTA Relocation Site. However, a Level 2 screening assessment was warranted for vehicle traffic, transit, and pedestrian trips generated by the Proposed Development during peak hours analyzed. Project-generated trips were assigned through the surrounding street network based on expected routes to and from the Development Site. The following presents the Level 2 screening assessment conducted for the Proposed Development.

Traffic

The Development Site is bordered by Franklin Street to the east and Quay Street to the north. Between Wharf Drive and West Street, Quay Street is a two-way street. Between West Street and Franklin Street, Quay Street is one-way in the westbound direction. Project-generated vehicle trips were assigned through the surrounding street network based on expected routes to and from the Development Site's Quay Street frontage and parking garage, the configuration of the street network, and the location of streets with permitted on-street parking within the Development Site vicinity. The Proposed Development includes approximately 140 parking spaces. Due to the limited quantity of off-street parking facilities within a quarter-mile radius from the Development Site, the assignment of autos assumes that the proposed parking facility would be used by future residents and that autos generated by non-residential uses would utilize on-street parking spaces.

Residential

The distribution of residential auto trips was based on the 2012-2016 American Association of State Highway and Transportation Officials Census Transportation Planning Products JTW data for Brooklyn Census Tracts 557, 561, 565, 569, 573, and 575. This data set informed the travel assumptions applied to the residential component of the Proposed Development. Within New York City, approximately 35 percent of the trips can be expected to travel to other parts of Brooklyn, 25.6 percent to Queens, 17.9 percent to Manhattan, 2.2 percent to the Bronx, and 0.5 percent to Staten Island. The remainder of residential trips were distributed as follows: 4.8 percent to Westchester County, 9.1 percent to Long Island (Nassau and Suffolk Counties), and 4.9 percent to New Jersey. Within Greenpoint, most residential auto trips were assumed to use McGuinness Boulevard and Greenpoint Avenue: approximately 36.4 percent of outbound trips were assigned to McGuinness Boulevard (18.5 percent to the north and 17.9 percent to the south), and 27.3 percent to Greenpoint Avenue to areas east of the Development Site. Trips to the south via Wythe Avenue account for approximately 17.9 percent of residential trips. The remaining 36.3 percent would utilize other local streets such as Lorimer Street, Calyer Street, Norman Avenue, Nassau Avenue, Meeker Avenue, Graham Avenue, and Leonard Street en route to destinations outside the study area.

Museum

The distribution of auto museum visitor trips that would be generated by the Proposed Development were assumed to be within a 3-mile radius of the Development Site based on population densities. Approximately 39 percent of trips would originate from within Brooklyn, 48 percent from Manhattan, and 13 percent from Queens, respectively. In Greenpoint, most visitors were assumed to use McGuinness Boulevard and Kent Avenue: approximately 56 percent of outbound trips were assigned to McGuinness Boulevard (27.7 percent to the north and 28.3 percent to the south), and 13.3 percent to Kent Avenue to areas south of the Development Site. The remaining 30.7 percent would utilize other local streets.

Local and Open Space

Local trips (reflecting trips generated by local retail and open space uses) are expected to travel from within the immediate surrounding area and were therefore distributed to several local streets in the neighborhood.

Deliveries

Delivery trips were assigned along the nearest NYC DOT-designated truck routes such as McGuinness Boulevard, Kent Avenue, and the Brooklyn-Queen Expressway. At the Development Site, all delivery trips were assigned to Quay Street, the Development Site's only street frontage.

Traffic volume increment maps for the weekday AM, midday, PM, and Saturday peak hours are shown in **Figure 2** through **Figure 5**, respectively.

Memorandum

Figure 2 - Project-Generated Vehicle Trips – Weekday AM Peak Hour



Memorandum

Figure 3 - Project-Generated Vehicle Trips – Weekday Midday Peak Hour



Memorandum

Figure 4 - Project-Generated Vehicle Trips – Weekday PM Peak Hour



Figure 5 - Project-Generated Vehicle Trips – Saturday Peak Hour



Based on the vehicular traffic assignments described above, detailed level of service analyses will be conducted at 13 intersections for the weekday AM, midday, and PM peak hours, and the Saturday peak hour. These intersections are shown in **Figure 6** and listed below:

- West Street and Quay Street
- West Street and Calyer Street
- West Street and Oak Street
- Franklin Street and N 15th Street
- Franklin Street and Meserole Avenue
- Franklin Street and Quay Street
- Franklin Street and Calyer Street
- Franklin Street and Oak Street
- Franklin Street and Noble Street
- Franklin Street and Milton Street
- Franklin Street and Greenpoint Avenue
- Manhattan Avenue and Greenpoint Avenue
- McGuinness Boulevard and Greenpoint Avenue

Figure 6 - Traffic Study Area



Transit and Pedestrians

To determine if the number of additional transit and pedestrian trips generated by the Proposed Development would exceed *CEQR Technical Manual* Level 2 thresholds for detailed subway, bus, and pedestrian analysis, transit and pedestrian trips were assigned through the pedestrian network. These trips were assigned based on logical and direct travel routes to and from the Development Site from neighborhood attractions, CWFS landings, subway stations, bus stops and on-street parking spaces.

Buses

The Development Site is served by several local bus routes within an approximately half-mile radius – the B24, B32, B43, B48, and B62 routes. Approximately 12 percent of bus-only trips were assigned along the B24 route, 5 percent along the B32 route, 37 percent along the B43 route, 14 percent along the B48 route, and 32 percent along the B62 route. Approximately 10 percent of subway riders are assumed to ride a bus to and from subway stations. These bus-to-subway transfer were assigned to the B32 route which connects riders to the Marcy Avenue station (J, M, and Z subway lines). **Table 7** presents the number of project-generated bus-only and bus-to-subway transfer trips by bus route direction. As shown in **Table 7**, no bus route would experience an increase in ridership that would exceed the Level 2 screening threshold in any direction, therefore a detailed bus line haul analysis is not warranted.

Table 7 - Summary of Project-Generated Bus Trips

Bus Route	Direction	Weekday AM Peak Hour In	Weekday AM Peak Hour Out	Weekday AM Peak Hour Total	Weekday Midday Peak Hour In	Weekday Midday Peak Hour Out	Weekday Midday Peak Hour Total	Weekday PM Peak Hour In	Weekday PM Peak Hour Out	Weekday PM Peak Hour Total	Saturday Peak Hour In	Saturday Peak Hour Out	Saturday Peak Hour Total
Bus-Only Trips													
B24	EB	0	1	1	0	4	4	0	4	4	0	4	4
	WB	1	0	1	3	0	3	3	0	3	4	0	4
B32	NB	0	0	0	1	1	2	1	1	2	1	1	2
	SB	0	0	0	1	1	2	1	1	2	1	1	2
B43	NB	5	1	6	7	2	9	9	2	11	11	2	13
	SB	1	4	5	2	10	12	1	13	14	3	9	12
B48	NB	1	0	1	3	1	4	2	1	3	3	1	4
	SB	0	1	1	1	3	4	1	3	4	1	3	4
B62	NB	1	2	3	4	5	9	5	6	11	7	7	14
	SB	1	3	4	5	6	11	4	5	9	6	6	12
Bus-to-Subway Transfers													
B32	NB	13	0	13	20	0	20	36	0	36	33	0	33
	SB	0	45	45	0	21	21	0	25	25	0	32	32
Total Bus Trips													
B24	EB	0	1	1	0	4	4	0	4	4	0	4	4
	WB	1	0	1	3	0	3	3	0	3	4	0	4
B32	NB	13	0	13	21	1	22	37	1	38	34	1	35
	SB	0	45	45	1	22	23	1	26	27	1	33	34
B43	NB	5	1	6	7	2	9	9	2	11	11	2	13
	SB	1	4	5	2	10	12	1	13	14	3	9	12
B48	NB	1	0	1	3	1	4	2	1	3	3	1	4
	SB	0	1	1	1	3	4	1	3	4	1	3	4
B62	NB	1	2	3	4	5	9	5	6	11	7	7	14
	SB	1	3	4	5	6	11	4	5	9	6	6	12
Total		**23**	**57**	**80**	**47**	**54**	**101**	**63**	**61**	**124**	**70**	**66**	**136**

Subway

The nearest subway stations to the Development Site are the Greenpoint Avenue station and Nassau Avenue station, both of which are served by the G subway line and are approximately a ten-minute walk from the Development Site. For subway trips, 90 percent of riders were assumed to walk to these two stations - 54 percent to the Greenpoint Avenue station and 36 percent to the Nassau Avenue station. The remaining 10 percent of subway riders were assumed to use the B32 bus to transfer to another Marcy Avenue station located further away from the Development Site. **Table 8** presents the number of subway-walk and subway-bus transfer trips by station and subway line direction.

Table 8 - Summary of Project-Generated Subway Trips

Station-Subway Line	Direction	Weekday AM Peak Hour			Weekday Midday Peak Hour			Weekday PM Peak Hour			Saturday Peak Hour		
		In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total
Subway-Walk Trips													
Greenpoint-G	NB	37	124	161	55	56	111	98	63	161	90	85	175
	SB	38	123	161	54	56	110	97	63	160	90	86	176
	Total	75	247	322	109	112	221	195	126	321	180	171	351
Nassau Ave-G	NB	25	82	107	37	38	75	65	42	107	60	58	118
	SB	25	82	107	37	38	75	65	42	107	60	58	118
	Total	50	164	214	74	76	150	130	84	214	120	116	236
Bus-Subway Transfer Trips													
Bedford Ave-L and/or Marcy Ave-J, M & Z	NB	13	0	13	20	0	20	36	0	36	33	0	33
	SB	0	45	45	0	21	21	0	25	25	0	32	32
	Total	13	45	58	20	21	41	36	25	61	33	32	65

Based on the subway trip assignments described above, detailed capacity analyses of subway station elements at the Greenpoint Avenue station and Nassau Avenue station, and line haul analysis of the G subway line were identified for the weekday AM and PM commuter peak hours. The station elements identified for analysis are listed below:

- Greenpoint Avenue Station
  - Southwest corner street stairwell at the intersection of Manhattan Avenue and Greenpoint Avenue (S1 street stair and M1 mezzanine stair)
  - Southeast corner street stairwell at the intersection of Manhattan Avenue and Greenpoint Avenue (S2 street stair and M2 mezzanine stair)
  - Northwest corner street stairwells at the intersection of Manhattan Avenue and Greenpoint Avenue (S3 street stair and M3A/M3B mezzanine stair)
  - Fare Control Area at the south end of the station
  - Platform stairs to Church Ave bound platform (P1 and P3)
  - Platform stairs to Queens Ave bound platform (P2 and P4)
- Nassau Avenue Station
  - Northwest corner street stairwell at the intersection of Manhattan Avenue and Norman Avenue (S5 street stair and P3A/P3B platform stair)
  - Northeast corner street stairwell at the intersection of Manhattan Avenue and Norman Avenue (S6 street stair and P4A/P4B platform stair)
  - Church Avenue bound platform Fare Control Area at the north end of the station
  - Queens bound platform Fare Control Area at the north end of the station

Pedestrians

Due to the Development Site's location near the Bushwick Inlet, walk-only and pedestrian trips to/from on-street parking spaces were distributed primarily eastward with approximately 67 percent of walk-only trips towards the east, 25 percent of walk-only trip northward, and 8 percent of walk-only trips southward. These walk-only trips were then further divided toward local streets and attractions in the Development Site vicinity and then assigned further throughout the network.

Pedestrian volume increment maps for the weekday AM, midday and PM, and Saturday peak hours are shown in **Figure 7** through **Figure 10**. The volumes shown include walk-only trips, pedestrian trips to/from on-street parking spaces, and the walk component of trips to and from transit facilities (ferry, subway station, and bus stops).

Figure 7 - Project-Generated Pedestrian Trips – Weekday AM Peak Hour



Figure 8 - Project-Generated Pedestrian Trips – Weekday Midday Peak Hour



Figure 9 - Project-Generated Pedestrian Trips – Weekday PM Peak Hour



Figure 10 - Project-Generated Pedestrian Trips – Saturday Peak Hour



Based on these pedestrian assignments described above, detailed pedestrian level-of-service analyses for the weekday AM, midday, PM, and Saturday peak hours will be conducted at the pedestrian elements (ten sidewalks, eight corners, and four crosswalks) listed below and shown in **Figure 11**.

Sidewalk Locations:

- Quay Street between Wharf Drive and West Street - south sidewalk
- Quay Street between West Street and Franklin Street - north sidewalk
- Quay Street between West Street and Franklin Street - south sidewalk
- Franklin Street between Noble Street & Oak Street - west sidewalk
- Franklin Street between Oak Street & Calyer Street - west sidewalk
- Franklin Street between Calyer Street & Quay Street - west sidewalk
- Franklin Street between Quay Street & Meserole Avenue - east sidewalk
- Meserole Avenue between Franklin Street & Gem Street -north sidewalk
- Meserole Avenue between Franklin Street & Gem Street - south sidewalk
- Meserole Avenue between Gem Street & Banker Street - south sidewalk

Corner and Crosswalk Locations:

- Franklin Street and Quay Street – northwest and southwest corners; and west and south crosswalks
- Franklin Street and Calyer Street – northwest and southwest corners; and west crosswalk
- Franklin Street and Noble Street – northwest and southwest corners; and west crosswalk
- Franklin Street and Greenpoint Avenue – northeast and southeast corners

Figure 11 - Pedestrian Study Area



Vehicle and Pedestrian Safety

Per NYCDOT guidance, in addition to intersections identified in the Level 2 screening analysis, traffic analysis may be needed at intersections located within a ¼ mile of the Development Site that are identified as high-crash locations per the *CEQR Technical Manual* screening thresholds and would experience an increase in project-generated vehicle trips. An intersection is considered a high crash location if it is a Vision Zero Priority Intersection or has experienced five or more pedestrian/bicyclist injury crashes in any consecutive 12 months during the three-year analysis period. In addition, per NYC DOT's guidance, an intersection along a Vision Zero Priority Corridor is considered a high-crash location when three or more pedestrian/bicyclist injury crashes occur in any 12 consecutive month period during the most recent three-year period for which data are available.

Crash data were obtained for the study area intersections from NYCDOT for the years 2019, 2023, and 2024. This information is based on data provided by the New York State Department of Transportation (NYSDOT), New York State Department of Motor Vehicles (NYSDMV), and the New York City Police Department (NYPD). The crash data detail reported crashes (crashes resulting in death, injury, or property damage in excess of $1,000), fatalities, injuries, and pedestrian and bicycle injuries annually.

Table 9 presents a summary of total crashes at the study area intersections and intersections within a ¼ mile radius of the project site where vehicle trips were assigned to during the three analysis years identified above, and shows total fatalities, injuries, and pedestrian and bicycle crashes. None of these intersections would exceed the *CEQR Technical Manual* safety screening thresholds for pedestrian/bicycles injury crashes or are considered Vision Zero Priority intersections, therefore, no new intersections need to be added to the transportation analysis.

Table 9 – Vehicle and Pedestrian/Bicycle Crash Summary

Intersection		Total Crashes by Year					Pedestrian Crashes by Year			Bicycle Crashes by Year		
North-South Roadway	East-West Roadway	2019	2023	2024	Total Fatalities	Total Injuries	2019	2023	2024	2019	2023	2024
KENT AVENUE	NORTH 10 STREET	2	2	0	0	1	0	1	0	0	0	0
KENT AVENUE	NORTH 11 STREET	1	1	2	0	0	0	0	0	0	0	0
KENT AVENUE	NORTH 12 STREET	0	1	3	0	2	0	0	1	0	0	0
KENT AVENUE	NORTH 13 STREET	1	4	3	0	1	0	0	0	0	0	0
WEST STREET	QUAY STREET	0	2	2	0	2	0	0	1	0	1	0
FRANKLIN STREET	NORTH 14 STREET	0	2	3	0	7	0	0	0	0	0	0
WEST STREET	MILTON STREET	0	0	0	0	0	0	0	0	0	0	0
WEST STREET	CALYER STREET/ WHARF PLAZA	0	1	1	0	0	0	0	0	0	0	0
WEST STREET	OAK STREET	0	0	2	0	1	0	0	0	0	0	1
WEST STREET	NOBLE STREET	1	1	1	0	0	0	0	0	0	0	0
WEST STREET	GREENPOINT AVENUE	1	0	1	0	1	0	0	0	0	0	0
WYTHE AVENUE	NORTH 12TH STREET	6	2	0	0	3	0	0	0	1	0	0
WYTHE AVENUE	NORTH 13TH STREET	2	1	2	0	3	0	0	0	0	0	0
WYTHE AVENUE	NORTH 14TH STREET	4	4	1	0	2	0	0	0	0	0	0
FRANKLIN STREET	NORTH 15 STREET	0	0	2	0	1	0	0	0	0	0	1
FRANKLIN STREET	MESEROLE AVENUE	0	0	0	0	0	0	0	0	0	0	0
FRANKLIN STREET	QUAY STREET	4	0	1	0	6	0	0	0	3	0	1
GEM STREET	MESEROLE AVENUE	0	1	0	0	0	0	0	0	0	0	0
GEM STREET	NORTH 15 STREET	1	1	1	0	0	0	0	0	0	0	0
BANKER STREET	MESEROLE AVENUE	0	0	2	0	0	0	0	0	0	0	0
NORTH 15TH STREET	WYTHE AVENUE	3	4	0	0	3	0	0	0	0	0	0
BANKER STREET	WYTHE AVENUE	1	2	1	0	0	0	0	0	0	0	0
CLIFFORD PLACE	MESEROLE AVENUE	1	0	0	0	0	0	0	0	0	0	0
GUERNSEY STREET	MESEROLE AVENUE	2	0	2	0	0	0	0	0	0	0	0
DOBBIN STREET	NORMAN AVENUE	3	0	2	0	0	0	0	0	0	0	0

Table 9 – Vehicle and Pedestrian/Bicycle Crash Summary

Intersection		Total Crashes by Year					Pedestrian Crashes by Year			Bicycle Crashes by Year		
North-South Roadway	East-West Roadway	2019	2023	2024	Total Fatalities	Total Injuries	2019	2023	2024	2019	2023	2024
FRANKLIN STREET	NOBLE STREET	1	1	2	0	2	0	1	0	0	0	1
FRANKLIN STREET	MILTON STREET	2	6	3	0	6	0	0	0	1	1	0
BANKER STREET/ FRANKLIN STREET	CALYER STREET	4	4	2	0	5	0	0	0	1	0	0
FRANKLIN STREET	OAK STREET	0	1	3	0	1	0	0	0	0	0	0
CLIFFORD PLACE	CALYER STREET	4	0	0	0	0	0	0	0	0	0	0
GUERNSEY STREET	CALYER STREET	1	2	1	0	2	0	0	0	0	0	0
LORIMER STREET	NOBLE STREET	1	0	0	0	0	0	0	0	0	0	0
LORIMER STREET	CALYER STREET	2	0	0	0	1	1	0	0	0	0	0
FRANKLIN STREET	GREENPOINT AVENUE	3	2	1	0	6	0	0	0	0	2	0
MANHATTAN AVENUE	GREENPOINT AVENUE	6	2	8	0	10	1	0	1	1	0	3
GUERNSEY STREET	NORMAN AVENUE	1	0	0	0	0	0	0	0	0	0	0
LORIMER STREET	MESEROLE AVENUE	2	1	1	0	0	0	0	0	0	0	0
MCGUINNESS BOULEVARD	GREENPOINT AVENUE	20	4	10	0	11	0	0	4	1	0	0

Denotes a high crash location

* Intersection has five or more pedestrian-/bicyclist-related crashes in a consecutive 12-month period

Source: NYSDOT/NYSDMV (2019, 2023 and 2024)

Appendix D: Response to Comments on the Draft Scope of Work

Monitor Point

Response to Comments on the Draft Scope of Work

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December 12, 2025

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Introduction

This document summarizes and responds to comments on the Draft Scope of Work (DSOW) for the Monitor Point project, published on March 21, 2025.

City Environmental Quality Review (CEQR) requires a public scoping meeting as part of the environmental review process. Oral and written comments were received during the public hearing held by the New York City Department of City Planning (NYC DCP) on April 22, 2025. Written comments were accepted from issuance of the DSOW through the close of the public comment period, which ended at 5:00 PM on May 2, 2025. **Appendix E** contains the written comments received on the DSOW.

Section 2 lists the elected officials, organizations, and individuals who provided relevant comments on the DSOW. **Section 3** contains a summary of these relevant comments and a response to each. These summaries convey the substance of the comments made, but do not necessarily quote the comments verbatim. Comments are organized by subject matter and generally parallel the chapter structure of the DSOW. Where more than one commenter expressed similar views, those comments were grouped and addressed together.

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List of Elected Officials, Organizations, and Individuals Who Commented on the DSOW

Elected Officials

1. Office of Council Member Lincoln Restler, written testimony dated April 24, 2025 (C. M. Restler)

Community Board

2. Brooklyn Community Board 1, written and verbal testimony dated March 22, 2025 (BK CB1)
3. William Vega, Co-chair, Community Board 1 Environmental Committee, oral testimony dated March 22, 2025 (Vega)

Organizations and Interested Public

Organizations

4. Valery Aguilar, Waterfront Alliance, written testimony dated May 2, 2025 (Waterfront Alliance)
5. Elaine Brodsky, North Brooklyn Chamber of Commerce, written testimony dated April 22, 2025 (North Brooklyn Chamber of Commerce)
6. Katie Denny Horowitz, North Brooklyn Parks Alliance, oral testimony dated March 22, 2025 (North Brooklyn Parks Alliance)

7. Friends of Bushwick Inlet Park, written testimony dated May 2, 2025 (Friends of Bushwick Inlet Park)
8. LIC Coalition, written testimony dated May 2024 (LIC Coalition)
9. Frank Clarke, New York Building Congress, oral and written testimony dated April 22, 2025 (New York Building Congress)
10. The Real Estate Board of New York, written testimony dated April 22, 2025 (REBNY)
11. Sara Lind, Open Plans, written testimony dated April 28, 2025 (Open Plans)
12. Chad Purkey, Association for a Better New York, oral and written testimony dated April 22, 2025 (ABNY)
13. Dina Rabiner, Brooklyn Chamber of Commerce, oral and written testimony dated April 25, 2025 (Brooklyn Chamber of Commerce)

Interested Public

14. Susan Agliata, written testimony dated May 1, 2025 (Agliata)
15. Priyanka Agrawal, written testimony dated May 2, 2025 (Agrawal)
16. Olivia Austin, written testimony dated April 16, 2025 (Austin)
17. Anonymous 1, written testimony dated April 27, 2025 (Anonymous 1)
18. Anonymous 2, written testimony dated April 30, 2025 (Anonymous 2)
19. Anonymous 3, written testimony dated April 21, 2025 (Anonymous 3)
20. Maria Ayala, written testimony dated April 30, 2025 (Ayala)
21. Jerson Azcona, Local 79 Union, oral testimony dated March 22, 2025 (Azcona)
22. Pierre-Yves Azuelos, written testimony dated April 29, 2025 (Azuelos)
23. Katya Barmotina, written testimony dated April 26, 2025 (Barmotina)
24. Katie Barthelme, written testimony dated April 29, 2025 (Barthelme)
25. Mike Batter, Local 79 Union, oral testimony dated March 22, 2025 (Batter)
26. Emily Bauer, oral testimony dated March 22, 2025 (Bauer)
27. Bianca Bello, written testimony dated April 21, 2025 (Bello)
28. Bill Bendelow, written testimony dated April 28, 2025 (Bendelow)
29. Keith Berger, oral and written testimony dated May 1, 2025 (Berger)
30. Merrill Berland, written testimony dated May 1, 2025 (Berland)
31. Geb Berry, written testimony dated April 28, 2025 (Berry)
32. Mary Ellen Bizzarri, written testimony dated May 1, 2025 (Bizzarri)
33. Matt Blanchard, written testimony dated April 15, 2025 (Blanchard)
34. John Blanchette, written testimony dated May 1, 2025 (Blanchette)
35. Sharla Bonneville, written testimony dated May 2, 2025 (Bonneville)
36. Denzlie Boston, Local 79 Union, oral testimony dated March 22, 2025 (Boston)
37. Brent Bovenzi, oral testimony dated March 22, 2025 (Bovenzi)
38. Dana Boyer, The Wall Group, written testimony dated April 23, 2025 (Boyer)

39. Liz Braswell, written testimony dated April 28, 2025 (Braswell)
40. Cara Braude, written testimony dated April 28, 2025 (Braude)
41. Michael Brown, written testimony dated April 20, 2025 (Brown)
42. Robert Brunotte, Local 79 Union, oral testimony dated March 22, 2025 (Brunotte)
43. Robin Burton, written testimony dated May 2, 2025 (Burton)
44. Donald Cager, written testimony dated May 1, 2025 (Cager)
45. Caroline Caglioni, written testimony dated May 1, 2025 (Caglioni)
46. Genevieve Calkins, written testimony dated April 25, 2025 (Calkins)
47. Becky Cambell, written testimony dated April 30, 2025 (Cambell)
48. Alex Cano, written testimony dated May 2, 2025 (Cano)
49. Michele Carle, written testimony dated May 1, 2025 (Carle)
50. Leigh Celentano, written testimony dated April 28, 2025 (Celentano)
51. Vanessa Cervini, written testimony dated April 21, 2025 (Cervini)
52. Yama Chan, written testimony dated May 2, 2025 (Chan)
53. Rishi Chattoo, Local 79 Union, oral testimony dated March 22, 2025 (Chattoo)
54. Sugreev Chawla, written testimony dated May 2, 2025 (Chawla)
55. Samantha Chen, written testimony dated April 26, 2025 (Chen)
56. Esther Cheng, written testimony dated May 1, 2025 (E. Cheng)
57. Nerou Cheng CPA, written testimony dated April 25, 2025 (N. Cheng)
58. Pine Cheng, written testimony dated May 1, 2025 (P. Cheng)
59. Steve Chesler, oral testimony dated March 22, 2025 (Chesler)
60. Christina Choi, written testimony dated April 29, 2025 (C. Choi)
61. Edward Y. Choi, written testimony dated April 28, 2025 (E. Choi)
62. Isaac Clerencia, written testimony dated May 2, 2025 (Clerencia)
63. Joe Conyers III, written testimony dated April 28, 2025 (Conyers III)
64. Tina Corbelli, written testimony dated April 28, 2025 (Corbelli)
65. Natalia Correa, oral testimony dated March 22, 2025 (Correa)
66. Roxanne Dacres, Local 79 Union, oral testimony dated March 22, 2025 (Dacres)
67. Patrick Dacy, oral testimony dated March 22, 2025 (Dacy)
68. Donato D'Agosto, Local 79 Union, oral testimony dated March 22, 2025 (D'Agosto)
69. Steven DePalo, written testimony dated April 29, 2025 (DePalo)
70. Deborah Diaz Rodriguez, written testimony dated April 22, 2025 (Diaz Rodriguez)
71. Mary DiGangi, written testimony dated May 1, 2025 (DiGangi)
72. Vincent DiPietra, written testimony dated May 2, 2025 (DiPietra)
73. Ariel Dixon, Local 79 Union, oral testimony dated March 22, 2025 (Dixon)
74. Gina Domanico, written testimony dated April 28, 2025 (Domanico)
75. Gabriel Dougherty, oral testimony dated March 22, 2025 (Dougherty)
76. Holly Dowell, written testimony dated April 22, 2025 (Dowell)

77. Noel Doyle, written testimony dated April 30, 2025 (Doyle)
78. Emile Dubuisson, written testimony dated April 22, 2025 (Dubuisson)
79. Chris Dunn, oral testimony dated March 22, 2025 (Dunn)
80. Roseann Eppolito-Needleman, written testimony dated May 1, 2025 (Eppolito-Needleman)
81. Deniz Bartu Erdem, written testimony dated April 28, 2025 (D. Erdem)
82. Ece Erdem, written testimony dated April 28, 2025 (E. Erdem)
83. Emily Farris, written testimony dated May 2, 2025 (Farris)
84. Stacy Federer, written testimony dated May 2, 2025 (Federer)
85. Antonio Fragoso, written testimony dated May 2, 2025 (Fragoso)
86. Salvatore Franchino, written testimony dated April 23, 2025 (Franchino)
87. Erika Frankel, written testimony dated April 28, 2025 (Frankel)
88. Kim Fraser, oral testimony dated March 22, 2025 (K. Fraser)
89. Scott Fraser, oral and written testimony dated March 22, 2025 (S. Fraser)
90. Daphne Gardner, written testimony dated April 28, 2025 (Gardner)
91. Lisa Gerstel, written testimony dated April 28, 2025 (Gerstel)
92. Rhea Ghosh, oral testimony dated March 22, 2025 (Ghosh)
93. Aileen Gibbons, written testimony dated May 1, 2025 (Gibbons)
94. Aleks Gilbert, oral testimony dated March 22, 2025 (Gilbert)
95. Stas Golubenko, written testimony dated May 1, 2025 (Golubenko)
96. Tiana Gonzalez, oral testimony dated April 22, 2025 (Gonzalez)
97. Bobby Grado, written testimony dated April 21, 2025 (Grado)
98. Michael Graf, written testimony dated May 1, 2025 (Graf)
99. Jonathan Grebinar, written testimony dated April 29, 2025 (Grebinar)
100. Candela Turco, written testimony dated April 29, 2025 (Turco)
101. Tim Hanold, written testimony dated April 29, 2025 (Hanold)
102. Danielle Harris, written testimony dated May 1, 2025 (Harris)
103. Brandon Hass, written testimony dated April 30, 2025 (Hass)
104. Courtney Hayne-McDowell, written testimony dated April 30, 2025 (Hayne-McDowell)
105. Albin Henneberger, oral testimony dated March 22, 2025 (Henneberger)
106. Alon Hillel-Tuch, written testimony dated April 21, 2025 (Hillel-Tuch)
107. Laura Hofmann, oral testimony dated March 22, 2025 (Hofmann)
108. Chen-Wen Huang, written testimony dated May 1, 2025 (Huang)
109. Shaun Hui, written testimony dated April 22, 2025 (Hui)
110. Megan Hull, written testimony dated May 1, 2025 (Hull)
111. Bea Hundal, written testimony dated April 28, 2025 (Hundal)
112. Dina Huxley, written testimony dated May 1, 2025 (Huxley)
113. Anna Lee Iijima, written testimony dated May 1, 2025 (Iijima)
114. Lana Irons, written testimony dated April 22, 2025 (Irons)

115. Nicholas Isaacson, written testimony dated April 22, 2025 (Isaacson)
116. Jonathan Jackson, written testimony dated April 23, 2025 (Jackson)
117. Jennifer [last name not provided], written testimony dated May 2, 2025 (Jennifer)
118. Cindy Johnson, written testimony dated May 2, 2025 (Johnson)
119. Brad Johnston, written testimony dated April 29, 2025 (B. Johnston)
120. Drew Johnston, written testimony dated April 21, 2025 (D. Johnston)
121. Jonathan [last name not provided], written testimony dated May 2, 2025 (Jonathan 1)
122. Jonathan [last name not provided], written testimony dated May 2, 2025 (Jonathan 2)
123. Hillary Jordan, written testimony dated April 28, 2025 (Jordan)
124. Rachel Kaplan, written testimony dated April 26, 2025 (Kaplan)
125. Cory Kantin, oral testimony dated March 22, 2025, and written testimony dated May 1, 2025 (Kantin)
126. Douglas Keisler, written testimony dated May 1, 2025 (Keisler)
127. Mitchell Kelly, written testimony dated May 1, 2025 (Kelly)
128. Katie Klein, written testimony dated May 2, 2025 (Klein)
129. Tim Koch, written testimony dated May 1, 2025 (Koch)
130. Besim Krasniqi, 32BJ SEIU, oral and written testimony dated April 22, 2025 (B. Krasniqi)
131. Danielle Krasniqi, written testimony dated April 23, 2025 (D. Krasniqi)
132. Zoe Krauss, written testimony dated May 1, 2025 (Krauss)
133. Jenna Krypell, written testimony dated May 2, 2025 (Krypell)
134. Adam Kwapich, written testimony dated April 3, 2025 (Kwapich)
135. Amanda Lackey, written testimony dated May 1, 2025 (Lackey)
136. Meghan Lamar, written testimony dated May 1, 2025 (Lamar)
137. Luke Lavanway, oral testimony dated March 22, 2025 (Lavanway)
138. Jane Laros Lea, written testimony dated April 24, 2025 (Laros Lea)
139. Jenna Lee, written testimony dated April 29, 2025 (J. Lee)
140. Sylvia Lee, written testimony dated May 1, 2025 (S. Lee)
141. Rachel Lehman, written testimony dated April 22, 2025 (Lehman)
142. Joe Leone, oral testimony dated March 22, 2025 (Leone)
143. Nicholas Leung, written testimony dated April 28, 2025 (Leung)
144. Lindsay Lief, written testimony dated April 14, 2025 (Lief)
145. Darren Lipman, oral testimony dated March 22, 2025 (Lipman)
146. Tamara Loomis, written testimony dated April 30, 2025 (Loomis)
147. Victor Lopez, Local 79 Union, oral testimony dated March 22, 2025 (Lopez)
148. Luke Loreti, written testimony dated May 1, 2025 (Loreti)
149. Ian Luo, written testimony dated April 26, 2025 (Luo)
150. Sheida Mani, written testimony dated May 1, 2025 (Mani)
151. Zach Mareskes, written testimony dated April 28, 2025 (Mareskes)

152. Alex Maza, oral testimony dated April 22, 2024 (Maza)
153. Pat McCann, 32BJ SEIU, oral and written testimony dated April 22, 2025 (McCann)
154. Turlough McConnell, oral testimony dated March 22, 2025 (McConnell)
155. Ashley McDonald, written testimony dated May 2, 2025 (McDonald)
156. Bryan McLellan, written testimony dated May 1, 2025 (McLellan)
157. Freddy Mendez, Local 79 Union, oral testimony dated March 22, 2025 (Mendez)
158. Arun Menon; Bhargavi Menon; Jay Menon, written testimony dated May 1, 2025 (Menon)
159. Griffin Meyer, written testimony dated May 2, 2025 (Meyer)
160. Jordan Miller, written testimony dated May 2, 2025 (Miller)
161. Nissar Modi, written testimony dated May 1, 2025 (Modi)
162. Peter Montoro, The Union Baptist Church, written testimony dated April 22, 2025 (Montoro)
163. Abraham Moronta, Local 79 Union, oral testimony dated March 22, 2025 (Moronta)
164. Nicole Nardi, written testimony dated April 29, 2025 (Nardi)
165. Sunny Ng, written testimony dated April 24, 2025 (Ng)
166. Algis Norvila, written testimony dated May 1, 2025 (Norvila)
167. Vienna Nowell, written testimony dated May 1, 2025 (Nowell)
168. Mauveen Olsen, written testimony dated May 2, 2025 (Olsen)
169. Alan Padilla, written testimony dated April 29, 2025 (Padilla)
170. Pedersin Pellisier, Local 79 Union, oral testimony dated March 22, 2025 (Pellisier)
171. Parker Pence, oral and written testimony dated March 22, 2025 (Pence)
172. Sara Penenberg, 32BJ SEIU, oral testimony dated March 22, 2025 (Penenberg)
173. Jenni Pietromonaco, written testimony dated April 27, 2025 (J. Pietromonaco)
174. Richard Pietromonaco, written testimony dated April 27, 2025 (R. Pietromonaco)
175. Stephanie Pietromonaco, written testimony dated April 27, 2025 (S. Pietromonaco)
176. Jane Pool, oral testimony dated March 22, 2025 (Pool)
177. Jeremy Raguain, written testimony dated May 1, 2025 (Raguain)
178. Robyn Rahbar, written testimony dated April 29, 2025 (Rahbar)
179. Alvin Ramdeo, written testimony dated April 29, 2025 (Ramdeo)
180. Ravi [last name not provided], written testimony dated May 2, 2025 (Ravi)
181. Natalie Reey, written testimony dated May 2, 2025 (Reey)
182. Patricia Regan, written testimony dated May 2, 2025 (Regan)
183. Brandon Rincon, written testimony dated May 1, 2025 (Rincon)
184. Johnny Ringo, written testimony dated May 1, 2025 (Ringo)
185. Vanessa Rios, oral testimony dated March 22, 2025 (Rios)
186. Sarah Roberts, oral and written testimony dated May 3, 2025 (Roberts)
187. Ethan Robinson, written testimony dated May 2, 2025 (Robinson)
188. Cecilia Robles Ponce, written testimony dated April 29, 2025 (Robles Ponce)
189. Douglas Rojas, written testimony dated April 22, 2025 (Rojas)

190. Carolina Romano, written testimony dated April 25, 2025 (Romano)
191. Alba Roshi, written testimony dated May 3, 2025 (Roshi)
192. Brianna Rowe, written testimony dated May 1, 2025 (Rowe)
193. Stephen Rupp, written testimony dated May 1, 2025 (Rupp)
194. Michael Santaferrara, written testimony dated April 26, 2025 (Santaferrara)
195. Alex Semergey, written testimony dated May 1, 2025 (Semergey)
196. Peter Sepe, written testimony dated May 1, 2025 (Sepe)
197. Jigar Shah, written testimony dated May 2, 2025 (Shah)
198. Shawn [last name not provided], written testimony dated May 2, 2025 (Shawn)
199. Meagan Shepherd, written testimony dated April 23, 2025 (Shepherd)
200. Stu Sherman, written testimony dated April 26, 2025 (Sherman)
201. Mel Shuaipi, written testimony dated May 2, 2025 (Shuaipi)
202. Reid Skibell, written testimony dated April 14, 2025 (Skibell)
203. Liz Slome, written testimony dated April 23, 2025 (Slome)
204. Nick Smith, written testimony dated April 28, 2025 (Smith)
205. Thomas Smolenski, oral testimony dated March 22, 2025 (Smolenski)
206. Emma Sobota, written testimony dated May 2, 2025 (Sobota)
207. Michael Spalter, written testimony dated April 26, 2025 (Spalter)
208. Ariella Sperling, written testimony dated May 1, 2025 (Sperling)
209. Lea Stern, written testimony dated May 1, 2025 (Stern)
210. Kaelin Strain, written testimony dated May 1, 2025 (Strain)
211. Dalila Szostak, written testimony dated April 29, 2025 (Szostak)
212. Lauren Tartaglia, written testimony dated April 21, 2025 (Tartaglia)
213. Maria Tavella, written testimony dated May 2, 2025 (Tavella)
214. Joshua Terry, Local 79 Union, oral testimony dated March 22, 2025 (Terry)
215. Zachary Thomas, oral testimony dated March 22, 2025 (Thomas)
216. Alexander Thompson, written testimony dated May 1, 2025 (A. Thompson)
217. Charlotte Thompson, oral and written testimony dated April 22, 2025 (C. Thompson)
218. Dewey Thompson, oral and written testimony dated April 24, 2025 (D. Thompson)
219. Katherine Thompson, Save the Inlet, oral and written testimony dated April 22, 2025 (K. Thompson)
220. Ana Tiwathia, written testimony dated April 29, 2025 (Tiwathia)
221. Fred Tomaselli, written testimony dated April 22, 2025 (Tomaselli)
222. Debra Triolo, written testimony dated April 19, 2025 (Triolo)
223. David Turner, written testimony dated April 24, 2025 (Turner)
224. Heidi Vanderlee, written testimony dated April 14, 2025 (Vanderlee)
225. Sarah Vasil, written testimony dated May 1, 2025 (Vasil)
226. Rhianna Vigrass, written testimony dated May 1, 2025 (Vigrass)

227. Romain Waïss-Moreau, written testimony dated May 1, 2025 (Waïss-Moreau)
228. Lucy Walton, written testimony dated May 2, 2025 (Walton)
229. Mike Wang, written testimony dated April 29, 2025 (Wang)
230. Arielle Weinstein, written testimony dated May 1, 2025 (Weinstein)
231. Wendy [last name not provided], written testimony dated May 2, 2025 (Wendy)
232. Julien Williams, written testimony dated May 2, 2025 (Williams)
233. Stefan Jimenez Wisler, written testimony dated May 1, 2025 (Wisler)
234. Daisy Wong, written testimony dated April 30, 2025 (Wong)
235. Kyle Woods, written testimony dated April 28, 2025 (Woods)
236. John Wright, written testimony dated May 2, 2025 (Wright)
237. Kate Yourke, oral and written testimony dated May 2, 2025 (Yourke)
238. Katie Zack, written testimony dated April 29, 2025 (Zack)
239. Veronica Zapasnik, oral testimony dated March 22, 2025 (Zapasnik)
240. Joanna Zdziaszek, written testimony dated May 2, 2025 (Zdziaszek)
241. Zoe [last name not provided], written testimony dated May 2, 2025 (Zoe)
242. Anna Zvi, written testimony dated April 30, 2025 (Zvi)

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Comments and Responses on the DSOW

Comments on the Proposed Actions

Purpose and Need

C.1 **Public land, such as the Proposed Development, should be utilized for community-driven initiatives like green spaces or public services that benefit the community, rather than top-down developments that exacerbate existing pressures. This approach ensures that public land benefits the public, as it is ultimately owned by the community members who have invested in it through public funding. The Development Site could be used for initiatives that make neighborhoods livable, rather than unaffordable, and should be determined through genuine community consultation. (Burton, Bauer, Menon, Rojas)**

Response: In 2019, the Project Developer submitted a proposal in response to a Request for Proposal (RFP) issued by the Metropolitan Transit Authority (MTA) for the redevelopment of Lot 1, which is owned by the New York City Transit Authority (NYCTA), an affiliate of the MTA.

The proposal, which was selected by the MTA in 2021, responds to the community's strong demands for affordable housing and access to open space, which were identified as two of the most pressing issues in Brooklyn Community District 1 Statement of Community District Needs for the fiscal year 2026.

As part of the 2005 Greenpoint-Williamsburg Rezoning (C 050111(A) ZMK) and (N 050110(A) ZRK), Lot 1 was rezoned to a residential zoning district for the purpose of delivering housing. The Proposed Development proposes a new mixed-use development on Lots 1 and 25 that would contain approximately 1,106,500 gross square feet (gsf) of new residential space for rental units on Lot 1 (up to approximately 1,150 total units, including up to approximately 300 units of much-needed affordable housing at an average of 56 percent Area Median Income [AMI]), approximately 35,000 gsf of community facility space for a new Greenpoint Monitor Museum on Lot 25 (which lot is owned by the Monitor Museum) to celebrate the shipbuilding history of the site and the USS Monitor, *approximately*

36,500 gsf of local retail use, and, consistent with the 2005 Greenpoint-Williamsburg Rezoning, a continuous, publicly accessible waterfront walkway with upland connections to the waterfront.

As set forth in the Environmental Assessment Statement (EAS) and Final Scope of Work (FSOW), the Proposed Actions would add approximately 50,000 square feet (sf) of new green space within the community, including an approximate 34,000-sf Waterfront Public Access Area (WPAA) and 9,000 sf of Public Access Area (PAA) that would enhance connectivity for pedestrians along the waterfront and offer a new neighborhood amenity and provide a monetary contribution to the maintenance of Bushwick Inlet Park. On Lot 25, the Proposed Actions would facilitate the reconstruction of the deteriorated shoreline with new bulkheads and resiliency improvements. Fulfillment of the Greenpoint/Williamsburg Waterfront Access Plan (WAP) would be facilitated by the relocation of the NYCTA Facility that is currently on Lot 1, which creates a barrier between the waterfront and upland neighborhoods, to a new turnkey facility in the North Brooklyn Industrial Business Zone, delivered by the Project Developer. Further, relocation of the existing NYCTA Facility at Commercial Street would allow the City to realize an additional 25,000 sf of open space at its planned Box Street Park. Further, the long-term lease payments to NYCTA would generate revenue for NYCTA infrastructure improvements. The Proposed Actions would also provide shoreline stabilization and resiliency measures to prevent further erosion of the shoreline revetment and adjacent upland areas.

The Proposed Actions aim to transform an underutilized site occupied by a non-conforming industrial use into a vibrant, mixed-use area with new housing, open space, and waterfront access for the public where none exists currently.

C.2 The development of public land as primarily luxury housing does not serve a true public purpose, instead prioritizing private interests over community needs, as evident in the Proposed Development, which will yield a mere $38 million in revenue for a 100-year lease while generating half a billion dollars in profit for the private developer and straining local infrastructure, transit, and public space. (K. Thompson, C. M. Restler, Menon, Padilla, Romano)

Response: See response to Comment C.1 regarding potential benefits of the Proposed Actions. The revenue generated by the lease with the NYCTA is not a comment on the DSOW, and revenue generation is outside scope of CEQR or SEQRA.

Lot 1 is owned by NYCTA, which issued an RFP for the redevelopment of the Development Site. As discussed in the EAS, Lot 25 within the Development Site is vacant and owned by the Greenpoint Monitor Museum. While Lot 25 is zoned M3-1 and mapped with a "Park" designation, NYC Parks has stated that it does not intend to acquire the property for use as a public park. Therefore, this land is not considered to be an existing open space and would not be developed with open space in the future without the Proposed Actions.

As described in Tasks 5, 11, and 12, respectively, of the FSOW, in accordance with the methodologies set forth in the 2021 CEQR Technical Manual*, the Environmental Impact Statement (EIS) will include an analysis to determine whether the Proposed Actions could result in any significant adverse environmental impacts, including impacts to open space resources, infrastructure, and transportation.*

As detailed in the EAS, based on average water consumption levels, the Proposed Development is not expected to exceed the threshold of 1 million gallons per day that would warrant a preliminary infrastructure assessment of water supply. Therefore, an analysis of water supply will not be provided in the EIS. However, the infrastructure analysis in the EIS will disclose the water demand for the Proposed Development in terms of domestic water and air-conditioning.

As detailed in the FSOW, the transportation analysis will include an assessment of the potential for the Proposed Actions to have a significant adverse impact on public transit, including potential effects on buses, subways, and ferries, following the guidance of the CEQR Technical Manual.

C.3 **Further, because the Proposed Actions are expected to introduce approximately 2,795 incremental residents at the Development Site, as set forth in Task 5: Open Space, the EIS will include an assessment of residential open space. The city's housing crisis is marked by a low vacancy rate and high rents, necessitating more effective measures to address the urgent need for affordable housing. Despite increasing demand, the Proposed Development's allocation of only 20 to 30 percent of its 1,150 residential units as affordable housing falls short of addressing the city's need. The current 25 percent baseline requirement for affordable units is considered merely a minimum, and the shortage highlights the need for 100 percent affordable buildings or stronger incentives for developers to construct affordable units. (Woods, Farris, S. Lee, Zapasnik, Kwapich, Rios, Kantin, Berger, Penenberg, Correa, Cervini, Conyers III, Lavanway, Bovenzi, Bauer, Ghosh, Cager, Smolenski, Norvila, K. Thompson, Eppolito-Needleman)**

Response: See response to C.1.

The proposed zoning changes would allow an increase in residential density on the Development Site, enabling the development of more housing, including approximately 230 to 345 affordable units, pursuant to Mandatory Inclusionary Housing (MIH) requirements (the Project Developer intends to provide approximately 300 affordable units). The Proposed Development would include a mix of market-rate housing and affordable units pursuant to MIH requirements. The established affordability requirements of the City's MIH program are beyond the scope of this environmental review. In addition to providing new affordable housing, the Proposed Actions would provide numerous community benefits, as discussed in response to comment C.1.

C.4 **The project would undermine decades of community-led planning and environmental stewardship, prioritizing private interests over public needs. This is evident as the City's approval of the project disregards years of advocacy and hard work invested in protecting the park, which serves the public. (Farris, Spalter)**

Response: Comment noted. See response to C.1.

Comments on Specific EIS Impact Categories

Land Use, Zoning, and Public Policy

C.5 **Selling the publicly owned MTA property at 40 Quay to real estate developers would result in a private land grab of publicly owned property, which is a violation of land use and zoning regulations. This action would effectively steal publicly sanctioned waterfront, undermining the public's interest. The Proposed Development would prioritize private profit over community benefit and environmental resilience. This public land should instead be used to benefit the community as either park space or deeply affordable housing. (Cambell, K. Thompson, Shepherd, Turner, Barmotina, Olsen, Friends of Bushwick Inlet Park, Tiwathia, Triolo, Doyle, Hillel-Tuch, Vigrass, Zack)**

Response: See response to Comment C.1. Lot 1 is owned by the NYCTA, an affiliate of the MTA.

As set forth in Task 2 of the FSOW, the EIS will include an analysis to determine whether the Proposed Actions could result in significant adverse impacts to land use and zoning in accordance with the methodologies set forth in the CEQR Technical Manual.

It is anticipated that Lot 1 would be developed by the Project Developer under a long-term (99-year) land lease with the NYCTA, which would provide critical infrastructure funding for the NYCTA. Lot 1 was rezoned to a residential zoning district as part of the 2005 Greenpoint-Williamsburg Rezoning (C 050111(A) ZMK) and (N 050110(A) ZRK) for the purpose of delivering housing. The Proposed Development would include approximately 1,106,500 gsf of new residential space on Lot 1 with up to approximately 1,150 total rental units, including 203 to 345 affordable units pursuant to MIH requirements (the Project Developer intends to provide up to approximately 300 affordable units (approximately 25 percent) at an average of 56 percent AMI).

C.6 **As part of the Proposed Development, the Project Developer has identified a relocation site in the North Brooklyn IBZ in East Williamsburg and would construct a new turnkey facility for the relocation of the NYCTA operations, providing the opportunity for a new development to be constructed on the footprint of the existing NYCTA Facility that would be more aligned with surrounding uses. In its existing condition, the NYCTA Facility creates a barrier between the waterfront and upland neighborhoods, serving as an impediment to the fulfillment of the Greenpoint/Williamsburg WAP. No residential development has been achieved on Lot 1 since it was rezoned to allow for residential use almost 20 years ago. The Proposed Development would replace vacant land and the existing NYCTA Facility with new publicly accessible open space, supporting the goals of the Greenpoint-Williamsburg Rezoning by improving waterfront access and connecting area open spaces. The project's R6 to R8 rezoning plans would create an oppressive, shadowed, and claustrophobic experience along Quay Street and West Street, undermining the City's commitment to preserve neighborhood character. This is because the increased density would disrupt the intended transition between high-density waterfront areas and lower-density residential areas, as established by the 2005 Greenpoint-Williamsburg Rezoning. The R6 zoning designation was specifically intended to create a low-density corridor and shield Bushwick Inlet Park, and the proposed rezoning would contradict this commitment. (BK CB1)**

Response: As described in Task 2 of the FSOW, in accordance with the methodologies set forth in the CEQR Technical Manual*, the EIS will include a detailed analysis of land use, zoning, and public policy, which will consider whether the proposed R8 zoning district would result in significant adverse land use or zoning impacts to the study area. Further, as described in Task 8 of the FSOW, the EIS will include a detailed analysis of urban design and visual resources, which will assess the anticipated effects of the Proposed Actions on the defining elements of urban design from the pedestrian perspective. As described in Task 17 of the FSOW, the EIS will include an assessment of Neighborhood Character, which will consist of describing the predominant factors that contribute to defining the character of the neighborhood within the study area, summarizing changes in the character of the neighborhood that can be expected in the future No-Action condition, and evaluating the Proposed Development's potential to affect the defining features of the neighborhood.*

Further, as set forth in Task 6 of the FSOW, the EIS will assess shadow impacts from the Proposed Actions all publicly accessible parks and other open spaces located in the longest-shadow study area.

C.7 **The proposed rezoning from R6 to R8 would result in buildings 10 times taller than the as-of-right limit and up to 240 feet taller than any waterfront building north of Domino Park. (Berry, K. Thompson)**

Response: See response to C.6. Further, as described in Task 8 of the FSOW, in accordance with the methodologies set forth in the CEQR Technical Manual*, the EIS will include an analysis to determine whether the Proposed Actions could result in significant adverse impacts on urban design and visual resources. The assessment will consider the degree to which the project would change the built environment's arrangement, appearance, or functionality and whether the change would negatively affect a pedestrian's experience of the area.*

C.8 By proceeding with this project, the City is compromising its own climate objectives and endangering its residents. (Farris, Berland)

Response: As discussed in Task 2 of the FSOW, the EIS will assess the Proposed Actions' compliance with, and effect on, the area's zoning and other applicable public policies, including the City's Waterfront Revitalization Plan (WRP). Additionally, the Proposed Actions would facilitate remediation of existing hazardous materials on-site, improved stormwater management systems, and new public access to the waterfront where none currently exists. See response to comment C.1 for a discussion of the Proposed Development benefits, some of which (e.g., new bulkhead walls) are intended to prevent further deterioration of the waterfront due to erosion.

C.9 Proceeding with the rezoning would contradict the City's equity and environmental justice goals. (Sobota, Farris)

Response: As set forth in Task 2 of the FSOW, the EIS will assess the Proposed Actions' compliance with applicable public policies, including those related to equity and environmental goals, including OneNYC 2050, Housing New York, and any other relevant public policies.

Further, as noted in Task 3 of the FSOW, in accordance with the CEQR Technical Manual*, the socioeconomic conditions analysis will assess whether the Proposed Actions would substantially alter the demographic character of the study area through population change or the introduction of more costly housing. Specifically, the indirect residential displacement assessment will determine if the Proposed Actions would add substantial new population with different income as compared with the study area population, and whether the incremental population is large enough to affect real estate market conditions in the study area.*

Additionally, as described in Task 21: Summary Chapters, the EIS assesses the potential for the Proposed Actions to cause or increase a disproportionate pollution burden on disadvantaged communities (as required by Section 8-0109(2)(k) of the New York State Environmental Conservation Law). The "Effects on Disadvantaged Communities" assessment will consider the conclusions of the EIS analyses related to pollution (e.g., wastewater discharges, air emissions, noise, odor, solid or hazardous waste generation, transportation, or disposal) and then determine whether the Proposed Actions would cause or increase a pollution burden within a disadvantaged community.

C.10 Approving the project's "upzone" would set a dangerous precedent for future overdevelopment along Brooklyn's remaining natural coastline, threatening the neighborhood's environmental, social, and cultural integrity. This precedent could lead to unchecked development, underscoring the need to carefully consider the project's impact on the neighborhood. (Hayne-McDowell)

Response: See responses to C.1 for a discussion of potential public benefits that would be facilitated by the Proposed Actions, including new bulkhead walls, among many other benefits. See also responses to C.6 and C.8. As set forth on Task 2 of the FSOW, the EIS will include an assessment of the Proposed Actions' potential to impact land use, zoning, and applicable public policies.

Socioeconomic Conditions

C.11 **The project is likely to exacerbate gentrification and displace existing low- and middle-income residents, as evidenced by similar waterfront developments with limited affordable units that have led to significant rent increases in surrounding areas. The developer's proposal is likely to result in increased rents and the displacement of long-time, low- and moderate-income individuals and the small businesses that served them—a trend that has persisted since the 2005 and 2009 rezonings due to drastic rent increases. (BK CB1, K. Woods, Farris, S. Lee, V. Zapasnik, Kwapich, Rios, Kantin, Berger, Penenberg, Correa, Cervini, Conyers III, Lavanway, Bovenzi, Bauer, Ghosh, Cager, Smolenski, Norvila, K. Thompson, Eppolito-Needleman, Burton, McLellan, Azuelos, Pence, DiPietra, Iijima, Tartaglia, Vega, Rabiner, J. Pietromonaco, Mareskes, Nardi, Gardner, Henneberger, Olsen, Spalter, Shawn, Dubuisson, Friends of Bushwick Inlet Park, Cambell, , R. Vigrass, Boyer, Grado, C. Romano, Lamar, Leone, Chesler, Shah, D. Thompson, Turner, C. Thompson, Gilbert, Brunotte, DiGangi, , Hillel-Tuch, Barmotina, Farris, S. Pietromonaco, Chen, Hillel-Tuch, Celentano, Loomis, Szostak, R. Pietromonaco, Batter, Lief, LIC Coalition, Doyle, Anonymous 1, Barthelme, Correa, Krauss, Laros Lea, K. Yourke, Caglioni, Skibell, Kaplan, Kelly, Diaz Rodriguez, Rojas, Smith)**

Response: As *stated in the EAS, as there are no existing residential uses on the Development Site or NYCTA Relocation Site, there is no potential for direct residential displacement. However, as discussed in Task 3 of the FSOW, because the Proposed Development would result in the addition of more than 200 residential units and 200,000 residential gsf, the potential for indirect residential displacement will be assessed in the Socioeconomic Conditions chapter of the EIS. The objective of the indirect residential displacement analysis is to determine whether the Proposed Development may either introduce or accelerate a trend of changing socioeconomic conditions that may potentially displace a vulnerable population to the extent that the socioeconomic character of the neighborhood would change. Generally, an indirect residential displacement analysis is conducted only in cases in which the potential impact may be experienced by renters living in privately held units unprotected by rent control, rent stabilization, or other government regulations restricting rents, and whose income or poverty status indicates that they may not support substantial rent increases. As discussed in the EAS and FSOW, no direct business or institutional displacement would result from the project, as the NYCTA's existing operations on the Development Site would be relocated to a newly constructed facility in East Williamsburg as a requirement for the Proposed Development to occur. As the Proposed Development would not introduce more than 200,000 gsf of retail, there is no potential for indirect business displacement due to retail market saturation. Because the project is not expected to adversely affect the economic and operational conditions of any specific industries in the city, an analysis of adverse effects on specific industries is not warranted.*

As described in the Project Description of the FSOW, the Project Developer would pursue MIH Option 1 for the development of approximately 300 affordable dwelling units {DUs) (or approximately 25 percent of total DUs) with incomes averaging 56 percent AMI.

C.12 **The development would allocate only 20 to 30 percent of its 1,150 residential units to affordable housing. This falls short of addressing the demand for affordable options, especially for working families who are already struggling with economic pressures. The focus on luxury housing restricts the availability of reasonably priced units and fails to provide a sufficient buffer against rising costs. More balanced and inclusive development strategies, such as prioritizing affordable units or smaller, community-focused projects, are necessary to sustain the social and economic fabric of the city and provide viable housing solutions for all residents. (Woods, Farris, S. Lee, Zapasnik, Kwapich, Rios, Kantin, Berger, Penenberg, Correa,**

Cervini, Conyers III, Lavanway, Bovenzi, Bauer, Ghosh, Cager, Smolenski, Norvila, K. Thompson, Eppolito-Needleman)

Response: See responses to C.11.

C.13 **Only 13 percent of new housing units created from 2006-2023 were affordable in this community district. This proposal should include more affordable units. Only 288 affordable units out of 1,150 is not deeply affordable to many local families. (Turner, BK CB1, Vanderlee, Shepherd, Hillel-Tuch, Doyle, Olsen, Vigrass, Triolo, Friends of Bushwick Inlet Park, Tiwathia, Barmotina)**

Response: See responses to C.11.

C.14 **This Proposed Development will add nearly 1,200 mostly luxury units, exacerbating the city's affordability crisis. (K. Thompson, C. M. Restler, Menon, Padilla, Romano)**

Response: The Proposed Development would include both market-rate and affordable housing rentals pursuant to MIH. The affordable housing units would be permanently affordable pursuant to MIH requirements. See responses to C.11.

Community Facilities and Services

C.15 **The project is expected to bring new amenities, including a new museum and waterfront access, which will enhance community connections and quality of life. Thousands of housing units and public open space will also be created, benefiting families and the community; however, the project's benefits do not specifically address existing community facilities and services. (Leung, Moronta, Azcona, Brunotte)**

Response: See response to C.1 for a discussion of potential community benefits that would result from the Proposed Actions.

As described in Task 4, Community Facilities and Services, of the FSOW, the EIS will include a detailed analysis of public elementary and intermediate schools, early childhood programs, and public libraries. However, as set forth in Task 4 of the FSOW, since fewer than 150 high school students would be introduced by the Proposed Development, a detailed analysis of public high schools is not warranted, as determined in the EAS. As stated in Task 4 of the FSOW, the Proposed Actions would not trigger detailed analyses of potential impacts on health-care services or police/fire as a detailed assessment of service delivery is conducted only if a proposed project would affect the physical operations of, or access to and from, a police precinct, a fire station, or a hospital or a public health clinic or where a proposed project would create a sizeable new neighborhood where none existed before.

C.16 **The community lacks sufficient infrastructure, including schools and daycare, to support the proposed residential development, with no new schools or public pools added despite the influx of new residents. (North Brooklyn Parks Alliance, C. Thompson, Lackey, Rojas, K. Fraser)**

Response: See response to C.15.

Public pools are not specifically considered under CEQR; however, as described in Task 5: Open Space of the FSOW, the EIS will consider the availability of active recreation resources, like sports courts and playgrounds, as well as passive recreation resources, like lawns and seating areas.

C.17 **The Proposed Development will overburden already stretched public schools, with the three elementary schools in Greenpoint currently near or over capacity, and the influx of nearly**

3,000 new residents exacerbating the issue. The School Construction Authority's proposed new school with 451 seats has not been approved, and thousands of additional apartments are planned for the Greenpoint waterfront, further increasing the need for school seats. It is unclear how many years it will take to build a school to accommodate the children of families living in the new towers. (Farris, Zdziaszek, BK CB1, Norvila, Braswell)

Response: See response to C.15.

Open Space

C.18 **The proposed rezoning contradicts existing public policy goals for sustainable and equitable development by converting public land into a site for massive private development, undermining long-standing community plans and public access to open space. The MTA's projected revenue from this deal is negligible, approximately 0.01 percent of its overall $20 billion annual budget, and does not justify sacrificing valuable public land. Utilizing this land for private luxury development disregards the community's efforts to expand Bushwick Inlet Park and prioritizes private interests over the public good. (Stern, Farris, Bauer, Hayne-McDowell, Hass, Agrawal, Romano, Calkins, Ringo, Lehman, Diaz Rodriguez, Sobota, Barmotina, K. Yourke, Raguain, Friends of Bushwick Inlet Park, Kelly, Spalter, Shepherd, Roshi, DiPietra, Waterfront Alliance, D. Erdem, Celentano, Dacy, E. Erdem, Triolo, Berger, Woods, Koch, Blanchette, Nowell, Golubenko, Waïss-Moreau, Tartaglia, Wright, E. Choi, Strain, Mani, Sepe, Regan, Agrawal, Azuelos, P. Cheng, Miller, Reey, Wisler, Hull, Cheng, Rios, Keisler, Rupp, Bendelow, Lehman, Graf, Semergey, Gibbons, Huxley, Hillel-Tuch, Tavella, Chan, Rincon)**

Response: See responses to comments C.1 and C.2.

C.19 **The Proposed Development would undermine the completion of a continuous public park along the East River, sacrificing a "once-in-a-generation opportunity" to connect and complete the park. This would negate a 20-year-old promise of a public park, Bushwick Inlet Park, which is already expected to be too small due to additional rezoning approved since 2005. (Roberts, McConnell, Eppolito-Needleman, Krypell, Klein, Chesler, S. Lee, Irons, Caglioni, Santaferrara, Robinson, Smolenski, B. Johnston, Cager, Laros Lea, Vasil, Clerencia, Cervini, Doyle, Sherman, K. Thompson)**

Response: See response to C.1. As set forth in the EAS and FSOW, the Proposed Actions would increase and improve green space within the community by adding approximately 50,000 sf of new open space, including a 43,000-sf waterfront public access area that would enhance connectivity for pedestrians along the waterfront and offer a new neighborhood amenity and provide a monetary contribution to the maintenance of Bushwick Inlet Park. Fulfillment of the Greenpoint/Williamsburg WAP would be facilitated by the relocation of the NYCTA Facility. The dimensions of the shore public walkway would exceed minimum requirements.

Further, relocation of the existing NYCTA Facility at Commercial Street would allow the City to realize an additional 25,000 sf of open space at its planned Box Street Park.

C.20 **The proposal will undermine the opportunity to create a much-needed public park and green space, prioritizing short-term real estate gain over long-term community benefits and climate-forward planning, as parks like Bushwick Inlet Park can improve flood mitigation, support biodiversity, and offer vital public health benefits. According to community advocates, the area already lacks open space, with some noting that North Brooklyn has a very low open space ratio, and that the proposed towers would block sunlight and ruin the enjoyment of the park. By preserving the waterfront as public green space, the City can**

demonstrate long-term, climate-forward planning and provide invaluable health and well-being benefits to residents. (Bello, Hofmann, Sobota, J. Pietromonaco, Austin, S. Pietromonaco, Klein, Anonymous 1, Gardner, Roshi, Walton, Jackson, R. Pietromonaco, Triolo, Sperling, Sobota, Pence, Raguain, Franchino, N. Cheng)

Response: See response to C.1. The landscape plan is being developed by the Applicant in consultation with NYC Parks and NYC DCP with a goal of supporting biodiversity in an area that currently has invasive species.

As described in Task 5 of the FSOW, based on the incremental increase in the residential population resulting from the Proposed Actions, the EIS will include a residential open space analysis.

Additionally, as described in Task 6: Shadows of the FSOW, the EIS will include a detailed shadows analysis to evaluate the potential for the Proposed Actions to result in incremental shading on sunlight sensitive resources in the area, including Bushwick Inlet Park.

As described in Task 2: Land Use, Zoning, and Public Policy of the FSOW, the EIS will include an assessment of the Proposed Actions' consistency with the City's WRP, as well as an assessment of the Proposed Actions' potential to affect climate change, including consistency with the State's Climate Leadership and Community Protection Act (detailed in Task 14: Greenhouse Gas Emissions and Climate Change).

C.21 **The City's investment in park maintenance has been historically low, with the Department of Parks and Recreation's budget remaining below 0.6 percent of the City's total budget since 2001. This underfunding has led to challenges in maintaining park infrastructure and services, and the Proposed Development will add stress to already strained park infrastructure and services. The Proposed Development's impact will further exacerbate the strain on existing green spaces, which are already struggling due to years of underinvestment. (Sobota)**

Response: Comment noted. See response to C.18. The Project Developer would maintain the new on-site open space and would also provide contributions to NYC Parks for maintenance of Bushwick Inlet Park.

C.22 **The Proposed Development repurposes a public park for private use and would lead to a net loss of open space in CD 1, increasing strain on NYC's parks overall. This project privatizes the waterfront for affluent residents, reducing openness and accessibility for the community. Greenpoint and Williamsburg already have only 30 sf of open space per capita compared to the city's 80-sf average, and only 0.6 acre of park per 1,000 residents, far below the city average of 1.8 acres and the planning guideline of 2.5 acres per 1,000 residents. The unfulfilled promise of a Bushwick Inlet Park extension from the 2005 rezoning highlights the need to preserve open space for community well-being and protect the inlet's natural setting. The development would lead to a significant adverse impact on residential open space. (Blanchette, Golubenko, Tartaglia, Strain, Mani, Sepe, Regan, P. Cheng, Reey, Smolenski, E. Cheng, Keisler, Carle, Huxley, Hillel-Tuch, Chan, Rincon, Farris, Sobota, K. Thompson, Williams, Chesler, Cano, Zapasnik, Shuaipi, Bizzarri, North Brooklyn Parks Alliance, S. Fraser, Barmotina, Dougherty, BK CB1, Nowell, K. Fraser, Eppolito-Needleman, Huang, M. Wang, Johnson, D. Wong, Menon, Azuelos, McLellan, Friends of Bushwick Inlet Park, Hanold, Iijima, Shepherd, Tomaselli, Ringo, Hull, Cager, Berland, V. Zapasnik, S. Lee, Berger, K. Woods, Graf, Brown, Semergey, Tavella)**

Response: See responses to C.1 and C.18. The establishment of a substantial new public accessible open space as an amenity for the neighborhood and New York City continues to be a major component

of the Proposed Actions. As stated in Task 5 of the FSOW, the open space analysis in the EIS will follow the methodologies in the CEQR Technical Manual *and will consider indirect effects from the new residential population on open space resources. As noted in the FSOW, if significant adverse impacts are identified, mitigation measures would be identified.*

C.23 **The City's previous promises of 31 acres of new park space and other community benefits have not been fully delivered, and the existing infrastructure is already insufficient. The Proposed Development will only exacerbate this issue, generating new maintenance demands that will likely not be met by the applicant's annual contribution to Bushwick Inlet Park. (North Brooklyn Parks Alliance, C. Thompson, Lackey, Rojas, K. Fraser)**

Response: See responses to C.1 and C.18.

The City's previous promises of new park space are beyond the scope of this environmental review; however, the Proposed Development will include new public open space on-site, delivered by the Project Developer. This would total approximately 50,000 sf of open space, including a landscaped Waterfront Public Access Area and an upland connection between the future Bushwick Inlet Park and West Street. As described in Task 11 of the FSOW, an assessment of the potential for the Proposed Development to affect existing infrastructure will be included in the Water and Sewer Infrastructure chapter of the EIS.

Shadows

C.24 **The Proposed Development would introduce new incremental shadows on sunlight-sensitive resources like Bushwick Inlet Park, the East River, and Marsha P. Johnson State Park, adversely affecting their ecological and recreational value, drastically altering the microclimate, diminishing accessibility and quality of these cherished public spaces, and potentially resulting in significant adverse shadow impacts. (BK CB1, J. Pietromonaco, S. Pietromonaco, Friends of Bushwick Inlet Park, R. Pietromonaco, Hayne-McDowell, Diaz Rodriguez, Anonymous 1, Farris, Montoro, Braswell, Berry, Agliata, Federer, Anonymous 2, B. Johnston, Laros Lea, Woods, Dubuisson, Padilla, Chesler, Raguain, Lipman, Calkins)**

Response: The Proposed Actions would result in structures greater than 50 feet in height in proximity to sunlight-sensitive resources—the future Bushwick Inlet Park and Bushwick Inlet/East River, and near Marsha P. Johnson State Park, American Playground, and WNYC Transmitter Park—as defined by the CEQR Technical Manual*. As set forth in Task 6 of the FSOW, to analyze the potential for significant adverse shadow impacts, the EIS will include a detailed shadow analysis based on the building envelopes (including bulkheads) proposed to identify the worst-case shadowing effects of the Proposed Development on sunlight-sensitive resources. The EIS will disclose the range of shadow impacts, if any, that could result from the Proposed Development. The shadows analysis will include a Tier 1 through Tier 3 screening assessment to identify whether shadows cast by the Proposed Development could reach sunlight-sensitive resources at any time of year and, if so, whether the incremental shadow would be likely to cause a significant adverse impact on the resource. See Task 6: Shadows for additional information.*

Historic and Cultural Resources

C.25 **Greenpoint's unique historic and architectural character is essential to its identity, and many properties in and around the Greenpoint Historic District merit protection, as confirmed by the Landmarks Preservation Commission (LPC). Scaling back development to respect the low-rise nature and cultural heritage of the district is necessary to preserve its character. (Woods)**

Response: As set forth in Task 7 of the FSOW, the EIS will include an assessment of historic and cultural resources, which will assess the potential for the Proposed Actions to result in significant adverse impacts to both archeological and architectural resources, including visual and contextual changes, as well as any direct physical impacts.

As stated in the EAS and FSOW, a letter requesting environmental review and historic clearance was submitted to LPC for the Development Site. In a response dated October 24, 2024, LPC indicated that after a review of archaeological sensitivity models and historic maps, the Development Site is not archaeologically or architecturally significant. The EIS will assess the potential for the Proposed Actions to impact the architectural resources within a quarter mile of the Development Site, including the Greenpoint Historic District.

Further, Task 8 of the FSOW describes the scope of work related to the Urban Design assessment. The EIS will include an assessment of building context pursuant to ***CEQR Technical Manual*** *guidance.*

As set forth in Task 17 of the FSOW, the EIS will assess the potential for the Proposed Actions to result in significant adverse impacts related to Neighborhood Character. Per the CEQR Technical Manual*, a neighborhood character assessment considers the elements of the environment that combine to create the context and feeling of a neighborhood, including historic and cultural resources, and urban design and visual resources, among other factors.*

C.26 **The Proposed Development poses risks to significant historic sites, including the heritage of the USS *Monitor* and surrounding architectural resources, which could be irreparably impacted by construction. This impact threatens the preservation of the USS *Monitor*'s legacy and the community's cultural heritage. The construction could cause irreversible damage to these historic sites, compromising their integrity and value. (S. Fraser, Farris)**

Response: See responses to C.1 and C.25. Also described in the EAS and FSOW, the proposed museum would provide a permanent home for the Greenpoint Monitor Museum on Lot 25, celebrating the maritime history of Greenpoint and the construction of the USS Monitor*. Further, the open space being created on the* Monitor *lot would further rehabilitate the historic site. Finally, the construction analysis will consider the impacts of the Proposed Actions' construction activities on historic resources (see Task 18 of the FSOW).*

Urban Design and Visual Resources

C.27 **The Proposed Development does not reflect the best possible outcomes for the community in terms of urban design and architecture, as it would introduce uninspired, high-density architecture that shadows the neighborhood, contradicting the community's approach that envisioned gradual replacement of industrial use with amenities and green space. The drastic increase in allowable density, from 2.54 to over 7.0, goes beyond the original intent and would fundamentally change the neighborhood's fabric, affecting its urban design. (Mareskes, J. Pietromonaco, Waterfront Alliance, Woods)**

Response: See response to Comment C.1. Per Task 8: Urban Design and Visual Resources of the FSOW, the EIS will include an analysis to determine whether the Proposed Actions could result in significant adverse impacts on urban design and visual resources. An assessment of urban design and visual resources will be provided in the EIS given the potential for a pedestrian to observe, from the street level, a physical alteration beyond that allowed by existing zoning. The Proposed Actions would introduce three buildings ranging in height from 75 feet (Museum Building) to 640 feet (West Building,

made up of two towers, 640 feet and 490 feet, on a base), which represents an increase in building heights compared with the No-Action condition. The Proposed Actions would also introduce approximately 50,000 sf of new open space, including approximately 34,000 sf of landscaped WPAA and 9,000 sf of PAA that would provide a pedestrian connection between the future Bushwick Inlet Park and the existing Shore Public Walkway to the north of the Development Site, and an upland connection between the future Bushwick Inlet Park and West Street.

C.28 **The Proposed Development would fundamentally change the neighborhood's fabric with towers that are out-of-scale and up to 240 feet taller than any waterfront building north of Domino Park. The towers, reportedly rising over 600 feet and 400 feet, would dwarf existing structures and set a dangerous precedent for waterfront development, contradicting the original 2005 rezoning intent of gradual, community-led redevelopment. The drastic shift in allowable density, from 2.54 to over 7.0, would introduce 130 stories of luxury housing, overwhelming the surrounding neighborhood. (J. Pietromonaco, Calkins, Padilla, Bello, Zdziaszek, Dunn, Woods,)**

Response: See response to C.27. As described in Task 8: Urban Design and Visual Resources of the FSOW, the EIS will include an analysis of urban design in accordance with the methodologies set forth in the CEQR Technical Manual*. The analysis will describe the Proposed Development in terms of how it would affect the area's defining elements of urban design in the With-Action condition compared to the No-Action condition. The analysis will include massing diagrams of the three buildings to be constructed in the With-Action condition, in addition to images of the new publicly accessible open space and waterfront access. The significance of any impacts will be determined by considering the degree to which the project would change the built environment's arrangement, appearance, or functionality and whether the change would negatively affect a pedestrian's experience of the area. Consideration of the Proposed Development's effects on nearby visual resources that contribute to the pedestrian experience in the study area will also be assessed.*

C.29 **The Proposed Development's towers are grossly incompatible with the surrounding built environment, eroding the unique character and pedestrian experience of Greenpoint's waterfront, with their extreme scale creating massive wind tunnels that make the area uninviting. The buildings would undermine the waterfront development principle and negatively impact the design and user experience in Bushwick Inlet Park. This would result in a loss of the area's unique character. (Berry, K. Thompson, Farris, Blanchard, C. Thompson, McConnell)**

Response: See response to C.27 and C.28. Additionally, as set forth in Task 8 of the FSOW, the urban design analysis will include a description of wind conditions related to the Proposed Development's site plan and building massing, in accordance with CEQR Technical Manual *guidance.*

C.30 **The placement of large-scale towers near Bushwick Inlet Park would diminish its value as a public space, creating the feeling of being in the front yard of a private development. (K. Fraser, Friends of Bushwick Inlet Park, BK CB1, Chesler, K. Thompson, Mareskes, Waterfront Alliance, Shah, D. Krasniqi)**

Response: See responses to C.27 and C.28.

C.31 **This out-of-scale proposal would create an oppressive user experience in Bushwick Inlet Park and nearby streets, disrupting the human-scale experience in the area, potentially exacerbating issues like wind tunnel effects. The increased height would have a profound**

impact on the park and surrounding streets, undermining the community's design principles. (Farris, J. Pietromonaco, McConnell, Shah, C. Thompson, Woods, Dubuisson, Dunn, Padilla)

Response: See responses to C.27, C.28 and C.29.

Natural Resources

C.32 **The Proposed Development near Bushwick Inlet threatens to devastate its unique ecosystem, which is a rare and vital habitat in New York City for various marine life and bird species. This project risks permanent ecological harm, including increased light and noise pollution, window collisions for migrating birds, and damage to wetland vegetation and wildlife. The construction would likely lead to a significant decline in plant, bird, and marine life, destroying one of the few remaining natural environments in the Greenpoint-Williamsburg area. The introduction of high-rise towers would disrupt the ecological balance, harming the fragile wetland and wildlife habitat, and reversing improvements seen in native plant health and wildlife return. Furthermore, the project would privatize promised park space, degrading both the natural landscape and the community's environmental resilience and quality of life. (Hundal, Huxley, Chan, J. Lee, Braude, Iijima, Ayala, DiPietra, Zoe, Jennifer, Agliata, Keisler, Semergey, K. Thompson, Cager, E. Cheng, Robles Ponce, Reey, Triolo, Mani, Regan, P. Cheng, DePalo, Farris, Carle, Wendy, Blanchette, Waterfront Alliance, Modi, Tavella, BK CB1, Strain, Azuelos, Austin, Golubenko, Grebinar, Turco, Corbelli, Roberts, Tartaglia, Barmotina, Jackson, S. Lee, Zapasnik, Loomis, Hui, Chawla, Boyer, Fragoso, Yourke, Rowe, Hayne-McDowell, Sobota, Slome, Hillel-Tuch, Kwapich, Harris, Romano, Dubuisson, Huang, Ravi, Olsen, Gardner, Sepe, Zvi, Rincon, Johnathan, Padilla, Eppolito-Needleman, Nowell, Domanico, Ramdeo, Frankel, Caglioni, Shawn, Johnson, C. Choi, Graf, Rahbar, Brown, Jordan, Bonneville, Weinstein, Johnathan 1, Johnathan 2)**

Response: See responses to C.1 and C.2. As described in Task 9: As set forth in Task 9 of the FSOW, the EIS will analyze the potential for the Proposed Actions to have a significant adverse impact on Natural Resources in accordance with the methodologies of the CEQR Technical Manual*. The assessment will include analyses of potential direct or indirect effects to natural resources (as defined in the* CEQR Technical Manual*) at and in the vicinity of the Development Site including habitat replacement, installation of built resources, and increased human presence and activity. The assessment will also provide a discussion of the anticipated regulatory agency permitting requirements to avoid, minimize, or mitigate potential adverse effects to natural resources resulting from the proposed shoreline restoration work. See the FSOW for more information.*

C.33 **The Proposed Development would result in the loss of rare habitat for migratory birds, including those that rely on the Bushwick Inlet and East River ecosystems, with the inlet serving as a critical stopover for birds along the Atlantic Flyway and supporting a fragile wetland ecosystem unique to New York City. This would destroy one of the only remaining refuges for wildlife, including dozens of bird species, and undermine decades of community efforts to preserve and restore the waterfront as a public good and environmental sanctuary. The proposed towers, with 45-60 stories of reflective glass, will cause devastating bird collisions even with the use of "bird-friendly" glass. (D. Erdem, Braswell, Padilla, Lief, Tiwathia, Doyle, Waterfront Alliance, McLellan, Ghosh, Tomaselli, Hull, Lavanway, Cambell, Vega, E. Erdem, Ringo, Menon, Barthelme, McDonald, Krauss, Grado, Roberts, D. Thompson, Shepherd, Dowell, Tartaglia, Bendelow, Barmotina, Hillel-Tuch, Yourke, Triolo, Friends of Bushwick Inlet Park, K. Thompson, Chesler, Slome, DiPietra, Hayne-McDowell, Diaz Rodriguez, Berger, Bello, S. Lee, Cager, Sobota, Anonymous 2)**

Response: See response to C.32. A natural resources assessment will be included in the EIS, as described Task 9: Natural Resources in the FSOW, to evaluate potential impacts on the ecosystem, given the Development Site's waterfront location on Bushwick Inlet and the East River, as well as the presence of undeveloped/vegetated upland areas. The assessment will include analyses of potential direct or indirect effects to natural resources (as defined in the CEQR Technical Manual*) and in the vicinity of the Development Site including habitat replacement, installation of built resources, and increased human presence and activity. In the event a significant adverse impact on a natural resource is identified, measures to mitigate or avoid the impact will be assessed (see Task 19: Mitigation). Mitigation measures related to natural resource impacts fall under five general categories: avoidance, minimization, restoration, reduction, and compensation, which are described in greater detail in Chapter 11 of the* CEQR Technical Manual*. See the FSOW for more information.*

C.34 **The Proposed Development will disrupt the natural flood protection provided by the ecosystem, leading to increased flooding hazards in the neighborhood, with Greenpoint already experiencing flooding due to the river's high-water table. The loss of this unique ecosystem will devastate the local wetland and wildlife habitat, working against the inlet's natural flood defenses and endangering residents. This Proposed Development will have a devastating impact on the fragile wetland and wildlife habitat, exacerbating existing flooding concerns. (Slome, Waterfront Alliance, Barmotina, Gardner, Gerstel, Berland)**

Response: See response to C.32. A natural resources assessment will be included in the EIS, as described in Task 9: Natural Resources in the FSOW, to evaluate potential impacts on the ecosystem, given the Development Site's waterfront location on Bushwick Inlet and the East River, as well as the presence of undeveloped/vegetated upland areas.

As described in Task 2: Land Use, Zoning, and Public Policy of the FSOW, since the Development Site is located within the New York City Coastal Zone, the EIS will evaluate the Proposed Actions' consistency with the City's WRP, including Policy 6.2, which requires consideration of the latest sea level rise (SLR) projections into the planning and design of projects in the coastal zone. Additionally, as described in the EAS and FSOW, the Proposed Development would include resiliency and flood-protection measures, including shoreline restoration, to be detailed further in the EIS. See response to C.1 for discussion of resiliency.

C.35 **The project should follow Waterfront Edge Design Guidelines (WEDG) best practices for waterfront design. According to the WEDG guidelines, projects should go above and beyond minimum regulatory requirements to add positive value. The WEDG standard encourages projects to provide benefits that reach beyond individual property lines to the community and landscape, but this is not explicitly addressed in the ecology and wildlife context. (Waterfront Alliance, Vega)**

Response: The request to view the Proposed Actions considering WEDG standards is beyond the scope of CEQR.

C.36 **The Proposed Development would work against the inlet's natural flood defenses, endangering residents, as it is located in a flood plain and expected to be impacted by rising sea levels and storm surges. (Ringo, Johnathan, Iijima, Graf, S. Fraser, Blanchette, Hillel-Tuch, Wendy, Huxley, Jennifer, Semergey, S. Lee, Chan, Zvi, Golubenko, Rincon, Yourke, Johnson, Ayala, J. Lee, Shawn, Reey, Berger, Sepe, Keisler, Strain, Azuelos, Hull, Tartaglia, Eppolito-Needleman, Huang, Kantin, Corbelli, DePalo, Frankel, Waterfront Alliance, E. Cheng, Domanico, Braude, Rahbar, C. Choi, Tavella, Robles Ponce, Ramdeo, Bauer, McLellan, Triolo, Regan, Shepherd, A. Thompson, DiPietra, Mani, Zoe, Nowell, Hundal, Grebinar, Turco, Carle,**

Cager, Jordan, P. Cheng, Koch, Ravi, LIC Coalition, Loomis, Menon, BK CB1, K. Thompson, Mareskes, Shah, Friends of Bushwick Inlet Park, Weinstein, Johnathan 1, Johnathan 2.)

Response: The Proposed Actions would facilitate the reconstruction of the deteriorated shoreline on with new bulkheads and resiliency improvements. Additionally, as described in Task 11, Water and Sewer Infrastructure of the FSOW, the EIS will provide information about best management practices (BMPs) that will be considered for implementation on the Development Site to address stormwater contributions. As described in Task 9 of the FSOW, the natural resources analysis will also provide a discussion of the anticipated regulatory agency permitting requirements to avoid, minimize, or mitigate potential adverse effects to natural resources resulting from the proposed shoreline restoration work. See the FSOW for more information.

Additionally, see responses to C.8 and C.10. As described in Task 2: Land Use, Zoning, and Public Policy of the FSOW, since the Development Site is located within the New York City Coastal Zone, the EIS will evaluate the Proposed Actions' compliance with the City's WRP, including Policy 6.2, which requires consideration of the latest sea level rise (SLR) projections into the planning and design of projects in the coastal zone. Additionally, as described in the EAS and FSOW, the Proposed Development would include resiliency and flood-protection measures, including shoreline restoration, to be detailed further in the EIS.

C.37 **Marshlands are crucial for flood protection in coastal areas like Greenpoint, as they naturally absorb storm surges and filter stormwater. Development near the water's edge compromises this ability. (Blanchette, Bauer, Nowell, Eppolito-Needleman, Rahbar, Yourke, Golubenko, Tartaglia, A. Thompson, Huang, C. Choi, Strain, Mani, Sepe, Johnson, Regan, Corbelli, Braude, J. Lee, Loomis, Azuelos, McLellan, P. Cheng, Iijima, Shepherd, N. Reey, Ramdeo, Ringo, DiPietra, D. Erdem, Hull, Zvi, E. Cheng, Zdziaszek, Grebinar, Turco, Keisler, E. Erdem, Triolo, DePalo, Ayala, S. Lee, Berger, Hundal, Frankel, LIC Coalition, Carle, Graf, Jordan, Semergey, Robles Ponce, Domanico, Huxley, Hillel-Tuch, Cager, Tavella, Y. Chan, Kantin, Rincon, Koch, Hayne-McDowell)**

Response: See response to C.36.

C.38 **The introduction of light and noise pollution from the Proposed Development will have significant adverse effects on breeding and migrating marine life and nesting bird species. (Correa)**

Response: See response to C.32.

Hazardous Materials

C.39 **The Proposed Development poses significant health and environmental risks due to potential subsurface disturbance in an area with a legacy of pollution. Construction could unearth hazardous materials, affecting Bushwick Inlet Park and its surrounding residential neighborhood. Historical industrial activity, including superfund sites and incidents like the Exxon Mobil oil spill, further elevates the risk of exposure to toxic substances and contaminated groundwater. Effective remediation must prioritize preventing migration of contaminants to safeguard public health and the environment. (J. Pietromonaco, Anonymous 1, Friends of Bushwick Inlet Park, R. Pietromonaco, S. Pietromonaco, Farris, BK CB1, S. Fraser)**

Response: As set forth in Task 10 of the FSOW, the EIS will analyze the potential for the Proposed Actions to result in a significant adverse impact from hazardous materials. Further, as stated in the FSOW, the Development Site is subject to an (E)-Designation (E-138) on Lots 1 and 25, which specifies

required protocols for hazardous materials testing and, if warranted, remediation. The (E)-Designation will remain in place and will be referenced in the EIS as an institutional control placed on the Development Site as a pre-construction requirement. Further, remediation and protection of natural resources is proposed as part of this project and will be described in the EIS.

Water and Sewer Infrastructure

C.40 **The project would place substantial pressure on already aging water and sewer systems, with uncertain consequences for wastewater and stormwater management, as evidenced by existing infrastructure problems, including frequent flooding of small businesses, buildings, and houses. The water and sewer systems are already stressed, and the addition of new buildings will further exacerbate these issues. The two Combined Sewer Overflow (CSO) outfalls near the mouth of Bushwick Inlet will experience increased discharge volume during rain events due to the additional wastewater from the 1,150-unit apartment building, further polluting the inlet. (A. Thompson, K. Thompson, Friends of Bushwick Inlet Park, Farris, Pool, Cambell)**

Response: As detailed in the EAS, based on average water consumption levels described in the CEQR Technical Manual*, the Proposed Development is not expected to exceed the CEQR threshold of 1 million gallons per day that would warrant a preliminary infrastructure assessment of water supply. Therefore, an analysis of water supply will not be provided in the EIS. However, the EIS will disclose the water demand for the Proposed Development in terms of domestic water and air conditioning.*

Regarding wastewater and stormwater conveyance, the Development Site is within the service area of the Newtown Creek Wastewater Resource Recovery Facility (WRRF). As described in Task 11: Water and Sewer Infrastructure, the amount of residential development resulting from the Proposed Development triggers a preliminary infrastructure assessment for wastewater and stormwater conveyance and treatment, As set forth in Task 11 of the FSOW, the Water and Sewer Infrastructure chapter of the EIS will include an analysis of the Proposed Actions' potential impact on stormwater conveyance and treatment infrastructure.

The preliminary infrastructure assessment will evaluate the incremental effect of wastewater flows from the Proposed Development. The assessment will also evaluate stormwater drainage patterns, anticipated changes in volumes, and runoff rates using available data from New York City Department of Environmental Protection (NYC DEP) and considering future conditions. The analysis will identify BMPs to be incorporated into the Proposed Development to manage stormwater runoff.

C.41 **The addition of a 1,150-unit facility will exacerbate backflow flooding in local homes and businesses during intense rain events, highlighting the need for onsite stormwater and wastewater mitigation. This is particularly concerning given the current frequent flooding of small businesses, buildings, and houses in the area caused by existing aging and over-capacity water and sewer systems. (BK CB1, Menon, Waterfront Alliance)**

Response: See response to C.40. Additionally, if the preliminary infrastructure assessment indicates that discharges from the Proposed Development would impact sewer system capacity or increase pollutant loadings in stormwater, a detailed assessment may be warranted in accordance with Chapter 13 of the CEQR Technical Manual.

Solid Waste and Sanitation Services

C.42 **The addition of nearly 3,000 new residents will exacerbate existing problems with City services, including insufficient garbage collection and growing crime rates, due to already overstrained infrastructure. This is evident in the current state of the area, with "tremendous amounts of garbage on our streets." The influx of new residents will only worsen these urgent problems, which are already stretched too thin on the north side of Williamsburg. (McLellan, Cager, Azuelos, Rincon, Grebinar, Turco, C. Choi, Domanico, Golubenko, Berland, Menon, Mani, A. Thompson, Austin, Zvi, Nardi, Eppolito-Needleman, DiPietra, Corbelli, Tartaglia, Frankel, S. Lee, Nowell, Ayala, Ravi, Jennifer, Huxley, Iijima, DePalo, Jordan, Loomis, Tavella, Robles Ponce, Carle, Rahbar, Shawn, Graf, Johnathan, Berger, Strain, Johnson, Sepe, Chan, Norvila, Keisler, P. Cheng, Reey, Huang, Blanchette, Wendy, J. Lee, Braude, Ramdeo, E. Cheng, Regan, Hundal, Zoe, Semergey, Koch, Weinstein, Johnathan 1, Johnathan 2)**

Response: Analysis of crime rates is beyond the scope of CEQR.

The CEQR Technical Manual *states that an assessment of solid waste and sanitation services is warranted if an action would have the potential to result in a substantial increase in solid waste production that could overburden available waste management capacity or otherwise be inconsistent with the City's Solid Waste Management Plan (SWMP) or with state policy related to the City's integrated solid waste management system. According to the* CEQR Technical Manual*, actions resulting in substantial waste generation, defined as 50 tons (100,000 pounds) per week or more, warrant additional analysis for effects on solid waste and sanitation services. As concluded in the EAS, the Proposed Actions would not exceed the 50 tons per week threshold for further analysis. It can therefore be concluded that the Proposed Actions would not result in a significant adverse impact to solid waste and sanitation services and further analysis is not warranted.*

Transportation

C.43 **The addition of nearly 3,000 new residents will exacerbate traffic jams due to already overstrained infrastructure. This is evident in the current state of the area, with "increasing traffic jams on weekdays and gridlock on weekends." The addition of nearly 3,000 people will likely lead to increased congestion, demand for utilities, and calls for emergency services. (Farris, Montoro, BK CB1, Berger, Woods, Koch, Agliata, Kantin, Braswell)**

Response: As detailed in Task 12: Transportation in the FSOW, the EIS will include a transportation analysis, including a Travel Demand Assumptions (TDA) Technical Memorandum, which will identify traffic study area intersections along logical traffic routes to and from the Proposed Development and NYCTA Relocation Facility (where warranted) that will be analyzed during the peak hours. Data collection and analysis methodologies will be conducted in accordance with the guidance published in the CEQR Technical Manual *and in consultation with the lead agency and with New York City Department of Transportation (NYCDOT). See Task 12: Transportation for additional information.*

Regarding demand for utilities, the Proposed Development's energy consumption will be assessed as described in the response to C.49.

Regarding emergency services, as detailed in the EAS, the Proposed Actions would not result in the introduction of a sizeable new neighborhood. Therefore, consistent with CEQR Technical Manual *guidance, it would not be expected to directly or indirectly affect study area police and fire services or health-care facilities; as such, no further analysis of police/fire and health care facilities is warranted.*

C.44 **The addition of thousands of new residents would overburden local transportation infrastructure, which is already at or beyond capacity during peak hours with car, truck, cyclist, and pedestrian traffic. This is supported by recent traffic studies and NYCDOT data. (Ringo, Hull, Farris, Montoro, BK CB1, Berger, Woods, Koch, Agliata)**

Response: See response to C.43. As detailed in FSOW Task 12: Transportation, the transportation analysis will include the preparation of a travel demand analysis. Trip generation projections will be developed by travel mode for each of the land uses associated with the Proposed Development and NYCTA Relocation Site using trip generation rates, temporal distributions, modal splits, average vehicle occupancies, and in/out splits that are published in the CEQR Technical Manual*, previously approved EISs or EASs, U.S. Census data, NYCDOT travel demand surveys, and existing facility data. The trip generation projections will be performed for the weekday AM, midday, PM, and Saturday peak periods. For more information, see Task 12: Transportation in the FSOW.*

C.45 **The area's public transit infrastructure is already strained, with the closest subway station, Nassau Avenue, operating at maximum capacity during peak times. MTA should improve transportation for the area and the G line before bringing 3,000 new residents to a place that is already hard to get to via MTA transportation. (BK CB1, Meyer)**

Response: See response to C.43 and C.44. Further, as set forth in Task 12 of the FSOW, the transportation analysis in the EIS will include an assessment of the potential for the Proposed Actions to have a significant adverse impact on public transit, including potential effects on buses, subways, and ferries.

In the event a significant adverse impact is identified, mitigation measures that mitigate the impact or return projected future conditions to acceptable levels that are not considered a significant impact will be identified and evaluated (see FSOW Task 19: Mitigation).

C.46 **The promised MTA funding through a long-term land lease may not translate into significant local transportation improvements, as the allocation of this revenue is unclear. This lack of clarity and inadequate planning may exacerbate existing transportation issues. (Woods)**

Response: Comment noted. See responses to C.43, C.44, and C.45.

C.47 **Relocating MTA facilities could improve efficiency and service for New Yorkers by modernizing critical infrastructure into a state-of-the-art facility. However, this relocation may disrupt essential services, such as those provided by the Mobile Wash Unit and Emergency Response Unit, and introduce new environmental concerns, including increased traffic. This could negatively impact the already congested area, potentially offsetting the benefits of improved efficiency and service. (ABNY, Caglioni)**

Response: Analysis of the transition of the NYCTA facilities to its new location is beyond the scope of CEQR.

Air Quality

C.48 **The introduction of thousands of new residents, vehicles, and stationary sources of pollution threatens to degrade local air quality. (Farris, Anonymous 1)**

Response: As described in the FSOW Task 13: Air Quality, detailed air quality analyses will be conducted to assess the potential impacts from both mobile and stationary pollutant sources introduced by the Proposed Development. This includes evaluating emissions from vehicle trips associated with the Proposed Actions and potential impacts from nearby stationary sources, including

manufacturing or processing facilities. The air quality analysis will also assess the potential for the project to cause impacts on surrounding receptors.

C.49 **Air quality deterioration is expected due to increased traffic, with a projected 25 percent rise in nitrogen oxide emissions and 15 percent increase in particulate matter, resulting in negative impacts on human health and the environment. This is supported by statistics showing that traffic congestion already accounts for 40 percent of air pollution in urban areas, with an estimated 10,000 premature deaths annually attributed to poor air quality. Additionally, a 20 percent increase in vehicle miles traveled is anticipated, further exacerbating air quality degradation. (Slome)**

Response: See response to C.48. As described in the FSOW Task 13: Air Quality, detailed air quality analyses will be conducted to assess the potential impacts from both mobile and stationary sources introduced by the project. This includes evaluating emissions from vehicle trips and potential impacts from nearby manufacturing or processing facilities.

Greenhouse Gas and Climate Change

C.50 **The City and State's climate goals are at risk of not being met due to the lack of robust non-fossil fuel sources for heating and cooling, and low-demand electricity usage in large-scale projects. Implementing alternatives such as geothermal technology, passive house technology, and similar methodologies for heating, ventilating, and air-conditioning (HVAC) and energy production is crucial to achieving these goals. By not adopting these solutions, the City and State will struggle to reduce carbon emissions and mitigate climate change. (BK CB1)**

Response: As described in Task 13: Air Quality in the FSOW, buildings constructed as part of the Proposed Development would use electricity for HVAC and hot water systems, which aligns with the shift away from fossil fuels and supports the City's climate goals. As the Proposed Development exceeds the CEQR threshold of 350,000 sf of development, a greenhouse gas emissions (GHG) assessment will be included in the EIS, as detailed in Task 14: Greenhouse Gas Emissions and Climate Change in the FSOW.

GHG emissions generated by project operations and project-related mobile sources due to the Proposed Actions will be quantified, and an assessment of the Proposed Development's energy consumption and consistency with the City's established GHG reduction goal, as well as with the State's Climate Leadership and Community Protection Act, will be performed as part of the EIS. GHG emissions from construction will be assessed qualitatively. The chapter will discuss construction mitigation measures that reduce GHG emissions. Climate change resilience will be addressed as part of Task 2: Land Use, Zoning and Public Policy, through an analysis of the Proposed Actions' consistency with Policy 6.2 of the City's Waterfront Revitalization Program.

C.51 **The large-scale Proposed Development on a coastal Development Site, in a 100-year flood zone, contributes to climate change by increasing emissions and putting residents at risk in the event of flooding or extreme weather, directly contradicting the City's climate resilience goals. This Proposed Development will not only increase emissions, but also exacerbate the risks associated with flooding and extreme weather events. The city is also at financial risk due to the inlet's location in a flood plain, as climate change will likely lead to repeated flooding and subsequent damage, resulting in costly repairs. (Farris, Berland, BK CB1, Menon, Waterfront Alliance)**

Response: See response to Comments C.1, C.8, and C.20.

C.52 **Building a large development in a high-risk flood zone on a Development Site with a history of toxic pollution is unacceptable given the accelerating storm risk from climate change. The Development Site is at high risk for devastating consequences, and it is troubling that project stakeholders would consider building there despite prior knowledge of these risks. (Friends of Bushwick Inlet Park, Yourke, K. Thompson)**

Response: See response to Comments C.39.

As explained in the response to C.8, the EIS will evaluate the Proposed Actions' compliance with the City's WRP, including Policy 6.2, which requires consideration of the latest sea level rise projections into the planning and design of Proposed Developments in the coastal zone.

C.53 **Constructing large-scale development in a 100-year flood zone undermines nature-based flood defenses, disrupts wildlife habitats, and compromises community resilience to climate change. This type of development poses significant risks, including the potential for devastating flooding and disruption of ecosystems. The construction of massive structures, such as 60- and 45-story luxury towers, would exacerbate these risks, further threatening the community's ability to adapt to climate change. (Szostak)**

Response: See response to C.32. An assessment of natural resources will be conducted as described in Task 9: Natural Resources in the FSOW. The assessment will include analyses of potential direct or indirect effects to natural resources (as defined in the CEQR Technical Manual*) at and in the vicinity of the Development Site including habitat replacement, installation of built resources, and increased human presence and activity. The assessment will also provide a discussion of the anticipated regulatory agency permitting requirements to avoid, minimize, or mitigate potential adverse effects to natural resources resulting from the proposed shoreline restoration work. See the FSOW for more information.*

Also, see response to C.54 below.

C.54 **The development will contribute to urban heat island effect and climate change. (B. Johnston, Federer, Raguain)**

Response: As described in Task 14: Greenhouse Gas Emissions and Climate Change in the FSOW, GHG emissions generated by project operations and project-related mobile sources due to the Proposed Actions will be quantified, and an assessment of the Proposed Development's energy consumption and consistency with the City's established GHG reduction goal, as well as with the State's Climate Leadership and Community Protection Act, will be performed as part of the EIS. Climate change resilience will be addressed as part of Task 2: Land Use, Zoning and Public Policy, through an analysis of the Proposed Actions' consistency with Policy 6.2 of the City's WRP.

Noise

C.55 **The introduction of thousands of new residents, vehicles, and stationary sources of pollution threatens to increase ambient noise levels. (Farris, Anonymous 1)**

Response: Per Task 15: Noise, in the FSOW, the EIS will include a noise analysis, including monitoring of ambient noise to characterize existing noise conditions, mobile and stationary source screening to determine potential noise impacts from projected vehicular traffic or new, stationary sources of noise on both new sensitive receptors introduced by the Proposed Actions as well as existing sensitive receptors in the vicinity of the Development Site, and an evaluation of building sound attenuation requirements.

C.56 **Noise from crowds and amplified music at commercial establishments near Bushwick Inlet Park could disrupt the peaceful experience of park users, potentially having a significant negative impact on those using the Motiva section of the park. This impact could be particularly pronounced due to the proximity of the commercial spaces to the park, affecting the passive experience of park goers. (BK CB1)**

Response: Comment noted. There are no plans for amplified music in connection with the Proposed Actions.

Public Health

C.57 **Given the East River's history of contamination, which will be further disturbed by construction, the development will exacerbate existing environmental injustices, such as noise and air pollution, in an area like Greenpoint that has already been disproportionately affected. (Correa)**

Response: See response to C.9 related to environmental justice and responses C.63 to C.66 for discussion of the scope of the construction analysis in the EIS. According to CEQR Technical Manual *guidance, a public health assessment may be warranted if an unmitigated significant adverse impact is identified in other CEQR analysis areas, such as air quality, water quality, hazardous materials, or noise (including the construction period). For the Proposed Development, a preliminary public health assessment will be conducted that will consist of a summary of the Proposed Development's potential to result in unmitigated significant adverse impacts in the areas of air quality, water quality, hazardous materials, and noise. If unmitigated significant adverse impacts are identified in any of these technical areas and the lead agency determines that a public health assessment is warranted, a detailed analysis will be provided for the specific technical area or areas.*

C.58 **Exposure to construction-related pollution and loss of access to clean air, water, and open space could trigger cumulative health risks, potentially resulting in significant adverse impacts on public health. The Proposed Development's scale and extended construction period could exacerbate these risks, particularly affecting air and water quality, noise levels, and overall public health. This could lead to serious health impacts, highlighting the need for consideration under the public health chapter of the impact statement. (J. Pietromonaco, R. Pietromonaco, S. Pietromonaco)**

Response: See response to C.57. See also FSOW Task 18: Construction for details of the various construction analyses to be included in the EIS. Construction impacts, though temporary, can have a disruptive and noticeable effect on the adjacent community, as well as people passing through the area. The EIS will present the overall construction duration for the Proposed Development and NYCTA Relocation Site to determine the peak period for each phase of construction and provide information on the entities with governmental oversight for various aspects of construction. Information on how New York City regulates construction hours will be included in this chapter. Due to the size of the Proposed Development, the construction of new buildings, and the length of the construction period (i.e., over 2 years), a detailed construction analysis will be required for the Proposed Development. Quantitative assessments will be prepared for transportation, air quality, and noise, as described below. Consistent with the CEQR Technical Manual*, the analysis will also assess the potential for construction-related activities to affect land use, neighborhood character, open space, historic and cultural resources, and hazardous materials.*

C.59 **A comprehensive health study is necessary to fully assess the potential public health impacts of the Proposed Development, as the area already experiences high rates of autoimmune**

diseases, cancer, and respiratory issues. The existing health concerns are likely exacerbated by the rampant building and increased traffic, which will only worsen with the Proposed Development. A comprehensive study is needed to understand the full scope of these impacts and inform mitigation strategies. (Pool)

Response: See responses to C.57 and 58. In addition, as described in Task 13: Air Quality, detailed air quality analyses will be conducted to assess potential impacts from mobile sources introduced by the project, including motor vehicles. The EIS will evaluate the potential for the Proposed Actions to result in unmitigated significant adverse impacts in the areas of air quality, water quality, hazardous materials, and noise. As unmitigated significant adverse impacts may be identified in one or more of these technical areas, a public health assessment is warranted and will be provided in the EIS.

Neighborhood Character

C.60 **The neighborhood is already overdeveloped, and further development could exacerbate issues such as overcrowding and strain on local resources. The area cannot absorb additional large-scale development. (Vega, Barmotina, Yourke, Chesler, Loomis, Romano, Berger, Lief, Friends of Bushwick Inlet Park, DiPietra, Azuelos, Lamar, Laros Lea, Boyer, C. Thompson, Cambell, Correa, Smith, Nardi, K. Thompson, Chen, Mareskes, S. Lee, J. Pietromonaco)**

Response: As set forth in Task 17 of the FSOW, the EIS will assess the potential for the Proposed Actions to result in significant adverse impacts related to Neighborhood Character, which also considers impact to land use, zoning, and public policy; socioeconomic conditions; community facilities and services; open space; shadows; historic and cultural resources; urban design and visual resources; natural resources; hazardous materials; water and sewer infrastructure; transportation; air quality; greenhouse gas emissions and climate change; noise; public health; and construction. Per the CEQR Technical Manual*, a neighborhood character assessment considers the elements of the environment that combine to create the context and feeling of a neighborhood, including land use, socioeconomic conditions, community facilities and services, open space resources, historic and cultural resources, urban design and visual resources, shadows, transportation, and noise. For a proposed project, a neighborhood character assessment under CEQR first identifies the defining features of the neighborhood and then evaluates whether the Proposed Development has the potential to affect these defining features, either through the potential for a significant adverse impact or a combination of moderate effects in relevant technical analysis areas. Thus, to determine the effects of a proposed project on neighborhood character, the salient features of neighborhood character are considered together, and will be assessed in the EIS. If significant adverse impacts are identified in any of these technical areas, mitigation measures will be proposed and described in the EIS.*

C.61 **The Proposed Development would permanently alter the character of the waterfront and diminish public access, threatening the availability of public areas, parks, and community gathering spots. The development's potential impacts on traffic congestion, parking, access to open space, views, local businesses, and environmental quality are significant and detrimental to the quality of life for current residents, irreversibly changing the neighborhood character. (Kaplan, Eppolito-Needleman, Kelly, Rojas, Diaz Rodriguez)**

Response: See response to Comment C60. The FEIS will include analyses to assess the potential for significant adverse impacts to natural resources, open space, and transportation. See responses to C.22, C.32, and C.44.

C.62 **The sheer size and scale of the towers would disrupt the area's land use patterns, historic resources, open spaces, and urban design, leading to a significant adverse effect on the neighborhood's character. This Proposed Development would result in poor sight lines and narrow sidewalks as the scale is incompatible with the surrounding neighborhood. (S. Pietromonaco, Anonymous 1, Celentano, R. Pietromonaco, J. Pietromonaco, Farris, Shah, Batter, K. Thompson, Caglioni, Spalter, Zapasnik, Woods, LIC Coalition, Doyle, Correa, Krauss, Barthelme, Szostak, Friends of Bushwick Inlet Park, BK CB1, Kantin, Hillel-Tuch)**

Response: See response to C.60.

Construction

C.63 **The Proposed Development involves a construction period of over 2 years, which would significantly disrupt the community's daily life. This extended timeline will affect homes, schools, businesses, and public spaces, causing widespread inconvenience for residents, students, and business owners. The proximity to sensitive receptors increases the potential for significant adverse impacts, affecting both private and public areas. (S. Pietromonaco, R. Pietromonaco, J. Pietromonaco, Anonymous 1)**

Response: As described in Task 18: Construction of the FSOW, the EIS will assess the potential for the Proposed Actions to result in significant adverse impacts related to construction in accordance with the methodology of the CEQR Technical Manual*. The EIS will present the overall construction duration for the Proposed Development and NYCTA Relocation Site to determine the peak period for each phase of construction and provide information on the entities with governmental oversight for various aspects of construction. Due to the size of the Proposed Development, the construction of new buildings, and the length of the construction period (i.e., over 2 years), a detailed construction analysis will be provided in the EIS. Quantitative construction assessments will be prepared for transportation, air quality, and noise. Consistent with the* CEQR Technical Manual*, the analysis will also assess the potential for construction-related activities to affect land use, neighborhood character, open space, historic and cultural resources, natural resources, and hazardous materials.*

C.64 **Long-term construction near Bushwick Inlet and Bushwick Inlet Park poses a significant hazard to park users and the ecosystem due to dust, noise, and debris. This prolonged construction period of several years could exacerbate these issues, putting both humans and the environment at risk. The potential hazards could have detrimental effects on the park's ecosystem and user experience. (BK CB1)**

Response: See response to C.63. As described in the FSOW Task 18: Construction, the EIS will include quantitative assessments for transportation, air quality, and noise. Consistent with the CEQR Technical Manual*, the analysis will also assess the potential for construction-related activities to affect land use, neighborhood character, open space, historic and cultural resources, natural resources, and hazardous materials.*

C.65 **Prolonged exposure to construction noise for over 2 years would negatively impact local residents, causing long-term disruption and health hazards. This prolonged exposure would result in significant disturbance to daily life, with no substantial measures in place to mitigate the effects. Local residents would endure uninterrupted noise for an extended period, posing serious health risks. (Farris)**

Response: See response to C.63. As described in the FSOW Task 18: Construction, quantitative assessments will be prepared to assess the potential for the Proposed Actions to result in significant adverse impacts with respect to construction transportation, air quality, and noise.

Additionally, as described in Task 16: Public Health of the FSOW, the EIS will provide a public health assessment to determine whether significant adverse impacts to public health, including in relation to noise, may occur because of the Proposed Development.

C.66 **To mitigate risks during construction, safe and clearly marked alternative routes should be implemented to protect pedestrians and cyclists from deliveries and street closures. This relocation will ultimately result in a safer and more functional street for non-car users. (Sherman)**

Response: As described in the FSOW Task 18: Construction, the EIS will include both operational and construction-related quantitative transportation assessments, with mitigation measures identified where deemed necessary. Additionally, NYC DOT's Office of Construction Mitigation and Coordination (OCMC) is involved in reviewing and approving any traffic lane and sidewalk closures, and any such closures would require a Maintenance and Protection of Traffic (MPT) plan, which is also reviewed and approved by NYC DOT OCMC. During construction, a Site Safety Plan would also be required, which is reviewed and approved by the Department of Buildings (DOB).

Alternatives

C.67 **The alternative community-based plan proposed by LICC-HPCC provides a more effective approach to development, prioritizing community needs by increasing open space and improving drainage. This plan aims to achieve robust resiliency, protecting private rights and situating new development in safe areas behind natural and engineered resiliency infrastructure. By doing so, it addresses key community concerns in a more comprehensive manner. Greenpoint/Williamsburg should consider a similar approach as an alternative to the Proposed Development. (LIC Coalition)**

Response: Comment noted. As described in the FSOW, the EIS will analyze alternatives to the Proposed Development. In accordance with SEQRA requirements, the EIS will assess a No-Action Alternative. If unmitigated impacts are identified, the EIS will analyze a No Unmitigated Significant Adverse Impacts Alternative. Additional alternatives to the Proposed Development may be considered once potential impacts have been identified.

Effects on Disadvantaged Communities

C.68 **The Proposed Development may disproportionately impact a disadvantaged community by increasing pollution burdens and contravening principles of equity and justice. This Proposed Development may displace residents, stress community facilities, and increase noise, traffic, and pollution in a working-class neighborhood already experiencing significant environmental burdens. (Sobota, Farris)**

Response: As described in Task 21: Summary Chapters in the FSOW, the EIS will include a chapter that will assess the potential for the Proposed Actions to cause or increase a disproportionate pollution burden on disadvantaged communities (as required by Section 8-0109(2)(k) of the New York State Environmental Conservation Law).

Comments Received in Support of the Proposed Actions

The following organizations and members of the interested public submitted testimony: ABNY; A. Dixon; Brooklyn Chamber of Commerce; R. Brunotte; R. Chattoo; New York Building Congress; R. Dacres; D. Johnston; G. Dougherty; D. D'Agosto; F. Mendez; P. McCann; N. Isaacson; L. Irons; Z. Thomas; T. Gonzalez; B. Grado; B. Krasniqi; V. Lopez; L. Loreti; I. Luo; A. Maza; S. Ng; North Brooklyn Chamber of Commerce; Open Plans; P. Pellisier; REBNY; S. Sherman; J. Terry; S. Penenberg; Anonymous 3.

C.69 **The rezoning addresses the city's housing shortage by delivering mixed-income homes including up to 300 affordable apartments while generating jobs and modernizing MTA infrastructure. The project also creates over 50,000 sf of waterfront open space, making it a comprehensive solution that simultaneously benefits housing, economic development, infrastructure, and quality of life. (ABNY)**

Response: Comment noted.

C.70 **The Monitor Point Project will create valuable job opportunities with good wages in construction and building maintenance while providing affordable housing that allows Brooklyn families to remain in the community. The proposed affordable housing, shoreline improvements, and MTA upgrades would benefit people of all backgrounds across the entire borough, not just current waterfront residents. (A. Dixon)**

Response: Comment noted.

C.71 **The rezoning is a blueprint for community growth that transforms a non-conforming MTA warehouse site into a mixed-use hub with housing, retail, construction and permanent jobs, and over 50,000 sf of publicly accessible waterfront park. The project addresses urgent housing needs including affordable units while creating significant economic opportunities for local businesses and workers, making substantial contributions to infrastructure and quality of life in Greenpoint and North Brooklyn. Monitor Point is a forward-looking investment that aligns public and private interests and should serve as a model for future development. We urge the Commission to approve this high-impact project that will strengthen Brooklyn and move the city forward. (Brooklyn Chamber of Commerce)**

Response: Comment noted.

C.72 **Speaking on behalf of union member Anaya McKnight, a Williamsburg Houses resident and construction worker who supports Monitor Point because it addresses working people's access to housing, jobs, and health care while creating union jobs in construction and building maintenance. McKnight, who previously struggled to make ends meet raising her daughter on low wages, believes the project's thousands of housing units, MTA improvements, public open space, and new museum will improve quality of life for working families and that every neighborhood must contribute to solving the housing crisis. (R. Brunotte)**

Response: Comment noted.

C.73 **Speaking on behalf of Steven Lazo, a Greenpoint Autotech owner on Greenpoint Avenue, who supports Monitor Point because the new housing would revitalize local businesses and bring**

back customers to mom-and-pop shops that declined during Covid. Chattoo views the current site as an eyesore and believes the project will modernize and improve the waterfront appearance while helping the community and local business base. (R. Chattoo)

Response: Comment noted.

C.74 **The New York Building Congress represents over 500 organizations and 250,000 skilled tradespeople, and strongly supports the Monitor Point Project, which will transform an underutilized MTA warehouse into a mixed-use waterfront community with approximately 1,150 apartments including 300 permanently affordable units, addressing the city's critical housing shortage. The project will generate hundreds of union construction jobs during development and permanent positions afterward while delivering meaningful environmental benefits through contaminated land remediation, shoreline strengthening, and renewable energy systems. The Building Congress views Monitor Point as exemplifying how good jobs build strong communities by combining economic growth with affordable housing, public waterfront access, and environmental stewardship, urging the Commission to approve this forward-looking investment for Greenpoint and New York City. (New York Building Congress)**

Response: Comment noted.

C.75 **I previously worked non-union construction, including at the Domino Sugar Factory, and I support Monitor Point because I've experienced firsthand how union careers with better wages and benefits allow construction workers to stay in and build up the communities where we live, and I believe everyone should share in what makes Brooklyn special as the borough continues to develop and create new opportunities. (R. Dacres)**

Response: Comment noted.

C.76 **I'm excited about the project and view it as a valuable opportunity to address the city's housing supply crisis while also providing environmental benefits. (D. Johnston)**

Response: Comment noted.

C.77 **I'm a Williamsburg resident living in market-rate housing and I support the project. New York City's housing market is citywide and new homes in Greenpoint, both affordable and market rate, benefit all New Yorkers who face high rents and frequent moves due to the severe housing shortage. The area around the site lacks green space, making this project a unique opportunity to address both the housing crisis and provide much-needed park space where it is currently scarce. (G. Dougherty)**

Response: Comment noted.

C.78 **I'm a Brooklyn resident and Local 79 union member and I support the project because it will create union jobs with living wages that help working families afford living in Brooklyn, which I think is more important than concerns about views and wildlife. (D. D'Agosto)**

Response: Comment noted.

C.79 **I'm a Brooklyn resident and Local 79 member and I support the project because it provides union construction jobs with fair wages, health insurance, and safe working conditions that offer immigrant workers access to dignified careers with essential benefits. (F. Mendez)**

Response: Comment noted.

C.80 **I support the project because skyrocketing rents have forced me to move repeatedly, and many friends have had to leave the city, and without more affordable housing, young people pursuing education and careers will continue being priced out of the borough. The project will provide over 1,000 units with 25 percent affordable housing at 60 percent AMI (250 units for working families) and create 15 union property service jobs with good wages and benefits, offering much-needed relief to keep people like me in Brooklyn. (P. McCann)**

Response: Comment noted.

C.81 **I support the project because New York City is in a housing crisis and needs more housing. (N. Isaacson)**

Response: Comment noted.

C.82 **I'm Greenpoint resident who lives near the Proposed Development Site and I support the project because it addresses New York City's housing crisis while providing affordable housing, improved waterfront access, and connections to Bushwick Inlet Park. (L. Irons)**

Response: Comment noted.

C.83 **I am a Williamsburg resident and Community Board 3 Parks Committee member who strongly supports the Proposed Development because New York City needs more housing, especially since Greenpoint's historic district restrictions have artificially inflated rents by limiting construction in other areas. The Proposed Development will provide financial contributions to the MTA and help maintain existing parks like Bushwick Inlet Park, while addressing the housing crisis for renters. (Z. Thomas)**

Response: Comment noted.

C.84 **I am a Bensonhurst resident and 32BJ member and I support the Monitor Point Project because it will create union jobs with good wages, health care, and retirement benefits that will help families afford to live and thrive in Brooklyn amid the growing affordability crisis. (T. Gonzalez)**

Response: Comment noted.

C.85 **I support the project since it will create much-needed housing and continue the successful transformation of industrial waterfront areas into housing and public parks. The environmental concerns are weak because the Development Site is currently deteriorating, and those against the project who live in high-rises themselves should not deny housing opportunities to the next generation of New Yorkers during a housing crisis. (B. Grado)**

Response: Comment noted.

C.86 **I am a Borough Park resident, Albanian immigrant, and 32BJ handyman with three children, and I support the project because it will provide new housing including affordable apartments for families like mine and create union jobs, helping to address skyrocketing rents and future generations' ability to afford living in the city. (B. Krasniqi)**

Response: Comment noted.

C.87 **I'm a Brooklyn resident and Local 79 labor member and I support the project because it will create affordable housing and good-paying union jobs with fair wages and safe conditions,**

helping families maintain financial security and preventing more residents from being pushed out of their neighborhoods. (V. Lopez)

Response: Comment noted.

C.88 **I rent in Brooklyn and I strongly support the project because it addresses New York City's housing shortage by building hundreds of units including affordable housing on an underutilized industrial site with excellent transit and park access, without displacing residents and continuing the waterfront redevelopment that has transformed the previously inaccessible Greenpoint waterfront into connected public spaces. (L. Loreti)**

Response: Comment noted.

C.89 **I'm a homeowner on Williamsburg's waterfront and I support the project despite neighbors' concerns about migratory birds because the housing shortage and affordability crisis affecting their friends is a more serious issue than potential impacts on property values. (I. Luo)**

Response: Comment noted.

C.90 **I strongly support the project because New York City's housing crisis requires more housing everywhere, and this project will provide new units with 25 percent permanently affordable through mandatory inclusionary housing, over 50,000 sf of public open space, and help ease pressure on the neighborhood's low vacancy rate while preserving limited affordable housing funding for neighborhoods that need it more. (A. Maza)**

Response: Comment noted.

C.91 **I've been renting in Williamsburg for over ten years and I support the project because I've witnessed dramatic rent increases and believe the city urgently needs more housing wherever possible. (S. Ng)**

Response: Comment noted.

C.92 **We support the Monitor Point rezoning because it will convert an underused MTA warehouse into a mixed-use development that provides much-needed housing in the high-demand Greenpoint market while creating jobs and supporting local small business growth. The project will generate economic benefits from construction through long-term operation and includes over 50,000 sf of public open space that enhances community well-being and drives foot traffic to local businesses. The Chamber urges approval of this multifaceted development that delivers both affordable and market-rate housing, jobs, infrastructure improvements, and environmental resiliency for North Brooklyn. (North Brooklyn Chamber of Commerce)**

Response: Comment noted.

C.93 **Open Plans New York strongly supports the project as a model for people-centered development that prioritizes access, equity, and livability by adding over 50,000 sf of new open space to Bushwick Inlet Park and the North Brooklyn waterfront. The project enhances rather than removes green space by expanding the park, improving pedestrian safety, connecting the neighborhood to the waterfront, and reducing truck traffic through MTA facility relocation, while also strengthening access to nearby parks like Box Street Park. This project shows how neighborhoods can grow more inclusive and livable by aligning new housing with expanded public amenities for current and future generations. (Open Plans)**

Response: Comment noted.

C.94 **A Brooklyn resident and Local 79 member supports the project because it will create employment opportunities with good wages for construction workers who live throughout New York City and provide much-needed housing. (P. Pellisier)**

Response: Comment noted.

C.95 **REBNY supports the rezoning, which will transform an underutilized industrial facility into a mixed-use development with new homes (a portion of which would be permanently affordable through MIH), publicly accessible open space including waterfront access connecting Bushwick Inlet Park to the Shore Public Walkway, and cultural amenities. The project represents a $700 million investment in Greenpoint and serves as a significant economic and housing catalyst for the neighborhood and city. This project exemplifies how to increase housing supply while improving neighborhoods with better amenities and open space, which is critical to addressing New York City's housing crisis. (REBNY)**

Response: Comment noted.

C.96 **I support the project, and I commend Gotham for meaningful community engagement, citing four key benefits: improved transportation safety by removing the street-washing facility that creates hazards in bike lanes; deeply affordable housing for lower- and middle-income families in a neighborhood facing an affordability crisis; fulfillment of the nearly 20-year-old promise to complete Box Street Park in addition to a new waterfront park; and addressing environmental challenges including Combined Sewer Overflow and flood resilience. (S. Sherman)**

Response: Comment noted.

C.97 **As a Brooklyn resident and Local 79 laborer, I support the project because it will create much-needed housing that regular folks can afford and union construction jobs with health insurance and good pay on the Brooklyn waterfront, along with public space and benefits for small businesses, ensuring working families can continue to call New York home rather than just living paycheck to paycheck. (J. Terry)**

Response: Comment noted.

C.98 **As a SEIU Local 32BJ member I support the rezoning because it will create quality property jobs with good wages and benefits while addressing NYC's housing crisis. (S. Penenberg)**

Response: Comment noted.

C.99 **Response: Comment noted. Please build the development at 40 Quay. Williamsburg needs more housing. Costs are skyrocketing. It's crucial we increase the supply of housing to welcome more new neighbors and increase the vibrancy of our community. Don't let the NIMBYs win. (Anonymous 3)**

Response: Comment noted.

Appendix E: Scoping Meeting Transcript and Written Comments

WEBVTT

1
00:02:18.360 --> 00:02:42.209
Stephanie Shellooe, Director, EARD: Good afternoon and welcome. As mentioned, you are tuning into the remote public scoping meeting for the Monitor Point proposal for the record. The City Environmental Quality Review, or Seeker number is 25 Dcp. 0 6 8 k. My name is Stephanie Shalho, and I'm the director of the New York city department of city Planning's environmental assessment and review division

2
00:02:42.210 --> 00:02:55.950
Stephanie Shellooe, Director, EARD: or eard. I'm joined by my colleague, Evren Lkarkajar, who is the deputy director of Eard who will co-host today's meeting, and in the event of any technical challenges on my end, Evren will take over on my behalf.

3
00:02:55.980 --> 00:03:13.680
Stephanie Shellooe, Director, EARD: We appreciate you making time to join us in this afternoon's meeting and appreciate your patience. If we do run into any technical difficulties, I'll also emphasize that we will hear from everyone who wishes to speak today at this meeting, and the meeting remains open until we've had an opportunity to hear from all registered speakers.

4
00:03:13.850 --> 00:03:29.069
Stephanie Shellooe, Director, EARD: We also welcome written comments on this proposal, and will accept testimony through 5 Pm. On Friday, May second, 2025, and we provide written comments with the same consideration and attention as the comments that we will receive live during this meeting today.

5
00:03:31.670 --> 00:03:36.920
Stephanie Shellooe, Director, EARD: All right. We will now proceed to the public scoping meeting. If I can have my colleagues bring up our presentation

6
00:03:43.440 --> 00:03:59.859
Stephanie Shellooe, Director, EARD: again for the record. I'll note that the City Environmental Quality review or seeker application number is 2 5, Dcp. 0 6, 8 K. Today's date is April 20, second, 2025, and the time is approximately 2 0. 2 pm.

7
00:04:00.110 --> 00:04:01.300
Stephanie Shellooe, Director, EARD: Next slide.

8
00:04:04.430 --> 00:04:05.640

Stephanie Shellooe, Director, EARD: and next slide

9
00:04:06.360 --> 00:04:22.469
Stephanie Shellooe, Director, EARD: again. My name is Stephanie Shalhoo, director of the Environmental Assessment and Review Division at the New York City Department of City planning. I will be chairing today's meeting. The Department of City planning is acting on behalf of the City Planning Commission as the Lead Agency for the proposals. Environmental Review

10
00:04:22.690 --> 00:04:31.649
Stephanie Shellooe, Director, EARD: as Lead Agency. The Department will be responsible for overseeing the preparation and completion of the proposal's environmental impact statement or Eis

11
00:04:32.860 --> 00:04:38.130
Stephanie Shellooe, Director, EARD: next slide joining me today are several of my.

12
00:04:39.380 --> 00:04:43.530
Stephanie Shellooe, Director, EARD: It's from better, I'm gonna say.

13
00:04:43.630 --> 00:05:13.349
Stephanie Shellooe, Director, EARD: planning. As I mentioned, our deputy director, Ea. Stacey Aaron, is the environmental assessment and review division project manager for this proposal. Lucia Marquez Reagan is the project manager for the Land Use proposal, and from the Department's Brooklyn office we're also joined by Alex. Summer director, and Carenza Wood, Deputy Director Joy Kim, from our Council's office is also with us today. We're also joined by several members of the Dcp. Staff who are working in the background to ensure that this meeting runs smoothly, thanks to them for joining us as well.

14
00:05:13.760 --> 00:05:14.780
Stephanie Shellooe, Director, EARD: Next slide

15
00:05:16.860 --> 00:05:39.119
Stephanie Shellooe, Director, EARD: together. We're here to receive your comments on the draft scope of work for the Monitor point proposal. The draft scope of work identifies the subjects to be analyzed in the upcoming draft environmental impact statement or deis and describes the methodologies that will be used in those analyses. The draft scope of work materials are posted online on the department of city planning Zap website.

16
00:05:39.330 --> 00:05:40.520

Stephanie Shellooe, Director, EARD: Next slide.

17
00:05:42.450 --> 00:05:57.610
Stephanie Shellooe, Director, EARD: The purpose of today's public scoping meeting is to allow for public participation in the preparation of the Deis at the earliest stage possible in the environmental review process. Specifically scoping allows the public to help shape the Deis before it is written.

18
00:05:58.060 --> 00:06:11.410
Stephanie Shellooe, Director, EARD: Toward that end the department as lead agency will receive verbal testimony on the draft scope of work today from elected officials, government agencies, representatives of the Local Community Board and members of the general public.

19
00:06:11.570 --> 00:06:21.569
Stephanie Shellooe, Director, EARD: We also welcome written comments, as I mentioned, on the draft scope of work. Those written comments can be submitted through Friday, May second, 2025 by 5 Pm.

20
00:06:21.910 --> 00:06:22.860
Stephanie Shellooe, Director, EARD: Next slide.

21
00:06:24.660 --> 00:06:49.899
Stephanie Shellooe, Director, EARD: At the end of the written comment period. The department as Lead Agency will review all comments, those that we received today, as well as any written comments that we receive, and after carefully reviewing all comments, the Department will decide what changes, if any, need to be made to the draft scope of work, and we will issue a final scope of work. It is the final scope of work that serves as the basis for the preparation of the draft environmental impact statement.

22
00:06:50.010 --> 00:06:51.110
Stephanie Shellooe, Director, EARD: Next slide

23
00:06:52.490 --> 00:07:11.010
Stephanie Shellooe, Director, EARD: today marks the beginning of the written comment period for the draft scope of work. No decisions will be made today regarding the draft scope of work. Again, the point of today's meeting is to allow the public to provide their testimony about the draft scope of work, allow the Department to listen to those comments and hear all voices on this matter.

24
00:07:11.180 --> 00:07:12.330
Stephanie Shellooe, Director, EARD: Next slide

25
00:07:15.380 --> 00:07:30.769
Stephanie Shellooe, Director, EARD: a. I will now focus on the structure of today's meeting, which is divided into 3 parts. First, st the applicant team will make a brief presentation describing the Monitor Point proposal. The applicant team will provide a brief summary of the environmental reviews. Draft scope of work.

26
00:07:30.920 --> 00:07:33.440
Stephanie Shellooe, Director, EARD: This presentation will be about 20 min.

27
00:07:33.950 --> 00:07:42.989
Stephanie Shellooe, Director, EARD: Then, during the second part of the meeting, the Department will hear testimony from elected officials, government agencies, and those speaking on behalf of the Local Community Board.

28
00:07:43.280 --> 00:07:48.740
Stephanie Shellooe, Director, EARD: Then, during the 3rd and final part of the meeting, we will receive testimony from members of the general public.

29
00:07:48.940 --> 00:07:55.149
Stephanie Shellooe, Director, EARD: Again, the meeting will close after everyone who has registered to speak has had an opportunity to do so.

30
00:07:55.420 --> 00:07:56.640
Stephanie Shellooe, Director, EARD: Next slide

31
00:07:58.350 --> 00:08:18.610
Stephanie Shellooe, Director, EARD: onto a few logistics for today's scoping meeting. If you wish to plan. If you wish to speak and plan to access the meeting online, using a computer tablet or smartphone, please register online through the Monitor Point public scoping meeting page of the Nyc. Engage portal@nyc.gov. Slash nycengage.

32
00:08:19.070 --> 00:08:29.380
Stephanie Shellooe, Director, EARD: a link to join us and provide your testimony will be emailed to you after you've completed the registration process on the Nyc. Engage portal, and you will be added to our speakers lists

33
00:08:30.040 --> 00:08:31.160
Stephanie Shellooe, Director, EARD: next slide.

34
00:08:32.429 --> 00:08:40.950
Stephanie Shellooe, Director, EARD: When it is your turn to speak, your name will be called, and you will be promoted to Panelist. This will allow you to unmute your microphone and to turn on your camera if you wish.

35
00:08:41.159 --> 00:08:50.000
Stephanie Shellooe, Director, EARD: there will be a short period that it appears you're no longer in the meeting. Don't be alarmed. You'll automatically rejoin the meeting as a panelist in order to provide your testimony.

36
00:08:50.290 --> 00:09:04.499
Stephanie Shellooe, Director, EARD: At that time you'll be asked to convey your remarks to allow us to hear from everyone who wishes to speak. We do limit speakers duration to 3 min. If you're participating online, you'll see a 3 min countdown clock run on the screen

37
00:09:05.120 --> 00:09:11.170
Stephanie Shellooe, Director, EARD: at the conclusion of the 3 min your time will expire, at which point you'll be asked to conclude your remarks.

38
00:09:11.620 --> 00:09:15.510
Stephanie Shellooe, Director, EARD: Please note that promoting speakers does take a moment, so please be patient.

39
00:09:16.090 --> 00:09:20.630
Stephanie Shellooe, Director, EARD: And again, if you turn on your camera we will be able to see you next slide.

40
00:09:22.510 --> 00:09:51.560
Stephanie Shellooe, Director, EARD: If anyone's joining us by phone today. If you wish to provide testimony. Please select Star 9 when prompted. Please listen for me to call out the last 3 digits of your phone number, at which point you'll be given the temporary ability to share your testimony. Then you'll need to press Star 6 to mute your telephone, to unmute your telephone, and we'll be able to hear you speak. Live at this meeting, and then, once your testimony is complete or your 3 min have expired. Whichever comes first, st you'll press Star 6 again to mute yourself.

41
00:09:51.690 --> 00:10:02.700
Stephanie Shellooe, Director, EARD: We would like to encourage anyone participating via phone to register using our dial in participant hotline

that was displayed at the beginning of this meeting, and we'll display again in just a moment.

42
00:10:03.190 --> 00:10:08.469
Stephanie Shellooe, Director, EARD: Again, please note that muting and unmuting registered speakers does take a moment. We appreciate your patience.

43
00:10:09.480 --> 00:10:10.630
Stephanie Shellooe, Director, EARD: Next slide

44
00:10:11.410 --> 00:10:27.480
Stephanie Shellooe, Director, EARD: and on to time limits. Speakers of the general public are given 3 min to provide their testimony. There are a few exceptions to the 3 min limit. Elected officials, for example, are given the courtesy of jumping to the front of the queue, and are not limited to 3 min.

45
00:10:28.000 --> 00:10:39.510
Stephanie Shellooe, Director, EARD: To those of you viewing us on live stream, and also testifying, please be mindful of potential background noise during your testimony. Make sure that the live stream is muted when you begin speaking to avoid hearing an echo.

46
00:10:40.200 --> 00:10:52.640
Stephanie Shellooe, Director, EARD: If anyone is viewing today's presentation, but does not wish to provide testimony, we encourage you to view the live stream on Youtube, which can be the link can be found on Nyc engage and department of city planning's website

47
00:10:53.380 --> 00:10:54.450
Stephanie Shellooe, Director, EARD: next slide.

48
00:10:55.980 --> 00:11:10.740
Stephanie Shellooe, Director, EARD: Again as a reminder. If you wish to provide written testimony. You can submit that to the department of city planning. Our address is shown here on the screen, 120 Broadway, 31st floor. New York, New York, 1, 0, 2, 7, 1. Attention myself, Stephanie Shalhoo.

49
00:11:11.130 --> 00:11:31.670
Stephanie Shellooe, Director, EARD: We also have an email address set up to accept testimony which many of you have already submitted to this email address is 25 Dcp. 0 6 8 k_dl@planning.nyc. Dot. Gov. This information can be found on the Nyc. Engage portal and the Department of City Planning's website.

50
00:11:32.190 --> 00:11:38.509
Stephanie Shellooe, Director, EARD: Again, as a reminder, written comments are accepted through 5 Pm. On Friday, May second 2025

51
00:11:39.260 --> 00:11:40.350
Stephanie Shellooe, Director, EARD: next slide.

52
00:11:42.140 --> 00:12:04.880
Stephanie Shellooe, Director, EARD: All right. If you missed any of the instructions on how to participate, please visit nyc.gov. Slash nycengage for instructions on how to participate and provide testimony. At this point we will move on to the 1st part of our meeting, where the applicant will present an overview of the proposed project, as well as the draft scope of work. So at this time I will turn it over to Brian Kelly, of the applicant team.

53
00:12:06.110 --> 00:12:25.420
Bryan Kelly, GOTHAM: Good afternoon, everybody. My name is Brian Kelly, with the Gotham organization, represent the Co. Applicants go Key, Llc. Which is an affiliate of Gotham, as well as the Metropolitan Transit Authority. The Development Monitor Point is situated at 40 and 56 Key Street, in Greenpoint. Next slide, please.

54
00:12:27.010 --> 00:12:37.860
Bryan Kelly, GOTHAM: The project site is comprised of 2 critical parcels at the waterfront of South Green Point and the northern edge of North Williamsburg.

55
00:12:37.900 --> 00:13:02.080
Bryan Kelly, GOTHAM: The Mta. Site is a site today zoned for housing. It's zoned. R. 6 c. 24. It's just north of 80,000 square feet in size. The land and the improvements. It's an existing warehouse are owned by the New York City Transit authority. The mobile Wash and Material control storage unit operate out of there. They have since 1998,

56
00:13:02.310 --> 00:13:21.850
Bryan Kelly, GOTHAM: and the site was rezoned in 2,005 to enable future development for housing, subject to getting the Mta. To a more appropriate industrious location. The monitor site. The second parcel, comprising the Overall project is 51,000 plus square feet.

57
00:13:21.850 --> 00:13:39.589
Bryan Kelly, GOTHAM: It's owned by the Greenpoint Monitor Museum, a critical and important local not-for-profit organization focused on history and education, including the Civil War and the Uss. Monitor,

which was created at the shoreline and released for critical battles during

58
00:13:39.590 --> 00:14:08.229
Bryan Kelly, GOTHAM: the Civil war critically and important to keep in mind is that in future development neither site will be owned by the affiliate of Gotham. The improvements on the Mta. Site will be ground leased by Go Key, Llc. The museum will continue to own its land, upon which it will construct the plan is improved, the public waterfront access and the museum that is planned as well.

59
00:14:08.590 --> 00:14:10.100
Bryan Kelly, GOTHAM: Next slide, please.

60
00:14:11.550 --> 00:14:28.619
Bryan Kelly, GOTHAM: The Mta, as mentioned, has operated its mobile wash material control and emergency response units in Greenpoint since 1998, dating back well before the 2,005, rezoning during the time when the waterfront was very industrious

61
00:14:29.460 --> 00:14:43.190
Bryan Kelly, GOTHAM: at Commercial Street, in the north section of Greenpoint. The emergency recovery unit operates on the planned Box Street Park, Box Street Park was planned in the 2,005 rezoning

62
00:14:43.330 --> 00:14:52.060
Bryan Kelly, GOTHAM: as part of our plan. We will relocate the Eru to the East Williamsburg, Ibz. At 2 13 Meadow Street.

63
00:14:52.220 --> 00:14:58.800
Bryan Kelly, GOTHAM: enabling the full realization of Box Street, Park park space for Northern Green Pointers.

64
00:14:59.680 --> 00:15:12.640
Bryan Kelly, GOTHAM: The Mta Mobile Wash unit and Material control storage unit as part of the proposal will be located, relocated as well to the East Williamsburg, Ibz. At 2 13 Meadow.

65
00:15:12.830 --> 00:15:25.590
Bryan Kelly, GOTHAM: how in 2,019, the Gotham organization, one of many respondents to an Rfp. Issued by the Mta. Worked exclusively with the Museum to come up with a unique

66
00:15:26.140 --> 00:15:38.810

Bryan Kelly, GOTHAM: problem, solving Rfp submission to create public open space housing, including deeply affordable housing and support of public infrastructure which we'll get more into

67
00:15:39.430 --> 00:15:51.400
Bryan Kelly, GOTHAM: in 2,021. We went from designation to Formal site Control, which we have both of the relocation site and of the development site next slide please.

68
00:15:53.140 --> 00:15:56.969
Bryan Kelly, GOTHAM: The existing conditions. At 56 key

69
00:15:57.330 --> 00:16:08.670
Bryan Kelly, GOTHAM: are challenging. There are invasive species, there is decay and erosion, and the property, except for when overseen by the museum, is not publicly accessible.

70
00:16:08.780 --> 00:16:23.359
Bryan Kelly, GOTHAM: it's an important parcel that was deeded to the Museum in 2,003 by motiva enterprises with the express purpose of creating the museum and future public accessible open space on the museum property.

71
00:16:24.010 --> 00:16:46.060
Bryan Kelly, GOTHAM: The the shape of the site is irregular. There's essentially a finger that goes out into the waterfront that could be up here. And then there's a significant portion that's waterfront paced waterfront facing that could be for both passive and active use to re-invite the community with to the waterfront, which for many, many years was industrious. But in order to do this

72
00:16:46.090 --> 00:17:11.010
Bryan Kelly, GOTHAM: there needs to be an at least 15 million dollar investment which the team is prepared to do privately to create bulkheads, plant things permeable pavers raising the the height of the shoreline, all which the design team will get into further. But it's a challenging condition, but with a lot of potential and the goal fulfilling the 2,005 plan goals

73
00:17:11.869 --> 00:17:15.880
Bryan Kelly, GOTHAM: next slide, please, at 40 Key Street.

74
00:17:16.180 --> 00:17:20.220
Bryan Kelly, GOTHAM: Although it's critical infrastructure for New York City's transit riders.

75
00:17:20.430 --> 00:17:25.220
Bryan Kelly, GOTHAM: the the Nta's facility is essentially a wall to the waterfront.

76
00:17:25.680 --> 00:17:35.489
Bryan Kelly, GOTHAM: No pun intended, but the garage door to the mobile wash unit is literally the front door to what is now under construction at the Bushwick Inlet Park.

77
00:17:36.290 --> 00:17:40.220
Bryan Kelly, GOTHAM: The use is an existing nonconforming industrial use.

78
00:17:40.550 --> 00:17:44.230
Bryan Kelly, GOTHAM: The site was rezoned from manufacturing to housing

79
00:17:44.340 --> 00:17:53.310
Bryan Kelly, GOTHAM: in 2,005. Our goal which we'll explain is to up zone, create density and fulfill a series of public equity, promises

80
00:17:53.880 --> 00:17:59.589
Bryan Kelly, GOTHAM: the warehouse, divides the 2 communities and interrupts waterfront connectivity.

81
00:17:59.750 --> 00:18:16.570
Bryan Kelly, GOTHAM: and, as mentioned, the land will remain under the ownership of the New York Transit authority by the affiliate of Gotham being a ground tenant under a ground lease making payments over a hundred year leasehold which will support the Mta's capital program

82
00:18:17.460 --> 00:18:18.950
Bryan Kelly, GOTHAM: next slide, please.

83
00:18:19.750 --> 00:18:41.109
Bryan Kelly, GOTHAM: As I mentioned earlier, although it's not directly on the development site. Our relocation of critical Mta. Infrastructure to 2 13 Meadow Street in the Ibz of East Williamsburg unlocks the potential of Box Street Park and Northern green pointers. This development is a friend of open space.

84
00:18:41.330 --> 00:18:49.430
Bryan Kelly, GOTHAM: By moving the Eru we will unlock a planned and funded 25,000 square foot park.

85

00:18:49.620 --> 00:18:51.670
Bryan Kelly, GOTHAM: Why is it not built today?

86
00:18:51.980 --> 00:19:04.279
Bryan Kelly, GOTHAM: Unfortunately, the Eru, which is critical also to respond to situations in our transit system, occupies the front door to Commercial Street, which is the entry to the park.

87
00:19:04.710 --> 00:19:29.070
Bryan Kelly, GOTHAM: We will solve that by privately, in a turnkey fashion, constructing a 146,000 square foot replacement facility, new modern and turnkey off-site, reducing truck traffic on the waterfront of Greenpoint, creating housing and open space while supporting this public transit use which is critical to support our system.

88
00:19:29.980 --> 00:19:33.990
Bryan Kelly, GOTHAM: Next slide in executive summary.

89
00:19:35.030 --> 00:19:43.930
Bryan Kelly, GOTHAM: This high income district has the capability, through market rate housing development to cross, subsidize deeply affordable housing

90
00:19:44.260 --> 00:19:52.039
Bryan Kelly, GOTHAM: support, public transit, support our adjacent Bushwick Inlet Park, the Community Park.

91
00:19:52.340 --> 00:19:57.470
Bryan Kelly, GOTHAM: and to create a robust public equity package. How is that done

92
00:19:57.860 --> 00:20:10.079
Bryan Kelly, GOTHAM: by relocating the existing Mta mobile Wash unit material control storage unit and the Mta Emergency Recovery unit at 65, commercial and at Key, as mentioned

93
00:20:10.340 --> 00:20:15.979
Bryan Kelly, GOTHAM: to a new 143,000 square foot facility in East Williamsburg.

94
00:20:16.240 --> 00:20:22.200
Bryan Kelly, GOTHAM: Nothing can happen at Key Street without that occurring. We are prepared to do so

95

00:20:22.860 --> 00:20:33.719
Bryan Kelly, GOTHAM: thereafter demolishing the existing nonconforming industrial warehouse to fulfill the goals of the O. 5. Rezoning to create housing on the Mta Site

96
00:20:34.440 --> 00:20:43.749
Bryan Kelly, GOTHAM: creation of the opportunity for the full realization of the Box Street Park, adding another 25,000 square feet of open space.

97
00:20:43.880 --> 00:20:57.189
Bryan Kelly, GOTHAM: while our plan at Monitor Point will also create an additional 50,000 square feet of new, publicly accessible waterfront, open space for the larger community

98
00:20:57.820 --> 00:21:02.580
Bryan Kelly, GOTHAM: introduction, most importantly, of a site-wide, resilient plan

99
00:21:02.940 --> 00:21:28.730
Bryan Kelly, GOTHAM: to defend against flooding, to reduce invasive species, to fulfill environmental repair, to invite natural habitat, to have sensitive measures and design, like bird glass, to have proportioned buildings and invite the community through the creation of the museum necessity, local, retail, and minimal, but at least the amount of parking needed below grade to support residents.

100
00:21:28.990 --> 00:21:37.639
Bryan Kelly, GOTHAM: Lastly, but in an acute, severe, and demonstrable housing crisis. 1,150 homes

101
00:21:37.930 --> 00:21:54.000
Bryan Kelly, GOTHAM: cross, subsidizing, using the market rate can generate 300 at minimum, deeply affordable housing units at an average ami of 56% ami for households at 40, 60, and 80 ami

102
00:21:54.920 --> 00:22:13.009
Bryan Kelly, GOTHAM: that could support over 500 individuals who are either homeless on our streets, severely rent, burdened, or who don't have a home over their head. It's our responsibility as New Yorkers to look at solutions holistically, and that is our attempt here.

103
00:22:14.740 --> 00:22:16.150
Bryan Kelly, GOTHAM: Next slide, please.

104
00:22:17.250 --> 00:22:20.090

Bryan Kelly, GOTHAM: Delivering Monitor Point isn't easy.

105
00:22:20.270 --> 00:22:38.710
Bryan Kelly, GOTHAM: There are problems. And then there are solutions. In order to do anything on these properties, we need to relocate the Mta. That takes conviction. It took finding the replacement site that worked for the Mta. Which no other respondent of the Rfp. Could identify.

106
00:22:38.920 --> 00:22:44.150
Bryan Kelly, GOTHAM: that incurs substantial investment to hold that site off the market.

107
00:22:44.260 --> 00:22:52.310
Bryan Kelly, GOTHAM: to design and build and turnkey that 146,000 square foot facility for the Mta.

108
00:22:52.640 --> 00:23:15.340
Bryan Kelly, GOTHAM: Before even putting a shovel in the ground at Key Street, spending nearly 100 million dollars upfront of equity on the demolition, on the building of the new facility on the architecture and engineering of the Ulurp and environmental review process, and so forth, and so on. That's a down payment on Greenpoint.

109
00:23:16.040 --> 00:23:31.420
Bryan Kelly, GOTHAM: And to do it requires expertise. The Gotham organization, fx, collaborative scape, the Greenpoint Monitor Museum, and the rest of the team that's been working hands-on grassroots knows how to navigate this quite complex process.

110
00:23:31.850 --> 00:23:33.300
Bryan Kelly, GOTHAM: Next slide, please.

111
00:23:35.260 --> 00:23:46.399
Bryan Kelly, GOTHAM: Open space is at the forefront of this. We're fans of open space. We're supporters of open space. It's Amen. It would be an amenity to our residents and an amenity to the public.

112
00:23:46.880 --> 00:23:49.629
Bryan Kelly, GOTHAM: We will make an ongoing commitment

113
00:23:49.780 --> 00:23:52.820
Bryan Kelly, GOTHAM: to the Parks Department and the community

114
00:23:52.920 --> 00:24:01.519

Bryan Kelly, GOTHAM: to provide annual funding, which is starting at $300,000 to the Parks Department to support Bushwick Inlet Park.

115
00:24:01.860 --> 00:24:13.019
Bryan Kelly, GOTHAM: As a neighbor. As mentioned, we are also building on site 50,000 square feet of public open space as well, including all the resiliency, measures, and design that you'll see

116
00:24:13.880 --> 00:24:19.359
Bryan Kelly, GOTHAM: indirectly, but also as a function of this development Box Street will happen.

117
00:24:19.700 --> 00:24:28.549
Bryan Kelly, GOTHAM: 3 major open space initiatives made possible by up zoning a site already zoned for housing.

118
00:24:29.130 --> 00:24:34.580
Bryan Kelly, GOTHAM: creating deeply affordable housing, cross subsidized by market rate housing.

119
00:24:34.740 --> 00:24:45.310
Bryan Kelly, GOTHAM: giving lower income families access to communities with the best libraries, schools and public services and open space making this an inclusive development.

120
00:24:45.490 --> 00:24:48.930
Bryan Kelly, GOTHAM: workforce development is extremely important.

121
00:24:49.350 --> 00:25:06.819
Bryan Kelly, GOTHAM: How can we have economic mobility with that? Not being at the forefront? We've already engaged with the Union partners at 32 Bj, and local 79, and we'll work hard to make sure. All the surrounding zip codes are embraced by this development.

122
00:25:11.110 --> 00:25:13.360
Bryan Kelly, GOTHAM: In summary next slide, please.

123
00:25:14.380 --> 00:25:19.860
Bryan Kelly, GOTHAM: The project benefits focus on a array of public investment.

124
00:25:20.440 --> 00:25:26.089
Bryan Kelly, GOTHAM: sustainability and resiliency in addressing plan Nyc. Resilience priorities.

125
00:25:26.330 --> 00:25:48.429
Bryan Kelly, GOTHAM: remediating a site which for more than 100 years has been industrious, demolishing a nonconforming warehouse, removing a wall to the waterfront, cleaning up what is a brownfield creating an all electric design for carbon reduction, reducing significant truck traffic in what is now a predominantly residential neighborhood.

126
00:25:48.860 --> 00:26:00.020
Bryan Kelly, GOTHAM: creating green space and shoreline access, transforming an underutilized site promoting native Flora restoration

127
00:26:00.280 --> 00:26:19.679
Bryan Kelly, GOTHAM: and the expansion of Box Street Park. The Museum will be a haven and opportunity for incubation of education, collaboration, and for the museum, who has fought long and hard to support its land and its resiliency to create the memorial to the Uss. Monitor.

128
00:26:20.160 --> 00:26:43.679
Bryan Kelly, GOTHAM: Affordable housing. I can't stress enough which we've talked about, and this 700 million dollars plus investment will require at least a 250 million dollars equity investment, 100 million of that likely, before we even get a shovel in the ground to go vertical. With that I thank you, and I pass it along to Gina worth from scape studio.

129
00:26:46.760 --> 00:26:48.570
Gena Wirth, SCAPE Studio: Thank you, Brian. Next slide.

130
00:26:49.280 --> 00:27:18.290
Gena Wirth, SCAPE Studio: you can move to the next slide. So I'm here today to talk about the open space strategy for Monitor Point, and I think one of the primary goals of this project is really to create multiple strong connections between successful open spaces and emerging open spaces within this larger waterfront community and complete the link of open spaces around Bushwick inland. So you can see on this slide. There are 2 key missing links of open space that this project provides.

131
00:27:18.290 --> 00:27:29.809
Gena Wirth, SCAPE Studio: One is on the right, and it's labeled Park Portal. This provides a missing link between West Street directly to the new planned extension of Bushwick Inlet Park as a motiva parcel shown in light green.

132
00:27:29.810 --> 00:27:49.449

Gena Wirth, SCAPE Studio: and the second critical connection of open space this project provides is along the waterfront connecting the Motiva parcel for Bushwick Inlet Park to the adjacent properties to the north, completing the series of linked esplanades and waterfront open spaces that are fully public, inviting and welcoming, and brings the community directly to the water.

133
00:27:49.450 --> 00:27:50.660
Gena Wirth, SCAPE Studio: Next slide.

134
00:27:52.320 --> 00:28:12.540
Gena Wirth, SCAPE Studio: A little bit of history of this area. There's both a very interesting ecological and social history pre-colonization. This site was the site of a large tidal creek and meandering marsh, very shallow today's shoreline has filled in much of that historic, marshy landscape, but legacies and signatures of that remain

135
00:28:12.540 --> 00:28:25.490
Gena Wirth, SCAPE Studio: at the same time. This project is very important, because it was part of the kind of construction of the Uss. Monitor and Continental ironworks here and adjacent to the site, and really holds an important place in American history.

136
00:28:25.550 --> 00:28:37.050
Gena Wirth, SCAPE Studio: Today. Brian mentioned some of the conditions of the site. It's a very industrial site, has a degraded and eroding shoreline, and could use improvements for resilience along the edge next slide.

137
00:28:39.420 --> 00:28:59.969
Gena Wirth, SCAPE Studio: So I'll talk about each open space and show a plan as well as some renderings kind of visualizing how we're designing these spaces. The park portal is the critical link between it exists at the terminus of West Street, and will provide this critical connection for pedestrians to the recent extension of Bushwick Inlet Park at the motiva parcel.

138
00:28:59.970 --> 00:29:17.289
Gena Wirth, SCAPE Studio: So that plan is shown on the right. In this design. We're very inspired by the meandering former waterways and watercourses and tidal inlets that once existed here, and we're working with both a plan, geometry and a paving pattern that evokes that meandering history of the waterways below.

139
00:29:17.330 --> 00:29:46.030
Gena Wirth, SCAPE Studio: It subtly rises up to bring you to an overlook point at the intersection with Bushwick Inlet Park, and there are many

different, like public amenities and features that exist along this landscape spaces for seating movable furniture. There's a lifted grove that provides space for shady seating. There's seating coves kind of built into the edges of the pathway, and there's also an expressed creek bed that can help manage Stormwater and provide a visual interest for the site.

140
00:29:46.350 --> 00:29:52.440
Gena Wirth, SCAPE Studio: At that overlook moment there is a fountain that we'll show an image of in future slides next slide.

141
00:29:54.350 --> 00:30:14.720
Gena Wirth, SCAPE Studio: But in general we're really focused here on creating a wide and welcoming very public feeling path. This is the meandering path kind of moving across the screen. In this view we're standing in the lifted grove, which would be shaded by native tree spaces and have a catenary, or overhead lighting that provides like a cozy and welcoming atmosphere.

142
00:30:14.720 --> 00:30:34.510
Gena Wirth, SCAPE Studio: The materials that we're using within this project are really focused on permeable materials that both manage stormwater and help reduce urban Heat Island effect within the greater area, and all buildings kind of surrounding, as noted in this image, would either be elevated or dry. Flood proofed to be at a resilient elevation

143
00:30:34.730 --> 00:30:35.790
Gena Wirth, SCAPE Studio: next slide.

144
00:30:37.590 --> 00:31:04.329
Gena Wirth, SCAPE Studio: This image is showing that view directly at the end of West street kind of going towards the the overlook of the new connection to Bushwick Inlet Park. So this is really connecting the dots and breaking down that like wall barrier that exists today. You see the lifted grove on the left, the dry creek bed, with some ornamental fountain features like misting and emerging out of it kind of showcasing that story of sustainable water management within the area.

145
00:31:04.380 --> 00:31:17.989
Gena Wirth, SCAPE Studio: The creek inspired meandering, paving. That really kind of talks about that history and brings you up to the edge, as well as like plenty of paces for backed benches and seating zones that we're calling seating coves here next slide.

146
00:31:19.730 --> 00:31:42.670

Gena Wirth, SCAPE Studio: And then here you see the view from the Overlook Fountain, looking over the beautiful expanse of Bushwick Inlet and the the recent phase of the Bushwick Inlet expansion. In that middle ground there, as well as expansive city views in the background, with the fountain itself being a place that could attract families, individuals, and be like a cooler place in the summer to hang out and play next slide.

147
00:31:44.280 --> 00:32:10.049
Gena Wirth, SCAPE Studio: This slide focuses on the waterfront edge. It's a very important piece of the project as it helps connect the Motiva, Bushwick Inlet Park parcel to the adjacent parcels to the north and to the public esplanades that exist to the north. So again. It's a missing link along the waterfront. It also directly abuts the future monitor museum. So really thinking about the landscape here as a potential like outdoor classroom and learning laboratory for the greater community.

148
00:32:10.050 --> 00:32:16.820
Gena Wirth, SCAPE Studio: What we're showing in the waterfront design is a design that's really inspired by Bushwick Inlet Park and trying to extend that language

149
00:32:16.820 --> 00:32:43.400
Gena Wirth, SCAPE Studio: like maintaining some of the path characteristics, and the planting characteristics of the Bushwick Inlet Park, and bringing it into the site, creating a very opening, welcoming space, stabilizing the shoreline edge as needed, with a modest bulkhead wall that can tier and step down to meet the edges of Bushwick Inlet Park, and incorporate like amphitheater style, seating as well as picnic tables and shady seating overlook zones.

150
00:32:43.530 --> 00:32:58.159
Gena Wirth, SCAPE Studio: We've also have many seating perches on the kind of north South edge of the park, as well as historic signage that can reference back to both the ecological history of the site and the construction of the Uss. Monitor in this area next slide.

151
00:33:00.068 --> 00:33:29.649
Gena Wirth, SCAPE Studio: This is just the view looking down the edge of the Monitor Museum to your left, with the inlet to your right. And also in the looking straight ahead you see many different scales of like social seating pockets, lots of native and adapted planting a site that's been lifted up for resilience purposes, but still has a high degree of native planting and permeable space within it, and our proposed permeable pavers are shown here in the foreground kind of helping mark that wide connective public pathway. Next.

152
00:33:31.520 --> 00:33:51.839

Gena Wirth, SCAPE Studio: And again, from the resilience perspective, we're trying to create a space and a site that is stabilized from shoreline erosion, but has quite a bit of resilient native planting that's adapted to coastal conditions and provides multiple places for outdoor education and gathering particularly in the kind of picnic and overlook Grove shown on the left

153
00:33:53.250 --> 00:33:54.220
Gena Wirth, SCAPE Studio: next slide.

154
00:33:55.260 --> 00:34:00.109
Gena Wirth, SCAPE Studio: And so with that, I think I'm going to pass it to Dan Kaplan from Fx. Thank you.

155
00:34:01.060 --> 00:34:22.319
Dan Kaplan, FX Collaborative: Good. Good afternoon, everybody. I'm Dan Kaplan, senior partner of fx collaborative architects. We're the architect for the applicant. And thank you, Gina, I'm gonna walk you through the urban design and sustainability aspects of the proposal. And starting with the ground the ground floor, and how it was arrayed, and fundamentally

156
00:34:22.460 --> 00:34:30.440
Dan Kaplan, FX Collaborative: we see the buildings as backdrops to the open space they frame and complement the public realm.

157
00:34:30.610 --> 00:34:32.790
Dan Kaplan, FX Collaborative: the park portal, the

158
00:34:32.820 --> 00:35:01.359
Dan Kaplan, FX Collaborative: waterfront connections that Gina talked about Bushwick and the park itself, and of course, Key Street. So, working from right to left, there are 2 buildings closer to Franklin Street. On the east. The ground floor will be lined with residential functions, and then retail will frame both sides of the park portal critically. The entrances will be off of Key Street, leaving the Park portal, public and civic in nature, extending along

159
00:35:01.460 --> 00:35:12.980
Dan Kaplan, FX Collaborative: Key Street, will be a mix of commercial and retail and residential uses, with a modest parking entrance to the west

160
00:35:13.090 --> 00:35:33.160
Dan Kaplan, FX Collaborative: retail, and then finally, in purple, is the Monitor Museum, occupying pride of place with light on 3 sides, and at

the end of the of the peninsula, with views of of the water, the the park, and and the Manhattan skyline beyond. Next slide, please.

161
00:35:34.660 --> 00:35:39.096
Dan Kaplan, FX Collaborative: So we're gonna show a buildup of the buildings. And

162
00:35:39.700 --> 00:35:50.899
Dan Kaplan, FX Collaborative: The the 1st principle was to on the building. The 2 buildings on the left is to push them away from the open space and push them closer to the north.

163
00:35:51.410 --> 00:36:16.280
Dan Kaplan, FX Collaborative: Second, our observation is along the waterfront. There is a typology of essentially podiums and towers, and we sought to break that by creating these transitional bases with multiple volumes that serve to relate the building scales better to the upland that frame views and create setbacks for more light and air to the public realm.

164
00:36:16.280 --> 00:36:24.060
Dan Kaplan, FX Collaborative: Next slide, when we get to the higher points of the building. There are, there are 3 high points starting with the one on the right.

165
00:36:24.464 --> 00:36:37.880
Dan Kaplan, FX Collaborative: We've oriented that one towards the Greenpoint grid on West Street. Then there's the center one. That tower is oriented towards North 15th Street, which is, of course, the Williamsburg grid, and then the

166
00:36:38.170 --> 00:36:52.689
Dan Kaplan, FX Collaborative: the one on the left. The western tower is oriented parallel to Collier Street. So we get these 3 orientations avoiding a wall and creating something that really feels locked into into the context. Next slide.

167
00:36:52.950 --> 00:37:05.199
Dan Kaplan, FX Collaborative: as we develop the towers, they will be slenderized, the corners will be eased, the tops will be set back to create more light and air, and a graceful skyline. The buildings step up

168
00:37:05.340 --> 00:37:10.769
Dan Kaplan, FX Collaborative: from east to west, 230 feet on the on the on the east

169
00:37:10.980 --> 00:37:23.100
Dan Kaplan, FX Collaborative: the center tower is 450, and the west tower is 600. There's a large, gracious 108 foot opening at the end of West Street, which really is the park portal itself

170
00:37:23.620 --> 00:37:35.010
Dan Kaplan, FX Collaborative: next slide. So, taking a step back, contextualizing this building, this is an elevation of the waterfront with Hunters Point, South Tower on the left

171
00:37:35.160 --> 00:37:37.259
Dan Kaplan, FX Collaborative: and Domino Park on the right.

172
00:37:37.600 --> 00:37:51.429
Dan Kaplan, FX Collaborative: at 450 and 600 feet. The the proposal falls squarely within the other proposals that provide substantial public benefit.

173
00:37:51.790 --> 00:37:52.750
Dan Kaplan, FX Collaborative: Next slide.

174
00:37:53.730 --> 00:37:58.610
Dan Kaplan, FX Collaborative: I just want to end with sustainability before I turn it over. The

175
00:37:59.040 --> 00:38:08.839
Dan Kaplan, FX Collaborative: project will be, and the buildings will meet or exceed progressive sustainability and resiliency measures, including stormwater management.

176
00:38:09.040 --> 00:38:34.129
Dan Kaplan, FX Collaborative: highly efficient exterior wall, ultra low energy building with all electric infrastructure, containerized waste management, healthy materials supporting an active lifestyle and active design, and really ending with modern energy, efficient low carbon.

177
00:38:34.200 --> 00:38:43.559
Dan Kaplan, FX Collaborative: high quality housing on a site which is is so critical to New York's long-term sustainability strategy.

178
00:38:44.630 --> 00:38:48.050
Dan Kaplan, FX Collaborative: So with that I'll turn it over to Simeon of Gotham.

179
00:38:48.730 --> 00:38:49.580
Dan Kaplan, FX Collaborative: Thank you.

180
00:38:52.280 --> 00:38:54.809
Simeon Maleh, GOTHAM: Thanks, Dan. Next slide, please.

181
00:38:55.090 --> 00:39:14.490
Simeon Maleh, GOTHAM: Hello, everybody. Thanks for your time. I'm Simeon Mala from Gotham organization. The need for housing production which this project provides particularly affordable housing at lower income bands is a priority of the Brooklyn, Cb. 1, 2025. State statement of needs.

182
00:39:14.932 --> 00:39:28.139
Simeon Maleh, GOTHAM: When we submitted our Rfp. Response. In 2019 there was a housing crisis in New York City today. In 2025. The housing crisis is even more acute with a city residential vacancy rate at a 50 year low.

183
00:39:28.420 --> 00:39:37.740
Simeon Maleh, GOTHAM: There has been significant housing production on the Greenpoint Williamsburg waterfront, but only limitedly for low and very low income households.

184
00:39:37.980 --> 00:39:45.040
Simeon Maleh, GOTHAM: The large majority of affordable housing that has been delivered is for households earning 80% ami or above

185
00:39:45.340 --> 00:39:59.310
Simeon Maleh, GOTHAM: Monitor Point, will deliver up to 1,150 homes with 25% affordability that equates to up to 300 permanently affordable homes at an average 56% ami.

186
00:39:59.940 --> 00:40:18.249
Simeon Maleh, GOTHAM: This is a housing site. Zoned R. 6 for the 2,005. Rezoning the proposed increase in density that you've seen will allow us to deliver the many project benefits, including the publicly accessible open space and public infrastructure investment.

187
00:40:18.650 --> 00:40:28.260
Simeon Maleh, GOTHAM: The project will comply with the mandatory inclusionary Housing program, and will will reflect the benefits of the recently approved city of yes.

188
00:40:28.600 --> 00:40:50.990

Simeon Maleh, GOTHAM: by delivering mixed income housing in a high cost, high opportunity area like Greenpoint, we will utilize market rate housing to cross, subsidize low and very low income units without the need for city capital. This allows for that capital to be deployed elsewhere in the city where cross subsidization is not feasible.

189
00:40:51.330 --> 00:41:09.190
Simeon Maleh, GOTHAM: We need to remember that providing access for low and moderate income New Yorkers to high opportunity areas, such as Greenpoint and Williamsburg provides a significant opportunity and equitable access to high quality jobs, schools and services for those individuals.

190
00:41:09.590 --> 00:41:10.830
Simeon Maleh, GOTHAM: Next slide, please.

191
00:41:12.130 --> 00:41:22.929
Simeon Maleh, GOTHAM: The Greenpoint Monitor Museum was founded in 1996, to educate individuals on Greenpoint's maritime history, the Uss. Monitor and the Civil War.

192
00:41:23.100 --> 00:41:50.530
Simeon Maleh, GOTHAM: As Brian noted previously, the Museum was deeded. The waterfront site in 2,003 for the express purpose of constructing a museum that would celebrate the site's shipbuilding history. As part of this project the museum will maintain ownership of their property, the Museum will receive proceeds for their excess development rights development rights that will be used to deliver the planned housing density increase on the adjacent Mta. Parcel.

193
00:41:50.540 --> 00:41:58.950
Simeon Maleh, GOTHAM: The funds that the Museum receives will be used to help fund the construction of the shore, public walkway and fund construction of a new museum

194
00:41:59.350 --> 00:42:04.729
Simeon Maleh, GOTHAM: in delivering the short public walkway planned as part of the 2,005, rezoning

195
00:42:05.110 --> 00:42:13.399
Simeon Maleh, GOTHAM: 50% of the privately held museum parcel will be committed as publicly accessible waterfront access, and open space

196
00:42:13.940 --> 00:42:37.639
Simeon Maleh, GOTHAM: as part of the construction of the shore public walkway. This project includes significant investment in resiliency

infrastructure which will include the installation of a new bulkhead and raised elevations on the monitor's site. Not only will this protect the museum site against future flooding, but will contribute to the resiliency of the surrounding neighborhood and park space.

197
00:42:38.070 --> 00:42:39.339
Simeon Maleh, GOTHAM: Next slide, please.

198
00:42:40.760 --> 00:43:08.359
Simeon Maleh, GOTHAM: in summary Monitor Point helps create a greener, fairer green point by transforming a nonconforming industrial use into a vibrant destination that includes hundreds of permanently affordable homes, improved resiliency, publicly accessible open space, a newly interconnected waterfront celebration of greenpoint's maritime history and significant public infrastructure. Investment.

199
00:43:08.460 --> 00:43:16.449
Simeon Maleh, GOTHAM: monitor Point provides solutions to a multitude of challenges while delivering opportunities for social and environmental equity.

200
00:43:18.190 --> 00:43:24.339
Simeon Maleh, GOTHAM: To speak to some of the actions associated with the project. I'll turn it over to Jeff Mulligan next slide, please.

201
00:43:26.870 --> 00:43:31.490
Jeff Mulligan, Kramer Levin: Thank you, Simeon. Jeff Mulligan from Framer 11

202
00:43:32.155 --> 00:43:37.180
Jeff Mulligan, Kramer Levin: I will take us through the proposed actions that are required for the proposed project.

203
00:43:38.110 --> 00:43:45.400
Jeff Mulligan, Kramer Levin: The 1st is a zoning map. Change. The zoning today is m. 3, 1 on Lot 25, which is the Monitor Museum site

204
00:43:45.580 --> 00:43:51.790
Jeff Mulligan, Kramer Levin: and R. 6 and R. 6, with C. 2, 4. Commercial overlay on lot one.

205
00:43:51.920 --> 00:43:53.540
Jeff Mulligan, Kramer Levin: which is the Mta. Site.

206

00:43:54.320 --> 00:43:58.140
Jeff Mulligan, Kramer Levin: Residential use is not allowed in the m. 3, 1 district.

207
00:43:58.540 --> 00:44:05.040
Jeff Mulligan, Kramer Levin: The application would change the site zoning to R. 8 and R. 8 c. 24,

208
00:44:05.290 --> 00:44:08.450
Jeff Mulligan, Kramer Levin: which is consistent with waterfront sites to the north.

209
00:44:09.210 --> 00:44:12.409
Jeff Mulligan, Kramer Levin: and to allow residential use on the entire property.

210
00:44:12.670 --> 00:44:18.239
Jeff Mulligan, Kramer Levin: the easternmost portion of the site would remain. R. 6 with the C. 24. Commercial overlay

211
00:44:19.430 --> 00:44:23.129
Jeff Mulligan, Kramer Levin: a number of changes to the text of the zoning resolution are also proposed.

212
00:44:23.540 --> 00:44:30.750
Jeff Mulligan, Kramer Levin: The site would be designated a mandatory inclusionary housing area, which would require that the project include affordable housing.

213
00:44:31.980 --> 00:44:39.869
Jeff Mulligan, Kramer Levin: The site is located within the boundaries today at the Greenpoint Williamsburg waterfront access plan known as Bk. One.

214
00:44:40.140 --> 00:44:46.870
Jeff Mulligan, Kramer Levin: The text amendment would allow the underlying Fars and Mih areas to apply within Bk. One.

215
00:44:48.140 --> 00:44:56.829
Jeff Mulligan, Kramer Levin: The designation of Lot 25. Again, the Monitor Museum parcel as a park would be removed since Lot 25,

216
00:44:56.990 --> 00:44:59.659

Jeff Mulligan, Kramer Levin: which is privately owned by the Monitor Museum.

217
00:45:00.240 --> 00:45:07.989
Jeff Mulligan, Kramer Levin: was never acquired by the city, and the city has stated that it does not intend to acquire the property for park purposes.

218
00:45:08.670 --> 00:45:12.980
Jeff Mulligan, Kramer Levin: the heightened setback regulations for properties within M. Ih. Areas

219
00:45:13.360 --> 00:45:16.099
Jeff Mulligan, Kramer Levin: within Bk, one would be amended

220
00:45:17.330 --> 00:45:22.160
Jeff Mulligan, Kramer Levin: and the large scale general development special permit zoning text

221
00:45:22.320 --> 00:45:28.620
Jeff Mulligan, Kramer Levin: would be amended to allow for the waiver of loading within bk, one next slide.

222
00:45:30.490 --> 00:45:37.680
Jeff Mulligan, Kramer Levin: A special permit for a large scale. General development would be required to allow for an improved site plan.

223
00:45:38.210 --> 00:45:44.000
Jeff Mulligan, Kramer Levin: The large scale special permit would grant the following waivers, fight and setback

224
00:45:45.210 --> 00:45:54.340
Jeff Mulligan, Kramer Levin: waterfront regulations within Bk. One relating to the maximum width of walls facing the shoreline, maximum residential tower size.

225
00:45:54.940 --> 00:45:58.730
Jeff Mulligan, Kramer Levin: floor area distribution and waterfront yard

226
00:45:59.534 --> 00:46:06.270
Jeff Mulligan, Kramer Levin: and loading would be waived. Since the amount of retail proposed is just slightly above the amount

227

00:46:06.450 --> 00:46:09.870
Jeff Mulligan, Kramer Levin: of retail that triggers a requirement for a loading bay.

228
00:46:10.610 --> 00:46:11.660
Jeff Mulligan, Kramer Levin: Next slide.

229
00:46:14.380 --> 00:46:21.789
Jeff Mulligan, Kramer Levin: an amendment to the city map to remove the park designation on Lot 25. Again, the property is privately owned.

230
00:46:21.950 --> 00:46:27.889
Jeff Mulligan, Kramer Levin: City has not acquired the property, and the city has stated that they have no plans to do so.

231
00:46:28.870 --> 00:46:35.920
Jeff Mulligan, Kramer Levin: and finally, a city planning, commission chair certification relating to waterfront, public access and visual corridors

232
00:46:36.250 --> 00:46:48.719
Jeff Mulligan, Kramer Levin: as required by waterfront zoning and Bk. One, and as presented by Gina just a few minutes ago, a short public walkway will be provided connecting Bushwick Inlet Park with the esplanade to the north.

233
00:46:48.820 --> 00:46:53.520
Jeff Mulligan, Kramer Levin: and a visual corridor and an upland connection known as the Park Portal

234
00:46:54.102 --> 00:46:57.030
Jeff Mulligan, Kramer Levin: Will be provided as an extension of of West Street.

235
00:46:57.460 --> 00:47:02.229
Jeff Mulligan, Kramer Levin: and although not required in the Bk. One regulations. A connection to the waterfront

236
00:47:02.420 --> 00:47:07.820
Jeff Mulligan, Kramer Levin: will also be provided at the end of Key Street next slide.

237
00:47:08.480 --> 00:47:12.249

Jeff Mulligan, Kramer Levin: So, and I'll turn it over to David Velez from Vhp.

238
00:47:12.250 --> 00:47:12.989
David Velez, VHB: Thank you, Jeff.

239
00:47:13.670 --> 00:47:19.690
David Velez, VHB: Good afternoon, everyone. My name is David Velez, and I'm with Vhb, the environmental Consultant, preparing the Eis.

240
00:47:19.980 --> 00:47:23.519
David Velez, VHB: I am Vhp's project manager for the Monitor Point Eis.

241
00:47:24.290 --> 00:47:31.300
David Velez, VHB: The draft scope of work describes the analysis framework for the Eis as well as the methodologies for the technical areas that will be analyzed.

242
00:47:31.630 --> 00:47:36.590
David Velez, VHB: The framework and methodologies are based on the guidelines of the 2021 seeker technical, manual.

243
00:47:37.940 --> 00:47:49.010
David Velez, VHB: consistent with the seeker technical manuals, guidelines. The Eis will analyze the incremental difference between the No action and with action conditions. In the analysis year of 2031,

244
00:47:49.740 --> 00:48:02.069
David Velez, VHB: the with action condition is reflective of the proposed development at the development site, plus the consolidation of the new Nycta operations into a new facility at the relocation site on Meadow Street.

245
00:48:03.340 --> 00:48:10.499
David Velez, VHB: The no action condition is the future condition that would be anticipated in the project area in 2031 absent the proposed actions.

246
00:48:10.850 --> 00:48:15.210
David Velez, VHB: In this case the no action condition would be the continuation of existing conditions.

247
00:48:15.680 --> 00:48:25.549

David Velez, VHB: Therefore it's assumed that in the no action condition the existing Nycta use would remain in the current location and no development would occur on the development site.

248
00:48:26.980 --> 00:48:30.560
David Velez, VHB: The existing industrial use would remain on the Meadow Street site.

249
00:48:30.940 --> 00:48:35.249
David Velez, VHB: thereby resulting in a conservative increment for analysis purposes.

250
00:48:35.940 --> 00:48:42.350
David Velez, VHB: the increment will be used to assess the effects of their proposed actions and the potential for significant adverse environmental impacts.

251
00:48:42.590 --> 00:48:43.710
David Velez, VHB: Next slide, please.

252
00:48:45.540 --> 00:48:48.940
David Velez, VHB: Here's a list of the technical areas that will be studied in the Eis.

253
00:48:49.090 --> 00:48:55.689
David Velez, VHB: While all of these areas will be reviewed in the Eis, I will briefly describe some key areas of analysis.

254
00:48:56.100 --> 00:48:57.660
David Velez, VHB: For example, transportation

255
00:48:58.290 --> 00:49:08.700
David Velez, VHB: for the transportation chapter. A travel demand analysis will be conducted to determine the number of trips to be created by the project providing the framework or the transportation analysis.

256
00:49:08.940 --> 00:49:15.889
David Velez, VHB: The trip generation projections will be performed for the weekday am midday Pm. And Saturday Peak periods

257
00:49:17.340 --> 00:49:32.880
David Velez, VHB: based on the traffic projections. The travel demand analysis will identify intersections along streets to and from the development site that will be analyzed during the peak hours and detailed

analysis of traffic will be conducted at the intersections where most of the project related trips are anticipated

258
00:49:34.660 --> 00:49:48.240
David Velez, VHB: for the transit analysis. The Eis will include a detailed analysis of any subway station, individual subway route or bus line identified in the travel demand analysis where the applicable seeker technical manual threshold is exceeded.

259
00:49:49.010 --> 00:49:57.460
David Velez, VHB: Pedestrian analyses will be conducted along key walking routes between the development site and subway stations. Bus stops or other attractions in the study area.

260
00:49:58.760 --> 00:50:07.949
David Velez, VHB: The Eis will also include a detailed analysis of parking to evaluate the off-site parking supply and utilization and its ability to accommodate the project's parking demand.

261
00:50:09.040 --> 00:50:15.580
David Velez, VHB: The Eis will also consider the safety of all roadway users, including pedestrians, bicyclists, and vehicles.

262
00:50:15.690 --> 00:50:24.120
David Velez, VHB: In doing so several transportation agencies will be involved in the review of the transportation analysis, including City Dot and New York City transit

263
00:50:25.480 --> 00:50:26.740
David Velez, VHB: for construction

264
00:50:27.270 --> 00:50:33.120
David Velez, VHB: due to the length of the construction period. A detailed construction and analysis will be included in the eis.

265
00:50:33.500 --> 00:50:42.629
David Velez, VHB: Quantitative assessments will be prepared for the transportation, air, quality and noise analysis areas, as described in the draft scope of work

266
00:50:43.980 --> 00:50:47.450
David Velez, VHB: for natural resources because of the development site.

267
00:50:47.680 --> 00:51:03.710

David Velez, VHB: development sites, proximity to natural resources, including Bushwick Inlet and the East River. An assessment of the proposed developments potential to directly or indirectly affect these resources and associated vegetation, species and habitats will be part of the Eis.

268
00:51:03.920 --> 00:51:09.319
David Velez, VHB: This analysis will be conducted in coordination with the city's Department of Environmental Protection

269
00:51:10.600 --> 00:51:23.340
David Velez, VHB: for Shadows. Deis will examine potential shadows, impacts on sunlight, sensitive resources which include natural resources, publicly accessible open space, and historic features that are sunlight dependent

270
00:51:24.810 --> 00:51:39.200
David Velez, VHB: for mitigation and alternatives where significant adverse impacts are done are identified. Mitigation measures to reduce or eliminate the impacts to the fullest extent practicable will be developed and evaluated in a separate chapter of the Eis.

271
00:51:40.170 --> 00:52:02.850
David Velez, VHB: Additionally, alternatives to the proposed development will be identified and evaluated in the Eis, so that decision makers may consider whether alternatives exist that would minimize or avoid adverse environmental effects while achieving the goals and objectives of the proposed projects consistent with seeker, no action alternative will be considered. Now I'm going to turn it back to Simeon to wrap up. Thanks.

272
00:52:06.340 --> 00:52:07.510
Simeon Maleh, GOTHAM: Thanks, David.

273
00:52:08.460 --> 00:52:16.990
Simeon Maleh, GOTHAM: So in terms of timeline and next steps, we are currently in the pre euler phase with this public scoping as the commencement of the Deis process.

274
00:52:17.470 --> 00:52:27.510
Simeon Maleh, GOTHAM: We have been developing the project design and program for the last couple of years, and we will continue to make improvements to the project based on community feedback and outreach.

275
00:52:27.830 --> 00:52:34.029
Simeon Maleh, GOTHAM: We anticipate project certification and the commencement of the Eulert process. This coming fall.

276
00:52:34.750 --> 00:52:43.009
Simeon Maleh, GOTHAM: following U urp approval, construction will begin on the replacement facility which would be expected to be completed at the end of 2027,

277
00:52:43.220 --> 00:52:58.150
Simeon Maleh, GOTHAM: following the relocation of the Mta. To that facility, the existing warehouse on Key Street would be demolished. Allowing for the construction of the publicly accessible open space and the new buildings to commence, we would anticipate project completion

278
00:52:58.340 --> 00:53:02.150
Simeon Maleh, GOTHAM: in the year 2031 next slide, please.

279
00:53:02.940 --> 00:53:18.190
Simeon Maleh, GOTHAM: We want to thank the Department of city planning and to our public audience for your time. Thank you very much. And for more information please refer to the project website and monitorpointonkey.com. Turn that back over to city planning. Now, thank you again.

280
00:53:20.350 --> 00:53:39.960
Stephanie Shellooe, Director, EARD: Thank you. Thank you. Applicant team for the presentation. We will now move on to Part 3 of the public part, 2 of the public scoping meeting. At this time we will be receiving testimony from elected officials, folks speaking on behalf of the Community Board and Government agencies. When it is your turn to speak your name will be

281
00:53:40.230 --> 00:53:45.620
Stephanie Shellooe, Director, EARD: oh, you'll be promoted to pay

282
00:53:45.730 --> 00:53:51.300
Stephanie Shellooe, Director, EARD: test which will unmute and camera. Don't be alarmed. You'll automatically rejoin as a panelist.

283
00:53:51.590 --> 00:54:03.399
Stephanie Shellooe, Director, EARD: If anyone experiences technical issues that prevent you from sharing your testimony, we will pause, move on to our next speaker and allow for troubleshooting to occur in the background, and we'll call your name at a later time.

284
00:54:03.530 --> 00:54:22.839

Stephanie Shellooe, Director, EARD: If this happens, we do have how to guides available on our Nyc engage website for assistance. We also have a phone dial in helpline that you can call for assistance. If you should need that assistance, you can call (877) 853-5247,

285
00:54:23.000 --> 00:54:31.920
Stephanie Shellooe, Director, EARD: when prompted for a meeting. Id. Dial (618) 237-7396, and when prompted for the password dial one.

286
00:54:33.570 --> 00:54:51.680
Stephanie Shellooe, Director, EARD: All right. We have one registered Speaker in this 1st group of Community Board elected officials and government agencies, which is Steve Chesler, who's speaking on the behalf of the Local Community Board. So, Steve Chesler, you'll be our 1st speaker. We'll promote you to panelists in just a moment for you to provide your testimony.

287
00:55:00.740 --> 00:55:07.910
01 - Steve Chesler: Yes, Hi, Stephanie, thank you. I actually re-registered as an organizational representative in William Vega.

288
00:55:08.941 --> 00:55:17.489
01 - Steve Chesler: Is also on on the Land Use Committee of Community Board, one in Brooklyn. He is going to speak for the Community Board.

289
00:55:18.070 --> 00:55:41.400
Stephanie Shellooe, Director, EARD: Okay, so we will hold your testimony until our next section and invite the person speaking on behalf of the Local Community Board. We'll get our registration updated at this time. So we'll see if William Vega is in the room to provide testimony on behalf of the Community Board.

290
00:55:44.900 --> 00:55:48.850
01 - Steve Chesler: I know they also submitted their testimony in writing as well.

291
00:56:00.660 --> 00:56:04.379
Stephanie Shellooe, Director, EARD: All right, William Vega, we will promote you to Panelist in just a moment.

292
00:56:09.230 --> 00:56:10.320
Stephanie Shellooe, Director, EARD: Hi, welcome.

293
00:56:12.370 --> 00:56:13.690
X 01- William Vega: Oh, can you hear me?

294
00:56:14.470 --> 00:56:15.430
X 01- William Vega: Okay.

295
00:56:15.560 --> 00:56:33.859
X 01- William Vega: thank you for this opportunity to speak for this opportunity for my community north, broken to be heard. As Steve mentioned, I sit on Cb. One, the co-chair of the Environmental Committee. I sit on the land use Euler Landmarks committee, and also I sit on transportation.

296
00:56:34.508 --> 00:56:41.509
X 01- William Vega: They presented a powerful Powerpoint presentation. But my community community is very suspicious.

297
00:56:41.680 --> 00:56:54.160
X 01- William Vega: They failed to show up to board meeting better than 2 years ago, and then, most recently, earlier, this this month we did a combined meeting of the land, use Euler landmarks and environmental.

298
00:56:54.560 --> 00:56:56.970
X 01- William Vega: and on the 12th hour they cancel.

299
00:56:57.450 --> 00:57:22.460
X 01- William Vega: We had over a hundred neighbors showing up leaders of leadership, stewards of Bushwood Inlet Park, Audubon society from Manhattan, was ever concerned about the skyscrapers being the path of the migrant birds, Bush Inlet Park, concerned about environmental issues, overpopulation, transportation. And and they had all the neighbors that live just blocks away from this development.

300
00:57:22.600 --> 00:57:23.889
X 01- William Vega: and so is

301
00:57:24.250 --> 00:57:38.280
X 01- William Vega: the community is very suspicious with New York, New York Transit and Mta. Even though they're a public entity, they operate like a private corporation. So we're looking forward that and depending upon city planning to have

302
00:57:38.824 --> 00:57:50.849
X 01- William Vega: New York transit Mta and Bottom actually come and speak to the community. A lot of the questions we had were on their Powerpoint. So Community is wondering why they're not coming to talk to us.

303
00:57:51.040 --> 00:58:16.700
X 01- William Vega: And so it's a lot of suspicions, and the community feels like it's already been a done deal without even speaking to the community and their concerns, and I would say a lot of the questions we had was worth presenting the Powerpoint, so we do not understand why they did not come in person to talk to the community. Our community is overly developed, even on city planning with the mayor has acknowledged the fact that where we live is the most

304
00:58:16.850 --> 00:58:40.040
X 01- William Vega: building as happy. We had over 18,000 new units, including 3,000 from our borough President. There are other areas that need that new development. But again, a lot of these questions appears that could have been answered to the community, but they never fail. So there's no trust, and we're counting on city planning to make sure they speak to the community and address these questions

305
00:58:40.220 --> 00:58:59.100
X 01- William Vega: again, we have a lot of environmental overpopulation transportation. And you know, Steve will go into more detail because he's to share the environmental and code shared land use. But we had all the stewards of all the parks at this meeting. Environmental leaders

306
00:58:59.290 --> 00:59:07.370
X 01- William Vega: and folks that represent housing individuals that have, like 3 families, live in an apartment, and they were there.

307
00:59:07.790 --> 00:59:11.349
X 01- William Vega: and they heard 0, because not twice to have failed to appear.

308
00:59:11.560 --> 00:59:17.619
X 01- William Vega: So that's our main, my main as a board member representing our community.

309
00:59:17.750 --> 00:59:21.820
X 01- William Vega: They have to come to the Community Board and talk to our neighbors.

310
00:59:22.020 --> 00:59:22.970
X 01- William Vega: Thank you.

311
00:59:26.950 --> 00:59:37.670

Stephanie Shellooe, Director, EARD: Thank you. Thank you for your testimony and for taking time out of your day today to be here. We appreciate your testimony, and we'll, of course, accept any testimony received in writing.

312
00:59:37.870 --> 01:00:02.309
Stephanie Shellooe, Director, EARD: This was the registered speaker in this group, so we will now move on to Part 3 of the public scoping meeting where members of the general public and anyone speaking on behalf of other organizations are allowed to speak for up to 3 min. A 3 min time tracker will begin at the beginning of your testimony, so we will go to our next slide to display our time tracker

313
01:00:02.440 --> 01:00:32.249
Stephanie Shellooe, Director, EARD: again. Same protocol applies when it's your turn to speak, your name will be called, and you will be promoted to Panelist, which will allow you to unmute your microphone and the ability to turn on your camera, there will be a short period where it appears that you're no longer in the meeting. Don't be alarmed. You'll automatically rejoin as a panelist. Please remember that after the 3 min have passed you will be asked to conclude your remarks. And again, if anyone experiences technical issues, we'll pause, move on to our next speaker, and allow troubleshooting to happen in the background

314
01:00:32.380 --> 01:00:54.619
Stephanie Shellooe, Director, EARD: again, please refer to the helpline assistance line if you need any technical support. So at this time we will move to our speakers who have registered online. So we will start with the speaker, Steve Chesler, followed by Luke Lavanwy, followed by Sarah Pennenberg. So, Steve Chesler, we will start with you.

315
01:00:55.190 --> 01:00:56.070
Stephanie Shellooe, Director, EARD: Welcome.

316
01:00:59.170 --> 01:01:00.410
X 01 - Steve Chesler: Thank you. Hello again.

317
01:01:01.020 --> 01:01:14.789
X 01 - Steve Chesler: Yes. My name is Steve Chesler, and I'm a member of Kimi Board one, but I'm also a member of Save the inlet, which is a collective of dedicated individuals and supportive organizations, who deeply value the unique ecosystem that is Bushwick Inlet.

318
01:01:15.680 --> 01:01:24.439
X 01 - Steve Chesler: it feels threatened by the presented plans on the table, feel that it will potentially devastate the natural space nestled within merging bush. Mckinley Park.

319
01:01:24.610 --> 01:01:40.909
X 01 - Steve Chesler: regarding the environmental view categories, open space, feeling like the With action scenario, will directly, really degrade the design and user experience of Bushwick Inlet Park. These massive towers, abutting the inlet section of the park will negate the open aspect of open space there.

320
01:01:41.220 --> 01:02:01.810
X 01 - Steve Chesler: The scale of these towers, so close to the inlet in the park will be oppressive in its visual impact effectively serve as a front yard for about 3,000 people. Primarily, in the top 10% of the income bracket and all the net effect of privatizing the Park, which would be the great equalizer for all the people and be inviting, regardless of background and economic status.

321
01:02:01.860 --> 01:02:25.789
X 01 - Steve Chesler: Brooklyn community district. One is ranked near the bottom and open space ratio. Really, the this should be considered for the entire district, not just in the study area. Bushland Park is a regional park, but the district's average is a 3rd less than the city average and way below the goal, and adding 3,000 residents and just a little bit of new open space will be a net loss.

322
01:02:25.790 --> 01:02:47.280
X 01 - Steve Chesler: Natural resources. The creek is a unique title in Bay of an estuary. Vital ecosystem worried about the effect on marine life and migrating, and birds and the giant curtain walls of windows that could cause collisions with birds, which is a huge problem in the city, urban design and visual resources and the

323
01:02:47.400 --> 01:03:05.160
X 01 - Steve Chesler: development principles on the waterfront. The R. 6 zonings was meant to create a smooth and sensitive transition to the neighborhood and to the park, and, as proposed, you know, a development 10 times larger than that would essentially obliterate that experience and create oppressiveness and shadows

324
01:03:05.873 --> 01:03:12.956
X 01 - Steve Chesler: on the, you know, and and degrade the quality of life in the park. Zoning land. Use policy.

325
01:03:13.500 --> 01:03:14.833
X 01 - Steve Chesler: diversity plannings.

326
01:03:15.530 --> 01:03:27.830

X 01 - Steve Chesler: own stats. Cb, one has created the most housing units, almost 30,000 over the last 14 years. So way beyond the capacity to absorb another 3,000 residents.

327
01:03:28.275 --> 01:03:46.999
X 01 - Steve Chesler: So we basically in terms of alternatives. All 3 stakeholders, and they should abandon the act with actual proposal. Additionally, all 3 should abandon development site as of right. Instead, the Mta and the Federal stakeholders should convert the 40 Quay site

328
01:03:47.578 --> 01:04:03.110
X 01 - Steve Chesler: into open space and natural base defense against storm risk, utilize something like the New York State Environmental Bond Act with governmental grants. To do this, relocate the Mta facilities and develop the Monitor Museum property. Thank you very much.

329
01:04:05.620 --> 01:04:11.460
Stephanie Shellooe, Director, EARD: Right at the buzzer. Thank you. Thank you for your testimony, and we'll, of course, accept written comments that that you have.

330
01:04:11.780 --> 01:04:29.129
Stephanie Shellooe, Director, EARD: Thank you. Our next speaker will be Luke Lavinway, followed by Sarah Pennenberg, followed by Pat Mccann. Luke Lavinway. You are our next speaker, and feel free to correct my pronunciation. Of course, if I'm pronouncing any names wrong.

331
01:04:29.310 --> 01:04:30.719
Stephanie Shellooe, Director, EARD: Luke, walk up.

332
01:04:31.380 --> 01:04:39.520
X 02- Luke Lavanway: Thank you very much, Stephanie. My name is Luke Levanway. I have lived in New York City for 12 years. Currently I live in Fort Greene

333
01:04:39.750 --> 01:04:50.999
X 02- Luke Lavanway: and I frequently bike past the location of the Monitor Point site. I personally support this project to build housing at Monitor Point, and I urge the community to support it as well.

334
01:04:51.790 --> 01:05:05.430
X 02- Luke Lavanway: The project represents a chance to add housing quality, public waterfront space and enhanced flood resilience to a location which today is occupied primarily by a dilapidated industrial building.

335
01:05:06.170 --> 01:05:18.039
X 02- Luke Lavanway: The project would include hundreds of permanently affordable homes as required by the mandatory inclusionary housing rules. I think that would be an amazing win for the neighborhood.

336
01:05:18.210 --> 01:05:27.049
X 02- Luke Lavanway: I have heard that some folks have environmental concerns specifically about birds having a habitat in the area of Bushwick Inlet.

337
01:05:27.750 --> 01:05:52.260
X 02- Luke Lavanway: and personally, I would be supportive of updates to the project plan that would allow for more space for birds. I do also want to point out that a large majority of the shoreline of Bushwick Inlet is outside the area of this specific Monitor Point proposal, and I think that arguably the plans for Bushwick Inlet Park, which is a separate area

338
01:05:52.260 --> 01:06:00.529
X 02- Luke Lavanway: separate totally to this proposal, would have much more potential to impact birds, either positively or negatively.

339
01:06:01.430 --> 01:06:27.999
X 02- Luke Lavanway: as the community decides how we feel this space in the neighborhood should be used. I urge all of us to consider that our city is in the middle of a housing crisis. Rents are skyrocketing, and the vacancy rate is at a catastrophically low. 1.4%, according to the office of the controller, tenants are competing for apartments, and as a renter. I have seen that with my own eyes.

340
01:06:28.170 --> 01:06:50.409
X 02- Luke Lavanway: as long as this remains the case, the choice to not build housing is a choice to allow our neighbors at the low end of the income spectrum to be displaced. Affordable housing is a great thing, and additional market rate housing also helps because it gives high income folks a place to live where they will not displace existing residents.

341
01:06:51.160 --> 01:07:04.980
X 02- Luke Lavanway: To conclude, I urge the community and the department of city planning to move this project forward in a timely fashion, and I hope we can find a reasonable way to preserve habitat for birds in the process. Thank you very much.

342
01:07:06.300 --> 01:07:09.239
Stephanie Shellooe, Director, EARD: Thank you. Thanks very much for your testimony, and for being here.

343
01:07:09.660 --> 01:07:22.299
Stephanie Shellooe, Director, EARD: Our next speaker is Sarah Pennenberg. You'll be promoted in just a moment, followed by Pat Mccann and Bessem. Kresniki. Sarah Pennenberg, you are our next speaker.

344
01:07:38.810 --> 01:08:04.190
03 -Sara Penenberg: Hello! Good afternoon. City planning commission. My name is Sarah Pennenberg, and I'm here today representing Seiu local 32 Bj. 32 Bj. Is the largest union of property service workers in the country, representing over 175,000 members across 13 States, including tens of thousands of commercial property service workers, security Guards and residential building staff in New York City

345
01:08:04.400 --> 01:08:22.639
03 -Sara Penenberg: 32 Bj supports, responsible developers who invest in the community where they build. I'm happy to report that the developer of this proposed project has made a credible commitment to creating prevailing wage jobs for workers who will be permanently staffing the building. We estimate that this rezoning

346
01:08:22.640 --> 01:08:36.209
03 -Sara Penenberg: will allow for a creation of roughly 17 property service jobs. Good jobs like these mean prevailing wage, meaningful benefits, a pathway to the middle class for local community members who tend to fill such positions.

347
01:08:36.210 --> 01:08:57.639
03 -Sara Penenberg: Moreover, we need more housing to be built in every neighborhood of New York to ensure that working families are not displaced by dwindling supply skyrocketing rents. The proposed development will include about 1,100 residential units, 25 of which are permanently income restricted for low income residents.

348
01:08:58.310 --> 01:09:18.129
03 -Sara Penenberg: As the cost of living rises and working New Yorkers struggle to stay in their homes. It is more important now than ever to create affordable housing the good jobs which uphold the industry standard in the city. For these reasons, 32 Bj. Is in strong support of Monitor Point, rezoning. Thank you for your time.

349
01:09:19.659 --> 01:09:22.409
Stephanie Shellooe, Director, EARD: Thank you. Thanks for your time and for being here today.

350
01:09:23.729 --> 01:09:41.909

Stephanie Shellooe, Director, EARD: All right. Thanks. Our next speaker is Pat Mccann followed by Bessem Krasniki, followed by Tiana Gonzalez. I'm looking in the webinar, and I'm not seeing Pat Mccann. I don't know if anyone in our

351
01:09:42.049 --> 01:09:43.909
Stephanie Shellooe, Director, EARD: backup house can

352
01:09:46.781 --> 01:09:56.499
Stephanie Shellooe, Director, EARD: a person who has registered using the link. Tiana Gonzalez has raised their hand. If we can unmute that person quickly.

353
01:10:02.449 --> 01:10:04.739
Stephanie Shellooe, Director, EARD: Hi! Welcome! Is this Pat Mccann.

354
01:10:14.070 --> 01:10:20.069
X 05 - Pat McCann: Oh, Hi! There! This is Pat Mccann.

355
01:10:20.070 --> 01:10:23.300
Stephanie Shellooe, Director, EARD: Hi! Welcome! We'll change your your name here in our in our.

356
01:10:23.300 --> 01:10:27.426
X 05 - Pat McCann: Created. I'm sorry I I must have just received the wrong link.

357
01:10:27.890 --> 01:10:31.990
X 05 - Pat McCann: but I apologize for that. Let me know when I should begin.

358
01:10:32.500 --> 01:10:34.310
Stephanie Shellooe, Director, EARD: We're ready for your testimony.

359
01:10:34.310 --> 01:10:53.069
X 05 - Pat McCann: Amazing sorry. I'm not sure if my webcam is working, but I'll just proceed anyways. Good afternoon, Commissioners, and to my neighbors my name is Patrick Mccann. I am a proud Brooklyn resident, and I'm here to speak in strong support of the Monitor Point project.

360
01:10:53.070 --> 01:11:09.109
X 05 - Pat McCann: I work as a political fellow for seiu 32 bj, and I take classes at night to complete my master's degree. For the last 3

years I've had to move from one apartment to the next as my rent skyrockets.

361
01:11:09.140 --> 01:11:22.245
X 05 - Pat McCann: I've been lucky to find apartments at all, as I often do not clear the threshold of earning 40 to 80 times the rent that many landlords require. I know that many New Yorkers are not so lucky.

362
01:11:22.990 --> 01:11:34.690
X 05 - Pat McCann: The untenable cost of living in this city, driven in large part by absurd rents, has forced many of my friends to flee to New Jersey, or move back in with their parents

363
01:11:34.840 --> 01:11:48.830
X 05 - Pat McCann: without additional affordable housing. In this borough, we will continue to see young people like me, who came here to pursue an education and contribute to the community, leaving the borough and starting their lives elsewhere.

364
01:11:49.522 --> 01:11:57.959
X 05 - Pat McCann: I love living in Brooklyn, and I hope to do so for many years to come, but I fear that without much needed relief I, too, will be forced to leave

365
01:11:58.508 --> 01:12:18.560
X 05 - Pat McCann: the Monitor Point project will bring over a thousand desperately needed units to the area. Not only that 25% of those units will be affordable at an average ami of 60%, meaning 250 opportunities for working families, young people and others priced out of the market to find a home.

366
01:12:18.690 --> 01:12:41.470
X 05 - Pat McCann: On top of this 32 Bj. Estimates estimates that monitor point will create 15 property service jobs for the concierges, porters, and handy people who work there. The developers have made a credible commitment to good jobs, meaning those workers will have a path to strong wages. Family health care, a dignified retirement, and a voice on the job

367
01:12:41.680 --> 01:12:50.389
X 05 - Pat McCann: as a young person, a Brooklyn resident and a proud member of the 32 Bj. Family. I strongly support this proposal, and I thank you for your time.

368
01:12:53.120 --> 01:12:55.380
Stephanie Shellooe, Director, EARD: Thank you. Thank you for your testimony.

369
01:12:56.730 --> 01:13:15.589
Stephanie Shellooe, Director, EARD: All right. Our next speaker is Bessem Krasniki, followed by Tiana Gonzalez, followed by Scott Frazier. I'm checking our webinar here, and it does not appear that Bessem Krasniki is in the room, so we will make a note.

370
01:13:16.130 --> 01:13:41.740
Stephanie Shellooe, Director, EARD: and Bessem, if you are viewing on the live stream, and do wish to join us. Please please do so. At this moment we will move on to our next speaker, Tiana Gonzalez, so we will. I see your hand raised, so we will promote you now and hear from you. Tiana will be followed by Scott Frazier, followed by Timothy Brown.

371
01:13:59.740 --> 01:14:07.019
X 05- Besim Krasniqi: Hi! Good afternoon. My name is Basim Krasnichi. Good afternoon to chair, and all members of City Planning commission.

372
01:14:07.190 --> 01:14:15.179
X 05- Besim Krasniqi: I work as a handyman at Hudson Yard, and I'm a proud member of 32 Bj. I support the Monitor Point Point project.

373
01:14:15.660 --> 01:14:28.000
X 05- Besim Krasniqi: For the last 16 years I have lived in Brewer Park, Brooklyn, with my wife and 3 kids. My oldest 2 children are both college students at Cuny schools, and my younger daughter is 12 years old.

374
01:14:28.390 --> 01:14:40.450
X 05- Besim Krasniqi: I came to this country from Albania, so that me and my family could have access to opportunity. It wasn't easy. I came here right before 2,008 market crash.

375
01:14:40.620 --> 01:14:43.599
X 05- Besim Krasniqi: and there was times where we struggled.

376
01:14:43.750 --> 01:14:48.550
X 05- Besim Krasniqi: I am proud to be in front of you today with a good job and with still in pursuing the education.

377
01:14:48.730 --> 01:15:06.879
X 05- Besim Krasniqi: But I look around at this housing market, and I get scared. I worked hard to set my children up for success in education and their careers. But with how crazy the lands are going getting all over, I worry about what will happen when it's time to for them to move out.

378
01:15:07.170 --> 01:15:28.010
X 05- Besim Krasniqi: I support this project, because 1,000 new apartments mean 1,000 new opportunities for my children to find a place to live. I support this project because 250 affordable apartments mean 250 families like mine, who will have no an opportunity to make life in this incredible city.

379
01:15:28.350 --> 01:15:45.200
X 05- Besim Krasniqi: and I support this project. Because 32 Bj estimates there will be 50 new jobs created. Those 50 new jobs mean 15 moms and dads like me, who will have a chance to improve their career and take care of their children. Thank you for your time.

380
01:15:47.670 --> 01:15:49.720
Stephanie Shellooe, Director, EARD: Thank you. Thank you for your testimony.

381
01:15:51.110 --> 01:15:58.840
Stephanie Shellooe, Director, EARD: All right. We will move to our next speaker, Tiana Gonzalez, followed by Scott Frazier, followed by Timothy Brown.

382
01:15:59.485 --> 01:16:09.989
Stephanie Shellooe, Director, EARD: I don't believe we see Tiana Gonzalez in the room. Now that we've renamed our other speakers. Tiana, if you are in the room, please let us know.

383
01:16:13.190 --> 01:16:14.160
Stephanie Shellooe, Director, EARD: Hello!

384
01:16:17.940 --> 01:16:19.739
Stephanie Shellooe, Director, EARD: I'm seeing Tiana Gonzalez in.

385
01:16:19.740 --> 01:16:23.590
Stephanie Shellooe, Director, EARD: Hello, welcome.

386
01:16:24.560 --> 01:16:32.240
06- Tiana Gonzalez: Hello! Good afternoon. All. My name is Tiana Gonzalez, and for the last 8 and a half years I have been proud. Member of 32 bj.

387
01:16:32.750 --> 01:16:36.399
06- Tiana Gonzalez: I am here today to show my support for the Monitor Point project.

388
01:16:36.880 --> 01:16:41.869
06- Tiana Gonzalez: I live with my husband and my daughter in Bensonhurst, where we lived for the last 10 years.

389
01:16:42.260 --> 01:16:45.289
06- Tiana Gonzalez: for my daughter Brooklyn is the only home she has ever known.

390
01:16:45.390 --> 01:16:51.579
06- Tiana Gonzalez: We are fortunate to have a stable affordable apartment that allows me to live and raise my daughter in a city where I work.

391
01:16:52.380 --> 01:16:59.229
06- Tiana Gonzalez: But I'm worried about the growing affordability crisis will mean for my family and families like ours in the future.

392
01:16:59.750 --> 01:17:12.639
06- Tiana Gonzalez: I support this project because the developers at this site have committed to good jobs for workers and Monitor Point and 32 Bj estimates, roughly, 15 property services jobs will be created at the site.

393
01:17:13.150 --> 01:17:18.470
06- Tiana Gonzalez: These jobs are not just a talking point or a statistic on a page.

394
01:17:18.650 --> 01:17:22.639
06- Tiana Gonzalez: They represent 15 families who will have access to health care.

395
01:17:22.830 --> 01:17:35.229
06- Tiana Gonzalez: families who will be able to retire with dignity, families who will earn the necessary wages to pay their rent and raise their kids, families who will live, thrive, and grow in the city that we all love.

396
01:17:36.070 --> 01:17:45.670
06- Tiana Gonzalez: That's why this project is important to me and all my Union brothers and sisters at 32 bj, and why? I strongly support the Monitor point, reasoning.

397
01:17:47.810 --> 01:17:49.330

06- Tiana Gonzalez: that's all. Thank you.

398
01:17:50.340 --> 01:17:53.570
Stephanie Shellooe, Director, EARD: Thank you. Thank you for your testimony, and for being here today

399
01:17:54.370 --> 01:18:10.780
Stephanie Shellooe, Director, EARD: we will go to our next speaker, Scott Fraser. So Scott Fraser will promote you to panelists for you to provide your testimony. Following Scott, Fraser, we'll hear from Timothy Brown, Donato d'agosto, and Jerson Ascana.

400
01:18:11.640 --> 01:18:14.499
Stephanie Shellooe, Director, EARD: Scott, Frazier, you are our next speaker.

401
01:18:22.080 --> 01:18:23.170
Stephanie Shellooe, Director, EARD: Hi! Welcome!

402
01:18:24.950 --> 01:18:25.960
X 07-Scott Fraser: Hello! There!

403
01:18:27.110 --> 01:18:29.900
X 07-Scott Fraser: I think I'm there. I can. I'll keep going.

404
01:18:31.463 --> 01:18:33.329
X 07-Scott Fraser: My name is Scott Frazier.

405
01:18:33.550 --> 01:18:56.449
X 07-Scott Fraser: I've lived in Greenpoint most of my life where I learned firsthand about this neighborhood's toxic twin legacy of pollution and lack of open space, like the devastating Exxonmobil oil spill, the new hart plastic factory, superfund sites, phthalate and trichloroethylene plume, and the millions of pounds of toxic chemicals released into the air each year by local factories.

406
01:18:56.550 --> 01:19:05.309
X 07-Scott Fraser: and the fact that Greenpoint. Williamsburg has the least amount of per capita park space than almost any other neighborhood in New York City.

407
01:19:05.610 --> 01:19:11.750
X 07-Scott Fraser: Fear of those chemicals, combined with the lack of green space drove me and my wife to community activism.

408
01:19:12.200 --> 01:19:20.000
X 07-Scott Fraser: We helped shut down a Toxic department of Sanitation incinerator. We shut down dozens of runaway waste transfer stations.

409
01:19:20.480 --> 01:19:29.769
X 07-Scott Fraser: We stopped the Transgas power plant dead in its tracks. We convinced Mayor de Blasio to finally complete the acquisition of Bushwick Inlet Park.

410
01:19:31.220 --> 01:19:33.889
X 07-Scott Fraser: and do not be mistaken. Gotham.

411
01:19:34.020 --> 01:19:40.800
X 07-Scott Fraser: citizens of Greenpoint, Williamsburg, of all stripes and colors, will stop the Mta. And you

412
01:19:40.930 --> 01:19:46.510
X 07-Scott Fraser: and your plan to build 3 luxury towers just 50 feet from the shoreline of Bushwick and Lit Park.

413
01:19:46.710 --> 01:19:51.859
X 07-Scott Fraser: These proposed towers are the proverbial straw that would break our neighborhoods back.

414
01:19:52.610 --> 01:20:06.619
X 07-Scott Fraser: Our 2 grandchildren at Ps. 31, just 3 blocks from Bushwick Inlet will be walled off forever from the park we dreamed of for decades by 3, 60, 40, and 20 foot storey towers of glass and steel.

415
01:20:07.590 --> 01:20:09.250
X 07-Scott Fraser: Just follow the money.

416
01:20:09.440 --> 01:20:25.920
X 07-Scott Fraser: That's what this is all about. It's not Nimby. It's not about affordable housing. Gotham organization is greasing the wheels sweet talking everybody they know about vast open spaces, amenities, but don't fall for it.

417
01:20:26.180 --> 01:20:55.869
X 07-Scott Fraser: God knows. Janice and George deserve a museum where they can continue teaching our local schoolchildren the inspiring Uss. Monitor story. But these towers are not the answer for them or for our community. And that's part of the game developers, pitting us against

ourselves, calling their luxury development monitor Point, making us believe affordable housing is the answer. On the worst possible place, at the worst, possible time on a flood zone.

418
01:20:56.020 --> 01:20:58.709
X 07-Scott Fraser: Shame on you, department of city planning.

419
01:20:58.930 --> 01:21:22.139
X 07-Scott Fraser: You led us down a path of hopes and dreams in the eighties and nineties, when you told us we could start our chart, our own destiny of a beleaguered community, when we dreamed of an emerald green necklace of waterfront parks instead, 2 decades after our rezoning we have soaring towers. No meaningful infrastructure and shame on you, Gotham, for not showing up in Community Board. One's land Use committee meeting

420
01:21:22.470 --> 01:21:30.460
X 07-Scott Fraser: concerned, citizens were there to oppose your plan. They filled every table for us. It felt as if you had something to hide.

421
01:21:30.820 --> 01:21:39.500
X 07-Scott Fraser: Our Parks group met with Gotham last September. They told us about their magnificent 100 foot wide green corridor from West Street to

422
01:21:41.440 --> 01:21:43.840
X 07-Scott Fraser: notice a rendering of the 3 Towers.

423
01:21:44.150 --> 01:21:45.539
X 07-Scott Fraser: I wonder why.

424
01:21:45.980 --> 01:21:53.359
Stephanie Shellooe, Director, EARD: Okay, thank you for your testimony. We'll have to move on to our next speaker in order to hear from everyone who wishes to speak today.

425
01:21:53.530 --> 01:22:00.709
Stephanie Shellooe, Director, EARD: Our next speaker is Timothy Brown, followed by Donato d'agosto, followed by Jerson Ezkana.

426
01:22:01.310 --> 01:22:11.729
Stephanie Shellooe, Director, EARD: I do not see Timothy Brown in the room, so Timothy Brown will give you a moment. If you were watching on Youtube to give you a chance to

427
01:22:11.990 --> 01:22:13.870
Stephanie Shellooe, Director, EARD: enter into the zoom.

428
01:22:14.517 --> 01:22:27.750
Stephanie Shellooe, Director, EARD: Timothy Brown, you will be our next speaker, otherwise we will move on to our next speaker. We'll go to Donato Degasto. You'll be our next speaker, and we will note that Timothy Brown has been skipped.

429
01:22:34.710 --> 01:22:39.770
Stephanie Shellooe, Director, EARD: So Donato Degasta will go ahead and promote you to panelists, so that you're able to provide your remarks.

430
01:22:44.840 --> 01:22:45.285
X 09-Donato D'Agosto: I.

431
01:22:46.250 --> 01:22:47.320
Stephanie Shellooe, Director, EARD: Hi! Welcome!

432
01:22:48.697 --> 01:22:52.179
X 09-Donato D'Agosto: My name is Donato. I'm a Brooklyn resident

433
01:22:52.300 --> 01:22:54.969
X 09-Donato D'Agosto: and a local 79 member

434
01:22:55.675 --> 01:22:59.860
X 09-Donato D'Agosto: I'm in support of this project, because mainly it's

435
01:23:00.050 --> 01:23:03.050
X 09-Donato D'Agosto: help support jobs for the Brooklyn residents.

436
01:23:03.390 --> 01:23:17.970
X 09-Donato D'Agosto: This project is a big win for the working people like me. Union jobs mean living wages for the people who build and maintain the buildings. This is a stepping stone for Brooklyn workers to start a career and support their families.

437
01:23:19.380 --> 01:23:25.490
X 09-Donato D'Agosto: The more Union jobs mean Brooklyn families can actually afford to live here.

438
01:23:26.290 --> 01:23:30.530

X 09-Donato D'Agosto: yeah, I I know there's a concern on the views

439
01:23:31.462 --> 01:23:37.959
X 09-Donato D'Agosto: life's birds and stuff being affected, but it's

440
01:23:38.380 --> 01:23:47.700
X 09-Donato D'Agosto: the different tastes when you're living on the streets without the basic necessities, like a shelter money in your pocket.

441
01:23:49.620 --> 01:23:53.649
X 09-Donato D'Agosto: Yeah, that's really it. I'm just in support of this project.

442
01:23:58.430 --> 01:23:59.370
X 09-Donato D'Agosto: Thank you.

443
01:23:59.840 --> 01:24:03.320
Stephanie Shellooe, Director, EARD: Thank you. Thank you for being here, and for providing your testimony.

444
01:24:03.850 --> 01:24:07.339
Stephanie Shellooe, Director, EARD: We'll move to our next speaker, Jerson Ascana.

445
01:24:07.680 --> 01:24:18.039
Stephanie Shellooe, Director, EARD: Jerson. We will promote you to panelists at this time for you to provide your testimony. Our next few speakers to be at the Ready will be Densley, Boston, and Anaya Mcknight.

446
01:24:20.670 --> 01:24:23.669
Stephanie Shellooe, Director, EARD: Gerson as as Connor. You are our next speaker.

447
01:24:34.240 --> 01:24:36.289
X 10- Jerson Azcona: Did you get a prompt and do you hear me?

448
01:24:36.440 --> 01:24:37.650
X 10- Jerson Azcona: Yeah. Oh, yeah.

449
01:24:38.550 --> 01:24:49.140

X 10- Jerson Azcona: yes. Hi. My name is Jerson Ascona. Thank you for pronouncing it correctly. I'm a local 9 neighbor, born and raised in Brooklyn, who once attended automotive high school back in the nineties.

450
01:24:49.770 --> 01:24:54.589
X 10- Jerson Azcona: I support this project for more housing jobs and public space in our borough.

451
01:24:55.420 --> 01:24:58.679
X 10- Jerson Azcona: We all know how expensive it is to live in New York City.

452
01:24:58.820 --> 01:25:01.709
X 10- Jerson Azcona: and this project will create new affordable housing.

453
01:25:02.240 --> 01:25:05.449
X 10- Jerson Azcona: People always talk about how unaffordable everything is.

454
01:25:05.630 --> 01:25:08.000
X 10- Jerson Azcona: and this is how we start to fix that.

455
01:25:08.940 --> 01:25:14.739
X 10- Jerson Azcona: A union job in construction gave me the benefit and the wages to provide for my family.

456
01:25:16.280 --> 01:25:22.270
X 10- Jerson Azcona: I know firsthand the difference between just surviving paycheck to paycheck and actually making a good living

457
01:25:23.500 --> 01:25:33.330
X 10- Jerson Azcona: Union wages means I'm able to be present with my family. Be there for my kids, biggest moments, and even bring them to community events.

458
01:25:34.850 --> 01:25:41.350
X 10- Jerson Azcona: It's not just jobs. The Monitor Point project will also add public open space along the waterfront.

459
01:25:42.090 --> 01:25:45.329
X 10- Jerson Azcona: That means more space for families like mines to enjoy

460

01:25:45.570 --> 01:25:50.540
X 10- Jerson Azcona: more, more community connection and just a better quality of life for everyone.

461
01:25:50.900 --> 01:25:51.830
X 10- Jerson Azcona: Thank you.

462
01:25:54.200 --> 01:25:57.740
Stephanie Shellooe, Director, EARD: Thank you. Thanks for being here, and for providing your testimony.

463
01:25:58.180 --> 01:26:05.209
Stephanie Shellooe, Director, EARD: Our next speaker is Densley, Boston, followed by Anaya Mcknight, followed by Rishi Chatu

464
01:26:05.440 --> 01:26:10.650
Stephanie Shellooe, Director, EARD: Densley, Boston, will promote you to panelists at this time, so you can provide your testimony.

465
01:26:25.360 --> 01:26:26.600
11-Denzlie Boston: Yes, good evening.

466
01:26:26.860 --> 01:26:29.429
11-Denzlie Boston: Oh, my name is Denzel, Boston.

467
01:26:29.993 --> 01:26:34.750
11-Denzlie Boston: I'm a local 79 member. I'm also a resident Brooklyn

468
01:26:35.110 --> 01:26:41.220
11-Denzlie Boston: we need. We need projects in Brooklyn with new housing, employment, opportunities, and good wages.

469
01:26:42.090 --> 01:26:50.489
11-Denzlie Boston: I know the difference between a good job in a in a dead end job. I used to work as a non-union construction body shop worker.

470
01:26:51.230 --> 01:27:12.910
11-Denzlie Boston: construction body shop worker that exploit me on construction site all over the city, including one in Greenpoint. They also paid me $15 an hour with no benefits. These jobs were unsafe. One of my coworkers fell down a pit and got severely injured. Luckily I joined Local 79 as an apprentice.

471
01:27:14.710 --> 01:27:19.179
11-Denzlie Boston: as an apprent started local 7, 9 apprentice program. I am.

472
01:27:20.480 --> 01:27:27.239
11-Denzlie Boston: I am also a resident. I'm also have opportunity. Opportunities for other for other Union members

473
01:27:27.540 --> 01:27:31.859
11-Denzlie Boston: to join to join local 71 local, 79.

474
01:27:34.944 --> 01:27:38.200
11-Denzlie Boston: I also support this.

475
01:27:38.720 --> 01:27:44.059
11-Denzlie Boston: I also support. I also support. This project

476
01:27:45.070 --> 01:27:51.709
11-Denzlie Boston: for for better wages, but for other Union members and families. Thank you.

477
01:27:53.700 --> 01:27:56.730
Stephanie Shellooe, Director, EARD: Thank you. Thanks for being here, and for providing your testimony.

478
01:27:57.560 --> 01:28:12.169
Stephanie Shellooe, Director, EARD: Our next speaker will be Anaya Mcknight, followed by Rishi Chattu, followed by Roxanne, Dakris, Anaya Mcknight. We do not see you in the zoom. So if you are on Youtube, please

479
01:28:12.170 --> 01:28:30.500
Stephanie Shellooe, Director, EARD: hop over to the zoom link, we will come back to you. If you are able to join, we'll move ahead with our next registered speakers to keep moving through our speakers. So, Rishi Chatu, you'll be our next speaker, we'll promote you to panelists at this time again followed by Roxanne Docras and Joshua Terry

480
01:28:31.410 --> 01:28:33.780
Stephanie Shellooe, Director, EARD: Rishi Chattu. You're our next speaker.

481
01:28:44.190 --> 01:28:46.060
X 13-Rishi Chattoo: Hello! Am I there? Can you hear me?

482
01:28:46.060 --> 01:28:46.990
Stephanie Shellooe, Director, EARD: That's welcome.

483
01:28:47.230 --> 01:28:56.999
X 13-Rishi Chattoo: Hi. My name is Rishi Chatu, here on behalf of Local 79. Remember, I'm reading a statement on behalf of a friend of mine named Steven Lazo.

484
01:28:57.530 --> 01:29:03.149
X 13-Rishi Chattoo: He's a small business owner who owns a Greenpoint autotech on Greenpoint Avenue.

485
01:29:03.310 --> 01:29:27.039
X 13-Rishi Chattoo: He says that he is. Him and his family are in support of the Monitor Point project. The building, building new housing in Greenpoint would help revitalize local businesses, help the affected areas, the affected businesses that were affected during Covid and a lot of mom and pop shops that seen a decline in business. This would help bring a lot more customer base

486
01:29:27.757 --> 01:29:32.900
X 13-Rishi Chattoo: to their businesses hopefully to keep them in business and keep their businesses going.

487
01:29:33.080 --> 01:29:39.899
X 13-Rishi Chattoo: He's looking forward to the project, bringing back a customer base for the community as well as himself for his business.

488
01:29:40.190 --> 01:29:57.409
X 13-Rishi Chattoo: Me personally I was born born and raised, grew up in queens, and used to hang out in Brooklyn a lot and I think for the longest time that location has been such a big eyesore in Brooklyn, and it'll be nice to see it revitalized into something new and modern. It'll look really good on the waterfront.

489
01:29:58.640 --> 01:30:01.509
X 13-Rishi Chattoo: and that's it. Thank you for hearing me out.

490
01:30:02.370 --> 01:30:05.790
Stephanie Shellooe, Director, EARD: Thank you. Thanks for being here, and for providing your testimony.

491
01:30:06.090 --> 01:30:22.940

Stephanie Shellooe, Director, EARD: Our next speaker, Roxanne Dockress. You'll be promoted to Panelist at this time, and able to provide your testimony. Our next few speakers will be Joshua Terry Peterson, Pelissier, and Abraham Moronta

492
01:30:24.250 --> 01:30:26.539
Stephanie Shellooe, Director, EARD: Roxanne. You are our next speaker.

493
01:30:30.270 --> 01:30:31.060
X 14-Roxanne Dacres: Hello!

494
01:30:31.800 --> 01:30:37.540
X 14-Roxanne Dacres: Oh, my name is Roxanne. I live in Brooklyn, on Bedford Avenue. I'm a local 79 member.

495
01:30:37.850 --> 01:30:41.360
X 14-Roxanne Dacres: I'm here to support Monitor Monitor Point Project

496
01:30:41.940 --> 01:30:49.969
X 14-Roxanne Dacres: Brooklyn has been developing for many years, and I believe in new opportunities for local residents, and that we should welcome people to come in and build their lives here.

497
01:30:50.120 --> 01:30:53.030
X 14-Roxanne Dacres: I know this area well. I was a participant

498
01:30:53.130 --> 01:31:03.200
X 14-Roxanne Dacres: of St. Nick's Alliance, a community-based organization in the district. I used to work non-union construction all around Brooklyn, including the domino sugar factory on the waterfront.

499
01:31:03.350 --> 01:31:12.320
X 14-Roxanne Dacres: I've seen the difference between a dead end job and a Union career. Now I have better wages, health and retirement benefits, which means I can stay in my community.

500
01:31:13.090 --> 01:31:21.830
X 14-Roxanne Dacres: Construction workers are part of this community. Local 79 laborers live and work in the 5 boroughs of New York City we build up the communities where we live.

501
01:31:22.160 --> 01:31:30.970

X 14-Roxanne Dacres: Change is a part of the life. Change is a part of life in New York everyone should be able to share on what makes Brooklyn special. This is why I support Monitor Point. Thank you.

502
01:31:32.760 --> 01:31:36.020
Stephanie Shellooe, Director, EARD: Thank you. Thanks for being here, and for providing your testimony.

503
01:31:36.410 --> 01:31:43.399
Stephanie Shellooe, Director, EARD: Our next speaker, Joshua Terry, you'll be promoted to panelists at this time, and able to share your testimony

504
01:31:43.500 --> 01:31:50.640
Stephanie Shellooe, Director, EARD: again. The next few speakers, Peterson, Pelissier, Abraham Maranta, and Victor Lopez.

505
01:31:51.520 --> 01:31:53.580
Stephanie Shellooe, Director, EARD: Joshua Terry. You're our next speaker.

506
01:32:08.090 --> 01:32:11.990
Stephanie Shellooe, Director, EARD: Joshua. You should be able to unmute at this time.

507
01:32:23.930 --> 01:32:33.820
X 15-Joshua Terry: Okay, I'm good now. Got it? Good afternoon. My name is Joshua Terry. I'm a Brooklyn resident and a 79 laborer

508
01:32:34.580 --> 01:32:44.680
X 15-Joshua Terry: as a Brooklyn resident. We support the Monitor Project, which will create housing and union jobs in Brooklyn on the Brooklyn waterfront. Both things New Yorkers need right now.

509
01:32:44.920 --> 01:32:57.990
X 15-Joshua Terry: New York is really expensive to live in, and we can't deny solutions. That's right in front of us. If we don't support projects with good jobs, new housing. Working families won't be able to afford to call New York home anymore.

510
01:33:01.920 --> 01:33:13.050
X 15-Joshua Terry: I'm sorry working families won't be able to call New York home anymore. It'll just be an undesirable check to check lifestyle that allows workers to build projects and not empowering them. To build a future.

511
01:33:13.150 --> 01:33:35.980
X 15-Joshua Terry: A union job in construction means that I have health insurance, good pay, and something to live for rather than just paying bills. This project will also create public space and benefit small businesses. People who already own and live on the waterfront shouldn't be the only ones who are able to enjoy it. We need new housing that regular folks can afford, everyone should be able to access a better quality of life here. Thank you.

512
01:33:39.020 --> 01:33:42.419
Stephanie Shellooe, Director, EARD: Thank you. Thanks for your testimony and for being here today.

513
01:33:43.830 --> 01:33:50.809
Stephanie Shellooe, Director, EARD: All right. Our next speaker is Peterson Pulissier, followed by Abraham Maranta, followed by Victor Lopez

514
01:33:51.140 --> 01:33:55.430
Stephanie Shellooe, Director, EARD: Peterson. You will be promoted to panelists now to share your remarks.

515
01:33:56.710 --> 01:33:57.175
X 16-Pedersin Pellisier: Hello!

516
01:33:58.230 --> 01:33:59.010
Stephanie Shellooe, Director, EARD: Hi! Welcome!

517
01:33:59.610 --> 01:34:05.300
X 16-Pedersin Pellisier: Hi. My name is Peterson Pellis. Here I'm a Brooklyn resident and a member of Local 79.

518
01:34:05.992 --> 01:34:08.740
X 16-Pedersin Pellisier: I support the Monitor Project Point project

519
01:34:09.110 --> 01:34:13.789
X 16-Pedersin Pellisier: that will bring more opportunities for Brooklyn workers. This will help out a lot of working people.

520
01:34:14.240 --> 01:34:24.109
X 16-Pedersin Pellisier: Construction workers are part of the neighborhood as a local 79. There are local, 79 laborers that live and work throughout the all 5 boroughs of Nyc.

521
01:34:24.310 --> 01:34:31.220
X 16-Pedersin Pellisier: We build up communities where we live in, and many New Yorkers are struggling financially.

522
01:34:31.650 --> 01:34:40.379
X 16-Pedersin Pellisier: We need projects with new housing, employment opportunities and good wages. And I also, I want other local residents to have the same

523
01:34:40.630 --> 01:34:49.490
X 16-Pedersin Pellisier: opportunities that I did through projects like this. The Monitor Point can boost wages for residents of Greenpoint, Williamsburg, Queensbridge.

524
01:34:49.680 --> 01:34:51.850
X 16-Pedersin Pellisier: Bushwick, and Betstein, and more.

525
01:34:52.320 --> 01:34:53.369
X 16-Pedersin Pellisier: Thank you very much.

526
01:34:55.120 --> 01:34:58.210
Stephanie Shellooe, Director, EARD: Thank you. Thanks for being here, and for providing your testimony.

527
01:34:58.690 --> 01:35:06.180
Stephanie Shellooe, Director, EARD: Our next speaker is Abraham Moranta. We will promote you to panelists now, so you can provide your testimony

528
01:35:06.330 --> 01:35:13.570
Stephanie Shellooe, Director, EARD: for awareness. The next few speakers are going to be Victor Lopez, followed by Ariel Dixon, followed by Robert Brunette.

529
01:35:14.140 --> 01:35:18.349
Stephanie Shellooe, Director, EARD: Abraham Maranta. You are our next speaker.

530
01:35:20.490 --> 01:35:21.240
X 17-Abraham Moronta: Come on, Amy.

531
01:35:21.350 --> 01:35:23.619
X 17-Abraham Moronta: Yeah. Yeah. So

532
01:35:23.800 --> 01:35:29.450
X 17-Abraham Moronta: my name's Jose Cruz, I was added as Abraham, but he wasn't able to make it so. I'll be speaking for him instead.

533
01:35:30.789 --> 01:35:37.270
X 17-Abraham Moronta: You're right. So my name is Jose. I'm a Brooklyn resident born and raised in Sunset Park, and I'm also a local 79 laborer.

534
01:35:37.860 --> 01:35:44.220
X 17-Abraham Moronta: As Brooklyn residents. We support the Monitor Point Project, which will create housing and union jobs in the Brooklyn waterfront.

535
01:35:44.920 --> 01:35:52.240
X 17-Abraham Moronta: Believe this project will benefit the community. We can build a stronger, more affordable Brooklyn with more opportunities for everyone.

536
01:35:52.540 --> 01:35:56.129
X 17-Abraham Moronta: Good paying jobs do make strong communities.

537
01:35:56.270 --> 01:36:02.260
X 17-Abraham Moronta: and I also believe that this project will bring more space for families to enjoy

538
01:36:02.710 --> 01:36:06.880
X 17-Abraham Moronta: more community connections and a better quality of life for everyone.

539
01:36:07.310 --> 01:36:13.220
X 17-Abraham Moronta: It will also support the creation of new jobs for building building maintenance and construction workers.

540
01:36:14.260 --> 01:36:18.310
X 17-Abraham Moronta: And yeah, it'll just be a

541
01:36:18.590 --> 01:36:21.150
X 17-Abraham Moronta: better way of life for everyone with more opportunities.

542
01:36:21.630 --> 01:36:23.659
X 17-Abraham Moronta: that's all. Thank you for hearing me out.

543
01:36:25.300 --> 01:36:28.450
Stephanie Shellooe, Director, EARD: Thank you. Thanks for being here, and for providing your testimony.

544
01:36:28.710 --> 01:36:32.589
Stephanie Shellooe, Director, EARD: Our next speaker, Victor Lopez, will promote you to panelists now.

545
01:36:33.482 --> 01:36:38.000
Stephanie Shellooe, Director, EARD: Followed by Ariel Dixon, Robert Brunote, and Chris Sun.

546
01:36:38.240 --> 01:36:40.829
Stephanie Shellooe, Director, EARD: Victor Lopez. You're our next speaker.

547
01:36:54.280 --> 01:36:54.880
X 18-Victor Lopez: I'm good.

548
01:36:55.490 --> 01:36:57.360
X 18-Victor Lopez: Okay, yes.

549
01:36:57.360 --> 01:36:59.580
X 18-Victor Lopez: Hi, hold on, all right. Hello, everyone.

550
01:36:59.740 --> 01:37:02.700
X 18-Victor Lopez: Thank you for this opportunity. My name is Victor.

551
01:37:02.850 --> 01:37:10.850
X 18-Victor Lopez: and I'm from Brooklyn Resident and the local 79 labor. I am here to express my support for the Monitor Point project.

552
01:37:11.560 --> 01:37:14.450
X 18-Victor Lopez: I hope my neighbors can recognize how Monroe

553
01:37:14.680 --> 01:37:17.889
X 18-Victor Lopez: Point will benefit Brooklyn. If we build it right.

554
01:37:18.210 --> 01:37:24.280
X 18-Victor Lopez: this project will create more affordable housing options and good paying union jobs for Brooklyn residents.

555
01:37:24.860 --> 01:37:38.619
X 18-Victor Lopez: So many people have already been pushed out. But union jobs give families the financial security in their neighborhoods. We need projects that will ensure residents are working with fair wages and safe conditions.

556
01:37:38.850 --> 01:37:44.920
X 18-Victor Lopez: We cannot keep our communities isolated. We have to build a better city for everyone. Thank you.

557
01:37:46.470 --> 01:37:49.340
Stephanie Shellooe, Director, EARD: Thank you. Thanks for your testimony and for being here today.

558
01:37:49.340 --> 01:37:49.770
X 18-Victor Lopez: Yeah.

559
01:37:50.580 --> 01:37:57.940
Stephanie Shellooe, Director, EARD: Our next speaker is Ariel Dixon, followed by Robert Bruno, followed by Chris Sun. Ariel Dixon. You're our next speaker

560
01:37:58.730 --> 01:38:08.310
Stephanie Shellooe, Director, EARD: for those of you that were able to register. You are in our speakers. Queue. We do have a long list, so please bear with us, and we will get through all registered speakers in today's meeting.

561
01:38:15.100 --> 01:38:16.640
X 19-Ariel Dixon: Good afternoon. Yes.

562
01:38:16.640 --> 01:38:17.500
Stephanie Shellooe, Director, EARD: Hi! Welcome!

563
01:38:17.680 --> 01:38:24.660
X 19-Ariel Dixon: Hi. My name is Ariel Dixon, and I live in Brooklyn, near Best Avenue, and I'm a local 79 laborer.

564
01:38:24.890 --> 01:38:45.239
X 19-Ariel Dixon: The Monitor Point project will benefit a lot of working people through new housing and job opportunities. It will give people like me more opportunities to work with good wages, build up our community, and it means more. Brooklyn families can actually afford to

stay here. People who already own or live on the waterfront shouldn't be the only ones who get to enjoy it.

565
01:38:45.440 --> 01:38:54.400
X 19-Ariel Dixon: We should be welcoming people of all backgrounds to career pathways here like ones that monitor point will create for building maintenance and construction workers.

566
01:38:54.790 --> 01:39:05.349
X 19-Ariel Dixon: I'm not scared of change. I'm actually excited for the new housing shoreline improvements and Mta improvements. This project will benefit the whole borough. Thank you.

567
01:39:06.740 --> 01:39:09.409
Stephanie Shellooe, Director, EARD: Thank you. Thanks for your testimony, and for being here.

568
01:39:10.440 --> 01:39:15.780
Stephanie Shellooe, Director, EARD: Our next speaker is Robert Brunette, followed by Chris

569
01:39:16.050 --> 01:39:19.089
Stephanie Shellooe, Director, EARD: Chris Sun, and followed by Chad Perkey.

570
01:39:19.720 --> 01:39:25.970
Stephanie Shellooe, Director, EARD: Robert Bruno, you are our next speaker. We'll promote you to panelists at this time for you to provide your testimony.

571
01:39:34.220 --> 01:39:35.970
X 20-Robert Brunotte: Good afternoon, everybody! Can you hear me?

572
01:39:36.690 --> 01:39:37.600
Stephanie Shellooe, Director, EARD: That's welcome.

573
01:39:38.110 --> 01:39:48.049
X 20-Robert Brunotte: Hey? My name is Robert Burnett. I was born and raised in Brooklyn. I'm still a resident, and I'm a local 79 organizer. I want to express Local 79, support for Monitor point

574
01:39:48.160 --> 01:40:12.430
X 20-Robert Brunotte: 80 local 79 members live in Local Community Board in the Local Community Board of this project, but many local workers and

family members cannot attend or spend hours on their workday on a zoom call. So often their voices are not heard, and I'm here to read on behalf of one of them. Her name is Anaya Mcknight again, who is a proud local 79 member. Hi. My name is Anaya Mcknight and I live in Williamsburg houses

575
01:40:12.430 --> 01:40:20.839
X 20-Robert Brunotte: as a construction worker who is part of this community. I support the Monitor project because I'm worried about the access to basic needs for working people like me.

576
01:40:20.840 --> 01:40:24.139
X 20-Robert Brunotte: I'm worried about access to housing jobs and health care.

577
01:40:24.510 --> 01:40:29.620
X 20-Robert Brunotte: I believe we should create more opportunities in our communities. Instead of saying No to everything.

578
01:40:29.810 --> 01:40:38.369
X 20-Robert Brunotte: Before I joined Local 79, I had a hard time making ends meet, raising my daughter on low wages. There were times I had to struggle just to buy a Metrocar to get to work

579
01:40:38.670 --> 01:41:02.040
X 20-Robert Brunotte: the project which includes new Mta facilities and funding for the Mta. It will create thousands of housing units, public open space, shoreline improvements, and a new art museum that I can take my daughter to. It will create union jobs for building maintenance and construction workers. All these things will improve the quality of life for the working families. In my community every neighborhood has to do its part for the housing crisis.

580
01:41:02.040 --> 01:41:09.000
X 20-Robert Brunotte: Even we have to build a better city for everyone. This is why I support the Monitor Point Project. Thank you very much.

581
01:41:10.750 --> 01:41:13.370
Stephanie Shellooe, Director, EARD: Thank you. Thank you for providing the testimony

582
01:41:13.530 --> 01:41:16.119
Stephanie Shellooe, Director, EARD: and for making time out of your day. Today

583
01:41:16.380 --> 01:41:23.539

Stephanie Shellooe, Director, EARD: our next speaker will be Chris Dunn, followed by Chad Perkey, followed by Dina Rabiner.

584
01:41:23.850 --> 01:41:29.049
Stephanie Shellooe, Director, EARD: Chris Sun, or Chris Dunn. We had both registrations there. You'll be our next speaker.

585
01:41:43.400 --> 01:41:46.310
Stephanie Shellooe, Director, EARD: Chris Dunn. Are we able to promote that speaker.

586
01:41:47.220 --> 01:41:48.100
Stephanie Shellooe, Director, EARD: Great.

587
01:41:50.420 --> 01:41:51.250
X 21- Chris Dunn: Hello!

588
01:41:53.130 --> 01:41:53.770
Stephanie Shellooe, Director, EARD: Hi! Welcome!

589
01:41:54.530 --> 01:42:11.259
X 21- Chris Dunn: Hi, Stephanie! I was a little bit worried there after that avalanche of Union support that maybe the community was not going to get connected. I do have a quick question, though, Stephanie, could you tell us who from city planning is on this call? It's very hard to know with these virtual meetings, who from the city is actually involved.

590
01:42:11.740 --> 01:42:14.790
Stephanie Shellooe, Director, EARD: Yes, I said that in the introduction at the beginning.

591
01:42:14.790 --> 01:42:15.950
X 21- Chris Dunn: I'm sorry I missed that.

592
01:42:17.950 --> 01:42:19.929
Stephanie Shellooe, Director, EARD: It will be in the recording.

593
01:42:19.930 --> 01:42:27.070
X 21- Chris Dunn: Okay, thank you. My name is Chris. Don. Good afternoon, everyone. I live in Williamsburg. I'm from the community.

594
01:42:27.734 --> 01:42:32.770

X 21- Chris Dunn: I've lived in New York City for nearly 40 years. I pay very close attention to

595
01:42:32.970 --> 01:42:45.929
X 21- Chris Dunn: planning controversies in the city, and I have, as have many people in the community studied closely what happened on the Williams waterfront as part of the 2,005 rezoning.

596
01:42:46.230 --> 01:42:59.960
X 21- Chris Dunn: and as I'm sure everyone in city planning knows the premise of that rezoning was the city. The community had to take luxury, high rise buildings in exchange for open park space.

597
01:43:00.270 --> 01:43:04.030
X 21- Chris Dunn: This being a community the star for open space.

598
01:43:04.719 --> 01:43:09.550
X 21- Chris Dunn: We have the high rise towers. We don't have a park.

599
01:43:09.780 --> 01:43:14.689
X 21- Chris Dunn: Most of that park space is years, if not decades, away from realization.

600
01:43:15.020 --> 01:43:22.290
X 21- Chris Dunn: and what we now have is a luxury. Excuse me. A parade of luxury towers north of Bushwick Inlet.

601
01:43:22.580 --> 01:43:28.579
X 21- Chris Dunn: which brings us to this particular site. And this site is unique

602
01:43:28.790 --> 01:43:32.110
X 21- Chris Dunn: in the sense that it is public property.

603
01:43:32.560 --> 01:43:38.150
X 21- Chris Dunn: and it directly abuts the last remaining northern portion of Bushwick Inlet Park.

604
01:43:38.729 --> 01:43:47.690
X 21- Chris Dunn: This is a site that Gotham is now proposing to build between the 3 buildings 130 stories of luxury housing

605
01:43:49.580 --> 01:44:01.919

X 21- Chris Dunn: with one of the towers being 600 feet, and the other being 45, and 23. It is unconscionable to think about that sort of development of this site at this time.

606
01:44:02.280 --> 01:44:09.200
X 21- Chris Dunn: Everybody understands there is a crisis in housing, and if Gotham wants to build an all affordable housing

607
01:44:09.880 --> 01:44:12.870
X 21- Chris Dunn: complex there, God bless them! They should do it.

608
01:44:13.190 --> 01:44:28.499
X 21- Chris Dunn: But this presentation of suggesting that the way to make the park a better place, the inlet a better place the community a better place for affordable housing is to build 130 stories of luxury housing, where they will make hundreds of millions of dollars.

609
01:44:28.540 --> 01:44:38.279
X 21- Chris Dunn: is outrageous. It is unconscionable, and it also violates many of the basic principles the city planning should be considering as part of

610
01:44:38.320 --> 01:45:03.579
X 21- Chris Dunn: its review of the project. Finally, I'll just note in terms of Gotham's presentation. It is striking that they have brought a lot of people in or not part of the community. Nobody from the community is speaking on behalf of this, and it's really quite surprising that Gotham has refused to appear at local community meetings. We don't know what they are hiding, but we could. What we can all say is. This is not a project the community wants. Thank you.

611
01:45:04.960 --> 01:45:09.319
Stephanie Shellooe, Director, EARD: Thank you. Thanks for your testimony, and for making time out of your day to be here today.

612
01:45:10.060 --> 01:45:16.909
Stephanie Shellooe, Director, EARD: Thank you. Our next speaker is Chad Perkey, to be followed by Dina Rabiner, to be followed by Frank Clark.

613
01:45:19.010 --> 01:45:21.610
Stephanie Shellooe, Director, EARD: Chad Perkey, you are our next speaker.

614
01:45:22.830 --> 01:45:24.076
X 22-Chad Purkey: Great. Hello!

615
01:45:25.360 --> 01:45:37.839
X 22-Chad Purkey: My name is Chad Perkey, the interim executive director for the Association for Better New York, a nonprofit organization with a membership network of 250 private and public sector leaders who work to move New York City forward.

616
01:45:38.270 --> 01:45:47.520
X 22-Chad Purkey: Abney is pleased to offer its strong support for the rezoning of Monitor Point, a forward-thinking, comprehensive project that reflects the kind of collaborative planning that New York City needs.

617
01:45:47.680 --> 01:45:53.229
X 22-Chad Purkey: Monitor Point is a model for how the public and private sectors can work together to address some of our city's most pressing challenges

618
01:45:53.380 --> 01:46:03.419
X 22-Chad Purkey: at a time when New York faces a severe housing shortage. This project delivers a significant number of mixed income homes, including up to 300 affordable apartments in a high opportunity neighborhood like Greenpoint.

619
01:46:03.620 --> 01:46:08.019
X 22-Chad Purkey: It's exactly the kind of equitable development. We need to create a more livable and inclusive city.

620
01:46:08.280 --> 01:46:21.880
X 22-Chad Purkey: But the impact of Monitor Point extends beyond housing. Of course, the project supports economic growth through both immediate and long term job creation, generating construction jobs and once complete sustaining employment and building operations, retail and local businesses.

621
01:46:22.160 --> 01:46:32.130
X 22-Chad Purkey: It also helps modernize critical infrastructure by relocating Mta's nonconforming industrial uses into a state of the art facility, improving efficiency for the agency and service for all New Yorkers.

622
01:46:32.510 --> 01:46:47.699
X 22-Chad Purkey: Equally important Monitor Point enhances the quality of life in Greenpoint by creating over 50,000 square feet of new waterfront open space. This investment in the public realm strengthens the neighborhood, and benefits the entire city by expanding access to high quality, green space for residents and visitors alike.

623
01:46:48.130 --> 01:47:03.280
X 22-Chad Purkey: In short, Monitor Point is a comprehensive multi-benefit project that delivers on housing jobs, infrastructure, and public space. Abney is proud to register its support for this project, and we look forward to the final scope of work in dis, and this project progressing forward. Thank you.

624
01:47:04.800 --> 01:47:07.720
Stephanie Shellooe, Director, EARD: Thank you. Thanks for being here and providing your testimony.

625
01:47:08.060 --> 01:47:20.029
Stephanie Shellooe, Director, EARD: Our next speaker is Dina Rabiner. We'll promote you to panelists now, so that you're able to provide your testimony. Our next few speakers will be Frank Clark Dewey Thompson, and Freddie Mendez

626
01:47:20.460 --> 01:47:22.979
Stephanie Shellooe, Director, EARD: Dina Rabiner. You are our next speaker.

627
01:47:31.260 --> 01:47:33.209
23-Dina Rabiner: Hi! Are you able to hear me?

628
01:47:33.390 --> 01:47:34.330
Stephanie Shellooe, Director, EARD: That's welcome.

629
01:47:34.500 --> 01:47:35.439
23-Dina Rabiner: Okay. Hi.

630
01:47:35.570 --> 01:47:46.999
23-Dina Rabiner: my name is Dina Rabner, and I'm here on behalf of the Brooklyn Chamber of Commerce to express our strong support for the proposed rezoning of the Monitor Point Project at Greenpoint.

631
01:47:47.050 --> 01:48:11.879
23-Dina Rabiner: The Brooklyn Chamber of Commerce is a borough-wide membership and economic development organization, and that we are dedicated to helping businesses through our 4 channels. Promotion, support advocacy, and convening the Brooklyn Chamber and its affiliate organizations. The Brooklyn Alliance and Brooklyn Alliance Capital provide Direct business services, technical assistance and support programs to help Brooklyn businesses grow.

632
01:48:12.110 --> 01:48:20.169
23-Dina Rabiner: Monitor Point is more than just a development. It's a blueprint for how we can grow a community while creating real economic opportunity.

633
01:48:20.270 --> 01:48:43.969
23-Dina Rabiner: It takes non-conforming Mta warehouse site along the East River and transforms it into a dynamic mixed use hub with housing retail jobs and a resilient waterfront park which unlocks new potential for Greenpoint and North Brooklyn. And this is the this is exactly the type of comprehensive planning that we need more of

634
01:48:44.100 --> 01:49:04.699
23-Dina Rabiner: monitor point will create real economic opportunity through construction jobs, permanent employment and room for local businesses to grow. It also addresses urgent housing needs in a high demand. Neighborhood like Greenpoint, including much needed affordable units that will help keep the neighborhood inclusive and accessible.

635
01:49:04.920 --> 01:49:18.360
23-Dina Rabiner: The project also strengthens our waterfront infrastructure and adds over 50,000 square feet of publicly accessible open space enhancing livability of the area.

636
01:49:18.460 --> 01:49:25.730
23-Dina Rabiner: This new park will bring the community closer to the waterfront track visitors and support a healthier, more vibrant Brooklyn.

637
01:49:25.930 --> 01:49:44.239
23-Dina Rabiner: At the Brooklyn Chamber we see Monitor Point as a blueprint for how to build more livable economically strong and future ready city. It brings jobs, housing, retail and open space together in a way that strengthens not just Greenpoint, but the entire borough, and contributes to a stronger city overall.

638
01:49:44.300 --> 01:49:57.050
23-Dina Rabiner: We urge the Commission to support this rezoning application. Monitor Point is the type of high impact project that will help Brooklyn move forward, and we hope to see more of these across the city. Thank you for the opportunity.

639
01:49:57.930 --> 01:50:01.110
Stephanie Shellooe, Director, EARD: Thanks, thanks for being here, and for providing your testimony.

640

01:50:01.430 --> 01:50:07.829
Stephanie Shellooe, Director, EARD: Our next speaker is Frank Clark, followed by Dewey Thompson, followed by Freddie Mendez.

641
01:50:10.460 --> 01:50:23.440
Stephanie Shellooe, Director, EARD: I I see a user joined as executive conference room. If you are Frank Clark, we'll we'll give you the opportunity if we can unmute that user to confirm that that is Frank Clark.

642
01:50:38.150 --> 01:50:39.379
X 24- Frank Clarke: Hi! There! Can you hear me?

643
01:50:40.540 --> 01:50:42.449
Stephanie Shellooe, Director, EARD: Yes. Is this Frank Clark.

644
01:50:42.450 --> 01:50:44.009
X 24- Frank Clarke: Yes, it is. Thank you.

645
01:50:45.390 --> 01:50:59.960
X 24- Frank Clarke: Good afternoon. My name is Frank Clark, Director of Government Relations at the New York Building Congress. The New York Building Congress represents more than 500 organizations and 250,000 skilled tradespeople and professionals dedicated to the growth and prosperity of our city

646
01:51:00.130 --> 01:51:05.749
X 24- Frank Clarke: at the building Congress. We believe that good jobs build strong communities. And that's what this project delivers.

647
01:51:05.870 --> 01:51:09.689
X 24- Frank Clarke: Monitor Point is precisely the kind of project New York needs right now.

648
01:51:09.890 --> 01:51:16.520
X 24- Frank Clarke: Once approved, it means the creation of hundreds of good paying jobs, both during construction and after it's done.

649
01:51:16.790 --> 01:51:25.069
X 24- Frank Clarke: This project fixes a major problem in Greenpoint by repurposing a nonconforming warehouse owned by the Mta that blocks the waterfront

650
01:51:25.370 --> 01:51:33.100

X 24- Frank Clarke: monitor Point, moves that facility to where it belongs to an industrial area and opens up the waterfront, for everyone to enjoy.

651
01:51:33.580 --> 01:51:42.249
X 24- Frank Clarke: The project is is also opening new homes for New Yorkers, searching for a place to live, especially for those residents in need of safe and affordable housing.

652
01:51:42.410 --> 01:51:49.770
X 24- Frank Clarke: Monitor Point delivers about 1,100 new apartments, about 300 of which are permanently affordable. That's real progress.

653
01:51:50.090 --> 01:52:10.799
X 24- Frank Clarke: The community believe the community benefits are a priority for this project and focus on sustainability and resiliency. The project is cleaning up contaminated land, strengthening the shoreline against storms and rising seas and using renewable energy systems. This is the kind of innovative, forward-thinking development that New Yorkers need and deserve.

654
01:52:11.570 --> 01:52:19.630
X 24- Frank Clarke: Monitor Point will be investing 700 million dollars in Greenpoint, creating jobs, housing, and open space.

655
01:52:19.920 --> 01:52:23.290
X 24- Frank Clarke: This is a win for the neighborhood and a win for our city.

656
01:52:23.590 --> 01:52:32.169
X 24- Frank Clarke: Monitor Point is a terrific example of sustainable development and investment in our communities, and the building Congress fully supports it. Thank you for your time.

657
01:52:33.760 --> 01:52:36.950
Stephanie Shellooe, Director, EARD: Thank you. Thanks for your testimony and for being here today.

658
01:52:37.320 --> 01:52:49.610
Stephanie Shellooe, Director, EARD: Our next speaker is Dewey Thompson. We'll promote you to panelists now for you to provide your testimony. Our next speaker then following will be Freddie Mendez, Patterson, Beckwith, and Katie Horowitz

659
01:52:50.640 --> 01:52:53.149

Stephanie Shellooe, Director, EARD: Dewey Thompson. You're our next speaker.

660
01:52:58.120 --> 01:52:58.850
X 25-Dewey Thompson: Hi.

661
01:52:59.590 --> 01:53:00.430
Stephanie Shellooe, Director, EARD: Hi! Welcome!

662
01:53:01.180 --> 01:53:09.720
X 25-Dewey Thompson: Hi, I'm I'm wondering if my video will. Okay, so thanks for having me. I think it's important to

663
01:53:09.880 --> 01:53:27.439
X 25-Dewey Thompson: for everybody to understand that this is a rezoning. This is an up zoning. We already have zoning that allows for construction of a building on that site. Nobody's contesting that this is an up zoning the zoning that we have from the 2,005 waterfront agreement.

664
01:53:27.550 --> 01:53:28.610
X 25-Dewey Thompson: I

665
01:53:28.790 --> 01:53:52.629
X 25-Dewey Thompson: completely transformed the North Brooklyn neighborhood, adding tens of thousands of residents in gigantic towers that changed the nature of the neighborhood completely in return, the city for that incredible impact on the neighborhood. The city promised a few things, housing job retention and park space.

666
01:53:53.090 --> 01:54:08.409
X 25-Dewey Thompson: and what the city is now doing is asking, or what the developers are now doing, what the Mta is now doing is saying that we're going to use this last bit of publicly owned land and change the zoning again

667
01:54:08.630 --> 01:54:29.980
X 25-Dewey Thompson: to deliver on the promises that were undelivered on the initial rezoning. In other words, Gotham is using the Box Street Eru unit as a chunk of the open space that we are apparently getting from the development on Quay Street, and they are also using the affordable housing

668
01:54:29.980 --> 01:54:53.020
X 25-Dewey Thompson: as if it's addressing the affordable housing crunch which should have been delivered in the 1st rezoning, and could be

delivered in the current zoning without having to up zone this property, and thus making the community pay again for the delivery of those initial promises.

669
01:54:53.110 --> 01:55:12.910
X 25-Dewey Thompson: We are being asked to take this public property, and instead of addressing the affordable housing crunch which everybody has, many people have talked about by making it fully affordable. We're going to add a bunch of luxury towers with the minimum affordable elements of that

670
01:55:12.910 --> 01:55:25.380
X 25-Dewey Thompson: to somehow solve that problem and the open space. We're not adding open space. We're diminishing open space and using the open space that was promised to us more than 20 years ago.

671
01:55:25.380 --> 01:55:37.959
X 25-Dewey Thompson: In this development, forcing the community to up zone and add even more towers to an already obviously overwhelmed neighborhood.

672
01:55:37.960 --> 01:55:59.529
X 25-Dewey Thompson: In order to solve a problem that the city should have been solving themselves earlier. These were not my remarks, but when I signed up my approach to this is that as a kayaker, I've been able to see the inlet in ways that almost nobody else has, because it's been fenced off

673
01:55:59.530 --> 01:56:10.439
X 25-Dewey Thompson: for more than 50 years, and it's an extraordinary ecology that these 650 foot and 450 foot towers will destroy. Thank you.

674
01:56:11.230 --> 01:56:40.540
Stephanie Shellooe, Director, EARD: Thank you. Thanks for your testimony, and of course, if you do have additional thoughts that you'd like to share, we accept all written testimony through May second at 5 Pm. So that's to everyone. We'll accept written testimony through that comment period end. Thank you very much for your testimony. We will move to our next speaker, Freddie Mendez. Freddie has indicated that they'll be using a translator. So if we can go to our next slide to the 5 min

675
01:56:41.303 --> 01:56:47.500
Stephanie Shellooe, Director, EARD: translation for live translation, and if we can promote Freddie to hear from them.

676
01:56:49.480 --> 01:56:55.699

Stephanie Shellooe, Director, EARD: Our next few speakers are Patterson, Beckwith, Katie Denny, Horowitz, and Turlo Mcconnell.

677
01:57:04.920 --> 01:57:05.960
X 26-Freddy Mendez: And the other one.

678
01:57:06.180 --> 01:57:06.950
X 26-Freddy Mendez: Yep.

679
01:57:09.520 --> 01:57:10.190
X 26-Freddy Mendez: Okay.

680
01:57:11.190 --> 01:57:12.540
X 26-Freddy Mendez: Okay. Okay.

681
01:57:14.400 --> 01:57:37.870
X 26-Freddy Mendez: Seguro medico para los sobreros de contruccione tambien significas sitios seguros en nuestra comunidad

682
01:57:38.200 --> 01:57:43.970
X 26-Freddy Mendez: tenemos unopportunidad con la local 17 para mi

683
01:57:44.200 --> 01:57:51.790
X 26-Freddy Mendez: es mas seguro tengo beneficio medicos y la pension y todos functionamientos que es para el trabajo

684
01:57:52.160 --> 01:58:04.260
X 26-Freddy Mendez: por esta razone es muy importante apoyar el proyecto de contruccione en las cuales los trabajadores immigrantes podemos aceder a careraseguras y signi dignas gracias

685
01:58:06.200 --> 01:58:07.000
X 26-Freddy Mendez: good

686
01:58:09.480 --> 01:58:31.169
X 26-Freddy Mendez: my name is freddie i live in Brooklyn, near near Newtown Creek, and I am a member of Local 79. I am here to support the Monitor Point Project. This project will ensure just wages and health insurance for construction laborers. It also means safer work sites in our community. Getting an opportunity with local 79 was very important for me. I can work safely. I have health, benefits, and a pension

687
01:58:31.390 --> 01:58:40.820

X 26-Freddy Mendez: everything that is essential for a good job. For these reasons it is very important to support construction projects where immigrant workers can access safe and dignified careers. Thank you.

688
01:58:43.320 --> 01:58:46.749
Stephanie Shellooe, Director, EARD: Thank you. Thank you very much for providing your testimony today.

689
01:58:47.260 --> 01:58:48.530
Stephanie Shellooe, Director, EARD: Thank you, Freddie.

690
01:58:49.239 --> 01:58:58.459
Stephanie Shellooe, Director, EARD: Our next speaker is Patterson Beckwith. We'll promote you to panelists, now followed by Katie Denny Horowitz, followed by Turlo Mcconnell.

691
01:58:59.310 --> 01:59:01.990
Stephanie Shellooe, Director, EARD: Do we have Patterson Beckwith in the room?

692
01:59:14.520 --> 01:59:32.749
Stephanie Shellooe, Director, EARD: Okay, we are not seeing Patterson Patterson. If you are watching via Youtube. Please join the the zoom now, and we will come back to you. If you're able to join. We'll go to our next speaker, Katie Denny Horowitz, followed by Turlo Mcconnell, followed by Zachary Thomas

693
01:59:32.860 --> 01:59:37.280
Stephanie Shellooe, Director, EARD: Katie. We will promote you to panelists now for you to provide your testimony.

694
01:59:37.860 --> 01:59:41.239
Stephanie Shellooe, Director, EARD: Patterson Beckwith. We will come back to you if you are able to join.

695
01:59:42.420 --> 01:59:44.290
X 28-Katie Denny Horowitz: Thank you, Stephanie. Can you hear me?

696
01:59:44.660 --> 01:59:45.799
Stephanie Shellooe, Director, EARD: Yes, welcome.

697
01:59:45.800 --> 02:00:07.350
X 28-Katie Denny Horowitz: Great. Thank you. Good afternoon, and I'm surprised. I'm the 1st to say this happy Earth day to everyone. My name

is Katie Denny Horowitz. I'm the executive director of the North Brooklyn Parks Alliance. We're a nonprofit parks conservancy founded in 2,003. We provide ongoing horticultural maintenance to bushwick Inlet Park in collaboration with the Parks Department.

698
02:00:07.350 --> 02:00:32.320
X 28-Katie Denny Horowitz: I'm also the co-chair of the Parks and Waterfront Committee for Community Board one and the Green Point Resident for more than 20 years, specifically a longtime resident of West Street. So I do appreciate the proposal to connect Greenpoint to the future Bushwick Inlet Park and advance our community's waterfront master plan, which was developed more than 10 years ago, envisioning

699
02:00:32.320 --> 02:00:57.140
X 28-Katie Denny Horowitz: a continuous Greenway along the waterfront from the Williamsburg Bridge to the Pulaski. I also appreciate Scape's presentation. I always value their expertise as one of the city's top waterfront landscape designers. But my comments today are really about the maintenance needs of the existing and future. 27 acre, Bushwick Inlet Park. When I hear Gotham, the applicant.

700
02:00:57.140 --> 02:01:11.700
X 28-Katie Denny Horowitz: talk about a significant influx of residents, I hear a significant increase in park usage and the impacts of the waterfront transformation over the last 20 years, especially as it relates to density, are deeply felt by those of us who live and work here

701
02:01:11.700 --> 02:01:36.160
X 28-Katie Denny Horowitz: that includes the burden of maintaining our parks and open spaces. So I appreciate the annual contribution the applicant discussed toward the care of the Bushwick Inlet Park, but I want to stress that it will likely be insufficient to meet the long term costs of maintaining such a heavily used public space. I urge the applicant to account for the new maintenance demands

702
02:01:36.160 --> 02:02:01.050
X 28-Katie Denny Horowitz: that this project in particular will generate whether it's horticulture, sanitation, infrastructure, public safety. It's already been discussed that the legacy of the 2,005 rezoning has transformed our waterfront, but it also included gaps in funding mechanisms to care for our public spaces, and that's a legacy that we all continue to manage on the ground. So I encourage the applicant to take

703
02:02:01.050 --> 02:02:14.860
X 28-Katie Denny Horowitz: responsibility for the daily needs that this project will create, and to be a true partner to our community and sustaining the quality and accessibility of our shared public realm. And with that I thank you.

704
02:02:16.660 --> 02:02:19.480
Stephanie Shellooe, Director, EARD: Thank you. Thanks for being here, and for your testimony.

705
02:02:19.840 --> 02:02:24.020
Stephanie Shellooe, Director, EARD: Our next speaker is Turlo Mcconnell.

706
02:02:24.230 --> 02:02:28.039
Stephanie Shellooe, Director, EARD: followed by Zachary Thomas, followed by Alex Mazza.

707
02:02:31.780 --> 02:02:47.730
Stephanie Shellooe, Director, EARD: We are not seeing those next 2 speakers, Turlo, Mcconnell or Zachary Thomas. If either of you are in the zoom, please indicate so, or if you are watching on Youtube, please

708
02:02:48.440 --> 02:02:55.169
Stephanie Shellooe, Director, EARD: go ahead and hop over to the zoom at this time. We will note that we are are skipping you

709
02:02:57.870 --> 02:03:03.060
Stephanie Shellooe, Director, EARD: and we'll move to our next speaker, Alex Mazza Alex Mazza, you'll be our next speaker.

710
02:03:07.500 --> 02:03:13.620
Stephanie Shellooe, Director, EARD: Alex will be followed by Laura Hoffman, followed by David Turner, followed by Colleen Montalvo.

711
02:03:16.890 --> 02:03:18.430
X 31-Alex Maza: Can I go? I'm gonna go ahead.

712
02:03:18.840 --> 02:03:19.700
Stephanie Shellooe, Director, EARD: That's welcome.

713
02:03:20.460 --> 02:03:34.099
X 31-Alex Maza: Hi. My name is Alex, as mentioned, and I live in Crown Heights, Brooklyn. I want to speak in strong support of the Mount Auto Point Project. I believe we are in a housing crisis in the city. Too many people are chasing too few homes.

714
02:03:34.100 --> 02:03:52.269

X 31-Alex Maza: and this project will build more housing, and we need more housing everywhere desperately. It also creates over 50,000 square feet of new public open space for Greenpoint, for families, kids, and neighbors to enjoy. And I believe that's a big win for the community. Some have said that this project should be 100% affordable housing. I just want to remind

715
02:03:52.550 --> 02:04:19.010
X 31-Alex Maza: community that the city has limited pot of funding for deeply affordable housing and using it here means taking it away from neighborhoods that need it more. The way we can actually get more affordable housing built is through tools like mandatory inclusionary housing or mih. This project uses mih. Deliver a lot of new housing, 25% of which will be permanently affordable. And just again, the more units we build, including taller buildings, the more affordable homes we can include.

716
02:04:19.010 --> 02:04:43.059
X 31-Alex Maza: That's how it works. And so I just want to be clear building. More market rate housing also helps. It eases pressure on the rest of the neighborhood and helps combat our city's decade, low vacancy rate. And so I just want to urge again the importance of more housing in Brooklyn and more housing across the city, because I just want to be able to afford to live here in the city. And I think that's an incredible key part of making the city affordable. Thank you.

717
02:04:44.600 --> 02:04:47.670
Stephanie Shellooe, Director, EARD: Thank you. Thanks for being here, and for providing your testimony.

718
02:04:48.000 --> 02:05:07.469
Stephanie Shellooe, Director, EARD: Our next speaker is Laura Hoffman. Laura Hoffman will promote you to panelist. Now our next 2 speakers, David Turner and Colleen Montalvo. You are next on deck, but we do not see you in the room. If you are watching the Youtube. Please hop over to the zoom at this time. So that's David Turner and Colleen Montalvo.

719
02:05:07.600 --> 02:05:10.979
Stephanie Shellooe, Director, EARD: Laura Hoffman. We are ready for your testimony.

720
02:05:31.790 --> 02:05:32.769
X 32-Laura Hofmann: Can you hear me?

721
02:05:33.580 --> 02:05:34.590
Stephanie Shellooe, Director, EARD: Yes, welcome.

722
02:05:34.590 --> 02:05:34.975
X 32-Laura Hofmann: Hi.

723
02:05:35.909 --> 02:05:50.939
X 32-Laura Hofmann: clearly, this process is deliberately leaving out community residents. It was difficult to get the information for the webinar, and the time prevents community members from attending and supports attendance of people representing union interest.

724
02:05:50.990 --> 02:06:14.630
X 32-Laura Hofmann: and you have not shown up to talk with community members. 20 years ago I chaired the Open Space Subcommittee for the Community Board rezoning task force during the 2,005 waterfront rezoning. During that time I attended many, many meetings with agency officials, organizations, stakeholders, including meetings to stop the Tge power plant and secret training.

725
02:06:14.780 --> 02:06:39.389
X 32-Laura Hofmann: What I learned is that our local government agencies abuse the secret process. The process is born of a law meant to protect our environment. But our government agencies. Cherry, pick the secret and behave like a broker for real estate interest. Our community should call on our local elected officials to step up and require our government agencies to use the process in the way it was intended.

726
02:06:39.840 --> 02:06:59.740
X 32-Laura Hofmann: It is crystal clear that a 60 story tower will induce, overuse and harm the Bushwick Inlet and all the surrounding parks that have yet to be completed from the 2,005 waterfront rezoning. Even then the process only allowed for a fraction of the Parks space that the secret actually calls for

727
02:06:59.800 --> 02:07:28.249
X 32-Laura Hofmann: the Dcp. Made community members believe that they had to make a choice between parks and housing, and that was far from the truth. And even now city agencies are allowing the Mta. To hold Box Street Park hostage. As part of this process. Deceitful language is being used to make residents believe you're offering New parkland rather than what was already promised during previous zoning negotiations, adding a 60 story tower will further exacerbate

728
02:07:28.250 --> 02:07:52.520
X 32-Laura Hofmann: open space issues and directly cause further health impacts. In addition, it will have an even greater impact on the inlet, water and urban habitat. It provides, the situation will become even more dire than what the 2,005. Rezoning allowed most of what is described in

the project. Benefits are elements that were promised and not received from 2,005, rezoning

729
02:07:52.530 --> 02:08:09.179
X 32-Laura Hofmann: the reason, the 1 97, a process was even started was to protect community residents from further environmental harm. Instead, ever evolving rezoning process resulted in replacing residents and sweeping out medical health histories from the community.

730
02:08:09.220 --> 02:08:23.440
X 32-Laura Hofmann: It caused even more stress on parkland and failed to provide true environmental relief and supporting infrastructure such as hospitals and other emergency services have have also been ignored.

731
02:08:23.620 --> 02:08:40.950
X 32-Laura Hofmann: I'm totally against this plan, and will be adding written comments. My parents supported the Monitor Museum, as do I. My father served in the honor guard for the museum. However, I do not support this plan, as as is at the cost of a 60 story tower.

732
02:08:41.200 --> 02:08:42.180
X 32-Laura Hofmann: Thank you.

733
02:08:42.400 --> 02:08:48.010
Stephanie Shellooe, Director, EARD: Thank you. Thanks very much for your testimony, and for making time out of your day to be here. Thank you.

734
02:08:49.142 --> 02:08:58.209
Stephanie Shellooe, Director, EARD: Our next speakers are David Turner and Colleen Montalvo, which, as mentioned, we do not see in the room. David Turner.

735
02:08:58.490 --> 02:09:11.260
Stephanie Shellooe, Director, EARD: Colleen, Montalvo, we will note that we are skipping you, and we'll come back if you're able to join the the zoom. Our next speaker is Albin Henneberger, followed by Katherine Thompson, followed by Raya Ghosh

736
02:09:11.570 --> 02:09:14.479
Stephanie Shellooe, Director, EARD: Albin Henneberger. You are our next speaker.

737
02:09:29.656 --> 02:09:30.440
35-Albin Henneberger: Can you hear me?

738
02:09:30.780 --> 02:09:31.770
Stephanie Shellooe, Director, EARD: Yes, welcome.

739
02:09:31.770 --> 02:09:43.680
35-Albin Henneberger: How's it going? My name is Alvin, and I'm speaking today in strong support of the Monitor Point rezoning. I've been a renter in New York for 7 years, and it's only gotten harder to find a place to live

740
02:09:43.920 --> 02:09:52.609
35-Albin Henneberger: every time I search I show up to crowded open houses with dozens of other. Excuse me, dozens of other people competing for the same apartment.

741
02:09:52.980 --> 02:10:04.840
35-Albin Henneberger: I want to start a family soon. I'm getting married next year, and I'm genuinely worried that I'll be forced to leave the city that I love and have lived in for almost a decade, because there just isn't enough housing options that we can afford.

742
02:10:05.120 --> 02:10:16.660
35-Albin Henneberger: Monitor Point is exactly the kind of smart forward looking investment we need. It brings new homes, including permanently affordable ones, into a neighborhood where housing demand is skyrocketed.

743
02:10:17.210 --> 02:10:22.210
35-Albin Henneberger: Projects like this are essential. If we want to keep New York growing, welcoming and livable.

744
02:10:22.570 --> 02:10:40.910
35-Albin Henneberger: Additionally, I'd like to remind if we don't build enough housing, people will continue to leave, and we're at risk of losing more Congressional representation in 2030 during the next census because of population decline. Let's not wait to fix the problem. Let's build a city where people can stay. Thank you for the opportunity to testify.

745
02:10:40.910 --> 02:10:41.520
Gena Wirth, SCAPE Studio: Okay.

746
02:10:42.920 --> 02:10:46.170
Stephanie Shellooe, Director, EARD: Thank you. Thanks for your testimony and for being here today.

747

02:10:46.430 --> 02:10:50.720
Stephanie Shellooe, Director, EARD: Our next speaker is Catherine Thompson. We'll promote you to panelists. Now.

748
02:10:50.930 --> 02:10:56.610
Stephanie Shellooe, Director, EARD: our next. Few speakers are Raya Ghosh, Stu Sherman and Corey Canton.

749
02:10:58.710 --> 02:11:01.760
Stephanie Shellooe, Director, EARD: Katherine Thompson will go ahead and promote you. At this time.

750
02:11:20.470 --> 02:11:23.406
X 36-Katherine Thompson: Sorry. Hello, everybody.

751
02:11:24.770 --> 02:11:38.629
X 36-Katherine Thompson: My name is Catherine Thompson. Happy Earth Day, and I'm the president of the friends of Bushwick Inlet Park, a community-based advocacy organization dedicated to the development stewardship and programming of Bushwick Inlet Park.

752
02:11:38.970 --> 02:11:56.429
X 36-Katherine Thompson: I want to respond to a few of the items open space. We think that the With action scenario will have a significant negative effect on the design and user experience in Bushwick Inlet Park, a park we've been fighting for. The community has been fighting for for decades.

753
02:11:56.430 --> 02:12:11.010
X 36-Katherine Thompson: 3 large scale towers emerging from the edge of the inlet section of the park will take the sliver of Bushwick Inlet Park, and turn it into the front yard of Monitor Point, a private, mostly luxury development, probably with rents around 9

754
02:12:11.010 --> 02:12:21.820
X 36-Katherine Thompson: $9,000 a month. As public parks are known as the great equalizers. Development of this enormous scale. Next to a park should not diminish this value with its presence.

755
02:12:21.820 --> 02:12:26.200
X 36-Katherine Thompson: Brooklyn, Cb. One open space ratio is only point

756
02:12:26.280 --> 02:12:44.770
X 36-Katherine Thompson: 6 acres per 1,000 people well below the city average of 1.8 with the action plan will worsen the open space problem in

the district. With large quantity of residents. It plans to add versus the minuscule, half acre of new open space. The project plans to create

757
02:12:46.286 --> 02:12:54.389
X 36-Katherine Thompson: new towers proposed with with action. Plan greatly exceed existing high density towers on the waterfront.

758
02:12:54.390 --> 02:13:18.900
X 36-Katherine Thompson: Oppressiveness is the adjective that comes to mind with this plan, friends of Bushwick, and supports the principle of public land for public good, and questions the assertion that reaping the highest financial return always provides the highest and best use of public land. The Mta. Is looking at 38 million dollars in revenue over the course of their lease. The Gotham organization with action stands to make 100 million

759
02:13:18.910 --> 02:13:36.290
X 36-Katherine Thompson: hundreds of millions of dollars. This is an unbalanced land grab with this principle in mind in the case of the Mta. Plan. At 40 Quay Street site we question the proposal of 1,250,000 square foot, with action plan of Gotham organization

760
02:13:36.290 --> 02:13:59.760
X 36-Katherine Thompson: as embraced in our organization's mission. We believe that this public space rises to the stature of public land for public good in the form of expanding Bushwick Inlet Park to protect the natural ecosystem of the Bushwick Inlet itself and provide access to Greenpoint. Importantly, this would ensure that this precious space may be shared by all New Yorkers. Not just the very wealthy

761
02:13:59.910 --> 02:14:28.519
X 36-Katherine Thompson: city planners. Please examine alternatives. The Greenpoint waterfront is beyond capacity to absorb additional unplanned large scale, mostly luxury housing, development. The highest and best use of public land is for the public good and not for profit. The potential devastating effects of the proposed with action plan on the local urban design, visual resources and neighborhood character, and especially on Bushwick Inlet Park.

762
02:14:28.950 --> 02:14:40.979
X 36-Katherine Thompson: accelerating storm risk from climate change, and the 40 quay site directly facing harm's way, lend itself to potential for devastating consequences.

763
02:14:41.270 --> 02:15:10.349
Stephanie Shellooe, Director, EARD: Thank you so much for your testimony. We'll have to end there to hear from all speakers, but we do encourage

you to submit your written testimony. If you had more that you wanted to add, Thank you. Thank our next speaker. We'll actually go back to someone that we had called previously, who was not in the room, who has joined at this time. So Zachary Thomas, who is a previously submitted previously registered Speaker, Zachary Thomas, we'll hear from you next, so we will promote you to panelists at this time.

764
02:15:10.920 --> 02:15:14.679
Stephanie Shellooe, Director, EARD: and then we will go back to our register. Normal order.

765
02:15:15.180 --> 02:15:16.590
X 30-Zachary Thomas: Hi! Can you hear me?

766
02:15:17.190 --> 02:15:17.860
Stephanie Shellooe, Director, EARD: That's all.

767
02:15:18.350 --> 02:15:32.950
X 30-Zachary Thomas: Hi. My name is Zachary. I live in Williamsburg, and I am on Community Board 3. I'm on the Parks committee, and so I'm definitely involved here in New York City. I strongly support this development. It is true the parks are very important.

768
02:15:32.950 --> 02:15:48.539
X 30-Zachary Thomas: I run a lot on the water in Greenpoint and Williamsburg, and so I wrote a whole blog post about getting the sidewalk widened along Bushwick, and like Park. So I'm glad that's happening, and the Park is super important. It does take a lot to maintain these parks, and I know this development

769
02:15:48.540 --> 02:16:12.750
X 30-Zachary Thomas: will help contribute money to Mta. And also the rents and prices in Greenpoint are artificially high because it is historic district. And so other parts of Greenpoint, we're not allowed to build as much as on the waterfront. And so I definitely encourage this and endorse this and someone who rents in New York City. And we definitely need all housing we can get. And as someone who serves on community Board. I support this and hope that I can help contribute to the Mta contribute to the Green Point community.

770
02:16:12.750 --> 02:16:26.600
X 30-Zachary Thomas: So I hope this happens, and that we can also provide the proper resources for the parks that already exist, including Bushwick Inland Park and other future developments. So yeah, as a runner, as a resident. I support this. So that is my feedback. Here.

771

02:16:28.440 --> 02:16:41.519
Stephanie Shellooe, Director, EARD: Thank you. Thanks for being here and providing your testimony. I'm glad we were able to troubleshoot any challenges there. All right. Our next speaker is Raya Ghosh, followed by Stu Sherman, followed by Corey Canton

772
02:16:41.629 --> 02:16:44.069
Stephanie Shellooe, Director, EARD: Raygo. She'll be our next speaker.

773
02:16:55.389 --> 02:16:56.229
X 37- Rhea Ghosh: Hello!

774
02:16:56.580 --> 02:16:57.530
Stephanie Shellooe, Director, EARD: Hi! Welcome!

775
02:16:57.530 --> 02:17:07.010
X 37- Rhea Ghosh: Thank you. Hi! Good afternoon, Commissioners and fellow borough neighbors. My name is Ria Ghosh. I am a working professional and an executive in the music industry.

776
02:17:07.010 --> 02:17:30.269
X 37- Rhea Ghosh: I used to live in Greenpoint from 2020 to 2024, and called 2 separate waterfront high, rises my home. At that time Greenpoint quickly became one of my favorite places. I've lived in my near decade in Nyc. I fell in love with its real sense of community, its culture, its creative spirit. And let's be real one of the best food scenes in all 5 boroughs

777
02:17:30.530 --> 02:17:47.889
X 37- Rhea Ghosh: on the weekends you could find me in neighborhoods gems like the glossary, Nora Sama Street, which also unfortunately recently closed, due to rent, affordability, and I loved easily, commuting into Manhattan with my dog the India Street Ferry, and connecting with other pet owners at the Greenpoint beer and Aleco.

778
02:17:47.889 --> 02:18:12.859
X 37- Rhea Ghosh: It was a place that made me feel grounded, and it was a place that made me feel proud to host my parents when they'd visit from New Orleans. But when my personal circumstances shifted and I was no longer splitting rent with a partner. I found that even as a successful, full-time executive, with a steady career, I could not afford to stay in this neighborhood also, particularly as a single woman and dog parent, and this was without compromising any of the basic amenities

779
02:18:12.860 --> 02:18:30.749

X 37- Rhea Ghosh: would make a place feel like home. So that's why I'm here today to voice. My support for this project adding more affordable housing in Greenpoint isn't just about the numbers. It's really about the access. It's about keeping the neighborhood open to a diverse mix of people, not just those with generational wealth or tech salaries.

780
02:18:30.750 --> 02:18:40.190
X 37- Rhea Ghosh: Greenpoints, energy really comes from the fact that it's historically welcomed immigrants, artists, creatives and working families who contribute to the neighborhood's identity.

781
02:18:40.190 --> 02:19:04.469
X 37- Rhea Ghosh: This isn't political, it's personal, because when people with strong careers and steady jobs can't even afford to live in a neighborhood like this? We have to ask, Who's this neighborhood? Even really? For so to those that are hesitant or opposed to even this development, I want to acknowledge your concerns, but also offer this, whether it's now or years from now this area will definitely be developed, and the real question is.

782
02:19:04.469 --> 02:19:20.180
X 37- Rhea Ghosh: how and by whom. And so I believe it's in our collective, best interest to move forward with a team that has the community's best interests in mind and is prioritizing affordability, green space, and public access over just pure profit.

783
02:19:20.219 --> 02:19:43.289
X 37- Rhea Ghosh: Affordable housing keeps, ensures that this neighborhood stays dynamic and equitable for all, and we have the opportunity now to do it. So with better housing, green space access to Mta. As we move forward, I would like to urge the city to do so with care, ensuring that the development project and the environment is thoughtfully designed to consider the safety of local wildlife, including

784
02:19:43.290 --> 02:19:52.130
X 37- Rhea Ghosh: the birds. And the last thing I want to say is that Greenpoint is a gem, and more people, especially those who need housing options, deserve the chance to call it home.

785
02:19:52.140 --> 02:19:53.169
X 37- Rhea Ghosh: Thank you.

786
02:19:54.520 --> 02:19:58.180
Stephanie Shellooe, Director, EARD: Thank you. Thanks for being here and for providing your testimony today.

787

02:19:58.610 --> 02:20:05.120
Stephanie Shellooe, Director, EARD: Our next speaker is Stu Sherman, followed by Corey Canton, followed by Daniel Hernandez

788
02:20:05.520 --> 02:20:18.250
Stephanie Shellooe, Director, EARD: Stu Sherman. We do not see this speaker in the zoom. If you're here, please indicate otherwise we will note that we're skipping you and move to our next speaker. So that was Stu Sherman.

789
02:20:20.350 --> 02:20:23.639
Stephanie Shellooe, Director, EARD: We will move to our next speaker of Corey, Canton.

790
02:20:24.360 --> 02:20:29.219
Stephanie Shellooe, Director, EARD: Corey, Canton. You'll be our next speaker. We'll promote you to panelists. Now to provide your testimony.

791
02:20:29.790 --> 02:20:53.769
Stephanie Shellooe, Director, EARD: The next handful of speakers do not appear in the room as well, so I'm going to call their names. So if you're in Youtube, please join via the link that was emailed to you, Daniel Hernandez, Miriam Harris, Caroline Moffa Kim Fraser, Jose Cruz, and then Kate York is our next present speaker, Cory Canton. You'll be our next, and then we will go to the rest of the queue. Corey.

792
02:20:55.250 --> 02:21:09.729
X 39-Cory Kantin: Thank you, Stephanie. Hey, everyone! My name is Corey Canton, and I am a member of the Cb. One land use committee I care about affordable and sustainable communities. In fact, I worked on the document that the applicant referenced about affordable housing.

793
02:21:09.920 --> 02:21:18.870
X 39-Cory Kantin: I am also a local real estate agent. I'm sitting here in my office now, and I manage over a hundred rentals on the waterfront within a half mile of the proposed development site.

794
02:21:19.160 --> 02:21:27.970
X 39-Cory Kantin: I think everyone on this call can acknowledge that, despite building many, many towers like Monitor Point, the neighborhood has become much less affordable than it was before.

795
02:21:28.200 --> 02:21:54.260
X 39-Cory Kantin: I would like the scoping process to analyze what's happening here. Here's a couple stats I found interesting before the waterfront towers were built in Greenpoint. The rent for a 1 bedroom went

up by 25% from 2010 to 2018. Once the Towers came in in 2018 rents for one. Bedrooms went up by 78%. So essentially before the rezoning. And they built all the towers. Rents went up much less than after they came in.

796
02:21:54.590 --> 02:22:08.729
X 39-Cory Kantin: While we don't know yet what the market rent will be at Monitor Point. I think it's safe to use West Wharf as the most similar comparable rental building. 2 bedrooms at West Wharf, start at 9,000 a month, and and run to 16,750

797
02:22:08.950 --> 02:22:31.589
X 39-Cory Kantin: in order to qualify for 9,000 a month. You have to make at least 360,000. In order to qualify for 16,750, you need to make at least 670,000. My experience reviewing applications is that these applicants make 500 to a million. With that in mind, I'd like the committee to study how neighborhood Ami would change and cost of living would change as a result of the shift.

798
02:22:33.510 --> 02:22:57.979
X 39-Cory Kantin: I'd also like the committee to study the average increase of rents within a half mile radius to similar rental towers, like one Domino Square, West Wharf and Williamsworth Wharf. As compared to the average Brooklyn increase in the affordable housing world. There is a term naturally occurring affordable housing. These are just regular apartments that are unregulated and affordable. I would like to see a study of how much unregulated apartments in the neighborhood go up as a result of the luxury units.

799
02:22:57.980 --> 02:23:15.049
X 39-Cory Kantin: Essentially, we're building affordable units, while the luxury units make the naturally occurring affordable units no longer affordable. The mix of affordable housing at 25% means that you're adding a majority of luxury apartments that further exacerbate our housing crisis

800
02:23:15.250 --> 02:23:31.880
X 39-Cory Kantin: before we sacrifice a gem of a site for the sake of affordability. I would like the committee to study what we all know in our gut, but are somehow misled to believe that building a luxury playground out of our waterfront is making it more affordable. It is not. It is exactly what it looks like

801
02:23:31.880 --> 02:23:46.069
X 39-Cory Kantin: this is just a massive luxury tower, built on the water's edge in a time of global warming on a 1-way street full of towers, with no added infrastructure on the one piece of green space that our community got. As a result of the rezoning

802
02:23:46.070 --> 02:23:59.619
X 39-Cory Kantin: in the real estate world we use the term highest and best use in an overburdened community full of similar rental towers. Our highest and best use is to give this land to the community. Let public land be used for public park.

803
02:23:59.670 --> 02:24:00.610
X 39-Cory Kantin: Thank you.

804
02:24:01.010 --> 02:24:04.069
Stephanie Shellooe, Director, EARD: Thank you. Thanks for your testimony and for being here today

805
02:24:05.020 --> 02:24:20.720
Stephanie Shellooe, Director, EARD: all right. Our next few speakers, as I mentioned, we do not see in the room. So if you are on Youtube or planning to join, please do so. Now, this is Daniel Hernandez, Miriam Harris, Caroline Moffa Kim Fraser, and Jose Cruz.

806
02:24:21.660 --> 02:24:39.590
Stephanie Shellooe, Director, EARD: Okay? So we're noting that these handful of speakers are being skipped. If you do join, we will come back to you in in the order in which you're registered, so we'll go ahead and move on. But if you do join, rest assured we will come back to you. So our next speaker is Kate York

807
02:24:39.790 --> 02:24:51.999
Stephanie Shellooe, Director, EARD: who will be followed by Jason Henderson, followed by Maria Ayala. So, Kate York, you are our next speaker again. Any of those missed speakers please feel free to join, and we will come back to you.

808
02:24:52.410 --> 02:24:54.639
Stephanie Shellooe, Director, EARD: Kate. We're ready for your testimony.

809
02:24:59.830 --> 02:25:02.813
X 45- Kate Yourke: Hi, and thank you for the opportunity.

810
02:25:03.620 --> 02:25:14.310
X 45- Kate Yourke: I. This neighborhood has been my home for most of my life, and that whole time we've been fighting, trying to get out from under being an industrial neighborhood where we were

811

02:25:14.440 --> 02:25:29.649
X 45- Kate Yourke: really like the back entrance to Manhattan. If you threw garbage in the trash it came to our neighborhood. If you flush something down the toilet it came to our neighborhood. Away was was here, and we had infrastructure in order to process all of this

812
02:25:30.170 --> 02:25:48.140
X 45- Kate Yourke: power plants and everything. We fought for our waterfront, and we were able to achieve some of the dream. We fought hard, we built consensus. We created a remarkable 1 8, 7, 8 plan that was then, you know, squashed, crushed, pinched, stepped on.

813
02:25:48.140 --> 02:26:01.669
X 45- Kate Yourke: and lied about over the many years as we've watched this influx. And really the entire kind of economy of New York City turned to real estate and luxury. Real estate as it's motivating.

814
02:26:01.820 --> 02:26:17.580
X 45- Kate Yourke: you know, dominating interest. We're used to broken promises. We're used to community benefits promised that didn't appear. We're used to previously promised benefits being claimed by the subsequent

815
02:26:17.690 --> 02:26:25.800
X 45- Kate Yourke: petitioners, for you know more upzoning and rezoning for their benefit. I I

816
02:26:26.795 --> 02:26:39.709
X 45- Kate Yourke: I see Box Street Park, you know, as one of those ponds we've seen others. We're used to these broken, broken promises, and we're sick of luxury developments being

817
02:26:40.110 --> 02:26:45.760
X 45- Kate Yourke: the the the only vehicle of developing affordability. This is

818
02:26:45.940 --> 02:26:56.270
X 45- Kate Yourke: just a bankrupt theory. You know, we have to stop building towers on flood zones. We have to pretend, you know, we have to stop pretending that landscaping is going to mitigate

819
02:26:56.300 --> 02:27:14.820
X 45- Kate Yourke: storm surge. These are mitigations that that can't be made. We can't mitigate our way out of the problems that we have, and to hear people who are part of unions and family members, you know, talk

about affordable housing. We cannot develop our way out of our affordable housing crisis

820
02:27:14.820 --> 02:27:39.270
X 45- Kate Yourke: by building on one of the most precious and vulnerable spots on our waterfront. I oppose this project completely. I think the premise of it is bankrupt. I'm tired of seeing pretty pictures that don't even show the building that they show light flooding in as if it's all you know. Just a beautiful open meadow. We've seen it before, and I'm sorry that this is what's happening to public land.

821
02:27:39.936 --> 02:27:44.829
X 45- Kate Yourke: In our in our beautiful waterfront space. So thank you for your time.

822
02:27:46.090 --> 02:27:49.819
Stephanie Shellooe, Director, EARD: Thank you. Thank you for your comments and your testimony, and for being here today

823
02:27:51.120 --> 02:27:58.540
Stephanie Shellooe, Director, EARD: all right. Our next speaker is Jason Henderson, followed by Maria Ayala, followed by Sarah Roberts.

824
02:28:00.550 --> 02:28:08.080
Stephanie Shellooe, Director, EARD: Jason Henderson does not appear to be in the room. I'm trying to check with our folks in the background

825
02:28:10.230 --> 02:28:33.409
Stephanie Shellooe, Director, EARD: all right, not seeing Jason Henderson or Maria Ayala. If either of you are viewing on Youtube, feel free to join the zoom. Now, we will go to our next speaker of Sarah Roberts. Sarah will promote you to panelists now for you to provide your testimony. Sarah Roberts will be followed in the queue by Joe Leone, followed by Jane Poole.

826
02:28:34.000 --> 02:28:41.710
Stephanie Shellooe, Director, EARD: followed by Parker Pence. All of these folks are in the room, so we'll continue on with this queue. Sarah Roberts, you're our speaker.

827
02:28:45.620 --> 02:29:14.260
X 48- Sarah Roberts: Hi! My name is Sarah Roberts. I'm a volunteer with the Wild Bird Fund, new York City's only wildlife Rehabilitation Center, where I'm an educator and a New York State. Dec. Wildlife, rehabilitator. I'm a community organizer with Save the inlet, and I live with my parent or with my partner's family, a 3rd of a mile away from 40 Quay Street.

Today I saw my 1st brown thrasher in my backyard. The only thrasher east of the Rockies is a breeding visitor to New York City for breeding.

828
02:29:14.300 --> 02:29:32.059
X 48- Sarah Roberts: Last night, according to Birdcast, an estimated 64,000 birds crossed, crossed Kings County with peak migration traffic headed northeast of 41 miles per hour. Last night's lowest altitude recorded, was just 1,200 feet, or a little more than half of the proposed. Gotham Tower with Bulkhead.

829
02:29:32.130 --> 02:30:00.820
X 48- Sarah Roberts: New York City is the Atlantic, is in the Atlantic City, in the Atlantic Flyway, and Avian Superhighway as a volunteer at Wild bird fund. Many of our patients are victims of collisions. We saw a 14% increase in our patient intake from 23 to 20 to 2024 with over 11,000 birds. Our busiest day was 110 birds. Every time that doorbell rings, you know it's another bird that is either needing to be euthanized, or that has a law that may not have a chance at survival.

830
02:30:00.900 --> 02:30:06.620
X 48- Sarah Roberts: While bird safe glass does increase some likelihood. It does speed also plays a critical factor.

831
02:30:06.620 --> 02:30:33.859
X 48- Sarah Roberts: As Steve Chesler mentioned, Bushwick Inlet is a tidal estuary, and it has long been recorded as needing protection from 1995 to 2,001 area naturalist, Emily Bradshaw studied our waterfront specifically this inlet's migratory birds in 2,002. She stood in front of Cb. One to relay concern about development then harming birds habitats estimating in 1999, Greenpoint had already lost 60% of the bird population early

832
02:30:33.960 --> 02:30:49.379
X 48- Sarah Roberts: habitat loss as being the major cause. Since 2016, Cornell's Ebird has recorded over 140 species. In the inlet alone the 25 state of birds indicates nearly 100 million birds over America.

833
02:30:49.690 --> 02:31:18.860
X 48- Sarah Roberts: Excuse me that over 100 million Americans, over a 3rd of adults, engage in birding more than any outdoor activity, birding bridges, regions, and demographics boost the American economy by over 100 billion dollars annually, and derives about 38 billion dollars in tax revenue. This demonstrates the value of bird conservation which benefits millions nationwide building. This project will negatively impact all wildlife, despite the aforementioned amendments by Gotham.

834
02:31:18.930 --> 02:31:42.300

X 48- Sarah Roberts: while the degraded quality of the shoreline has been described at length. Wildlife does not see boundaries or parcels. Last Saturday I observed a killed deer, a species that is near threatened in the inlet. I oppose this project, as I can't help but think of the avian species who depend on this space as much as our residents. City planning this land must be protected for the good of the public. Thank you for your time.

835
02:31:43.500 --> 02:31:47.180
Stephanie Shellooe, Director, EARD: Thank you. Thanks for your time, and for being here to provide your testimony.

836
02:31:47.640 --> 02:32:02.340
Stephanie Shellooe, Director, EARD: Our next speaker is Joe Leone, who we see in the room, you'll be promoted to panelist and able to unmute yourself, followed by Parker Pence, followed by Oh, sorry, followed by Jane Poole, followed by Parker Pence. So, Joe Leone, you are next.

837
02:32:04.610 --> 02:32:07.609
X 49- Joe Leone: Hello, yeah. It's Leone, like the golf.

838
02:32:08.103 --> 02:32:09.090
Stephanie Shellooe, Director, EARD: Thank you.

839
02:32:09.090 --> 02:32:17.358
X 49- Joe Leone: Lot of mafia activity going on here today. It seems like, yeah, I'd like to just

840
02:32:18.260 --> 02:32:21.520
X 49- Joe Leone: talk about the euphemism we're using in the room today.

841
02:32:22.060 --> 02:32:24.680
X 49- Joe Leone: This isn't city planning.

842
02:32:25.360 --> 02:32:36.120
X 49- Joe Leone: This is city control. This is city coercion affordable housing crisis.

843
02:32:37.220 --> 02:32:39.740
X 49- Joe Leone: It's intentional displacement.

844
02:32:40.090 --> 02:32:45.450
X 49- Joe Leone: This is gentrification. We've been seeing it for decades happening in the city.

845
02:32:45.650 --> 02:32:49.029
X 49- Joe Leone: And yet we continue to think that

846
02:32:49.440 --> 02:32:54.039
X 49- Joe Leone: luxurious High Rise apartments are the solution.

847
02:32:55.020 --> 02:32:57.980
X 49- Joe Leone: I mean, look no further than Williamsburg.

848
02:33:01.820 --> 02:33:10.110
X 49- Joe Leone: There's been nothing but development there, and for the past 30, 40 years it's been kicking out its residents.

849
02:33:10.290 --> 02:33:18.839
X 49- Joe Leone: and so that it's reserved for the ultra wealthy and rich, I mean Domino Park is wider than a Michael Boudulet

850
02:33:19.350 --> 02:33:20.830
X 49- Joe Leone: Christmas concert.

851
02:33:21.360 --> 02:33:22.460
X 49- Joe Leone: How is this?

852
02:33:22.590 --> 02:33:25.290
X 49- Joe Leone: These solutions continue to be

853
02:33:26.550 --> 02:33:36.000
X 49- Joe Leone: the answers for retaining the character and the residents who are, who have been fighting for decades to clean up their own backyard.

854
02:33:38.020 --> 02:33:46.889
X 49- Joe Leone: So I like to use the next minute and a half as a moment of silence, just for the souls that seem to have been sold

855
02:33:47.050 --> 02:33:56.980
X 49- Joe Leone: for by the people who are meant to represent us and our communities. Just to take the time to reflect on decisions that you guys were making that are

856
02:33:57.330 --> 02:34:00.049

X 49- Joe Leone: very much having a negative impact

857
02:34:00.750 --> 02:34:04.099
X 49- Joe Leone: on our people on our city and on our planet.

858
02:35:14.600 --> 02:35:18.010
Stephanie Shellooe, Director, EARD: Thank you. Thanks very much for your testimony, and for being here today.

859
02:35:18.740 --> 02:35:21.650
Stephanie Shellooe, Director, EARD: Our next speaker will be Jane Poole.

860
02:35:21.870 --> 02:35:26.549
Stephanie Shellooe, Director, EARD: followed by Parker Pence, followed by Alex Gilbert.

861
02:35:26.690 --> 02:35:32.470
Stephanie Shellooe, Director, EARD: We see these next few speakers in the room, so be at the ready Jane Poole. You are our next speaker.

862
02:35:44.810 --> 02:35:45.600
X 50- Jane Pool: Hi,

863
02:35:47.380 --> 02:35:48.230
X 50- Jane Pool: Am I?

864
02:35:51.060 --> 02:35:52.330
X 50- Jane Pool: Is this working.

865
02:35:53.250 --> 02:35:53.960
Stephanie Shellooe, Director, EARD: Can.

866
02:35:54.110 --> 02:35:55.720
Stephanie Shellooe, Director, EARD: Yes, here at Mcu.

867
02:35:57.023 --> 02:36:20.300
X 50- Jane Pool: Yeah, this is, I mean, this has been a pretty sad experience with Gotham so far. You know, I've gone twice to events where we thought we'd be able to see you. And in a time when you know our country, where a lot of us are concerned about democracy, this has not felt like a democratic process and then loading it. You know there are so many people that showed up

868
02:36:20.490 --> 02:36:24.819
X 50- Jane Pool: to speak for this and in favor of this

869
02:36:24.900 --> 02:36:42.799
X 50- Jane Pool: because of this affordable housing crisis, which I believe in fully. I want to urge those people to come join, come to the Community Board, and as members. You know, you don't have to be a full board member. Join the Housing and Public Housing Committee.

870
02:36:43.148 --> 02:36:56.340
X 50- Jane Pool: I met most of the people that are opposed to this project, fighting the Transgas power plant, which we fought for 8 and a half years, which would have been one of the biggest power plants on the waterfront

871
02:36:56.410 --> 02:36:57.200
X 50- Jane Pool: here.

872
02:36:57.280 --> 02:37:04.860
X 50- Jane Pool: where Bushwick in the park is, which we're still fighting for. So I've been here for 26 years, and

873
02:37:05.220 --> 02:37:32.859
X 50- Jane Pool: you know this is not, as Joe said, this is not planning. This is all reacting, and it's the Wild West for developers. It's a developer's neighborhood. But for those of you who want to live here. There are a lot of good things, but you should also know. I guess some of you may or may not know about the toxic legacy. We have here 3 superfund sites that are so big that it takes Federal cleanup.

874
02:37:32.930 --> 02:37:52.999
X 50- Jane Pool: And we have a lot of health issues. And Laura Hoffman's an expert on that. But we need a comprehensive health study. We have a lot of autoimmune diseases and cancer and respiratory, and all the rampant building isn't helping all the extra traffic isn't helping. And

875
02:37:53.320 --> 02:38:14.170
X 50- Jane Pool: gosh! So much has been said that I wanted to say, but but also for those of you who are insisting that we need this particular thing, this particular space, this project, our neighborhood has been number one of housing built in all of New York city for 13 years, I believe

876
02:38:14.180 --> 02:38:38.340

X 50- Jane Pool: more housing built here than anywhere. Look at the charts do a little research, and and we have infrastructure problems. We have flooding small businesses and and buildings and houses are flooding all over here, and they're talking about building in a flood zone with no care about infrastructure. This is just a really.

877
02:38:39.370 --> 02:38:51.720
X 50- Jane Pool: this is an unsettling experience. We've had, you know, dealt with a lot of developers here. But this is a really unsettling and undemocratic feeling process. So

878
02:38:51.940 --> 02:38:53.880
X 50- Jane Pool: Stephanie Shalho!

879
02:38:54.640 --> 02:39:00.659
X 50- Jane Pool: Report back. Tell them one second. I've just been looking at the numbers so.

880
02:39:01.980 --> 02:39:21.010
Stephanie Shellooe, Director, EARD: Thank you. Thanks for being here, and for providing your testimony as laid out in the beginning of the meeting. There are many other opportunities for public participation and comment throughout the process, and we do encourage folks to get involved and provide their thoughts through this and other processes.

881
02:39:23.120 --> 02:39:35.230
Stephanie Shellooe, Director, EARD: at this time I am going to turn it over to my colleague, Evren Ulkar, Kazar, deputy director, who will call the next few speakers. Evren.

882
02:39:36.420 --> 02:39:47.180
Stephanie Shellooe, Director, EARD: we'll turn it over to you at this time. Our next speaker will be Parker Pence. So, Parker Pence, you will take over, and I will see you in just a moment.

883
02:39:49.450 --> 02:39:52.021
Evren Ulker-Kacar, Deputy Director EARD: Thank you, Stephanie. Good afternoon, everyone

884
02:39:53.720 --> 02:40:05.009
Evren Ulker-Kacar, Deputy Director EARD: you we are in part 3 of our scoping meeting, and we'll continue calling the next speakers. As Stephanie said, Parker pants will be our next speaker.

885
02:40:05.900 --> 02:40:17.899

Evren Ulker-Kacar, Deputy Director EARD: Parker will promote you to the panelists, and if you're able to unmute and provide your testimony, thank you.

886
02:40:17.900 --> 02:40:39.269
X 51- Parker Pence: Amazing. Thank you. Hi, everyone. My name is Parker Pence, and I'm testifying in support of the Monitor Point rezoning. I've been a renter in Brooklyn Community Board, one since I 1st moved to New York as a student 5 years ago, and I got a Covid deal and an affordable apartment that offered an easy commute into the city for school.

887
02:40:39.420 --> 02:40:54.800
X 51- Parker Pence: I now work as actually a housing policy analyst for Hcr. The State's affordable Housing Agency, and I live in a 421 a rent restricted apartment in the neighborhood with my girlfriend, who works as a waiter at the local restaurant. Bonnie's that some of you may be familiar with

888
02:40:55.210 --> 02:41:15.089
X 51- Parker Pence: without building more homes like those proposed at Monitor Point. People like my girlfriend wouldn't be able to walk to work 4 nights a week to serve the neighborhood, and people like me, ironically enough, would be forced to choose between continuing to live in the neighborhood that we call home and continuing to work to try and solve the State's housing crisis.

889
02:41:15.350 --> 02:41:33.180
X 51- Parker Pence: Whenever I see statistics, as was just mentioned, actually noting how Brooklyn, Cb. One has led the way in adding housing in the city over the past decade, filled with immense pride that we are doing our part to ensure that the people who help the neighborhood city, the state function.

890
02:41:33.300 --> 02:41:45.939
X 51- Parker Pence: have a place to live, you know, living in New York City, you have the the smallest environmental impact of anywhere else in the United States, and making sure people can live here is really important.

891
02:41:47.330 --> 02:42:08.470
X 51- Parker Pence: I hope that we take advantage of this opportunity to continue to build on that legacy of doing our part for the community that we add to our beautiful park space right now, when we have the opportunity to and ensure that new folks find Cb. One as welcoming of a landing spot as I have. Thank you so much.

892
02:42:09.660 --> 02:42:23.169

Evren Ulker-Kacar, Deputy Director EARD: Thank you. Thank you for providing your testimony and being with us today. Our next speaker is Alex Gilbert, followed by William Riga, followed by Keith Berger.

893
02:42:23.920 --> 02:42:25.613
Evren Ulker-Kacar, Deputy Director EARD: Alex Gilbert.

894
02:42:27.650 --> 02:42:32.380
Evren Ulker-Kacar, Deputy Director EARD: We'll promote you just in just a second.

895
02:42:36.490 --> 02:42:37.890
X 52- Aleks Gilbert: Hello! Can you hear me? Okay.

896
02:42:37.890 --> 02:42:39.540
Evren Ulker-Kacar, Deputy Director EARD: Yes, yes, we can.

897
02:42:40.850 --> 02:42:49.860
X 52- Aleks Gilbert: Great Hello and Happy Earth Day. Everybody. My name is Alex Gilbert. I was born and raised in New York City, and I currently live in Community Board one

898
02:42:49.980 --> 02:43:00.359
X 52- Aleks Gilbert: just off the Grand Street. Stop on the L. Train. I'm here to voice my support for the Monitor Point project this spot. I've passed it. I don't know how many times, and

899
02:43:00.490 --> 02:43:06.710
X 52- Aleks Gilbert: it's a blood in the neighborhood, and I'm glad that we have a proposal that's going to return this portion of the Brooklyn waterfront to the people.

900
02:43:07.060 --> 02:43:15.249
X 52- Aleks Gilbert: Green space and luxury housing are not mutually exclusive. We might get towers here, but we'll also get a Park that every New Yorker can use and enjoy.

901
02:43:15.620 --> 02:43:17.709
X 52- Aleks Gilbert: And you know it's

902
02:43:18.430 --> 02:43:22.489
X 52- Aleks Gilbert: I'm glad that we're getting the Towers, because where I live near the Graham, stop on the owl.

903
02:43:22.680 --> 02:43:37.310
X 52- Aleks Gilbert: Rich people are buying 2 and 3 story multifamily, houses full of relatively affordable apartments, and turning them into single family mansions. Let them live in a luxury tower. If they're going to live here anyway, the green space this project will provide can absorb stormwater and limit. Flooding

904
02:43:37.470 --> 02:43:42.769
X 52- Aleks Gilbert: the towers will absorb wealthy people and limit the degree to which they can take affordable apartments off the market.

905
02:43:43.150 --> 02:43:51.299
X 52- Aleks Gilbert: We have a housing crisis in the city, not a housing problem, housing crisis, an emergency. We need to treat it as such. We need to build.

906
02:43:52.040 --> 02:44:11.339
X 52- Aleks Gilbert: I know that Greenpoint has changed a lot in recent years, and I know that's tough for longtime residents. I really do. I grew up in Yorkville, in Manhattan. That neighborhood is unrecognizable compared to when I grew up there, but many of these longtime residents are homeowners who are blissfully unaware of the carnage in the rental market, and, like the vast majority of New Yorkers.

907
02:44:11.690 --> 02:44:26.479
X 52- Aleks Gilbert: I'm a renter and strangling the city's growth by stopping new construction is nothing but a transfer of wealth from my pockets to those homeowners. So once again, I just wanted to voice my support for the project, and I wanted to thank you for letting me speak today. Thanks.

908
02:44:28.290 --> 02:44:31.144
Evren Ulker-Kacar, Deputy Director EARD: Thank you. Thank you for your testimony.

909
02:44:32.120 --> 02:44:46.969
Evren Ulker-Kacar, Deputy Director EARD: My colleagues have told me that William Wicker had already provided their testimony. Our next speaker is Keith Berger. We do see 2 registrations.

910
02:44:47.720 --> 02:44:53.250
Evren Ulker-Kacar, Deputy Director EARD: If Keith, you can raise your hand

911
02:44:54.520 --> 02:45:00.069

Evren Ulker-Kacar, Deputy Director EARD: to let us know. We could promote you to the panelists. Great.

912
02:45:07.250 --> 02:45:11.580
Evren Ulker-Kacar, Deputy Director EARD: Thank you. Welcome if you can unmute yourself.

913
02:45:13.670 --> 02:45:15.209
X 54-Keith Berger: Okay, just making sure you can hear me.

914
02:45:15.759 --> 02:45:16.309
Evren Ulker-Kacar, Deputy Director EARD: Yes.

915
02:45:16.590 --> 02:45:36.570
X 54-Keith Berger: Okay. Hi, I've been a member of this community for 17 years in Cb, one on the I've been on very active and Community Board Committees, including the Land Use Committee and the Parks Committee. I am a member of the North Brooklyn Parks Alliance Board, and I've been on the board of a homeless services organization for nearly 20 years until I recently left. So

916
02:45:36.570 --> 02:45:57.250
X 54-Keith Berger: I think I have a lot of perspective both on the community and the needs of affordable housing. Within the city. You know, for a variety of factors, you know, just I know there's kind of the Nimby argument. I'm frankly not even sure I'll be living here by the time anything happens on the site. If this is approved, you know frankly, the overcrowding and the quality of life issues that have come into play over the last

917
02:45:57.250 --> 02:46:07.529
X 54-Keith Berger: 17 years due to, I think development without planning is is my biggest issue. You know, somebody previously tell.

918
02:46:11.600 --> 02:46:12.579
X 54-Keith Berger: So we might have.

919
02:46:12.580 --> 02:46:13.680
Evren Ulker-Kacar, Deputy Director EARD: Last, 2. Okay.

920
02:46:13.926 --> 02:46:18.859
X 54-Keith Berger: I I frankly don't see any vision with it, and I've yet to see the fruits of something called vision.

921

02:46:18.860 --> 02:46:43.850
X 54-Keith Berger: What I heard today are the same tired talking points and arguments that have gotten made again and again by individual projects that I heard when I was on the Land use committee by those seeking to maximize profits while throwing a few breadcrumbs to the community that very quickly are eaten up and disappear. And frankly, the community is, and should be tired of them, and shouldn't really fall for them again. They don't work. Many of the people who've spoken here today, I think, have raised

922
02:46:43.850 --> 02:47:06.630
X 54-Keith Berger: some valuable points, but many of them don't even really live in this community. They do not have to deal with the already current overcrowding situation, and frankly the lack of infrastructure because the city hadn't demanded true infrastructure changes to meet the demands of the development that's happened over the last 20 years truck traffic, it still exists. But frankly, it's mostly from the housing construction at this point that goes on around this community

923
02:47:06.630 --> 02:47:30.390
X 54-Keith Berger: that creates problems, not from the Mta. There's trash everywhere, traffic that's uncontrollable, sidewalks that don't even allow for people to pass each other on the street easily. Insufficient public transportation along the waterfront to get places additional open space. It's great. I'm on the North Brooklyn Parks Alliance Committee. But for it to be meaningful, it has to be proportionate to the development around it.

924
02:47:30.390 --> 02:47:54.780
X 54-Keith Berger: and the amount of additional open space here doesn't even meet the demands of the additional units, added. Anyone who went to Domino this past week on a nice weekend. Saw how overcrowded that park already is, despite how beautiful it was when it was built. And it's there aren't even. There's 2 more buildings still going up on that site. I heard from a lot of union members. I'm supportive of more housing. We absolutely need it. We absolutely need jobs we need to support the construction industry. But what we need to do is actually plan

925
02:47:54.780 --> 02:48:19.740
X 54-Keith Berger: looking across neighborhoods and communities to see where appropriate development should go rather than looking at each project, one by one, as some you mutually exclusive black or white thing, where, if you don't get this, our demands, our needs are met. Let's city of housing work. Let's plan across the community. Let's look for areas near transportation hubs where bigger buildings could be built and rezonings could occur to meet that needs and bring in affordable housing in those areas. As well

926
02:48:19.740 --> 02:48:24.139

X 54-Keith Berger: continue to dump it all on one small area within the city. Thank you.

927
02:48:25.290 --> 02:48:26.970
Evren Ulker-Kacar, Deputy Director EARD: Thank you very much. Right on time.

928
02:48:27.400 --> 02:48:32.832
Evren Ulker-Kacar, Deputy Director EARD: Great I'm going to read the names of the next few speakers.

929
02:48:33.350 --> 02:48:38.399
Evren Ulker-Kacar, Deputy Director EARD: some of these speakers are top in the zoom.

930
02:48:38.660 --> 02:48:40.392
Evren Ulker-Kacar, Deputy Director EARD: It looks like

931
02:48:42.240 --> 02:48:54.050
Evren Ulker-Kacar, Deputy Director EARD: congrat gods! Is the next speaker, followed by Ria Bosh, who, I believe, already spoke, followed by Luca Mimika.

932
02:48:55.130 --> 02:49:07.759
Evren Ulker-Kacar, Deputy Director EARD: followed by Gabrielle Doherty, who is in the zoom if you can promote Gabriel to the panelist.

933
02:49:08.000 --> 02:49:10.060
Evren Ulker-Kacar, Deputy Director EARD: we can have their testimony.

934
02:49:16.950 --> 02:49:17.980
X 59- Gabriel Dougherty: Hello!

935
02:49:17.980 --> 02:49:19.509
Evren Ulker-Kacar, Deputy Director EARD: Hello! Welcome.

936
02:49:19.760 --> 02:49:29.579
X 59- Gabriel Dougherty: Thanks. Right. So my name is Gabriel Doherty. I'm from Williamsburg, and I'm leaving a comment in support of this project.

937
02:49:29.810 --> 02:49:55.170

X 59- Gabriel Dougherty: I live in market rate housing in Williamsburg with a roommate, and I just wanted to emphasize a point you heard earlier in the call, and that I raised at the Community Board meeting that I attended, which is that the housing market in New York City is citywide. New homes in Greenpoint, affordable and market rate add to the market available to all New Yorkers

938
02:49:55.200 --> 02:50:01.649
X 59- Gabriel Dougherty: and people like myself and market rate housing. We have to move every one to 2 years, due to high rents

939
02:50:01.850 --> 02:50:30.139
X 59- Gabriel Dougherty: across all income scales, you know, that are still underneath the stratosphere, and Greenpoint has built a tremendous amount of housing. But the city as a whole hasn't, and as a result we are still in a severe housing shortage. In addition, the area that the site is located in lacks green space. This project presents a unique opportunity to Greenpoint to build much needed housing, to help our.

940
02:50:30.150 --> 02:50:35.940
X 59- Gabriel Dougherty: to help solve our our shortage and provide a park where park space is currently scarce

941
02:50:36.290 --> 02:50:41.159
X 59- Gabriel Dougherty: to conclude, I thank you for your time, and I encourage this project to be supported in full.

942
02:50:44.580 --> 02:50:45.472
Evren Ulker-Kacar, Deputy Director EARD: Great. Thank you.

943
02:50:45.930 --> 02:50:53.700
Evren Ulker-Kacar, Deputy Director EARD: So our next speaker is Homer Murray, followed by Thomas Smolensky, followed by

944
02:50:54.462 --> 02:51:01.089
Evren Ulker-Kacar, Deputy Director EARD: Jeffrey Thomas. I don't think Homer Murray is in the zoom.

945
02:51:02.260 --> 02:51:14.860
Evren Ulker-Kacar, Deputy Director EARD: Our next speaker is Thomas Smolensky will note the skipped registrants, and if they're returned to the zoom we'll call them later.

946
02:51:15.180 --> 02:51:19.139

Evren Ulker-Kacar, Deputy Director EARD: Thomas Smolensky, we are ready for your testimony.

947
02:51:19.500 --> 02:51:23.909
Evren Ulker-Kacar, Deputy Director EARD: If my colleagues can promote him.

948
02:51:27.550 --> 02:51:29.239
X 61- Thomas Smolenski: Hello! Can can you hear me?

949
02:51:29.240 --> 02:51:30.829
Evren Ulker-Kacar, Deputy Director EARD: Yes, you can welcome.

950
02:51:30.830 --> 02:51:49.909
X 61- Thomas Smolenski: Thank you. Thank you for the opportunity to speak today and thank you, Stephanie and Evren. My name is Thomas Molensky. I've been a Greenpoint, resident since 2,007 on this affected side of the neighborhood. Specifically since 2,008. I would like to voice my strong opposition to this project and the rezoning.

951
02:51:50.050 --> 02:52:07.050
X 61- Thomas Smolenski: The Bushwick Inlet Park, as mentioned, was a stipulation of the 2,005 rezoning a promise made by the Bloomberg administration. We've yet to see realized. The amount of green space stipulated in the Bushwick Inlet project was based on the needs of our community at that time.

952
02:52:07.080 --> 02:52:25.609
X 61- Thomas Smolenski: Now here we are 20 years later still fighting for precious green space in this notoriously polluted area. For those unaware Greenpoint was the site of the Greenpoint oil spill, an underground oil spill, larger than the Exxon Valdez now with luxury apartments sitting on top of it.

953
02:52:25.610 --> 02:52:38.869
X 61- Thomas Smolenski: and here we are presented with a project that, instead of creating more would create less green space per capita, and at that directly interrupting and overlooking the promised parkland we've yet to receive.

954
02:52:39.370 --> 02:53:05.539
X 61- Thomas Smolenski: We've seen a lot of promises of these new towers, stimulating the local economy community, creating more affordable housing, hinting at the reduction of rent and good paying jobs, those all sound, like good things, but I ask Affordable, for whom? I know. I'm lucky to have a good relationship with my landlord, who herself has lost

her garage, she maintained for over 20 years due to the new development next door.

955
02:53:05.570 --> 02:53:26.829
X 61- Thomas Smolenski: The effects of these luxury developments, in reality, as felt by the community, has been the focus on luxury, promoting the idea of skyrocketing rents to landlords pushing out long-term tenants and beloved community businesses such as crest hardware which we lost this past year, who'd successfully served the community for over 60 years.

956
02:53:26.950 --> 02:53:41.109
X 61- Thomas Smolenski: What we see instead are new businesses and new developments that are inaccessible to long term and lower income residents. How do we expect successful mom and pop small businesses to run long term? With these interruptions?

957
02:53:41.280 --> 02:54:02.199
X 61- Thomas Smolenski: The issues discussed related to rents are not an act of nature, and are a separate issue that will not be resolved by this development, as was mentioned, only exacerbated. I encourage you to engage with your community and local representatives on those topics. In my time in the community I've only seen rents reduced by a global pandemic.

958
02:54:02.220 --> 02:54:17.739
X 61- Thomas Smolenski: a threat that we still face when I'm sure all you longtime Brooklyn residents here today who did not have the luxury or means to flee the city during will remember how important finding open green space was not only as a respite but as a public health issue.

959
02:54:17.910 --> 02:54:21.670
X 61- Thomas Smolenski: a green space that could easily house the Monitor Museum.

960
02:54:22.200 --> 02:54:38.819
X 61- Thomas Smolenski: I'm also a Union member in animation. Local 839. And I empathize with you and your coworkers here today. I'd like to encourage you to consider the unionized Park workers who would not be employed with secure city jobs and pensions. Were this project to move forward. Please ask yourselves.

961
02:54:38.820 --> 02:54:39.150
Evren Ulker-Kacar, Deputy Director EARD: Missouri.

962
02:54:39.150 --> 02:54:40.010

X 61- Thomas Smolenski: Okay. Thank you.

963
02:54:40.010 --> 02:54:40.580
Evren Ulker-Kacar, Deputy Director EARD: Yeah.

964
02:54:40.860 --> 02:54:41.370
X 61- Thomas Smolenski: Thank you very much.

965
02:54:41.370 --> 02:54:45.530
Evren Ulker-Kacar, Deputy Director EARD: Thank you so much. Please feel free to, you know. Submit your written testimony.

966
02:54:46.370 --> 02:54:51.530
Evren Ulker-Kacar, Deputy Director EARD: There's more to say. So I turn it back to Stephanie Schiller, the director of the Ard.

967
02:54:53.090 --> 02:54:54.369
Stephanie Shellooe, Director, EARD: Thank you, everyone.

968
02:54:54.550 --> 02:55:06.009
Stephanie Shellooe, Director, EARD: We will continue with our registered speakers. Next speaker we have is Jeffrey Thomas, as ever, and mentioned, followed by Brent Bovenzi, followed by Patrick Dacey.

969
02:55:06.760 --> 02:55:15.269
Stephanie Shellooe, Director, EARD: Jeffrey, Thomas, and Brent Bovenzi do not appear to be in the zoom. If you are not, please join at this time.

970
02:55:15.430 --> 02:55:26.200
Stephanie Shellooe, Director, EARD: we'll move to our next speaker of Patrick Dacy, followed by Joan Doherty, followed by Darren Lippman. Patrick Dacey will promote you now

971
02:55:26.490 --> 02:55:28.310
Stephanie Shellooe, Director, EARD: for you to provide your testimony.

972
02:55:52.450 --> 02:55:55.970
Stephanie Shellooe, Director, EARD: Are we able to promote Patrick to Panelist?

973
02:56:07.120 --> 02:56:35.880
Stephanie Shellooe, Director, EARD: All right, we may be having some technical difficulties promoting Patrick Patrick. If you're able to reach

out to let us know. If you plan to testify, please do so. We'll move on to our next speaker, Joan Doherty. We also do not see this speaker in the room. If you are here, please indicate. So if you're joining via phone, you can go ahead and press Star 9 to unmute yourself or raise your hand.

974
02:56:39.550 --> 02:56:51.529
Stephanie Shellooe, Director, EARD: Okay, we'll go to our next speaker of Darren Littman, followed by Maria Robles Ponce, followed by Jamie Hook. So, Darren Littman, you are our next speaker in the room.

975
02:56:52.065 --> 02:56:56.819
Stephanie Shellooe, Director, EARD: We will promote you to Panelist, and for you to provide your testimony.

976
02:57:08.870 --> 02:57:10.400
X 66- Darren Lipman: You? Hello!

977
02:57:11.340 --> 02:57:12.350
Stephanie Shellooe, Director, EARD: Hi! Welcome!

978
02:57:12.350 --> 02:57:15.400
X 66- Darren Lipman: Hi, can you see my video?

979
02:57:17.374 --> 02:57:20.909
Stephanie Shellooe, Director, EARD: I can hear you. I'm not able to see your video yet.

980
02:57:21.070 --> 02:57:22.730
X 66- Darren Lipman: Stop video.

981
02:57:22.730 --> 02:57:26.569
Stephanie Shellooe, Director, EARD: Sure, and saw you for a moment. There we go.

982
02:57:27.080 --> 02:57:28.390
X 66- Darren Lipman: You can see the video.

983
02:57:28.580 --> 02:57:29.370
Stephanie Shellooe, Director, EARD: Yes.

984
02:57:29.730 --> 02:57:34.459
X 66- Darren Lipman: So you can see all. I can't see my own video. So can you see all the towers in the background.

985
02:57:34.460 --> 02:57:35.279
Stephanie Shellooe, Director, EARD: Sure can.

986
02:57:35.510 --> 02:57:51.440
X 66- Darren Lipman: So those are all the Greenpoint Towers. So I live on Commercial Street. I've witnessed firsthand about 10 of those towers being made, some of those through Covid. When I was sheltering in place they were still continuing to build

987
02:57:51.730 --> 02:58:13.489
X 66- Darren Lipman: for the Union people out there. I want to let you know that when I was, you know, trucks of non-union workers pulled up every day they were trucked in from New Jersey. I'm really unclear that any of these jobs are really union jobs. So union people, you need to hold these people accountable that 100% of those jobs need to be union

988
02:58:14.080 --> 02:58:17.690
X 66- Darren Lipman: for city planning look.

989
02:58:18.240 --> 02:58:21.219
X 66- Darren Lipman: Box Street Park was fully funded.

990
02:58:21.450 --> 02:58:26.020
X 66- Darren Lipman: was supposed to be funded by 77 Commercial Street, which

991
02:58:26.100 --> 02:58:29.390
X 66- Darren Lipman: it's back there behind me, 77, Commercial Street

992
02:58:29.440 --> 02:58:49.740
X 66- Darren Lipman: gave 9 million dollars to build Box Street Park, and they couldn't build it in the beginning, because of the the handicap accessibility lot until they could find a new spot for them, which they did, and then it still didn't get built for years and years and years. So the so what happened was the money wasn't invested, and then on money was collected. So if they had.

993
02:58:49.740 --> 02:59:11.400
X 66- Darren Lipman: they collected probably enough money with the 9 million that they got. But since they waited, and the value of the dollar decreased so much they didn't have enough money to remediate it. So we're still on a holding pattern, for, you know 70% of that lot to get built. And that's just a complete failure of city planning. Right? It should have been invested, and it should have been deployed, the second.

994
02:59:11.670 --> 02:59:15.390
X 66- Darren Lipman: it could have been deployed. So I'm really upset about that

995
02:59:15.560 --> 02:59:18.339
X 66- Darren Lipman: as far as the 2,005 zoning tax.

996
02:59:18.590 --> 02:59:45.420
X 66- Darren Lipman: The 2,005 zoning text said that every building and they sold it. This, the way they sold it to us is that these these towers would be like a birthday cake, so that each tower would successively get smaller and smaller as it gets to the top. Well, that didn't happen. And look the reason they they sold it to us that way, so we could see the blue sky right? You can see how little of blue sky we can see. Basically.

997
02:59:45.530 --> 02:59:47.449
X 66- Darren Lipman: they're just creating

998
02:59:47.460 --> 03:00:01.479
X 66- Darren Lipman: a curtain of towers around all of Greenpoint, and, as you can see from the renderings from today, from the applicants that the towers are specifically tilted in a way that they block the entire blue sky. So

999
03:00:01.480 --> 03:00:17.500
X 66- Darren Lipman: you know. But that needs to be rectified, and that needs to be looked at. You know you got to revisit the zoning text and and decide if that's legal or illegal, or part of this Euler modification. I don't know how that works, but I would like to get an answer on that

1000
03:00:17.844 --> 03:00:22.520
X 66- Darren Lipman: and I'm trying to think if there's anything else I wanted to say.

1001
03:00:23.540 --> 03:00:26.029
X 66- Darren Lipman: Think, that's it. I'm gonna yield back my time, thanks.

1002
03:00:27.190 --> 03:00:30.320
Stephanie Shellooe, Director, EARD: Thank you. Thanks for being here, and for providing your testimony.

1003

03:00:31.140 --> 03:00:45.280
Stephanie Shellooe, Director, EARD: We are going to return to a few speakers who have rejoined, who were in the queue. We'll go back to Brent Bavenzi and Patrick Dacy. So, Brent, we will promote you to panelists at this time, and you will be able to provide your testimony.

1004
03:00:49.170 --> 03:00:50.310
Stephanie Shellooe, Director, EARD: Hi! Welcome.

1005
03:00:54.840 --> 03:01:02.803
X 63- Brent Bovenzi: Hi, there, thanks. Yeah. My name is Brent Pavenzi. I live in Williamsburg, and I

1006
03:01:03.560 --> 03:01:07.789
X 63- Brent Bovenzi: over on North 15th Street in Collier. Probably.

1007
03:01:08.110 --> 03:01:11.090
X 63- Brent Bovenzi: if not every day, at least multiple times a week.

1008
03:01:12.176 --> 03:01:16.539
X 63- Brent Bovenzi: I get a lot of the sentiments about people wanting

1009
03:01:16.850 --> 03:01:21.740
X 63- Brent Bovenzi: the, you know, wanting more. A larger bush within the park. I think it's a natural sentiment.

1010
03:01:22.310 --> 03:01:40.270
X 63- Brent Bovenzi: and I get that part, and I don't think but I also think there's a bit of a you know, we are in a housing crisis. If you call it a crisis, that means we have to actually act decisively. And this is a lot of housing and actually decent amount of affordable housing that is still

1011
03:01:40.270 --> 03:01:53.809
X 63- Brent Bovenzi: less than a 15 min walk to either the Bedford L. Or the Nassau Avenue G. It takes less than 30 min to get to Union Square. I think that is not a transit desert by any means. This is exactly places that

1012
03:01:53.980 --> 03:02:14.990
X 63- Brent Bovenzi: generally we should see we should have housing. I know this neighborhood has added a lot of housing, but if we look at the vacancy rate, our vacancy rate is lower than the rest of the city, showing that there is still a massive demand for housing in this

neighborhood. You can look at it by seeing how crazy high rents are. So I get the desire for a larger park. But ultimately

1013
03:02:15.060 --> 03:02:39.540
X 63- Brent Bovenzi: the unfortunate reality I see with it is that the park is still incomplete, and if we wait around for some perfect project that adds a lot ton of housing nearby and still gets us a park. We might be waiting decades. I really do think that a bird in the hand is worth 2 in the bush, and this is a project that still provide gives seems to be a decent amount of open space

1014
03:02:39.650 --> 03:02:49.599
X 63- Brent Bovenzi: and provides housing, and I don't, and I think it is reasonable to for the developer to make sure that there's a bird friendly facade in the building.

1015
03:02:50.220 --> 03:03:14.859
X 63- Brent Bovenzi: and we have lots of other plenty of towers on this space. That was the entire deal. 2,005 rezoning, no matter what people's thoughts are on, it was to like. This is how we can remediate this industrial, this post-industrial waterfront. And so yeah, I think this is. This is overall, a great project, and as long as there's a few thoughtful touches it should move forward. Thanks.

1016
03:03:16.870 --> 03:03:30.800
Stephanie Shellooe, Director, EARD: Thank you. Thanks for being here, and for providing your testimony. I'm glad we were able to get you back in the room. We'll go back to another speaker that was called Patrick Dacy. Patrick, we will go ahead and promote you at this time to hear your testimony.

1017
03:03:54.400 --> 03:03:56.320
X 64- Patrick Dacy: Okay, now you're good. Hello!

1018
03:03:56.910 --> 03:03:59.639
X 64- Patrick Dacy: Hi! Welcome, hey? Hey? Thank you very much.

1019
03:04:00.738 --> 03:04:11.510
X 64- Patrick Dacy: I just like to introduce myself real quick. My name is Patrick Dacy. I'm a Greenpoint resident. I live in Greenpoint. I own a business in Greenpoint.

1020
03:04:12.007 --> 03:04:21.440
X 64- Patrick Dacy: I'd like to reiterate the the one of the later statements about how the unions have come through as a hurricane about supporting this project.

1021
03:04:21.620 --> 03:04:34.909
X 64- Patrick Dacy: I don't feel it supports anything in our neighborhood or my business. I've lived in Greenpoint for 17 years. I wasn't born here. If I were born here I'd probably have a 3rd eye, because it's all toxic.

1022
03:04:35.100 --> 03:04:42.610
X 64- Patrick Dacy: and I'd like to say that my son was born here. He's 13 years old, and 1 1 of our biggest

1023
03:04:42.890 --> 03:04:45.189
X 64- Patrick Dacy: objections to this tower is that

1024
03:04:45.370 --> 03:04:53.200
X 64- Patrick Dacy: we're going to lose a lot of our visibility of the waterfront and the sun and these towers aren't doing anything, and as a business owner I

1025
03:04:53.360 --> 03:05:00.589
X 64- Patrick Dacy: I I clearly understand that I don't see any benefit from any of the construction that has been going down in this neighborhood.

1026
03:05:00.860 --> 03:05:05.779
X 64- Patrick Dacy: I've I've I've I've been here since the 1st tower went up at the end of India Street.

1027
03:05:06.517 --> 03:05:19.749
X 64- Patrick Dacy: My son was 2 years old when that was going up, and we joked about it being the dark Tower, and it's still the Dark Tower to this day, and that building was supposed to support the restructure of our ferry dock, which they did not

1028
03:05:20.324 --> 03:05:26.499
X 64- Patrick Dacy: so I just like to make it very clear that I am not in support of this. I live in Greenpoint.

1029
03:05:26.680 --> 03:05:30.440
X 64- Patrick Dacy: My family lives in Greenpoint, and we don't want this to happen.

1030
03:05:31.120 --> 03:05:34.280
X 64- Patrick Dacy: And secondly, there is

1031
03:05:34.560 --> 03:05:42.850
X 64- Patrick Dacy: a lot of support from the unions that want to see jobs, and I want to support them having jobs. But at what cost

1032
03:05:43.020 --> 03:05:46.029
X 64- Patrick Dacy: like, why is my neighborhood got to support their cost?

1033
03:05:46.340 --> 03:05:53.459
X 64- Patrick Dacy: You know what? What? At what point do we sacrifice everything to give a union jobs.

1034
03:05:53.780 --> 03:05:55.646
X 64- Patrick Dacy: you know, at this point.

1035
03:05:56.710 --> 03:06:14.499
X 64- Patrick Dacy: we don't see any benefit from this. We've never seen any benefit from any of these developments. We've never seen any of these water parks or these waterfront parks come to development. Everything feels like you're trespassing. Every park you try and walk into. You're trespassing on top of some land.

1036
03:06:14.840 --> 03:06:21.489
X 64- Patrick Dacy: So I I am strongly opposed to this project as a Greenpoint resident

1037
03:06:22.230 --> 03:06:30.269
X 64- Patrick Dacy: as a family, as as a business owner in Greenpoint that lives in Greenpoint. This will not support our community. Whatsoever.

1038
03:06:30.400 --> 03:06:35.030
X 64- Patrick Dacy: The the infrastructure that has to go down to tear apart that

1039
03:06:35.190 --> 03:06:38.330
X 64- Patrick Dacy: structure of land is going to affect me completely.

1040
03:06:38.520 --> 03:06:49.210
X 64- Patrick Dacy: Ask anyone these people that are talking about this in support of it? Do they even know where Noble Street is? Do they know where fucking Franklin Street is. They don't. I'm sorry I cussed. I apologize.

1041
03:06:49.360 --> 03:06:52.300
X 64- Patrick Dacy: but like somebody, come forward and talk about

1042
03:06:52.550 --> 03:06:55.410
X 64- Patrick Dacy: our our block, that's all I have to say.

1043
03:06:56.450 --> 03:06:57.400
X 64- Patrick Dacy: No.

1044
03:06:58.830 --> 03:07:03.139
Stephanie Shellooe, Director, EARD: Thank you. Thank you for your testimony, and for taking time out of your day to be here.

1045
03:07:03.662 --> 03:07:19.349
Stephanie Shellooe, Director, EARD: We are going to see if a user in as iphone is one of our previously called speakers, our previously registered speakers. So if we could unmute that user and check who who we have with us.

1046
03:07:26.896 --> 03:07:29.400
X iPhone: Hi! I'm Kim Fraser.

1047
03:07:29.600 --> 03:07:31.510
Stephanie Shellooe, Director, EARD: You're Kim. Yes.

1048
03:07:31.510 --> 03:07:35.979
Stephanie Shellooe, Director, EARD: yeah, you have. You were a previously registered speaker, so we'll go ahead and hear from you. Now.

1049
03:07:35.980 --> 03:07:37.629
X iPhone: Okay, thank you.

1050
03:07:38.290 --> 03:07:46.710
X iPhone: I would just like to underscore everything that Patrick just said. I live quite close to his business.

1051
03:07:46.910 --> 03:07:51.590
X iPhone: and we have been here for a long time.

1052
03:07:52.520 --> 03:08:00.969

X iPhone: and we nothing has been realized for us, you know. I call it the Dog and Pony Show came to town

1053
03:08:01.050 --> 03:08:17.689
X iPhone: way back in 2,005. And they said, Oh, you poor people! You live in such a dump! We're going to help you. This is the city city people talking. Oh, it's going to be so much better. You're going to love it. You won't believe what we're going to give you.

1054
03:08:17.690 --> 03:08:31.330
X iPhone: And Hello! Take a walk out there. Look what we have. We have no open space. There's like little private parks right behind plans right behind the apartment towers.

1055
03:08:31.400 --> 03:08:53.199
X iPhone: and maybe there's a sidewalk in front of that playground, but there's certainly not a ribbon of green going from Newtown Creek all the way to the Williamsburg Bridge. That was what we told we were going to get, and that this ribbon of green was going to be connected from one building, from one development to the next.

1056
03:08:53.280 --> 03:09:02.329
X iPhone: and everyone would be out there. They drew these renderings with people rollerblading and pushing strollers and sitting on benches. And

1057
03:09:02.870 --> 03:09:27.379
X iPhone: it was beautiful. It looked fantastic. That's what's going on right now, right here. Whatever Gotham draws for us will not be the drawing, and that little piece of skinny little piece of open space is not not. It doesn't come close to what people promised us in 2,005. So it's the same old

1058
03:09:27.700 --> 03:09:35.780
X iPhone: fraudulent story that we're always told around here which people were told back when they were getting plastic factories

1059
03:09:35.850 --> 03:09:58.299
X iPhone: and all the rest of it, that you know, you poor people, you don't have any education you need jobs. So we're going to put you in this plastic factory over here making plastic bags for us. Meanwhile the garage door is emitting a ton of toxic smell. And it's right. It's not a story up or 2 stories up. It's on the ground.

1060
03:09:58.420 --> 03:10:21.869

X iPhone: So people to this neighborhood, I think, for as long as Green Point has been here taking advantage of it, and used it and abused it, and they pat themselves on the back at night, when they go to sleep, because they think me and my my guys over here in the City Hall have really helped them. Now they're going to get out on the waterfront. Well, it's just not true.

1061
03:10:21.870 --> 03:10:35.779
X iPhone: Everything that every time people come and do this, what we're doing now, the the end result is always the same we get the tower. It goes up like I can't believe how fast they go up. How tall they are! These are! The ones here

1062
03:10:35.830 --> 03:10:57.850
X iPhone: are going to be even taller. And yet there's not another school. There's not another a huge public pool that we really need for for families. There's never anything else. Maybe they have. They plant a tree or something, but there's never any major infrastructure that this poor neighborhood has been needing forever.

1063
03:10:58.230 --> 03:10:59.469
Stephanie Shellooe, Director, EARD: Thanks for providing your time.

1064
03:10:59.470 --> 03:11:00.460
X iPhone: Thank you.

1065
03:11:01.343 --> 03:11:24.550
Stephanie Shellooe, Director, EARD: All right. We appreciate you your time and for being here today. Our next speaker is Maria Robles Ponce. I don't believe we see this person in the room, and so we'll continue on. But if you are in the room, please let us know. The next speaker is Jamie Hook, who, I believe, was joining via phone.

1066
03:11:24.710 --> 03:11:29.879
Stephanie Shellooe, Director, EARD: Jamie Hook. If you are in the room, please indicate

1067
03:11:30.450 --> 03:11:32.760
Stephanie Shellooe, Director, EARD: we're not seeing you at this time.

1068
03:11:34.859 --> 03:11:43.850
Stephanie Shellooe, Director, EARD: We'll note that we're skipping these next few speakers and and make sure that we come back to you. If you do join Jamie Hook.

1069

03:11:44.641 --> 03:11:49.060
Stephanie Shellooe, Director, EARD: We'll now move to our next speaker, Veronica Zapasnik.

1070
03:11:49.160 --> 03:11:54.109
Stephanie Shellooe, Director, EARD: Veronica, you'll be our next speaker. We'll unmute you or promote you at this time.

1071
03:11:55.250 --> 03:11:59.710
Stephanie Shellooe, Director, EARD: The next few speakers are someone registered as no one.

1072
03:11:59.880 --> 03:12:04.049
Stephanie Shellooe, Director, EARD: followed by Natalie Correa, followed by Emily Bauer.

1073
03:12:06.930 --> 03:12:08.240
X 69- Veronica Zapasnik: Hi! Can you hear me?

1074
03:12:08.570 --> 03:12:09.500
Stephanie Shellooe, Director, EARD: Yes, welcome.

1075
03:12:09.890 --> 03:12:18.250
X 69- Veronica Zapasnik: Thank you. My name is Veronica Zapaznik. I'm a resident and community member of Greenpoint and Community Board, one.

1076
03:12:18.530 --> 03:12:20.560
X 69- Veronica Zapasnik: I strongly oppose

1077
03:12:20.720 --> 03:12:26.580
X 69- Veronica Zapasnik: the Monitor Point project, having seen firsthand what has happened in the neighborhood for the past decade?

1078
03:12:26.700 --> 03:12:33.750
X 69- Veronica Zapasnik: I have lived in Greenpoint for almost 10 years, and I have deep roots in the community. I'm a Polish immigrant.

1079
03:12:33.920 --> 03:12:40.960
X 69- Veronica Zapasnik: I grew up in queens and spent a lot of time in Greenpoint which was traditionally a working class immigrant community.

1080
03:12:41.420 --> 03:12:55.579

X 69- Veronica Zapasnik: And so I've spent 30 years coming to Greenpoint and 10 years living here. This traditional community has now largely been lost, due to unaffordability in the neighborhood since the influx of luxury towers the past decade.

1081
03:12:56.370 --> 03:13:11.120
X 69- Veronica Zapasnik: I definitely agree that there's a housing crisis in New York City. But this is simply the wrong place for more luxury. Housing towers. North Brooklyn or Cb. One has had the largest amount of housing built by far over the past decade.

1082
03:13:11.310 --> 03:13:18.819
X 69- Veronica Zapasnik: Our same neighborhood has one of the lowest park space per capita ratios which this development would further destroy

1083
03:13:19.350 --> 03:13:44.050
X 69- Veronica Zapasnik: on the housing front. Other Brooklyn neighborhoods have gotten away with contributing no new housing over the past 15 years. For example, between 2010 and 2020 cb. One, Greenpoint and Williamsburg added almost 19,000 new housing units, while Community District 18, which incorporates 6 or so other Brooklyn neighborhoods only added 500 units. It's just shocking. It's striking

1084
03:13:45.070 --> 03:14:04.879
X 69- Veronica Zapasnik: by developing over a thousand luxury units. The project does not solve the New York City housing crisis, but makes it worse by inviting primarily wealthy residents into the community, raising rents throughout the neighborhood and pushing out longtime community residents. Rents have gone up significantly over the neighborhood. In recent years. After a dozen luxury towers were built.

1085
03:14:05.040 --> 03:14:18.590
X 69- Veronica Zapasnik: one of the real estate agents spoke earlier a decade ago it was possible to get a 1 bedroom for $2,200. Now one bedrooms are $6,000 triple from a decade ago, completely unaffordable even for people with college degrees.

1086
03:14:18.980 --> 03:14:42.150
X 69- Veronica Zapasnik: There's also an open space and parks crisis. The neighborhood has one of the lowest park space per capita ratios. This is public land, and the original vision was to turn this into an extension of Bushwick Inlet Park. This was promised to us residents in the 2,005 rezoning, we have currently 30 square feet of public park space per capita, while the New York City average is 80 square feet.

1087
03:14:42.730 --> 03:14:51.709

X 69- Veronica Zapasnik: so these luxury towers will reduce the amount of open nature and public space in the area. Look what happened on every other section of the waterfront north of this proposed project.

1088
03:14:51.880 --> 03:15:00.309
X 69- Veronica Zapasnik: The amount of park space per capita did not increase. These extremely tall towers will also destroy the natural ecology of the area.

1089
03:15:00.870 --> 03:15:12.089
X 69- Veronica Zapasnik: They're significantly taller than any of the other tall buildings recently built. They're going to block light, airflow and destroy Bushwick Inlet as one of the last remaining areas of nature in the city.

1090
03:15:12.660 --> 03:15:29.379
X 69- Veronica Zapasnik: I know some of the Union members were in support of the project, saying it should not be the case that only luxury tower residents should enjoy the waterfront. But that is exactly what is happening with this project. We are removing open park, public park space, and inviting more and more wealthy residents by building these towers. Thank you for your time.

1091
03:15:29.520 --> 03:15:33.139
Stephanie Shellooe, Director, EARD: Testimony. Thanks for being here, and for sharing your testimony.

1092
03:15:34.640 --> 03:15:35.689
Stephanie Shellooe, Director, EARD: The

1093
03:15:36.000 --> 03:15:55.380
Stephanie Shellooe, Director, EARD: next speaker registered, as no one appears to be a duplicate of a previously registered speaker. So we will move on. Natalie Correa is our next speaker, joining via phone. If you are dialing in. If we're not able to unmute you. You can dial star 6 to unmute yourself.

1094
03:16:08.310 --> 03:16:09.520
Stephanie Shellooe, Director, EARD: Hello! Welcome.

1095
03:16:10.580 --> 03:16:35.289
71- Natalia Correa: Hi! Thank you. Hi! Yes, my name is Natalia. Coria and I live, and I work and volunteer in Greenpoint every day, and I'm here to voice my opposition to the project as it's currently proposed. I believe this development is completely out of scale for Greenpoint. I've been

listening to all the speakers today, and I want to highlight that many of these

1096
03:16:35.320 --> 03:17:01.030
71- Natalia Correa: of the speakers, several of the voices that are support in support of the project don't actually live here. And that, and that matters because it's the people in Greenpoint such as myself will be directly impacted by this project. We'll be dealing with the construction, the congestion, the pollution, and just overall the long term impact every single day. And it's not just for a few months. It's just it's for years to come.

1097
03:17:01.030 --> 03:17:14.960
71- Natalia Correa: And not only that, but we're already dealing with overdevelopment, limited green space overcrowded, unreliable transit. And this proposal would only bring. I mean this, would this proposal would bring

1098
03:17:15.000 --> 03:17:26.810
71- Natalia Correa: approximately 3,000 new residents into the neighborhood, and we are already struggling to keep up, and while they are, I mean there will be some

1099
03:17:26.810 --> 03:17:51.909
71- Natalia Correa: quote unquote, affordable housing that term, like, I believe it means very little when the rest of the development is luxury focused, and we we've seen it time and time again. These kind of projects accelerate displacement and drive out the very community that this project it's claiming to serve. I'm also deeply concerned about the environmental risk

1100
03:17:51.960 --> 03:17:59.500
71- Natalia Correa: building right on the East River, disturbing contaminated soil and the exposure to noise and air pollution.

1101
03:17:59.740 --> 03:18:19.080
71- Natalia Correa: As we know, Greenpoint has a long history of being treated as a sacrifice zone when it comes to environmental justice. So this is also a really big concern. So my my ask is that? Please listen to the people who actually live here and in the neighborhood, because we deserve better.

1102
03:18:19.580 --> 03:18:20.406
71- Natalia Correa: Thank you.

1103
03:18:22.280 --> 03:18:27.160

Stephanie Shellooe, Director, EARD: Thank you. Thank you very much for taking time out of your day and providing your testimony here.

1104
03:18:28.000 --> 03:18:35.199
Stephanie Shellooe, Director, EARD: All right. Our next speaker is Emily Bauer, to be followed by Vanessa, Rios, and Douglas Rojas.

1105
03:18:35.590 --> 03:18:38.559
Stephanie Shellooe, Director, EARD: Emily Bauer. You are our next speaker.

1106
03:18:52.450 --> 03:18:55.339
X 72-Emily Bauer: Now I'm here. Okay, you guys can hear me.

1107
03:18:55.660 --> 03:18:56.710
Stephanie Shellooe, Director, EARD: Yes, we can welcome.

1108
03:18:56.710 --> 03:19:18.729
X 72-Emily Bauer: Great if you can't tell. My name is Emily. I'm a mom raising 2 kids in Brooklyn, and just down the street a little bit more towards Williamsburg on North 7th we've been around the L line renting like, like some of our speakers. For about 12,

1109
03:19:18.880 --> 03:19:30.600
X 72-Emily Bauer: 13 years, and I'm also a landscape architect who's worked on city projects like the lower Manhattan climate adaptation plan. I'm here to strongly oppose the Monitor Point development.

1110
03:19:30.780 --> 03:19:51.680
X 72-Emily Bauer: This is public land. And it really belongs to to us as residents, as community members. And I really echo the sentiments that this was part of a you know, this entire area was part of a master plan that had a certain vision and a ratio of people in a development plan. And it's

1111
03:19:52.099 --> 03:20:05.189
X 72-Emily Bauer: keeps being pushed out keeps being pushed out. And this would really exacerbate existing issues that are critical to solve with the old master plan with old up zoning. So

1112
03:20:05.729 --> 03:20:18.180
X 72-Emily Bauer: you know, the site is owned by the Mta. Obviously, and it's a state agency, and I really believe that this land should go to public good, so that we can fulfill the decades. Old promise of the park.

1113
03:20:18.180 --> 03:20:40.649
X 72-Emily Bauer: The Mta. Has, you know, many funding sources, I think what's notable, and I'm happy for them that their budget is now balanced. And this project is really a drop in the bucket of their annual budget, and so focusing on how this is truly public land, and sacrificing our waterfront for such short term gain, I believe, is shortsighted and irresponsible.

1114
03:20:40.740 --> 03:20:52.990
X 72-Emily Bauer: This is a public public land. Ultimately, the Mta's annual budget is something close to 20 billion dollars. This is really not doing a lot for them.

1115
03:20:52.990 --> 03:21:12.059
X 72-Emily Bauer: And what, moreover, it's really not doing a lot, I think, for affordability. The building is really just checking the baseline of 25% affordable housing, that's what's required. And while the design of connection is great. If

1116
03:21:12.060 --> 03:21:22.689
X 72-Emily Bauer: it's not approved. You know, they're they're basically using that. We have other public spaces like that all along the Williamsburg waterfront, and they don't do anything for public space in the neighborhood.

1117
03:21:22.690 --> 03:21:47.670
X 72-Emily Bauer: They become rife with dog pee, and really just private, uncomfortable spaces, not places. I would go with my children, and I think, moreover, this overlooks the infrastructure issues. If you try catching the L line anywhere near Rush hour, you can't get a train. You walk around the neighborhood, and there's garbage on the street. North Brooklyn Parks Alliance is doing a

1118
03:21:47.670 --> 03:21:56.930
X 72-Emily Bauer: towards that. But you know it's completely overrun as is, there's no climate adaptation, plan for the neighborhood

1119
03:21:56.930 --> 03:22:15.320
X 72-Emily Bauer: that is viable. And this plan is along the waterfront, and really at a critical piece where this is Bushwick Inlet, and it's an inlet where water will come in and flood the neighborhood in the event of storm surge. And so it's really critical that we plan.

1120
03:22:15.930 --> 03:22:20.490
Stephanie Shellooe, Director, EARD: Thanks for your testimony, and for for sticking with us today. Thank you.

1121
03:22:20.710 --> 03:22:38.710
Stephanie Shellooe, Director, EARD: Our next 3 speakers are Vanessa, Rios, Douglas, Rojas, and Mike Batter. So Vanessa Rios will promote you to panelists now and invite you to provide your testimony. These are our last 3 registered speakers. So after this we're going to take a pause and allow anyone who may have

1122
03:22:38.710 --> 03:22:54.940
Stephanie Shellooe, Director, EARD: registered to speak wasn't able to join, or was watching on Youtube to have an opportunity to register to speak. So that's that's what's next on the agenda here. But we will go to these these last 3 registered speakers, Vanessa Rios, you are our next speaker.

1123
03:23:13.330 --> 03:23:18.869
Stephanie Shellooe, Director, EARD: Hello, Vanessa! Are you able to? Speak? We can see that you're unmuted, but not hearing you yet.

1124
03:23:33.200 --> 03:23:34.120
X 73-Vanessa Rios: Hello!

1125
03:23:34.600 --> 03:23:36.180
Stephanie Shellooe, Director, EARD: Hi! Yes, we can hear you now.

1126
03:23:36.870 --> 03:23:44.270
X 73-Vanessa Rios: Hi apologies for that little issue. But I can start my testimony right now.

1127
03:23:44.670 --> 03:23:45.980
Stephanie Shellooe, Director, EARD: Please begin.

1128
03:23:45.980 --> 03:24:07.400
X 73-Vanessa Rios: Okay, thank you. Good afternoon, everyone, and thank you for staying in this call for a little bit over, I think 2 h or 3 HI am a North Williamsburg resident and renter. I know this neighborhood, not from behind a desk or a developer's sketch pad, but from getting a bite from the mom and pop shop

1129
03:24:07.420 --> 03:24:18.239
X 73-Vanessa Rios: around my neighborhood, seeing families enjoy our very limited park space, and mostly the people around me. That's why I strongly oppose this project.

1130

03:24:18.240 --> 03:24:42.050
X 73-Vanessa Rios: One of the many speakers in favor of this project said that the waterfront shouldn't belong to North Brooklyn residents only. But if Monitor Point is allowed to happen. That's exactly what will happen. A waterfront exclusive to upper tax brackets, these 1,000 apartments. They are not made for working class people like those that Gotham brought to repeat their talking points about affordable housing.

1131
03:24:42.160 --> 03:24:54.669
X 73-Vanessa Rios: We've seen the pattern already, buildings advertised as mixed income where affordable units are at a minimum instead. Here in this neighborhood, we already have those luxury buildings with studios starting at $6,000 a month

1132
03:24:54.950 --> 03:24:58.190
X 73-Vanessa Rios: for those defending the promised 15 permanent jobs

1133
03:24:58.290 --> 03:25:12.540
X 73-Vanessa Rios: and job security. This building isn't made for you, unfortunately, and for my fellow renters in this call rents don't rise magically. They're rising because of landlord greed, rewarding, displacing existing renters for new ones that will pay more.

1134
03:25:12.710 --> 03:25:40.379
X 73-Vanessa Rios: As for the commercial space, we already know what that looks like. Earlier this year I was taking aback when a neighborhood on North Brooklyn, sorry. Small business owner of Puerto Rican descent had to take it to Tiktok to beg for help. As skyrocketing rents, sparked by gentrification like this, threatened to shut her down. Projects like Monitor Point. Don't bring in sustainable business. They push out small businesses and invite corporate chains. That kind of form

1135
03:25:40.420 --> 03:25:49.720
X 73-Vanessa Rios: afford 5 figure rents. It's enough to look at all the empty commercial space currently offered for rent in new developments in my neighborhood.

1136
03:25:49.750 --> 03:26:04.000
X 73-Vanessa Rios: But there is a better alternative, and it's already in front of us open public green space, a park that welcomes visitors, not as tenants or customers, but as community, a place where visitors and local community members can enjoy without an entry fee.

1137
03:26:04.010 --> 03:26:29.529
X 73-Vanessa Rios: a space that actually brings life and business to the neighborhood, not displacement. New York doesn't need another luxury tower or towers. In this case it needs more places that weave us

together, not tear us apart. Gotham, stop pretending that this is about affordability or jobs or access. It's about profit and the city planners. Please. I urge you to take action and prioritize the health of this community instead of the profits.

1138
03:26:29.560 --> 03:26:32.240
X 73-Vanessa Rios: Thank you so much, and I yield the rest of my time.

1139
03:26:33.320 --> 03:26:59.789
Stephanie Shellooe, Director, EARD: Thank you. Thanks very much for providing your testimony and for being here today. At this time we are joined by a previously registered speaker, Turlo Mcconnell. So we will turn to this speaker to hear from them next, and then close out with Douglas Rojas and Mike Batter, Turlo Mcconnell. You'll be our next speaker. If we will, we'll promote you to panelists at this time for you to provide your testimony.

1140
03:27:07.530 --> 03:27:25.570
X Turlough McConnell: Out with Douglas Rojas and Mike Batter, Turlo Mcconnell. You'll be our next speaker. We'll promote you to panelists at this time for you to provide your testimony. Sure. Thank you for having me on. I've been trying for an hour to get in here.

1141
03:27:25.730 --> 03:27:43.440
X Turlough McConnell: but hopefully I've succeeded at this time for you to provide your testimony. Sure. Thank you for having me on.

1142
03:27:48.490 --> 03:27:50.820
Stephanie Shellooe, Director, EARD: So that we can without an echo.

1143
03:27:58.785 --> 03:28:12.519
X Turlough McConnell: Thank you for holding me on. You know something's wrong. Yeah, something's wrong.

1144
03:28:12.700 --> 03:28:13.890
X Turlough McConnell: Can you hear me?

1145
03:28:15.820 --> 03:28:17.409
X Turlough McConnell: Have I lost everybody?

1146
03:28:18.130 --> 03:28:25.970
Stephanie Shellooe, Director, EARD: We can hear you. But there's an echo. If you have the Youtube running on a separate screen, you'll need to close that so that we don't hear the echo.

1147
03:28:27.300 --> 03:28:30.820
X Turlough McConnell: See that I hope I didn't get rid of myself.

1148
03:28:31.050 --> 03:28:32.980
X Turlough McConnell: Am I in my ear.

1149
03:28:33.240 --> 03:28:34.690
Stephanie Shellooe, Director, EARD: We're ready for your testimony. Thank you.

1150
03:28:34.690 --> 03:28:37.110
X Turlough McConnell: Great, it'll be short and sweet.

1151
03:28:37.280 --> 03:28:45.700
X Turlough McConnell: I've lived about 4 blocks from what is nigh named Monitor Point, which to me is an outrage.

1152
03:28:46.220 --> 03:28:48.310
X Turlough McConnell: The name that we should be discussing.

1153
03:28:48.480 --> 03:28:56.959
X Turlough McConnell: It's Bushwick and Lake Park, and this whole. It's been amazing to hear so many of the opinions.

1154
03:28:57.280 --> 03:28:58.810
X Turlough McConnell: and you know I.

1155
03:28:58.930 --> 03:29:02.539
X Turlough McConnell: My heart goes out to those people move to work

1156
03:29:02.740 --> 03:29:11.079
X Turlough McConnell: building buildings and to people who need affordable housing, which is most of my friends. We can never get it.

1157
03:29:11.210 --> 03:29:13.730
X Turlough McConnell: But my heart goes out to all these people.

1158
03:29:13.830 --> 03:29:18.100
X Turlough McConnell: But the problem for me is that we're looking at this tiny little

1159

03:29:18.230 --> 03:29:25.449
X Turlough McConnell: piece of land that has been promised to us for 20 years, and it's a land grab

1160
03:29:25.910 --> 03:29:29.010
X Turlough McConnell: they're stealing our little bit of land.

1161
03:29:29.320 --> 03:29:37.000
X Turlough McConnell: Not since the Lenape Indians has there been an outrage like this in our little bit of open space.

1162
03:29:37.420 --> 03:29:44.180
X Turlough McConnell: where my children and my grandchildren have never been allowed to play on the waterfront or near it.

1163
03:29:44.440 --> 03:29:46.590
X Turlough McConnell: and here we have a chance to do it.

1164
03:29:46.960 --> 03:29:56.900
X Turlough McConnell: And it's just a it's a total outrage that they're usurping everything. They've taken hostage of the Monitor Museum.

1165
03:29:57.120 --> 03:30:13.449
X Turlough McConnell: which we, as the public, have not really invested, or thoughts about it. So it's a kind of ironic in a way that the Monitor, which was. The great battleship of the Civil War is being used in a battle against, or a little bit of open space.

1166
03:30:13.620 --> 03:30:35.850
X Turlough McConnell: so I completely think that they have to re-look at this master plan of what was promised on the waterfront, and give us our open space complete. Bushwick Inlet Park. Acknowledge it, you know it's sacred space. And to to have these towers go up there. It's like putting towers up

1167
03:30:35.860 --> 03:30:50.729
X Turlough McConnell: in the reservoir at Central Park, and said, Oh, well, there's plenty of space around it. They're absolutely they are ruining the beautiful design that we have managed to carve out. So I totally oppose it.

1168
03:30:50.930 --> 03:30:51.919
X Turlough McConnell: Thank you.

1169

03:30:54.270 --> 03:31:02.900
Stephanie Shellooe, Director, EARD: Thank you. Thanks for your testimony. I'm glad we were able to hear your testimony today and get you in here. Thanks for so much for your patience.

1170
03:31:03.518 --> 03:31:13.700
Stephanie Shellooe, Director, EARD: Our next speaker is Douglas Rojas. We do not see Douglas Rojas in the room, so if you're here, please let us know so that we're able to hear from you.

1171
03:31:13.920 --> 03:31:17.619
Stephanie Shellooe, Director, EARD: Our next speaker will move on to Mike Batter.

1172
03:31:17.730 --> 03:31:22.220
Stephanie Shellooe, Director, EARD: Mike Batter will promote you to panelists to hear your testimony.

1173
03:31:37.640 --> 03:31:38.929
X 75-Mike Batter: Hello! Can you hear me?

1174
03:31:39.650 --> 03:31:40.920
Stephanie Shellooe, Director, EARD: Yes, we can welcome.

1175
03:31:42.240 --> 03:31:45.809
X 75-Mike Batter: Yes, thank you for having me. Can you see my video? Am I up.

1176
03:31:48.950 --> 03:31:50.200
Stephanie Shellooe, Director, EARD: Yes, seeing you now.

1177
03:31:50.640 --> 03:31:57.689
X 75-Mike Batter: Yes, thank you. I'm here in sunny California. I'm supposed to be on vacation here in Disneyland with my family and kids.

1178
03:31:59.062 --> 03:32:07.250
X 75-Mike Batter: Unfortunately, I was to the level of coerced and bribed almost to speak on behalf

1179
03:32:07.570 --> 03:32:17.868
X 75-Mike Batter: of the people who truly want this building to happen. I am part of the local union, and I thought I was going to join this call.

1180

03:32:19.770 --> 03:32:41.850
X 75-Mike Batter: to be a zombie to be a pawn piece for these monopolies and corporations to be to speak that we need these buildings for the community. But after hearing the testimonies of the local community and those who truly need a park here I've had a massive. I've had a massive change of heart.

1181
03:32:46.200 --> 03:32:50.610
X 75-Mike Batter: It's just, it's it's as a father as as as as

1182
03:32:50.830 --> 03:32:58.970
X 75-Mike Batter: as a human being. It's just so sad to to see this going on, and to hear the difference

1183
03:32:59.240 --> 03:33:02.420
X 75-Mike Batter: of genuine miss.

1184
03:33:03.110 --> 03:33:16.999
X 75-Mike Batter: in what people are saying from those who want this park to happen, for those who are do not want the towers to be built. Their level of genuineness speak far volumes than the ones who, like myself, were going on these calls, and are

1185
03:33:17.130 --> 03:33:25.349
X 75-Mike Batter: reading from scripts to the level again to of coercion and bribery. To say we need these buildings to happen in this community.

1186
03:33:26.660 --> 03:33:28.600
X 75-Mike Batter: But it doesn't need to be that way.

1187
03:33:30.450 --> 03:33:34.209
X 75-Mike Batter: We need to listen to those who speak truthfully

1188
03:33:34.510 --> 03:33:40.700
X 75-Mike Batter: those who speak genuinely, those who speak from the heart, those who speak part of nature.

1189
03:33:41.480 --> 03:33:52.640
X 75-Mike Batter: and if I can have a change of heart, if I could go on here and risk my job, risk my union job to speak up, to speak against what I was told to come on this call to say.

1190
03:33:53.100 --> 03:33:56.069
X 75-Mike Batter: well, then, I hope you can have a change of heart, too.

1191
03:33:57.870 --> 03:34:12.160
X 75-Mike Batter: I truly hope you have a change of heart, and to those who hid behind the camera those who read the words of someone other than their own. Then I hope you have a change of heart, too, because it is a change of heart that we need.

1192
03:34:12.820 --> 03:34:20.379
X 75-Mike Batter: That is a necessity for us to continue to grow an actual community here in Greenpoint.

1193
03:34:20.920 --> 03:34:23.440
X 75-Mike Batter: because a building will only crumble.

1194
03:34:23.570 --> 03:34:37.789
X 75-Mike Batter: will only hinder the growth of such a beautiful community that has been fostered here in North Brooklyn. So please have a change of heart just like me. A father who has taken the time away from his kids here in Disneyland to speak to you.

1195
03:34:37.960 --> 03:34:43.289
X 75-Mike Batter: to say no to these Towers and to yes, to community.

1196
03:34:43.530 --> 03:34:46.369
X 75-Mike Batter: Thank you. I'm Mike Vader from local union. Thank you.

1197
03:34:47.220 --> 03:34:52.599
Stephanie Shellooe, Director, EARD: Thank you. Thanks so much for sticking with us, and and for providing your testimony for us today.

1198
03:34:52.950 --> 03:35:07.640
Stephanie Shellooe, Director, EARD: Thank you. At this point we have reached the end of our speakers. Queue. So we are going to take a brief pause to allow anyone who has not had a chance to do so to go

1199
03:35:07.940 --> 03:35:24.480
Stephanie Shellooe, Director, EARD: call into our dial in participant hotline if you had any technical difficulties, so that we'll able to resolve at this time. So if I can ask our production to go ahead a couple of slides to our recess slide with the registration information

1200
03:35:24.820 --> 03:35:43.570
Stephanie Shellooe, Director, EARD: at this time. We'll take a 5 min recess. Anyone who we skipped or had any technical difficulties, and was

not able to share their testimony. Please join at this time, or call one of these toll free numbers with the meeting id shown at the bottom, starting with the 618,

1201
03:35:43.570 --> 03:35:57.930
Stephanie Shellooe, Director, EARD: and we will be able to work on resolving any technical issues that you may have had at this time. We'll take a 5 min pause, and we'll reconvene at about 5 38 to hear from any further registered speakers.

1202
03:35:57.930 --> 03:36:00.249
Stephanie Shellooe, Director, EARD: Thanks so much and speak with you very soon.

1203
03:41:00.700 --> 03:41:30.269
Stephanie Shellooe, Director, EARD: All right. Good afternoon, and welcome back. You are still joining us for the remote public scoping meeting for the Monitor Point proposal for the record. Again, the City Environmental Quality Review, or Seeker number is 2 5 Dcp. 0 6 8 k. My name is Stephanie Shalhoo, Director of the Environmental Assessment Review Division at the New York City Department of City Planning. We are currently on part 3 of the public scoping meeting where members of the public are invited to provide their testimony for up to 3 min

1204
03:41:30.270 --> 03:41:53.320
Stephanie Shellooe, Director, EARD: at this time we were on a brief recess to allow anyone who had any technical difficulties participating in today's meeting to have a chance to resolve those we did not. We're not joined by any of our skipped speakers, so we will move to close the meeting. If no one else in the meeting at this time wishes to speak, we will go ahead to close the meeting.

1205
03:41:53.340 --> 03:41:55.400
Stephanie Shellooe, Director, EARD: Can I go to our next slide?

1206
03:41:56.120 --> 03:42:12.379
Stephanie Shellooe, Director, EARD: I'd like to remind everyone that whether you provided testimony did not provide testimony or were not able to provide testimony in verbally, today, we do welcome our written comments. And those can be submitted online

1207
03:42:12.380 --> 03:42:37.219
Stephanie Shellooe, Director, EARD: via hardmail or email. The email address shown here is our email address specifically to collect comments on this draft scope of work. So that's 2 5 Dcp. 0, 6 8 k_dl@planning.nyc, dot. Gov. Or, if you prefer to hard mail them to us, you can send that

our way at the New York City Department of City planning, environmental assessment and Review Division.

1208
03:42:37.220 --> 03:42:43.060
Stephanie Shellooe, Director, EARD: Shalhoo, 120, Broadway, 31st floor, New York, New York, 1, 0 2, 7, 1.

1209
03:42:43.060 --> 03:42:57.590
Stephanie Shellooe, Director, EARD: As I mentioned these written comments received the same time and attention that we provide to those provided live at this meeting today, and the deadline for all comments is Friday, May second, 2025 at 5 Pm.

1210
03:42:57.600 --> 03:43:11.130
Stephanie Shellooe, Director, EARD: So please submit your written comments, regardless of how you participated today, and we do really appreciate everyone taking their time out of their day to be here with us and provide their important and thoughtful input on this process.

1211
03:43:11.510 --> 03:43:19.829
Stephanie Shellooe, Director, EARD: The time is now 5, 41 Pm. And this public scoping meeting is now closed. Thank you, everyone, and have a good evening.

From: BK01 (CB)
To: Stephanie Shellooe (DCP)
Cc: Stacey Barron (DCP); Lucia Marquez Reagan (DCP); Kerensa Wood (DCP); 25DCP068K_DL
Subject: DF Letter RE DRAFT Environmental Impact Statement for Monitor Point CEQR NO. 25DCP068K
Date: Tuesday, April 22, 2025 10:37:06 AM
Attachments: DF Letter RE DRAFT Environmental Impact Statement for Monitor Point CEQR NO. 25DCP068K (1).pdf

---

Dear Ms. Shellooe:

Please see the attached letter regarding DRAFT Environmental Impact Statement for Monitor Point CEQR NO. 25DCP068K.

Thank you.

Sincerely,

Dealice Fuller
Chairperson
Community Board 1, Brooklyn

From: Susan Wong (DCP) <SWONG@planning.nyc.gov>
Sent: Tuesday, March 25, 2025 8:20 AM
To: landusefilings <landusefilings@council.nyc.gov>; Byrd, Brit <Brit.Byrd@brooklynbp.nyc.gov>; Williams, Spencer <Spencer.Williams@brooklynbp.nyc.gov>; Pulgarin, Johana <jpulgarin@cb.nyc.gov>
Cc: Stacey Barron (DCP) <SBarron@planning.nyc.gov>; Stephanie Shellooe (DCP) <SSHELLOOE@planning.nyc.gov>; Evren Ulker-Kacar (DCP) <EULKER@planning.nyc.gov>
Subject: 25DCP068K - EAS, Positive Declaration, Draft Scope of Work, Scoping Meeting Notice and Remote Meeting Protocol and Notice of Receipt for Monitor Point

Good morning all,

NYC Department of City Planning has issued the following documents for Monitor Point; CEQR No.: 25DCP068K.

- **25DCP068K_EAS_03212025**
- **25DCP068K_Positive_Declaration_032120125**
- **25DCP068K_Draft_Scope_Of_Work_0321205**
- **25DCP068K_Scoping_Meeting_Notice_03212025**
- **25DCP068K_Remote_Scoping_Protocol**
- **Notice of Receipt**

I kindly request that you confirm receipt of these materials by responding to this email.

Thank you.

Susan Wong
NYC_DCP
EARD

From: Stacey Barron (DCP)
To: 25DCP068K_DL
Subject: FW: [EXTERNAL] North Brooklyn Chamber letter of support
Date: Friday, May 2, 2025 9:31:19 AM
Attachments: Monitor Point Letter.pdf

Pages format comment letter from Elain Brodsky/ North Brooklyn Chamber converted to pdf

---

From: Elaine Brodsky <ejb688@gmail.com>
Sent: Tuesday, April 22, 2025 1:40 PM
To: 25DCP068K_DL <25DCP068K_DL@planning.nyc.gov>
Subject: [EXTERNAL] North Brooklyn Chamber letter of support

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From:	BK01 (CB)
To:	25DCP068K_DL
Subject:	Fw: DF Letter RE DRAFT Environmental Impact Statement for Monitor Point CEQR NO. 25DCP068K
Date:	Tuesday, April 22, 2025 10:56:01 AM
Attachments:	DF Letter RE Comments on the Draft Enviromental Impact Statement for Monitor Point CEQR No 25DCP068K.pdf

---

From: BK01 (CB) <bk01@cb.nyc.gov>
Sent: Tuesday, April 22, 2025 10:51 AM
To: 25DCP068K_DL <25DCP068K_DL@planning.nyc.gov>
Subject: DF Letter RE DRAFT Environmental Impact Statement for Monitor Point CEQR NO. 25DCP068K

From: BK01 (CB) <bk01@cb.nyc.gov>
Sent: Tuesday, April 22, 2025 10:37 AM
To: Stephanie Shellooe (DCP) <SSHELLOOE@planning.nyc.gov>
Cc: Stacey Barron (DCP) <SBarron@planning.nyc.gov>; Lucia Marquez Reagan (DCP) <LMarquez@planning.nyc.gov>; Kerensa Wood (DCP) <KWOOD@planning.nyc.gov>; 25DCP068K_DL <25DCP068K_DL@planning.nyc.gov>
Subject: DF Letter RE DRAFT Environmental Impact Statement for Monitor Point CEQR NO. 25DCP068K

Dear Ms. Shellooe:

Please see the attached letter regarding DRAFT Environmental Impact Statement for Monitor Point CEQR NO. 25DCP068K.

Thank you.

Sincerely,

Dealice Fuller
Chairperson
Community Board 1, Brooklyn

From: Susan Wong (DCP) <SWONG@planning.nyc.gov>
Sent: Tuesday, March 25, 2025 8:20 AM
To: landusefilings <landusefilings@council.nyc.gov>; Byrd, Brit <Brit.Byrd@brooklynbp.nyc.gov>; Williams, Spencer <Spencer.Williams@brooklynbp.nyc.gov>; Pulgarin, Johana

<jpulgarin@cb.nyc.gov>
Cc: Stacey Barron (DCP) <SBarron@planning.nyc.gov>; Stephanie Shellooe (DCP) <SSHELLOOE@planning.nyc.gov>; Evren Ulker-Kacar (DCP) <EULKER@planning.nyc.gov>
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- **25DCP068K_Remote_Scoping_Protocol**
- **Notice of Receipt**

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Susan Wong
NYC_DCP
EARD

From:	Manfred Marcus
To:	25DCP068K_DL
Subject:	New Buildings, against our collective wellbeing; why? To pay tribute to god Greed? We are already overwhelmed withterthought. Totally un
Date:	Thursday, May 1, 2025 12:40:01 PM

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From:	BK01 (CB)
To:	25DCP068K_DL
Cc:	Stacey Barron (DCP); Lucia Marquez Reagan (DCP); Kerensa Wood (DCP); Stephanie Shellooe (DCP)
Subject:	Re: DF Letter RE DRAFT Environmental Impact Statement for Monitor Point CEQR NO. 25DCP068K
Date:	Tuesday, April 22, 2025 11:00:14 AM
Attachments:	DF Letter RE Comments on the Draft Enviromental Impact Statement for Monitor Point CEQR No 25DCP068K.pdf

Please see the attached.

Thank you.

From: BK01 (CB) <bk01@cb.nyc.gov>
Sent: Tuesday, April 22, 2025 10:51 AM
To: 25DCP068K_DL <25DCP068K_DL@planning.nyc.gov>
Subject: DF Letter RE DRAFT Environmental Impact Statement for Monitor Point CEQR NO. 25DCP068K

From: BK01 (CB) <bk01@cb.nyc.gov>
Sent: Tuesday, April 22, 2025 10:37 AM
To: Stephanie Shellooe (DCP) <SSHELLOOE@planning.nyc.gov>
Cc: Stacey Barron (DCP) <SBarron@planning.nyc.gov>; Lucia Marquez Reagan (DCP) <LMarquez@planning.nyc.gov>; Kerensa Wood (DCP) <KWOOD@planning.nyc.gov>; 25DCP068K_DL <25DCP068K_DL@planning.nyc.gov>
Subject: DF Letter RE DRAFT Environmental Impact Statement for Monitor Point CEQR NO. 25DCP068K

Dear Ms. Shellooe:

Please see the attached letter regarding DRAFT Environmental Impact Statement for Monitor Point CEQR NO. 25DCP068K.

Thank you.

Sincerely,

Dealice Fuller
Chairperson
Community Board 1, Brooklyn

From: Susan Wong (DCP) <SWONG@planning.nyc.gov>
Sent: Tuesday, March 25, 2025 8:20 AM

To: landusefilings <landusefilings@council.nyc.gov>; Byrd, Brit <Brit.Byrd@brooklynbp.nyc.gov>; Williams, Spencer <Spencer.Williams@brooklynbp.nyc.gov>; Pulgarin, Johana <jpulgarin@cb.nyc.gov>
Cc: Stacey Barron (DCP) <SBarron@planning.nyc.gov>; Stephanie Shellooe (DCP) <SSHELLOOE@planning.nyc.gov>; Evren Ulker-Kacar (DCP) <EULKER@planning.nyc.gov>
Subject: 25DCP068K - EAS, Positive Declaration, Draft Scope of Work, Scoping Meeting Notice and Remote Meeting Protocol and Notice of Receipt for Monitor Point

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- **25DCP068K_Remote_Scoping_Protocol**
- **Notice of Receipt**

I kindly request that you confirm receipt of these materials by responding to this email.

Thank you.

Susan Wong
NYC_DCP
EARD

From:	District33
To:	Salvatore Franchino; 25DCP068K_DL
Cc:	Haley, Molly; Abrams, Harry; gallaghere@nyassembly.gov
Subject:	Re: Written Testimony - I support the Monitor Point rezoning
Date:	Thursday, April 24, 2025 12:53:11 PM
Attachments:	OutlookEmoji-1710515027152930d40fd-36bb-4d44-a579-3245a26a03b2.png OutlookEmoji-1710515027152737c3f6-1151-4d1e-950e-c8cb7bdc93c8.png

Hi Sal,

Thank you for reaching out to our office about this important project.

We have concerns about the current proposal for Monitor Point. As this is the largest publicly-owned parcel of land in Greenpoint, any activation or redevelopment of the site requires a true public purpose that benefits our community. Public land should never be developed as primarily luxury housing.

We appreciate you for sharing your feedback, and we will make sure that Lincoln is aware.

Best,
Team Lincoln

Office of Council Member Lincoln Restler
district33@council.nyc.gov
(718) 875-5200
Follow our office on Twitter *and* ***join our email list***

Lincoln Restler
COUNCIL MEMBER DISTRICT 33

From: Salvatore Franchino
Sent: Wednesday, April 23, 2025 12:51:14 PM
To: 25DCP068K_DL@planning.nyc.gov
Cc: District33; Haley, Molly; Abrams, Harry; gallaghere@nyassembly.gov
Subject: [EXTERNAL] Written Testimony - I support the Monitor Point rezoning

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Report suspected phishing emails with the Phish Alert Button or forward them to phish@oti.nyc.gov as an attachment.

Hello City Planning and local legislators!

I enthusiastically support the rezoning at 40 Quay Street for Monitor Point, so long as the

builders commit to expanding environmentally-friendly, climate-resilient green space in addition to building homes. Some reasons why I support this rezoning:

- I like homes. 230-245 income restricted homes on a lot where no on currently lives is really cool. I'm rent stabilized and I want more people to have the protections I have.
- hundreds more "market rate" homes will keep our neighborhood economically diverse and vibrant. It's great that no one will be displaced by this development
- Market rate homes will fund (cross subsidize) affordable housing, green space, and the MTA. HUGE WIN for the city and society!
- Funding for the MTA and moving of its bus wash depot to a More appropriate spot, that's closer to the huge Maspeth bus depot
- union labor from 32 BJ and Local 79 support this project and I am also eager to support union labor where possible. We like good jobs!
- Expanded Park space. I believe that the public private partnership enabled by this rezoning would give us more space faster than if we solely relied on the city government. The city has been way too slow building current park space along Bushwick inlet, and my fear is that the status quo will continue without a public private partnership to help create new parks
- Climate resiliency funded with no cost to the city. Given that DCP has environmental concerns, it will be important to make sure that this project is monitored for effectively protecting the environment

The status quo is no park space and a crumbling shoreline that threatens the environment and poses a flooding risk in the future. Those opposed to this rezoning claim to oppose it on environmental and sustainability grounds. It's important that we don't dismiss those concerns, but it is not a binary choice between housing and green space and the environment. I believe we can have it all, and I believe that having housing built here can indeed facilitate a faster and more effective build out of climate resilient green space.

I believe that our legislators and the department of city planning should exercise oversight of this project, but that we should also enthusiastically support it. Let's rezone this lot and help Alleviate our dire housing shortage.

Warm regards,

Salvatore "Sal" Franchino, Devoe Street

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From: Rachel Lehman
To: 25DCP068K_DL
Subject: [EXTERNAL]
Date: Tuesday, April 22, 2025 2:36:03 PM

Hello,

I am against this project. Bushwick Inlet park should be public land, not privatized. We already have a lot of privatized Williamsburg waterfront land. This needs to be parkland, not a mega building which will further strain our community resources which are already crowded. It is important for the community which has swelled so much in population in recent years that we have this public parkland. That on top of the adverse effects you already know about make this obvious NO MEGA TOWER!!!!!

Rachel Lehman

From: Jeremy Raguain
To: 25DCP068K_DL
Subject: [EXTERNAL] 40 QUAY/ MONITOR POINT ENVIRONMENTAL SCOPING
Date: Thursday, May 1, 2025 5:52:49 PM

Hi my name is Jeremy Raguain and I have been a resident of Greenpoint for over 3 years.

I strongly oppose the development of a 56-story high-rise at the MTA wash site which is very near my home. Not only will the 1,250 new units / ~3,000 residents place pressure on the area's utilities, increase noise reduce sunlight for buildings like mine and reducing the benefits of the nearby green space, in terms of reducing how the Bushwick inlet pack reduces NYCs urban heat island effect. Moreover by not converting this site into a public Greenspace is an opportunity cost for the community's wealth and well-being.

Rather I support preserving the waterfront as public green space. As the MTA wash site is on public land it should be developed with the community's best interests in mind. The proposed high-rise cannot provide such benefits.

Feel free to contact me on the number below if you have any need for a follow up

Jeremy Raguain

From: merrill
To: 25DCP068K_DL
Subject: [EXTERNAL] 40 Quay - PLEASE RECONSIDER
Date: Thursday, May 1, 2025 1:04:23 PM

Dear NYC Planning Officials,

I want to express my strong opposition to the proposed residential towers to be built by by Gotham Development at Bushwick Inlet Park. As a resident of the community I know that this space could be profitably used in a way that enriches the existing neighborhood, without violating zoning laws, the Climate Resilience Act, and existing ecosystem. This development is a terrible idea for multiple reasons:

1) City services are already unable to accommodate the increasing residents and developments in Northside Williamsburg/Greenpoint, as evidenced by the tremendous amounts of garbage on our streets, the increasing traffic jams on weekdays and gridlock on weekends, and the growing incidence of crime here. Adding ~1,000 apartments to an already overstrained system and waterfront would only worsen these already urgent problems.

2) If the MTA needs money and wants to sell this is publicly owned land, it could do so profitably to another type buyer who would not harm the neighborhood.

3) The inlet is in a flood plain and, given the increasing effects of climate change, will end up costing the city more money in repeated repairs from the eventual damage.

4) N. Williamsburg ranks near the bottom citywide in open space per capita – only about 0.6 acres of park per 1,000 residents, roughly one-sixth of the city average and far below the 2.5 acres per 1,000 residents planning guideline.

5) The development would work against the inlet's natural flood defenses, potentially endangering all of us who live here.he development would have a devastating impact on the inlet, a fragile wetland and wildlife habitat that is unique in the city.

Please reconsider this economic and ecological decision.

Thanks, Merrill Berland

From: Bee Cambell
To: 25DCP068K_DL
Subject: [EXTERNAL] 40 Quay
Date: Wednesday, April 30, 2025 12:47:16 PM

Hello,

I have lived in Greenpoint/Williamsburg for around 15 years. I do not agree with the selling of the publicly owned MTA property at 40 Quay to real estate developers! This is a violation of land use, zoning, and outright stealing of publicity sanctioned waterfront. This will destroy one of the only remaining refuges for wildlife. There are so many aquatic birds who have been squeezed out of their natural habitat by the greed of real estate developers. We already have too much developed along the waterfront. Many of those new buildings have brought issues of overcrowding and stressing our neighborhood resources.
Our water and sewer systems are already stressed and these new buildings will add. They also increase the overall market rate for rents. This is killing these two neighborhoods. Please STOP these plans for development.

Best Regards,
Becky

From: Edward Y. Choi
To: 25DCP068K_DL
Subject: [EXTERNAL] 40 Quay St.
Date: Monday, April 28, 2025 12:50:25 PM

To Whom It May Concern:

I am a resident near Bushwick Inlet Park in Greenpoint/Williamsburg and I am writing to express that the potential construction of more residential towers at 40 Quay St. would be horrible for the community and the environment. That area is supposed to be designated park space which the neighborhood desperately needs. Please prohibit the proposed development in that area.

Thank you,
Eddie

From: Reid Skibell
To: 25DCP068K_DL
Subject: [EXTERNAL] 40 Quay Street
Date: Monday, April 14, 2025 1:00:56 PM

I am strongly opposed to any zoning changes that would permit the building of gigantic towers next to Bushwick Inlet. The neighborhood has been waiting since 2005 for the park that was promised in connection with the Williamsburg zoning changes, and it would be a colossal disservice to the neighborhood to effectively undermine the park by putting up more Greenpoint towers. Leave Bushwick inlet alone!

Regards,

Reid Skibell

From: reids
To: 25DCP068K_DL
Subject: [EXTERNAL] 40 Quay
Date: Monday, April 21, 2025 8:48:44 AM

Very against this project, which would be a blight on the neighborhood I have lived in for almost 20 years.

Get Outlook for Android

From: Michael Spalter
To: 25DCP068K_DL; Aleksandra Barbul; Anne
Subject: [EXTERNAL] 40 Quay: Urgent
Date: Saturday, April 26, 2025 7:33:43 AM

To Whom It May Concern,

I write this with a deep sense of frustration and disappointment. The proposed project stands as nothing less than an insult to the area and its residents—individuals who have tirelessly fought to preserve the sanctity and beauty of this park.

This space is more than just land; it is a symbol of community pride, environmental stewardship, and historical significance. By pushing forward with this initiative, you disregard the years of advocacy, hard work, and passion poured into protecting what makes this park invaluable to us all.

Such decisions cannot and should not be made without full appreciation of the dedication and sacrifices made by those who call this area home. We deserve better. The environment deserves better.

I urge you to reconsider and listen to the voices of the residents who have steadfastly championed the preservation of this cherished park.

Sincerely,

michael spalter

From: Net Flix
To: 25DCP068K_DL
Subject: [EXTERNAL] 40 Quay
Date: Monday, April 21, 2025 4:38:53 PM

Please build the development at 40 Quay. Williamsburg needs more housing. Costs are sky rocketing. It’s crucial we increase the supply of housing to welcome more new neighbors and increase the vibrancy of our community.

Don’t let the NIMBY’s win.

From: Nissar Modi
To: 25DCP068K_DL
Subject: [EXTERNAL] 40 Quay
Date: Thursday, May 1, 2025 3:39:58 PM

Hi there, I'm a long term Greenpoint resident / apartment owner, and I'm writing to urge you to reject the prospective towers at 40 Quay. The Greenpoint and Williamsburg waterfronts are already overdeveloped as it is, and yet another one in 40 Quay has the potential to bring adverse effects upon our community. Aside from the noise and effect on the neighborhood's character, the biggest concern for me is the environmental effects upon Bushwick Inlet, which is an incredible and rare natural area in an otherwise crowded place yet its fragile ecosystem is becoming more vulnerable with every new building that goes up. Neighborhood residents enjoy the peace and natural beauty of Bushwick Inlet, birds, wildlife and marine animals utilize it, and it's this sort of green space that we need to be giving more priority to, rather than just prioritizing more luxury rentals that bring no benefit whatsoever to our community.

Best, Nissar Modi

From: Heidi Vanderlee
To: 25DCP068K_DL
Subject: [EXTERNAL] 40 Quay
Date: Monday, April 14, 2025 2:53:39 PM

To whom it may concern,

I'm writing to express my strong opposition to the luxury tower developments at 40 Quay. Public land should benefit the public. It belongs to us and the plants and animals who already inhabit the area. It should not benefit luxury developers, who continue to receive huge tax breaks and are rarely challenged on any of their plans.

From: Emile
To: 25DCP068K_DL
Subject: [EXTERNAL] 40 Quay/MTA/ Monitor Point - Concerns
Date: Tuesday, April 22, 2025 2:19:48 PM

To whom it may concern,
I hope this email finds you well.
As a long time resident of Greenpoint, I feel the Quay project has been managed with not enough effort to discuss all the community concerns.
It appears that most of the architectural renderings and drawings released are extremely misleading with clear intention to not reveal the real size and impact of the future constructions.
A tower of this size will block sunlight in a drastically way, see a simple online tool https://www.suncalc.org/#/40.7258,-73.959,16/2025.02.15/13:59/190/3
I am expecting all parties to do a better job regarding the ecological and human impacts created by the future skyscraper wall in this part of Greenpoint.
I would like to respectfully ask the responsable institutions to collect all concerns from the community based on the full Greenpoint waterfront development projects so a real urbanic plan is drawn. The housing plan is not affordable and it's also a misleading advertisement.
I believe Greenpojnt will gain a better future project that combines all parties' interests.
I'll be happy to participate in such a project.
Sincerely yours,
Emile Dubuisson
Noble Street Resident

From: Cory Kantin
To: 25DCP068K_DL
Subject: [EXTERNAL] 40 Quay/Monitor Point Testimony
Date: Thursday, May 1, 2025 3:15:11 PM

Dear Dept of City Planning,

My name is Cory Kantin and I am a local real estate agent and a member of the CB1 land use committee. As a Land Use member, I am interested in creating a sustainable and affordable community and as a real estate agent, I manage over 100 rentals on the waterfront within a 1/2 mile of the proposed development site.

I want to share that apartment rentals on the waterfront reached a new high this year. It is my experience that the rental increases are directly correlated to projects like Monitor Point.

While we do not yet know the rent amount that Monitor Point would charge, I think it's safe to use West Wharf, the closest similar rental building as a comp.

2 bedroom apartments at West Wharf start at 9K/mo to 16,750/mo

In order to qualify for 9k/mo, based on NYC rental standards of rent being 30% or less of income, you must make at least 360K. Spending 30% of income on an apt is considered "rent burdened" and my experience reviewing applications is that the average renter applying for a 9K/mo apartment makes 500k - 1M.

With that in mind, I'd like the committee to study how the neighborhood AMI would change, and cost of living as a result of the shift of income levels

I'd also like the committee to study the average increase of rents in a 1/2 mile radius to recent rental towers, 1 DSQ, West Wharf and West Wharf as compared to the Brooklyn Average increase.

My experience at 1 Northside Piers, a local condo building built in 2008 is that the entrance of these 1287 units in these towers into the market have increased our rent.

Essentially the new building have normalized 2 bedroom rents at 9K and above, which allows me to charge more. While the affordable units in the development will be of value, I believe the overall unit mix will increase the neighborhood rent and cause rents to rise.

I'd also like the committee to study traffic flow, and overall infrastructure of X amount of new residents, living on Kent Ave / infrastructure issues.

i'd like the committee to research how this site could be used as flood protection for the IBZ

and McCarren Park area. Which provides more protection, a no action plan, the action plan, and a third option as a park / marsh (is there a park option which would provide the most protection?)

In real estate we use the terms "highest and best use. In an overburdened community full of similar rental towers, our highest and best use, is the use that will bring respite and flood protection to our local community. Let public land be used for public good.

Thank you,
Cory Kantin

From: Keith Berger
To: 25DCP068K_DL
Subject: [EXTERNAL] 40 Quay/Monitor Point
Date: Thursday, May 1, 2025 12:58:05 PM

Dear NYC Planning Officials,

As I noted on the call last week, I want express my strong opposition to the proposed residential towers to be built by by Gotham Development at Bushwick Inlet Park. I have been in this community on the waterfront for 17 years as an active community member. I have sat on the CB1 Land Use Committee, Parks Committee, served as my board president and am on the board of the North Brooklyn Parks Alliance. I served until 2023 on the board of Urban Pathways, a local NYC homelesss services organization and fully appreciate the need for more affordable housing in NYC - I personally have fought for it. But this development, and the same tired arguments made again and again, are not the answer to the City's housing crisis.

This community has been shortchanged time and again by looking at these rezoning as black and white Hobbesian choices where we are presented with a large water front development proposed not for the common good but for developer profit where we are told we either have to accept this with only a small amount of new open space and the minimum in affordable housing or we get nothing/something worse. We need to stop buying into these stand alone presentations as the only answer. We get phone calls with union labor reading from a script taking about new jobs and the need for cheaper rentals yet none of these developments have driven down rent or created significant long term labor opportunities (of which there are maybe 20 at most here). We do need housing and we do need jobs but we need to create those opporuntiies not by being reactive to developer driven (or MTA driven) profit maximizing motives but by actually engaging in real city planning. That means not just sticking housing where it looks easiest or where its already expensive and dense so lets just pile it on. The City just moved forward with City of Yes which means to help the housing crisis by making it easier to build across the city. What DCP needs to do is take a step back do a comprehensive planning process for North Brooklyn that looks not solely at the waterfront but across the area to identify how to increase density and build needed housing in a manner that focuses on infrastructure needs/opprtunities, transit hubs and spreads it out and dampens the impact to any one small

area.

More specifically, this development is a terrible idea for multiple other reasons:

1) The development would have a devastating impact on the inlet, a fragile wetland and wildlife habitat that is unique in the city. Moreover, it negates part of the benefit promised in Bushwick Inlet Park some 20 years ago that remains unfulfilled. This development would sit right on that proposed park and ruin what was promised to us years ago that is now already going to be too small given the additional rezoning approved since 2005. We are already stretched for lack of open space in this area and we need that park built before considering any additional development on the waterfront.

2) The inlet is in a flood plain— we have already seen the impacts that flooding has in this area from numerous stoms in recent years. The development would work against the inlet's natural flood defenses, potentially endangering all of us who live here.

3) While Gotham asserts that this opens up the waterfront with additional open space, it in fact does the opposite. This is the same tired argument asserted many times before to this community in these one off rezoning decisions (e.g. River Ring) but the fact remains that the open space added in this development does not come close to the acreage per resident recommendations the City has made given the thousands of new residents that would be sitting on top of this tiny additional open space. It will quickly become overrun just by the people living in these new buildings. This is not rocket science- Domino which is often touted as a crown jewel of a new development is already overrun on nice days and there are still 2 more residential buildings in that development to be completed plus River Ring (which also

3) the City has yet to even address the infrasteructre gaps and lack of City services along the waterfront that already exist. Time and again the City has approved new development with massive towers without comprehensive traffic (foot, car, bike, etc), open space and sanitation improvements. What that has resulted in is a sanitation mess, terrible traffic due to a mix of lights and stop signs that make no sense, poor sight lines, sidewalks so narrow and crowded that two people have trouble passing by each other without stepping in tree pits, no enforcement of rules (dogs off leash and feces everywhere), etc. You cannot continue to build without addressing these problems first.

4) We have heard the tired argument that these developments help by adding "deep" affordable housing before and they are flawed and baseless. The developer is offering the bare minimum to get a tax break. And the evidence shows that these waterfront towers offering only a few hundred

affordable units wind up resulting in rent increases (commercial and residential) that drive many more people out who used to be able to afford apartments a few blocks away as well as mom and pop store owners, leaving more wealthy people and chain stores in their wake. What we do need are City and State funded 100% affordable buildings or incentives that allow developers to build across less dense parts of the city and neighborhood while incetniving them to build affordable there (either in the same building or as stand alone structures - similar to deals Urban Pathways has done to house people formerly houseless).

Please don't destroy this neighborhood further as well as this precious ecological sanctuary and neighborhood treasure so that a few more developers can get rich. This does not have be be a zero sum game/mutually exclusive option. Instead, do what is in your title and engage in real broad based community/citywide planning to incentive building of the housing we need where there is greater infrastructure capacity for density. The community has done its part the past 20 years and it is time you made others do theirs.

Thank you.

Best,

Keith Berger

From: Katya Barmotina
To: 25DCP068K_DL
Subject: [EXTERNAL] 40 quay towers public comment
Date: Saturday, April 26, 2025 1:46:09 PM

Hello! I'm writing to oppose the building of 40 Quay towers as it threatens the delicate exosyatem of the Bushwick Inlet. Here's why:

#1: IRREPLACEABLE ECOSYSTEM

- The Bushwick Inlet is a rare natural embayment of the East River. There is nothing else like it in NYC. The inlet is an ecological jewel that must be protected.
- At 640 and 490 feet, the towers will block light and air flow, and loom over the park. Reflective glass is the #1 killer of migratory birds. 45-60 stories of reflective glass looming over a migratory bird sanctuary will be devastating.

#2: WRONG SPACE FOR LUXURY HOUSING TOWERS

- There is a housing crisis in NYC. There is also an open space crisis. North Brooklyn has the MOST housing built since 2010AND one of the lowest park space per capita ratios.

#3: COMMUNITY BOARD #1 REJECTION OF MTA'S PLAN

In 2019 after the MTA issued its RFP to solicit bids for developing 40 Quay Street into a high-density residential building, Brooklyn Community Board #1, after a unanimous vote to accept the Parks & Waterfront Committee's recommendation to pushback on this RFP, and instead advocate for creating public open green space on that site, sent a letter to then Governor Andrew Cuomo, asserting this opinion. Read the letter here.

#4: PUBLIC LAND MUST BE USED FOR PUBLIC GOOD

- The land is publicly owned by the MTA and must be used for the greatest public good.
- The City's Climate Resilience Act requires public land to be considered for climate resilience and protection. The towers will disrupt natural flood protection that the ecosystem provides.
- The MTA says it must develop the property because it "needs the money." ***However,***

the money it's getting from the deal will have no tangible impact on MTA finances. If the City paid MTA the same amount, it would be one of the most cost-effective park space acquisitions in NYC history.

From: Matt Blanchard
To: 25DCP068K_DL
Subject: [EXTERNAL] About those towers....
Date: Tuesday, April 15, 2025 4:50:08 PM

I'm a Greenpoint resident and I've seen the plans for these two towers on the Bushwick Inlet. Developing the area certainly makes sense, but the scale of these buildings seems extreme. We all know huge towers create massive wind tunnels all around them, creating spaces that look good on paper, but that no one really wants to hang out in. It just ends up feeling like a corporate plaza. It would be such a shame to do that to this promising part of our neighborhood. A lot of people would like to see this development scaled back to a reasonable and human size.
- Matt Blanchard

From: Liz Slome
To: 25DCP068K_DL
Subject: [EXTERNAL] Against Mega Towers on Public Land at 40 Quay
Date: Wednesday, April 23, 2025 12:09:03 PM

To Whom it May Concern,

I am firmly against the building of Mega Towers on Public Land at 40 Quay. The following adverse effects from this construction are unacceptable:

- Dissemination of irreplaceable ecosystem
- Disruption of flood resistance that ecosystems provide
- Air quality deterioration due to additional traffic
- Death of migratory birds from reflective glass

Thank you,
Liz Slome

From: Frank Clarke
To: 25DCP068K_DL
Subject: [EXTERNAL] Building Congress Written Testimony
Date: Monday, April 28, 2025 5:42:20 PM
Attachments: Monitor Point 4.22.25 (1).docx

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Please see attached comments from the New York Building Congress regarding Monitor Point. Thank you

Frank Clarke

From: Tina Corbelli
To: 25DCP068K_DL
Subject: [EXTERNAL] Buildings on public land
Date: Monday, April 28, 2025 12:23:44 PM

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As a resident of North Williamsburg, I do not want another empty building built in our neighborhood blocking our city park from being built
Best regards,
Tina

From: MICHAEL SANTAFERRARA
To: 25DCP068K_DL
Subject: [EXTERNAL] Bushwick Inlet Park
Date: Saturday, April 26, 2025 9:29:58 AM

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Hello:

Please protect Bushwick Inlet Park and not allow the expansion of Gotham Tower. The parkland is highly essential to our community and deserves protection. The future park provides great potential for quality of life in North Brooklyn and we kindly ask that you not grant an expansion of the proposed building.

Thank you, Michael Santaferrara

Sent from my iPhone

Sent from my iPhone

From: Sylvia Lee
To: 25DCP068K_DL
Subject: [EXTERNAL] Bushwick Inlet Park Towers Opposition
Date: Thursday, May 1, 2025 12:56:04 PM

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Dear NYC Planning Officials,

I want express my strong opposition to the proposed residential towers to be built by by Gotham Development at Bushwick Inlet Park. This development is a terrible idea for multiple reasons:

1) The development would have a devastating impact on the inlet, a fragile wetland and wildlife habitat that is unique in the city.

2) The inlet is in a flood plain—not the smartest place to build during an era of climate warming! The development would work against the inlet's natural flood defenses, potentially endangering all of us who live here.

3) City services are already stretched way too thin in Northside, as evidenced by the tremendous amounts of garbage on our streets, the increasing traffic jams on weekdays and gridlock on weekends, and the growing incidence of crime here. Adding ~1,000 apartments to an already overstrained system and waterfront would only worsen these already urgent problems.

4) N. Williamsburg ranks near the bottom citywide in open space per capita – only about 0.6 acres of park per 1,000 residents, roughly one-sixth of the city average and far below the 2.5 acres per 1,000 residents planning guideline.

5) This is publicly owned land. It should not be used to enrich private developers, but to foster a more livable and vibrant neighborhood for all. There are other ways to solve the MTA's problems than by cashing in on rare public spaces.

Please don't destroy this precious ecological sanctuary and neighborhood treasure so that a few more developers can get rich.

Best,
Sylvia Lee (resident of North Williamsburg)

Sent from my iPhone

From: Anna Lee Iijima
To: 25DCP068K_DL
Subject: [EXTERNAL] Bushwick Inlet Park development
Date: Thursday, May 1, 2025 1:01:53 PM

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3) City services are already stretched way too thin in Northside, as evidenced by the tremendous amounts of garbage on our streets, the increasing traffic jams on weekdays and gridlock on weekends, and the growing incidence of crime here. Adding ~1,000 apartments to an already overstrained system and waterfront would only worsen these already urgent problems.

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Please don't destroy this precious ecological sanctuary and neighborhood treasure so that a few more developers can get rich.

Best regards,
Anna Lee Iijima

Sent from my iPhone

From: John B
To: 25DCP068K_DL
Subject: [EXTERNAL] Bushwick Inlet Park development
Date: Thursday, May 1, 2025 2:31:32 PM

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1) The development would have a devastating impact on the inlet, a fragile wetland and wildlife habitat that is unique in the city. This development would sit right on that proposed park and ruin what was promised to us years ago (a park that is now already going to be too small given the additional rezoning approved since 2005).

2) The inlet is in a flood plain—not the smartest place to build during an era of climate warming! The development would work against the inlet's natural flood defenses, potentially endangering all of us who live here.

3) We already suffer from lack of sufficient city services and infrastructure improvements, as evidenced by the tremendous amounts of garbage on our streets, and the increasing traffic jams on weekdays and gridlock on weekends. Adding ~1,000 apartments to an already overstrained system and waterfront would only worsen these urgent problems.

4) N. Williamsburg ranks near the bottom citywide in open space per capita – only about 0.6 acres of park per 1,000 residents, roughly one-sixth of the city average and far below the 2.5 acres per 1,000 residents planning

guideline. The additional open space promised here falls well below that standard given the thousands of new residents that would be sitting on top of this small additional area and will actually reduce the overall open space per person.

5) This is publicly owned land. It should not be used to enrich private developers, but to foster a more livable and vibrant neighborhood for all. There are other ways to solve the MTA's needs than by cashing in on rare public spaces.

Please don't destroy this precious ecological sanctuary and neighborhood treasure so that a few more developers can get rich. We absolultey need more housing but DCP should engage in broad based community/citywide planning to incentivize housing construction where there is greater infrastructure capacity for more density. We have done our part.

Kind regards,

John Blanchette

From:	Pierre-Yves Azuelos
To:	25DCP068K_DL
Subject:	[EXTERNAL] Bushwick Inlet Park planning. No more towers, more green space
Date:	Tuesday, April 29, 2025 1:12:52 PM

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Dear all,

I moved to the Williamsburg waterfront in 2011 when the development just started.

When we moved, we were promised that there will be a public park on the waterfront between N7 and N14 streets

We learned that now there are plans to upzone public land and built 2 massive 40 floors towers on the inlet site, and this against all the promises.

A lot of units have been added to the Greenpoint and Williamsburg zones in the past 10 years. I heard the number is 18,500.
This is more than enough, and the area cannot absorb so many more residents so fast. Actually, the number of buildings added is already near saturation.

I really hope that our voice added to many many others will help the authorities to reconsider this project and keep the inlet site as a park

Thank you
Pierre

From: MT
To: 25DCP068K_DL
Subject: [EXTERNAL] Bushwick Inlet Park
Date: Thursday, May 1, 2025 8:29:07 PM

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3) City services are already stretched way too thin in Northside, as evidenced by the tremendous amounts of garbage on our streets, the increasing traffic jams on weekdays and gridlock on weekends, and the growing incidence of crime here. Adding ~1,000 apartments to an already overstrained system and waterfront would only worsen these already urgent problems.

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Please don't destroy this precious ecological sanctuary and neighborhood treasure so that a few more developers can get rich.

My best,
Maria Tavella

Sent from my iPhone

From: Cecilia Robles Ponce
To: 25DCP068K_DL
Subject: [EXTERNAL] Bushwick Inlet Park
Date: Tuesday, April 29, 2025 7:08:12 AM

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Please don't destroy this precious ecological sanctuary and neighborhood treasure so that a few more developers can get rich.

My best,

Cecilia Robles Ponce

Sent from my iPhone

From: Anna Zvi
To: 25DCP068K_DL
Subject: [EXTERNAL] Bushwick Inlet Park
Date: Wednesday, April 30, 2025 9:45:01 AM

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Dear NYC Planning Officials,

I want to express my strong opposition to the proposed residential towers to be built by by Gotham Development at Bushwick Inlet Park. This

1) The development would have a devastating impact on the inlet, a fragile wetland and wildlife habitat that is unique in the city.

2) The inlet is in a flood plain—not the smartest place to build during an era of climate warming! The development would work against the inlet's natural flood defenses, potentially endangering all of us who live here.

3) City services are already stretched way too thin in the Northside, as evidenced by the tremendous amounts of garbage on our streets, the increasing traffic jams on weekdays and gridlock on weekends, and the growing incidence of crime here. Adding ~1,000 apartments to an already overstrained system and waterfront would only worsen these already urgent problems.

Please don't destroy this precious ecological sanctuary and neighborhood treasure so that a few more developers can get rich.

My best,
Anna Zvi

From: Bea Hundal
To: 25DCP068K_DL
Subject: [EXTERNAL] Bushwick Inlet Park
Date: Monday, April 28, 2025 6:15:45 PM

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Dear NYC Planning Officials,

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1) The development would have a devastating impact on the inlet, a fragile wetland and wildlife habitat that is unique in the city.

2) The inlet is in a flood plain—not the smartest place to build during an era of climate warming! The development would work against the inlet's natural flood defenses, potentially endangering all of us who live here.

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Please don't destroy this precious ecological sanctuary and neighborhood treasure so that a few more developers can get rich.

My best,
Bea Hundal

From: Sylvia Lee (business)
To: 25DCP068K_DL
Subject: [EXTERNAL] Bushwick Inlet Tower Opposition
Date: Thursday, May 1, 2025 2:12:53 PM

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Dear NYC Planning,

1) The development would have a devastating impact on the inlet, a fragile wetland and wildlife habitat that is unique in the city. Moreover, it negates part of the benefit promised in Bushwick Inlet Park some 20 years ago that remains unfulfilled. This development would sit right on that proposed park and ruin what was promised to us years ago that is now already going to be too small given the additional rezoning approved since 2005. We are already stretched for lack of open space in this area and we need that park built before considering any additional development on the waterfront.

2) **The inlet is in a flood plain**— we have already seen the impacts that flooding has had in this area from numerous storms in recent years. The development would work against the inlet's natural flood defenses, potentially endangering all of us who live here.

3) While Gotham asserts that this opens up the waterfront with additional open space, it in fact does the opposite. This is the same tired argument asserted many times before to this community in these one off rezoning decisions (e.g. River Ring) but the fact remains that the open space added in this development does not come close to the acreage per resident recommendations the City has made given the thousands of new residents that would be sitting on top of this tiny additional open space. It will quickly become overrun just by the people living in these new buildings. This is not rocket science- Domino which is often touted as a crown jewel of a new development is already overrun on nice days and there are still 2 more residential buildings in that development to be completed plus River Ring (which also

3) The City has yet to even address the infrastructure gaps and lack of City services along the waterfront that already exist. Time and again the City has approved new development with massive towers without comprehensive traffic (foot, car, bike, etc), open space and sanitation improvements. What that has resulted in is a sanitation mess, terrible traffic due to a mix of lights and stop signs that make no sense, poor sight lines, sidewalks so narrow and crowded that two people have trouble

passing by each other without stepping in tree pits, no enforcement of rules (dogs off leash and feces everywhere), etc. You cannot continue to build without addressing these problems first.

4) We have heard the tired argument that these developments help by adding "deep" affordable housing before and they are flawed and baseless. The developer is offering the bare minimum to get a tax break. And the evidence shows that these waterfront towers offering only a few hundred affordable units wind up resulting in rent increases (commercial and residential) that drive many more people out who used to be able to afford apartments a few blocks away as well as mom and pop store owners, leaving more wealthy people and chain stores in their wake. What we do need are City and State funded 100% affordable buildings or incentives that allow developers to build across less dense parts of the city and neighborhood while incentivizing them to build affordable there (either in the same building or as stand alone structures - similar to deals Urban Pathways has done to house people formerly houseless).

Please don't destroy this neighborhood further as well as this precious ecological sanctuary and neighborhood treasure so that a few more developers can get rich. This does not have to be a zero sum game/mutually exclusive option. Instead, do what is in your title and engage in real broad based community/citywide planning to incentive building of the housing we need where there is greater infrastructure capacity for density. The community has done its part the past 20 years and it is time you made others do theirs.

Thank you.

Best,
S Lee
Sent from my iPhone

From: Jonathan Jackson
To: 25DCP068K_DL
Subject: [EXTERNAL] Bushwick Inlet development
Date: Tuesday, April 22, 2025 10:09:23 PM

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Hello, very against this new development.After living in this neighborhood for 24 years Iwould say it needs more open space, than more residential towers. Already and historically this area has suffered from alack of open space. This is a pivotal moment in this issue.

A side from that this is a beautifully nature place for animals that dwell and migrate through this city, great attempts t have been made to clean the east river and this would be a jewel in that crown, providing a nature ,wild space for animals and the people of this city.

Please prevent this from moving forward, and help make this a preserve much like in the rockaways, so city residents can enjoy a.special peice of nature for a lifetime , because once it has gone, its gone forever.

Jonathan Jackson

From: Ece Erdem
To: 25DCP068K_DL
Subject: [EXTERNAL] Bushwick Inlet proposal comments
Date: Monday, April 28, 2025 6:41:31 PM

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Dear NYC Planning Department,

We are writing as concerned home owners in Williamsburg to express our strong opposition to the proposed upzoning and development project at 40 Quay Street, adjacent to Bushwick Inlet Park.

Bushwick Inlet Park, including the Inlet itself, is a rare, irreplaceable ecological resource. The Inlet is a natural embayment that serves as a migratory bird resting place and supports a fragile wetland ecosystem — unique not just to our neighborhood, but to all of New York City.

Such large-scale construction directly alongside the Inlet would pose serious environmental risks: disruption of sensitive wetland habitats, further pressure on already taxed stormwater infrastructure, and increased flooding in an area with a high water table — an issue Greenpoint is already struggling with.

Bushwick Inlet Park was promised to the community after decades of advocacy. Building two towers of this magnitude at the park's edge would permanently alter its character, diminish public access to open space, and irreparably harm a one-of-a-kind natural area. **Publicly owned land should serve the public good — not private luxury development!**

We respectfully urge the NYC Planning Department to **reject** this upzoning proposal. Protecting and preserving Bushwick Inlet Park and its surrounding environment must remain a priority for the health, safety, and well-being of our community, and for future generations of New Yorkers.

Thank you for considering our comments.

Sincerely,
Ece & Deniz Bartu Erdem

From: Bartu
To: 25DCP068K_DL
Subject: [EXTERNAL] Bushwick Inlet proposal comments
Date: Monday, April 28, 2025 6:43:21 PM

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Thank you for considering our comments.

Sincerely,
Ece & Deniz Bartu Erdem

From: Sharla Bonneville
To: 25DCP068K_DL
Subject: [EXTERNAL] Bushwick Inlet
Date: Thursday, May 1, 2025 9:18:35 PM

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I'm a Greenpoint resident and am writing to express my support for preserving the waterfront and protecting the unique ecosystem.

Please consider this beautiful neighborhood and the importance of maintaining it.

Regards, Sharla Bonneville

From: Brandon Rincon
To: 25DCP068K_DL
Subject: [EXTERNAL] Bushwick Inlet
Date: Thursday, May 1, 2025 2:35:41 PM

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2) The inlet is in a flood plain—not the smartest place to build during an era of climate warming! The development would work against the inlet's natural flood defenses, potentially endangering all of us who live here.

3) We already suffer from lack of sufficient city services and infrastructure improvements, as evidenced by the tremendous amounts of garbage on our streets, and the increasing traffic jams on weekdays and gridlock on weekends. Adding ~1,000 apartments to an already overstrained system and waterfront would only worsen these urgent problems.

4) N. Williamsburg ranks near the bottom citywide in open space per capita – only about 0.6 acres of park per 1,000 residents, roughly one-sixth of the city average and far below the 2.5 acres per 1,000 residents planning guideline. The additional open space promised here falls well below that standard given the thousands of new residents that would be sitting on top of this small additional area and will actually reduce the overall open space per person.

5) This is publicly owned land. It should not be used to enrich private developers, but to foster a more livable and vibrant neighborhood for all. There are other ways to solve the MTA's needs than by cashing in on rare public spaces.

Please don’t destroy this precious ecological sanctuary and neighborhood treasure so that a few more developers can get rich. We absolultey need more housing but DCP should engage in broad based community/citywide planning to incentivize housing construction where there is greater infrastructure capacity for more density. We have done our part.

My best

Brandon P. Rincon

From: roseann eppolito-needleman
To: 25DCP068K_DL
Subject: [EXTERNAL] Bushwick Inlet
Date: Thursday, May 1, 2025 1:57:35 PM

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rules (dogs off leash and feces everywhere), etc. You cannot continue to build without addressing these problems first.

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Thank you.

Best,Roseann Needleman

From: Ashley Mcdonald
To: 25DCP068K_DL
Subject: [EXTERNAL] Bushwick Inlet
Date: Thursday, May 1, 2025 10:11:07 PM

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To all who are reading,

Heed this warning, for Mother Nature forgives none and her wrath touches all. Do not touch the little land we have left for the few avian miracles that journey into our long urbanized landscape.

You look towards empty skies, forgetting it is not your airspace in the first place. The forefathers of greed have made them deadly empty with their own callous actions. You blindly follow in their footsteps, walking another step further towards the extinction of wildlife and eventually, our own.

When you destroy one piece of the ecological puzzle, you eventually collapse the system and destroy your own. If you don't heed public and scientific warning and act reasonably, may you be haunted in the next life by the generations of your own blood who's lives you cut short.

Save the birds, the bugs, the worms, the plants, the last semblance of childlike wonder that has long left the bodies of people like you. Eyes on a check, soul gone from a board room, claiming to care about people but your mask is transparent.

The only thing that should ceaselessly grow is the natural world, not profits.

A Champion for Nature and Queens Resident,
Ashley McDonald

P.s. if you don't give a flying fuck about the creatures, you money grubbing nimrods, think about how the negative ecological impact will have on your precious working class. Eventually doing stuff like this world wide will cause YOU to run out of 'help'. And we're already starting to see that in effect.

Yahoo Mail: Search, Organize, Conquer

From: Zoe Krauss
To: 25DCP068K_DL
Subject: [EXTERNAL] Bushwick Inlet/40 Quay Proposed Development
Date: Thursday, May 1, 2025 5:20:04 PM

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To whom it may concern,

My name is Zoe Krauss, I'm a North Brooklyn resident and I wanted to voice my concern over the proposed development at 40 Quay. I've lived in New York for over 15 years, and in this neighborhood for nearly 8 years, and have seen irreversible damage done to community infrastructures, green spaces, and more in that time. I think we can all say that we've watched Williamsburg and Greenpoint—neighborhoods we love so much—slowly become increasingly commercialized, anonymous, and frankly cold, all to the detriment of both the people who live here and those who visit. Adding additional high rise luxury buildings is simply more of the same, and continues to erode the sense of neighborhood and character in this beautiful and unique corner of New York. We are not protecting our existing community with new high rises, nor are we adding to it; we are simply gentrifying at its expense.

Additionally, and just as importantly, the environmental impact of this proposed development is catastrophic: Bushwick Inlet Park is a rare haven for migrating birds and local wildlife, and a crucial piece of green space in an otherwise highly urban area. To build over or even around it and destroy the already fragile ecosystem—grappling with existing overdevelopment—is cruel and so unnecessary in an area already brimming with similar apartment blocks. On top of that, so much of the Greenpoint and Williamsburg waterfront spaces are designated brownfield sites, meaning that even strenuous measures to protect potential residents from pollutants contaminating air and water supplies are futile. It is hugely irresponsible to add more enclosed dwellings on these sites, especially knowing that they will never be safe to live in longterm.

I strongly hope that city planners remember who they are working for—the residents of these neighborhoods and communities who work so hard to protect and keep our shared spaces clean, beautiful, and vibrant—and listen to the myriad of voices calling for a halt on this project. The repercussions of this development are dire; please help us protect our home.

Thank you,
Zoe Krauss

From: Samantha Chen
To: 25DCP068K_DL
Subject: [EXTERNAL] Bushwick Park Inlet- comment
Date: Saturday, April 26, 2025 3:29:57 PM

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To whom it may concern,

I'm a resident of North Williamsburg and am writing regarding the proposed 40 story tower development at Bushwick inlet park. When I purchased my unit in the neighborhood, the city had promised park space in the Bushwick inlet park and not more real estate developments. There are already more than enough towers in the area and the neighborhood has become very crowded and dirty. We do not need anymore tall towers in the area as the infrastructure is not there to handle the volume of people. As a resident of the neighborhood, I strongly oppose such development and ask for preserved green space for the residents that are already here.

Sincerely,
Sam
North Williamsburg resident

From: Katie Barthelme
To: 25DCP068K_DL
Subject: [EXTERNAL] Bushwick inlet
Date: Tuesday, April 29, 2025 2:06:25 PM

Hi,
I am a home owner in Calyer street and I hope you will consider protecting our waterfront and not let the Gotham Development Organization build on publicly owned property and damage the beautiful, rare, natural embayment, a migratory bird resting place and a fragile, ecological treasure that is opening up to the public, this Fall, for the first time in 100 years.
We need more green space, not more high rise condos. They are ruining the charm of the neighborhood and the environment.
Expanding the current allowable, buildable square footage should not be allowed.

Thank you,
Katie Barthelme

From: LisaGerstel ShayZach
To: 25DCP068K_DL
Subject: [EXTERNAL] Bushwick inlet Park NOT Towers
Date: Monday, April 28, 2025 10:49:02 AM

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Please Please Please
This is a really special place that will be totally destroyed by the development that is being proposed.

There is nothing like this beautiful, unique, ecosystem anywhere in NYC! Greenpoint is already suffering from flooding due to the river's high water table. The potential impact on our local wetland and wildlife habitat will be devastating.

Sincerely , Lisa Gerstel



From: Alvin Ramdeo
To: 25DCP068K_DL
Subject: [EXTERNAL] Bushwick inlet Park
Date: Monday, April 28, 2025 8:33:56 PM

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1) The development would have a devastating impact on the inlet, a fragile wetland and wildlife habitat that is unique in the city.

2) The inlet is in a flood plain—not the smartest place to build during an era of climate warming! The development would work against the inlet's natural flood defenses, potentially endangering all of us who live here.

3) City services are already stretched way too thin in Northside, as evidenced by the tremendous amounts of garbage on our streets, the increasing traffic jams on weekdays and gridlock on weekends, and the growing incidence of crime here. Adding ~1,000 apartments to an already overstrained system and waterfront would only worsen these already urgent problems.

Please don't destroy this precious ecological sanctuary and neighborhood treasure so that a few more developers can get rich.

My best,

Alvin Ramdeo

From: John Wright
To: 25DCP068K_DL
Subject: [EXTERNAL] Bushwick inlet park development
Date: Friday, May 2, 2025 12:31:41 PM

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Hi,

I am emailing to let you know that I support preserving bushwick inlet park as public green space over new tower development. This is a vital space for the resident of greenpoint and native wildlife and I do not support towers being built here.

Thanks,
John

From: Fred Tomaselli
To: 25DCP068K_DL
Subject: [EXTERNAL] Bushwick inlet park. Upzoning of 40 Quay St.
Date: Tuesday, April 22, 2025 12:57:09 PM

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I've lived in Greenpoint/Williamsburg for 40 years. I've watched the waterfront change from the forlorn, to the shiny. I can't say all the changes have been bad but fact is, we need more parks for this underserved community and less monstrously tall buildings. The birds that move through the area also need a place along the shore to rest during migration and the area around the park is a unique habitat for that. (Yes, I'm also a birder) This area has one of the least amounts of open space per capita in the city. We need the park.

Sincerely,

Fred Tomaselli.

from my phone)))))

From: billbendelow72@gmail.com
To: 25DCP068K_DL
Subject: [EXTERNAL] Bushwick inlet park
Date: Monday, April 28, 2025 10:11:13 AM

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Greetings -

Please reconsider the very tall residential towers you are planning to build right on this park which is essentially a nature preserve.

The height of the towers as planned will be very disruptive to migratory birds - both during construction and permanently after.

Plus it will essentially turn the inlet into a private front yard for this tower. The park was promised to the neighborhood as a public one; please keep it that way.

Thank You

Bill Bendelow

From: Donald Cager II
To: 25DCP068K_DL
Subject: [EXTERNAL] Citizens Against New MTA Towers Proposed for Bushwick Inlet Park
Date: Thursday, May 1, 2025 4:36:21 PM

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2) The inlet is in a flood plain—not the smartest place to build during an era of climate warming! The development would work against the inlet's natural flood defenses, potentially endangering all of us who live here.

3) City services are already stretched way too thin in Northside, as evidenced by the tremendous amounts of garbage on our streets, the increasing traffic jams on weekdays and gridlock on weekends, and the growing incidence of crime here. Adding ~1,000 apartments to an already overstrained system and waterfront would only worsen these already urgent problems.

4) N. Williamsburg ranks near the bottom citywide in open space per capita – only about 0.6 acres of park per 1,000 residents, roughly one-sixth of the city average and far below the 2.5 acres per 1,000 residents planning guideline.

5) This is publicly owned land. It should not be used to enrich private developers, but to foster a more livable and vibrant neighborhood for all. There are other ways to solve the MTA's problems than by cashing in on rare public spaces.

Please don't destroy this precious ecological sanctuary and neighborhood treasure so that a few more developers can get rich.

My best,
DC

From: Katherine Thompson
To: 25DCP068K_DL
Subject: [EXTERNAL] Comment DEIS MTA/ 40 Quay/ Monitor Point
Date: Friday, May 2, 2025 4:53:20 PM

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Dear NYC City Planners,

Over 150 years ago there were Urban Planners, visionaries really, who looked to the future- to a time when they knew they would not be around and yet created our most grand and treasured public open spaces: Frederick Law Olmsted and others had the vision to create Central Park-843 acres and Prospect Park-526 acres.
Imagine a New York City if we didn't have those iconic parks today?

The 1.85 acre, MTA Private development Gotham Monitor Point proposal, wants to REZONE A REZONING to build on the very last bit of publicly owned land on NYC's waterfront that is adjacent to a PUBLIC PARK. After one and a half centuries of New York City industry, population rise and constant development, that's all that's left.

In 2005 our NYC City Planners rezoned 180 blocks- the entirety of the North Brooklyn Waterfront. They carefully and methodically designated each parcel to compose the Greenpoint/ Williamsburg Waterfront Rezoning Plan. As a part of the same comprehensive DCP WAP our city planners REZONED 40 QUAY from M31 to contextual R6 w commercial overlay. Those city planners at the time recognized that high rise residential on the edge of what one day would become a slender public park on the unique Bushwick Inlet tidal embayment would compromise the integrity of the PUBLIC park and destroy character of the historical Greenpoint neighborhood. Their intention was to protect the Bushwick Inlet and preserve the historic district.

If this second rezoning, the mega upzoning of 40 Quay is realized then the Bushwick Inlet Park, our precious (mostly unbuilt and thus undelivered 2005 rezoning promise) public park, will be turned into the front yard for the top 1% of apartment dwellers who can afford to live there.
This **"rezoning of a rezoning"** begs the point of comprehensive City Planning if it is so easily unraveled by the whims of developers? In the case of the 2005 Greenpoint/ Williamsburg Waterfront Rezoning WAP, how can City Planning begin to rezone a rezoning without having delivered on promises made in the first rezoning?

The Bushwick Inlet Park and the Greenpoint historic neighborhood is threatened by the proposed REZONING of 40 Quay/ MTA Wash Facility to usher in mega towers. This is a private developer land grab and it doesn't make sense that our government would give away publicly owned property for private profit. *"Public Land for Public Good"* questions the assertion that reaping the highest financial return always provides the highest and best use of public land. In this case, only the developers will be really making money! Take a look…

MTA Math:
First a recap- 40 Quay is owned by the MTA which is a public benefit corporation, meaning it operates for the public good and is not a private, profit-making entity.

Back in 2019, MTA claimed they were bankrupt and sought to utilize their assets.
They own 40 Quay Street on the Greenpoint waterfront adjacent to the Bushwick Inlet which they bought for 2.5 million dollars in 1998 and it became their wash truck facility.
To help their financial woes, the MTA issued an RFP (request for development) for 40 Quay and received a number of proposals.
At the time, community groups in North Brooklyn hoped that the process could be averted and began to organize to look at alternative prospects for this publicly owned land.
During Covid the MTA moved forward with a proposal by the Gotham Corporation.

Now back to MTA Math: Here's the deal about the Gotham proposal-
Gotham wants to UPZONE the property (which was already rezoned in 2005) to Large Scale General Development (LSGD) which means very little restrictions and very tall heights. They aim to change the current zoning from R6 (Contextual 4-6 stories) to super high rise 60 story towers- the highest on the NBK waterfront.

The bottom line:
If Gotham succeeds in getting an UPZONE for high rise residential-
The MTA stands to earn 38 million dollars with the 100 year lease.

Now If Gotham DOES NOT get an UPZONE and builds As of Right R6 contextual housing-
The MTA stands to earn 7 million dollars with the 100 year lease.

On April 30, 2025 the MTA reported that the Lower Manhattan Congestion Pricing program received $159 million in tolls in its first three months.

Think about that and put it into the context of the 40 Quay proposal.
MTA 40 Quay will yield a mere 38 million dollars revenue for a 100 year lease with the developers while MTA Congestion Pricing yields 50 million dollars a month.

Here's some NBK Waterfront Gold Coast Math:
The VALUE created in this potential UPZONING of the 1.85 acres of 40 Quay Street for the

Gotham Developers is astounding. After these towers are built and 1150 units of housing created, the Value of these properties will be in the 100's of millions of dollars. At the minimum- a HALF A BILLION DOLLARS-

Half a Billion Dollars of PROFIT for a PRIVATE developer on PUBLIC LAND.

Think about that. Why should we be offering this publicly owned asset to private developers? This really is so unbalanced and makes no sense. It's terribly short sighted. Please think about future generations.

We, the public, have very little left in this crazy world- let's not give the last 1.85 acres away to private developers for their humongous profits.
This PUBLIC LAND must be used *for Public Good.*

Most sincerely,

Katherine Thompson

From: Holly Dowell
To: 25DCP068K_DL
Subject: [EXTERNAL] Comment on Monitor Point / 40 Quay
Date: Monday, April 21, 2025 9:36:58 PM

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I'm writing today as a North Brooklyn resident to oppose the proposed rezoning of 40 Quay Street. Bushwick Inlet is a rare natural embayment, a migratory bird stop and ecological treasure opening to the public for the first time in over 100 years this fall. Bushwick Inlet is a unique ecosystem – there's nothing like it in NYC. We can't afford to lose it. Please don't cede this public land and valuable ecosystem to a mega-tower development.

Thanks for your time,
Holly Dowell

From:	Chad Purkey
To:	25DCP068K_DL
Subject:	[EXTERNAL] Comment on Monitor Point, CEQR 25DCP068K
Date:	Tuesday, April 22, 2025 3:51:16 PM
Attachments:	Outlook-4v0unbcv.png Outlook-signature_.png Outlook-signature_.png Outlook-signature_.png Monitor Point_NYCDCP Scoping Meeting 4.22.2025_Public Comment.pdf

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Good afternoon,

Please find attached comments that were provided during the scoping meeting for CEQR 25DCP068K on April 22, 2025.

Chad Purkey

Interim Executive Director

abny
association for a better new york

www.abny.org

@ABetterNY

From: Katherine Thompson
To: 25DCP068K_DL
Subject: [EXTERNAL] Comments for Monitor Point CEQR No. 25DCP068K DEIS
Date: Tuesday, April 22, 2025 8:47:05 AM
Attachments: Save the Inlet Monitor Point CEQR 25DCP068K DEIS.pdf

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Dear Dept of City Planning,
Please find comments from Save the Inlet attached,
Best regards,
Katherine Thompson

Savetheinlet.org

From:	LIC Coalition
To:	25DCP068K_DL
Subject:	[EXTERNAL] Comments re proposed MTA-Gotham Org Mega-Tower Development at 40 Quay Street in Greenpoint
Date:	Friday, May 2, 2025 10:32:10 PM
Attachments:	Executive Summary_HPN Vision Plan.pdf

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To Whom It May Concern:

New York City, with its hundreds of miles of coastline, must learn how to manage the threat of serious flooding caused by increased precipitation, storm surge, rising sea levels, and subsidence. It must learn, that is, *how to live with water*.

Living safely with water means, among other things: being honest about the risks of a rapidly changing climate; building robust and comprehensive resiliency along our waterfronts; updating drainage infrastructure to manage stormwater and CSOs; implementing evacuation plans; and not least, **situating new development where it is safe from serious flooding, *i.e., outside the City's floodplains***.

Paradoxically, the City is confronting this challenge along its Manhattan side—*for example, spending billions of dollars to make East River Park and Battery Park resilient*—while all but ignoring the threat of flooding on its Queens and Brooklyn side, where the Department of City Planning (DCP) is greenlighting huge residential towers right at the water's edge.

Such is the case with the **Gotham mega-tower planned for 40 Quay Street in Greenpoint**. By creating a false choice between the need for housing and the need for open space and resiliency, the DCP is allowing the use of this flood-prone public property for residential development. Situating the Gotham tower at the water's edge would put residents of the high-rise *and* the surrounding neighborhood in harm's way, put the building and surrounding properties at risk of serious (uninsurable) damage, and remove critically needed public waterfront access and parkland. The building does not belong there.

Greenpoint is not alone in fighting this kind of illogical planning. The same dynamic is happening in neighborhoods around New York—including in Long Island City (LIC), which is right next door. Like Greenpoint, LIC has a vulnerable coastline and is suffering from serious deficits of open space and services that haven't nearly kept pace with its unfettered growth. Yet despite these problems and challenges, the DCP is pushing for a rezoning plan that would add tens of thousands of *new* units to the neighborhood, including mega towers along the water. Long Island City Coalition/Hunters Point Community Coalition (LICC-HPCC) is proposing an alternative community-based plan[1] that would provide robust resiliency, significantly increase open space, improve drainage, protect private rights, and place new development where it is safe—behind natural and engineered resiliency infrastructure built into the floodplain. It is time for the DCP to listen to communities like Greenpoint and Long Island City, which have a deep understanding of what they need and, also, of what would wreak havoc on their neighborhoods.

In a 2023 opinion piece in the *New York Times*, architect Vishaan Chakrabarti showed that the City can create housing for one million New Yorkers without building in its floodplains or destroying the character of its neighborhoods.[2] There should be no 'Sophie's choice,' therefore, between housing and resiliency—between building affordable residential units and ensuring they are supported by the parks, school seats, transportation, and other services that make them livable. To keep New Yorkers healthy, safe, and dry,

housing must be kept outside of the City's floodplains and **Gotham's mega tower must be kept off the waterfront at Bushwick Inlet Park.**

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[1] https://hunterspoint-north.com/. Executive Summary, attached.

[2] https://www.nytimes.com/interactive/2023/12/30/opinion/new-york-housing-solution.html

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LIC COALITION
https://www.lic-coalition.org/

From: Mitchell Kelly
To: 25DCP068K_DL
Subject: [EXTERNAL] Community objection to Proposed Development at 40 Quay St / Monitor Point
Date: Thursday, May 1, 2025 5:45:17 PM
Attachments: EXTERNAL Community objection to Proposed Development at 40 Quay St Monitor Point .msg

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From: Daisy Wong
To: 25DCP068K_DL
Subject: [EXTERNAL] Concerns for Bushwick Inlet Park development
Date: Tuesday, April 29, 2025 9:40:40 PM

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To whom it may concern,
I'm writing to voice my concern regarding the development of two new luxury building on the Bushwick Inlet Park site, that was originally designated for park space and green zone. In Williamsburg, we have almost no waterfront park space left. The ratio between the ratio of growing residents to decreasing green space is increasingly widened as more new residential buildings are erected.

I urge you to consider keeping Bushwick Inlet Park a green space and public park so that everyone can enjoy this beautiful waterfront space, and not just a few who can afford to pay the cost of living in a luxury high rise.

Sincerely,
Daisy Wong
Resident of Williamsburg for 13 years

Sent from my iPhone

From: Ana Tiwathia
To: 25DCP068K_DL
Subject: [EXTERNAL] Construction next to Bushwick Inlet Park
Date: Tuesday, April 29, 2025 9:34:05 AM

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Hello,

I've been a resident of Williamsburg for 20 years and want to register my feedback about the proposed development of two sky scrapers next to Bushwick Inlet park. The waterfront of Williamsburg has transformed so much over the last twenty years, in some very positive ways, but increasingly less so. The area is being blocked almost completely by sky scraper condos, with the notable exception of East River Park and Bushwick Inlet, which is habitat to numerous migratory birds and an important part of the diminishing natural environment that is crucial for the neighborhood. This is public land and should not be used for private development. Period.

Thanks for listening to a concerned community member.

Ana

Sent from my iPhone

From: Bryan McLellan
To: 25DCP068K_DL
Subject: [EXTERNAL] Development Proposal at Bushwick Inlet Park
Date: Thursday, May 1, 2025 2:36:36 PM

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Dear NYC Planning Officials,

I am writing to express my unequivocal and deeply held opposition to the proposed residential towers by Gotham Development at Bushwick Inlet Park. This project is fundamentally flawed and must be reconsidered for the following critical reasons:

1. **Environmental Destruction**: The proposed development would severely damage Bushwick Inlet, one of the city's few remaining wetlands and a critical wildlife habitat. This area was promised to the public as parkland—an assurance made years ago that has yet to be fully honored. Given additional rezonings since 2005, even the currently planned parkland is insufficient. To now carve away even more space is simply unacceptable.

2. **Climate and Flood Risk**: The inlet lies in a designated flood plain. Constructing large-scale residential towers here, especially in an era of accelerating climate change and sea level rise, is not just ill-advised—it is irresponsible. Such development would undermine the area's natural flood defenses, placing surrounding communities at greater risk.

3. **Overburdened Infrastructure**: North Brooklyn already suffers from underinvestment in basic services. Overflowing trash bins, worsening weekday traffic, and weekend gridlock are daily realities. Adding nearly 1,000 new apartments will further strain infrastructure that is already failing to meet the needs of current residents.

4. **Severe Open Space Deficit**: North Williamsburg has one of the lowest open space ratios in the city—approximately 0.6 acres per 1,000 residents, far below the citywide average and the planning benchmark of 2.5 acres. The minor addition of green space proposed here does not begin to offset the influx of new residents and, in fact, will reduce open space per capita.

5. **Misuse of Public Land**: This land belongs to the public. It should not be leveraged for the financial gain of private developers. There are other, more appropriate ways to address the MTA's fiscal needs without sacrificing irreplaceable public assets.

I urge you not to compromise this vital ecological and community resource for the sake of short-term development interests. Yes, we need more housing—but that housing must be planned intelligently, equitably, and in locations with the infrastructure to support it. Our community has more than fulfilled its obligations. It is time for the city to honor its commitments to us.

Do not trade away this precious public land. Protect Bushwick Inlet Park.

Sincerely,
Bryan McLellan (Neighborhood resident)

From: Dina Rabiner
To: 25DCP068K_DL
Subject: [EXTERNAL] EARD Scoping Meeting: Monitor Point
Date: Friday, April 25, 2025 3:16:48 PM
Attachments: image001.png
LOS - Monitor Point Rezoning.pdf

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Good afternoon,
Attached please find the letter of support for the Monitor Point rezoning project.

Please confirm receipt.

Thanks,
Dina

Dina Rabiner (she/her)
Senior Vice President, Innovation and Strategy
Brooklyn Chamber of Commerce

brooklynchamber.com
253 36th Street, Unit 17 - Suite 4-C58
Brooklyn, NY 11232
CLICK HERE FOR EVENTS AND DETAILS



From: Scott
To: 25DCP068K_DL
Subject: [EXTERNAL] EARD Scoping Meeting: Monitor Point
Date: Friday, May 2, 2025 1:20:51 PM

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Scott Fraser Testimony:

My name is Scott Fraser. I've lived in Greenpoint most of my life where I learned firsthand about this neighborhood's toxic twin legacy...of pollution and lack of open space. Like the devastating Exxon Mobil oil spill, or the NuHart Plastic Factory Superfund site's phthalate and trichloroethylene plume. Or the millions of pounds of toxic chemicals released into the air each year by local factories. And the fact that Greenpoint-Williamsburg has the least amount of per capita park space than almost any other neighborhood in New York City.

Fear of those chemicals...combined with the lack of green space...drove me and my wife to community activism. We helped shut down a toxic Department of Sanitation incinerator; we shut down dozens of runaway waste transfer stations on Kent Avenue; we stopped the TransGas power plant dead in its tracks. We convinced Mayor de Blasio to finally complete the acquisition of Bushwick Inlet Park. And do not be mistaken. Citizens of Greenpoint-Williamsburg, of all stripes and colors, will stop the MTA and Gotham Organization's plan to build three luxury towers just 50 feet from the shoreline of Bushwick Inlet Park.

These proposed towers are the proverbial straw that would break our neighborhood's back. Our two grandchildren at P.S. 31, just 3 blocks from Bushwick Inlet, will be walled off forever from the park we dreamed of for decades...by three 60, 40, and 20-story towers of glass and steel.

Just follow the money. That's what this is all about. It's not NIMBY, it's not about affordable housing. Gotham Organization is greasing the wheels, sweet talking everybody they know about vast open spaces, amenities...but don't fall for it. God knows Janice and George deserve a museum where they can continue teaching local children our inspiring U.S.S. Monitor story. But these towers are not the answer...for them or for our community.

That's part of the game...developers pitting us against ourselves...calling their luxury development "Monitor Point"...making us believe affordable housing is the answer on the worst possible place...at the worst possible time...on a flood zone.

Shame on you Department of City Planning. You led us down a path of hopes and dreams in the 80's and 90's, when you told us we could chart our own destiny as a beleagured community, when we dreamed of an emerald green necklace of waterfront parks. Instead two decades after our rezoning we have soaring towers...and no meaningful infrastructure. Shame on you Gotham for not showing up at CB1's Land Use Committee meeting. Concerned citizens were there...to oppose your plan...and they filled every table. For us it felt as if...you had something to hide. Our parks group met with Gotham last September...they told us all about their magnificent 100-foot wide green corridor from West Street to Bushwick Inlet Park, but never showed us a rendering of what their 3 towers would actually looked like. I wonder why...

There's no better way to celebrate this Earth Day than attending this Scoping Meeting for Monitor Point. We know you're listening Governor Hochul. As you spend billions of our hard earned dollars for coastal resiliency in lower Manhattan...lets reclaim two more acres of that resiliency on the East River at the north end of Bushwick Inlet Park.

Thank you, City Planning, for providing me this opportunity to speak.

From:	Sarah Roberts
To:	25DCP068K_DL
Subject:	[EXTERNAL] EIS Scoping Meeting- Monitor Point Testimony
Date:	Friday, May 2, 2025 8:40:40 PM
Attachments:	The Birds of Brooklyn and Queens.pdf Fact Sheet - State of the Birds 2025.pdf Greenpoint-williamsburggw_feis_ch_10.pdf

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Hello,

I am writing in strong opposition to this project. My name is Sarah Roberts. I volunteer with the Wild Bird Fund, where I am an educator and an NYS DEC Wildlife rehabilitation specialist. Lastly, I'm a community organizer with Save the Inlet.



I also live in the Greenpoint Historic District neighborhood, about 1/3 of a mile from 40 Quay St.

I saw my first Brown Thrasher in my Lorimer St apartment backyard today. Again, I live less than 1/4 mile from the Inlet, a critical environmental space for migratory and resident birds. Last night, according to the project Birdcast, from April 21 to April 22, an estimated 64,500 birds crossed King's County, with peak migration traffic at 15,100 birds in flight, headed northeast at 41 mph. Last night's lowest altitude record was just 1,200 feet, or a little less than half of the proposed Gotham tower with 690 feet of height included in the bulkhead.

New York City is oriented in the Atlantic Flyway, an avian super highway for migratory birds in spring and fall. As a volunteer at Wild Bird Fund, most of our patients this time of year are migrants who have collided with a building, typically because of their inability to perceive reflective glass. While many consider this to be a natural part of nature's course, the reality, according to the U.S. North American Bird Conservation Initiative (NABCI) 's 2025 State of Birds, "5 Years After the 3 Billion Birds Lost Research, America Is Still Losing Birds report shows those losses are continuing, with declines among several bird trend indicators." Again, speaking to my experience as a wildlife rehabilitation, we saw a 14% increase in our patient intake from 2023 to 2024, with over 11k patients, and our busiest day was 110 birds. While bird-safe glass does increase the likelihood of survival, the speed at which some of these birds hit our buildings is alarming and devastating.

The Bushwick Inlet Park, a vital green space in our community, has long been recorded and revered as a critical environmental respite for migratory birds. Cornell's eBird has a record of 140 species seen in the Inlet since 2016. Naturalist Emily Bradshaw studied birds on the Brooklyn waterfront from North 7th to Newtown Barge Park from 1995-2001 with a detailed list of birds observed. She is a report read to Community Board 1 to relay concern about development harming bird habitats. Bradshaw wrote, "the birds have […] succumbed to the waterfront development", estimating that in 1999, Greenpoint lost over 60% of the birds due to the rezoning. Over 20 years later, we're in a similar position, where we're seeing devastating effects from Highly Pathogenic Avian Influenza (HPAI) continued impacts of collisions, and loss of habitat from development, pollution, or At Wild Bird Fund, we've already seen the catastrophic spread of this disease and anticipate the spring to be a challenge among the breeding waterfowl and shorebirds who breed and nest in the Inlet and other green spaces in NYC.

According to the State of Birds 2025, nearly 100 million Americans, over a third of adults, engage in birding—more than any other outdoor activity. Birding bridges regions and demographics boost the American economy by $108 billion annually and derive about $38 billion in annual tax revenue. This clearly demonstrates the value of bird conservation, which benefits millions nationwide.

Building this project will impact migratory birds. While the degraded quality of the shoreline has been described at length in the Gotham presentation , wildlife does not see boundaries or parcels, as I saw a Killdeer, a sensitive shorebird species, this last Saturday in one of the Inlet sites— in fact as of May 2, there are four fledglings (babies) at the site that would be immediately near of this construction zone (40.72330185278713, -73.95892420887576). This species of birds is considered threatened.

In addition to the embedded links provided, I've included attachments I've included are from governing bodies and authoritative groups who can speak volumes to the absolute devastating loss of natural habitat and its' impact on multiple species and taxa. The bird list of Brookly and Queens was compiled by local naturalist, Ryan Mandelbaum.

Finally, as we head into May, I leave the City Planning Department with this quote from Biophilic cities on the heels of *World Migratory Bird Day's 2025 Shared Spaces- Creating Bird-Friendly Cities and Communities theme (see the webinar w/author mention in the quote below):*

"Biophilic human environments are bird-friendly. Perhaps, urban birds can also make cities more human-friendly. In his 2021 book, The Bird-Friendly City: Creating Safe Urban Habitats, Tim Beatley refers to bird-friendly urban environments as high in "birdicity" qualities, guiding the reader through examples of how urban environments can be planned and modified to better support our feathered friends (Beatley 2021, Box 11-1). It's clear from the narratives about his

own urban bird experiences that Beatley has benefited, as a person, because of city birds." *from World Migratory Bird Day, 2025: Shared Spaces"*

Thank you for your time.

Warmly,
Sarah Roberts, MS, Edu. (She/Her/They) —why include this?
Community Organizer and Volunteer with Friends of Bushwick Inlet Park's Save the Inlet Campaign and the Wild Bird Fund

From: Ariella Sperling
To: 25DCP068K_DL
Subject: [EXTERNAL] Fwd: Concerns about 40 quay
Date: Thursday, May 1, 2025 2:40:51 PM

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Hi got a bounce back email. Please read my concerns below.

---------- Forwarded message ---------
From: **Ariella Sperling**
Date: Thu, May 1, 2025 at 1:41 PM
Subject: Concerns about 40 quay
To: <25D6P068K_DL@planning.nyc.gov>

Hi,

My husband and I live in Calyer and Lorimer. We're very concerned with the addition of these towers right next to a site where two more towers are yet to be built. We are worried about shadow pollution, the birds near the inlet and overall diminishing green space for more Greenpoint residents where we only have 2 subway stations and short G trains! This is a wonderful neighborhood and I want it to be a place for all but the population density is overriding our current resources.

Just because you can doesn't mean you should. This small parcel of land could be part of the inlet but could also be a shorter brick building.

Thanks.
Ariella + Adam Sperling

From: Aileen.m.gibbons
To: 25DCP068K_DL
Subject: [EXTERNAL] Gotham Development -two 40-story residential towers on the inlet of Bushwick Inlet Park
Date: Thursday, May 1, 2025 2:53:49 PM

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Please don't build two massive building on a fragile ecosystem, this is public land, can we not invest in our futures and create a park that protects the fauna and flora of the area instead of giving it over to developers.

Sent from my iPhone

From: Arielle W
To: 25DCP068K_DL
Subject: [EXTERNAL] Gotham Development at Bushwick Inlet Park
Date: Thursday, May 1, 2025 2:22:46 PM

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Dear NYC Planning Officials,

I want express my strong opposition to the proposed residential towers to be built by by Gotham Development at Bushwick Inlet Park. This development is a terrible idea for multiple reasons:

1) The development would have a devastating impact on the inlet, a fragile wetland and wildlife habitat that is unique in the city. This development would sit right on that proposed park and ruin what was promised to us years ago (a park that is now already going to be too small given the additional rezoning approved since 2005).

2) The inlet is in a flood plain—not the smartest place to build during an era of climate warming! The development would work against the inlet's natural flood defenses, potentially endangering all of us who live here.

3) We already suffer from lack of sufficient city services and infrastructure improvements, as evidenced by the tremendous amounts of garbage on our streets, and the increasing traffic jams on weekdays and gridlock on weekends. Adding ~1,000 apartments to an already overstrained system and waterfront would only worsen these urgent problems.

4) N. Williamsburg ranks near the bottom citywide in open space per capita – only about 0.6 acres of park per 1,000 residents, roughly one-sixth of the city average and far below the 2.5 acres per 1,000 residents planning

guideline. The additional open space promised here falls well below that standard given the thousands of new residents that would be sitting on top of this small additional area and will actually reduce the overall open space per person.

5) This is publicly owned land. It should not be used to enrich private developers, but to foster a more livable and vibrant neighborhood for all. There are other ways to solve the MTA's needs than by cashing in on rare public spaces.

Please don't destroy this precious ecological sanctuary and neighborhood treasure so that a few more developers can get rich. We absolultey need more housing but DCP should engage in broad based community/citywide planning to incentivize housing construction where there is greater infrastructure capacity for more density. We have done our part.

My best,

Arielle Weinstein

From: Cara Braude
To: 25DCP068K_DL
Subject: [EXTERNAL] Gotham Development at Bushwick Inlet Park Opposition
Date: Monday, April 28, 2025 6:59:19 PM

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I want to express my strong opposition to the proposed residential towers to be built by by Gotham Development at Bushwick Inlet Park. This development is a terrible idea for multiple reasons:

1) The development would have a devastating impact on the inlet, a fragile wetland and wildlife habitat that is unique in the city.

2) The inlet is in a flood plain—not the smartest place to build during an era of climate warming! The development would work against the inlet's natural flood defenses, potentially endangering all of us who live here.

3) City services are already stretched way too thin in the Northside, as evidenced by the tremendous amounts of garbage on our streets, the increasing traffic jams on weekdays and gridlock on weekends, and the growing incidence of crime here. Adding ~1,000 apartments to an already overstrained system and waterfront would only worsen these already urgent problems.

Please don't destroy this precious ecological sanctuary and neighborhood treasure so that a few more developers can profit at our expense.

Best,
Cara Braude

From: Christina C.
To: 25DCP068K_DL
Subject: [EXTERNAL] Gotham Development proposal at Bushwick Inlet Park
Date: Tuesday, April 29, 2025 9:12:09 AM

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Dear NYC Planning Officials,

Hello. As a longtime resident of Williamsburg, Brooklyn, I want to express my strong opposition to the proposed residential towers to be built by Gotham Development at Bushwick Inlet Park. We have been waiting for over a decade now for this park to come into place. This development is a terrible idea for multiple reasons:

1) The development would have a devastating impact on the inlet, a fragile wetland and wildlife habitat that is unique in the city. This is what we need more of in the city, not more mega developments that only wreak havoc on the little natural environment we have left.

2) The inlet is in a floodplain, which feels extremely risky to build on when the climate crisis is just worsening. The development would work against the inlet's natural flood defenses, potentially endangering all of us who live here.

3) City services are already stretched way too thin in Northside, as evidenced by the tremendous amounts of garbage on our streets, the increasing traffic jams on weekdays and gridlock on weekends, and the growing incidence of crime here. Adding ~1,000 apartments to an already overstrained system and waterfront would only worsen these already urgent problems.

Please don't destroy this precious ecological sanctuary and neighborhood treasure so that a few more developers can get rich.

Thank you,
Christina Choi

From: Genevieve Calkins
To: 25DCP068K_DL
Subject: [EXTERNAL] Gotham Tower Development Plan Bushwick Inlet Park
Date: Friday, April 25, 2025 5:00:27 PM

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Dear City Planners,

I am utterly horrified to learn of the proposed development of Bushwick Inlet Park into a massive skyscraper complex of luxury apartments. **NO ONE** wants this. I have lived in and around this neighborhood for the past 11 years and have watched as more and more high rises go up every year, destroying historical structures and precious ecosystems, while polluting the surrounding communities with unbearable noise and dust for years before they are complete, after which they block all sunlight around them, and often remain largely vacant due to overpriced housing and shoddy workmanship. Please, I ask on behalf of all members of this community, as well as the greater community of NYC, do not allow this project to ruin one of the last remaining sections of natural waterfront we have. The neighboring Maria Hernandez Park is a perfect example of what can be developed while respecting and preserving the natural ecosystem, and of why public outdoor gathering places are so important and valued. This project would destroy so much more than the ground it would stand on, it would disrupt everything and everyone around it, including this beloved neighboring park. I ask you, **for whose benefit?**

I was so excited to see the old storage structure finally come down, as we all believed at the time that the space was to be reintegrated with the natural surroundings and developed for public use. Finally, we thought, some positive change. Please, **YOU** can still be that positive change. For the residents and visitors who love this city and neighborhood, please do what you know in your heart is the **right** thing to do. Instead of filling the pockets of another greedy corporation, protect the waterfront and give this city something that will be valued and appreciated for generations to come.

Thank you,
Genevieve Calkins

From: Kate yourke.org
To: 25DCP068K_DL
Subject: [EXTERNAL] Gotham / MTA Monitor Point development
Date: Friday, May 2, 2025 6:41:51 PM

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Gotham / MTA Monitor Point development

Dear Planning Department,

I write to you to express my disappointment and discouragement that this unique parcel of publicly-owned waterfront could be developed into giant luxury towers with flashy retail.

Members of this community have planned for that parcel for decades, always with the intention that it would provide respite from first the noxious industrial use, then the obnoxious luxury residential use of our magnificent waterfront.

Bushwick Inlet has been the jewel in the crown of our waterfront parcels, while also being the most precious and vulnerable. This shoreline hosts species of migratory birds that rely on this site as they navigate the complex environment of NYC. Planning to use 'bird-friendly' windows on glass skyscrapers will be inadequate to mitigate the impact of bird strikes on vulnerable populations. The release of hazardous materials from the site and the impact to wildlife of this scale of construction will be devastating to this sensitive flood zone, as will the impacts resulting from 1,000 rental apartments and 30-50,000 sq. ft. of retail and commercial space, including parking, retail, deliveries, water runoff, sewage treatment, etc.

After our community has fought for decades to create and cultivate park land, over-use and new shadows will impact plantings and trees, as well as the enjoyment of our precious open space. For a community with so little open space, this is unacceptable.

The impact of bringing so many people into this area will be profound not only on the environment, but on the other resources like schools, libraries, park facilities, roads, streets, subways, buses, ferries, and the Newtown Creek Sewage Treatment Center. The Monitor Point development will destroy the character of this parcel of land and the open space surrounding it will be catastrophic.

At a time when global warming is reaching its tipping point, it is absolutely unacceptable to build such an enormous development in a flood zone, much less one with a toxic history.

I implore you to reject this project for the massive volume of its negative impact on the environment and the community. There is no action that could be taken to mitigate the profound negative impacts of this proposed development.

Thank you for protecting the public interest.

Sincerely,
Kate Yourke

From: Lauren Tartaglia
To: 25DCP068K_DL
Subject: [EXTERNAL] Greenpoint Inlet Park
Date: Monday, April 21, 2025 10:20:04 AM

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Hello,
I am emailing about the 2 luxury towers expected to be erected by the Bushwick Inlet. Due to the size of the project, Bushwick Inlet park will be impacted enormously. It is a natural embayment, a migratory bird stop, and a rare ecological treasure here in New York City. This will all be gone if those towers are erected. I am saddened by this prospect.

I urge you to communicate this to whomever is in charge. I am in favor of protecting the Bushwick Inlet!
Thank you,

--
Lauren Tartaglia

From: rhianna vigrass
To: 25DCP068K_DL
Subject: [EXTERNAL] Greenpoint MTA wash unit development
Date: Thursday, May 1, 2025 7:59:49 PM

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The area is already overly developed—driven by greed that has virtually destroyed the community that once thrived here for generations. Skyrocketing rents and overpriced restaurants are steadily erasing the heart and soul of the neighborhood.

Enough is enough.

This public land must be used for the community—not handed over for yet another profit-driven land grab. If there's any respect left for humanity, it's time to prioritize people over profit.

From: Alex Cano
To: 25DCP068K_DL
Subject: [EXTERNAL] Greenpoint Resident - Development on 40 Quay
Date: Friday, May 2, 2025 12:29:55 PM

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Hi,

I'm a Greenpoint resident and do not support building a high rise on 40 Quay. I am in favor for protecting the inlet. We already don't have much open green space in the neighborhood, public land should be for everyone to enjoy.

Best,

Alex Cano

From: Lea Stern
To: 25DCP068K_DL
Subject: [EXTERNAL] Greenpoint resident - save the inlet
Date: Thursday, May 1, 2025 5:43:23 PM

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Hi there,

I am a long standing Greenpoint, Brooklyn resident. I support preserving the waterfront as public green space. I implore you to not allow the major build of 56 story high-rise building at the MTA wash-site.

Thank you for your consideration,
Lea

From: Amanda
To: 25DCP068K_DL
Subject: [EXTERNAL] High rise in Greenpoint at MTa wash site
Date: Thursday, May 1, 2025 7:04:54 PM

Hello,
I'm writing to express my concern with the new high rise structure of 56 floors slated to be built in Greenpoint Brooklyn on the MTA wash site.
As you may be aware, we already have very little infrastructure to support this rapidly growing community. We have no schools, no daycares, parks or green spaces to support the insanely quick residential development in this neighborhood.
I ask you to kindly reconsider this development.
Kind regards
Amanda lackey
Greenpoint resident since 2020 and mom of two.

Sent from my iPhone

From: Ian Luo
To: 25DCP068K_DL
Subject: [EXTERNAL] I Support MTA Towers
Date: Saturday, April 26, 2025 11:23:41 AM

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Hello,
I am writing as a homeowner in Williamsburg in one of the high rises by the water. Many of my neighbors are against building these towers due to concerns about migratory birds. While I have no reason to doubt their claims, I think a more serious issue facing our community is the lack of housing, whether affordable or luxury. I would like to express my support for these buildings as a way to increase the housing supply in our neighborhood. Even though this may not directly benefit my property values, I don't want to see my friends having to move out of this neighborhood due to the housing affordability crisis.

I am happy to protect the birds after everyone who wants to live in this neighborhood has a place to live at an affordable price.

--
Thank You
Ian Luo

From: dali
To: 25DCP068K_DL
Subject: [EXTERNAL] I oppose the rezoning application of Bushwick Inlet.
Date: Tuesday, April 29, 2025 9:47:55 AM

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To Whom It May Concern,

I'm writing to express deep concern over the proposed 40 Quay/Monitor Point development, which threatens the ecological integrity of Bushwick Inlet. This rare natural embayment serves as a vital habitat for migratory birds and marine life and has only recently become accessible to the public after more than a century.

The plan to construct two massive luxury towers—rising 60 and 45 stories—within a 100-year flood zone poses significant risks. Such development would undermine nature-based flood defenses, disrupt wildlife habitats, and compromise the community's resilience to climate change. Additionally, the scale of this project is grossly out of context with the surrounding neighborhood and contradicts the city's commitment to sustainable urban planning.

I urge you to oppose, like me, the rezoning application and advocate for the preservation of Bushwick Inlet as a public green space. Protecting this unique ecosystem is not only an environmental imperative but also a commitment to the well-being and safety of our community.

Thank you for your attention to this critical matter.

Sincerely,

Dalila Szostak

From: Sarah Vasil
To: 25DCP068K_DL
Subject: [EXTERNAL] I support preserving the waterfront as public green space!
Date: Thursday, May 1, 2025 6:35:12 PM

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I am against the 40 Quay mega development!
I support preserving the waterfront as public green space!

From: Antonio Fragoso
To: 25DCP068K_DL
Subject: [EXTERNAL] I support preserving the waterfront as public green space
Date: Friday, May 2, 2025 8:51:54 AM

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I'm a long-time Greenpoint resident, and I don't agree with the 40 Quay Towers Proposal as it will permanently damage one of the few natural ecosystems left in the neighborhood.

antonio fragoso
creative director | copywriter
thefragoso.com

From: Nicole N.
To: 25DCP068K_DL
Subject: [EXTERNAL] Letter in opposition to the rezoning/development of the MTA property at Bushwick Inlet Park
Date: Tuesday, April 29, 2025 1:00:17 AM

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Dear City Planning officials,

The MTA has signed a deal with Gotham Development to build two massive 40-story residential towers on the inlet of Bushwick Inlet Park (which runs along the waterfront from N. 7th to N. 14th). The addition of these two towers and their residents cannot be supported by the current infrastructure.

The city continues to allow the development of parcels along this corridor into major residential projects without adjusting municipal services. The neighborhood is filthy; traffic is out of control; bicycles are a danger to themselves and others and the police cannot address the quality of life issues constantly occurring around the area. And this is BEFORE the River Ring project has even begun. Adding even more buildings will further exacerbate the problem. The addition of these two new towers will only add more congestion, trash and safety hazards.

As a resident of the neighborhood for almost two decades I appreciate that growth and change happen. But you are overestimating the patience and tolerance of residents- owners, not renters who vote in all local elections. We need to be considered. Our children deserve a safe and clean place to grow up. We will not allow our neighborhood to be sold out and trashed.

We are growing VERY tired of being dismissed.

What this neighborhood really needs is a multi-story municipal parking lot. We are not Manhattan. People drive here. Local residents work in the outer boroughs and suburbs that cannot be reached via public transport. Tourists and suburbanites visit regularly. As much as you try to discourage cars they are necessary in this neighborhood. Capitalize of all of that by creating a parking solution that generates revenue to fund the seriously lacking public services like police and sanitation.

Thank you in advance for addressing these concerns and opposing the rezoning of that land.

Sincerely,
Nicole Nardi

From: Alon Hillel-Tuch
To: 25DCP068K_DL; savebushwickinlet@gmail.com
Subject: [EXTERNAL] Letter in support of denying Monitor Point Development, CEQR No. 25DCP068K
Date: Monday, April 21, 2025 1:16:48 PM

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To: NYC Department of City Planning (25DCP068K_DL@planning.nyc.gov)
From: Alon Hillel-Tuch, Williamsburg Resident (15+ years)
Date: April 21, 2025

Dear New York City Department of City Planning,

I am writing as a deeply concerned Williamsburg resident within close walking distance of Bushwick Inlet Park of over 15 years to **strongly oppose** the proposed rezoning at Bushwick Inlet (Monitor Point Development, CEQR No. 25DCP068K). This proposal to build massive luxury towers on our precious waterfront is profoundly misguided and harmful. It fails our community on multiple fronts – from open space and housing needs to environmental stewardship and public trust. I urge you, in the strongest terms, to reject this rezoning. Keep in mind I am just a local resident, so my writing and logic may not be fully aligned with how City Planning reviews. I am not part of any political circles actively involved in the community, I am just trying to reach out on something that has clearly gone too far and has become abusive to the residents of Greenpoint and Williamsburg. Please keep this in mind. I have no past affiliation with the non-profit community groups that have brought awareness to this issue. I thank them profusely for taking the time and energy to make sure the community is aware of what is happening, and have included 'Save Bushwick Inlet' on CC so they are aware their efforts are mobilizing locals. As regular citizens of the city, it is very hard to stay apprised of all happenings, especially with the rapid development in Greenpoint and Williamsburg. While there are plenty of reasons to provide, I wanted to outline the key reasons for my opposition. I am not an attorney, I have no legal background in real estate and zoning, I am a teacher and a member ofACT-UAW LOCAL 7902, I can only speak from what I believe are the moral rights of all citizens of the city.

1st Point: Unprecedented Luxury Development vs. Limited Green Space

Greenpoint-Williamsburg has experienced a **surge of luxury housing development** unmatched by the creation of green space. Since 2010, Greenpoint and Williamsburge have **added more new luxury housing units (not affordable housing) than any other NYC neighborhood**, yet it has **less green space than most neighborhoods** Thousands of new luxury apartments have risen, while promised parks lag far behind. The result is an alarming imbalance: development has outpaced open space by an order of magnitude. The **2005 rezoning** brought a flood of high-rises but only a trickle of the parkland that was promised to offset them. Public trust has been eroded significantly.

Our community district ranks near the bottom citywide in open space per capita – only about 0.6 acres of park per 1,000 residents, roughly one-sixth of the city average and far below the 2.5 acres per 1,000 residents planning guideline. This rezoning would add an enormous luxury complex (over 1,100 new units in towers up to 600 feet tall) and bring in an estimated 2,500–3,000 new residents, yet provides virtually no meaningful new open space to serve them. The **rate of luxury development is wildly outpacing the availability of green space**, and our neighborhood simply cannot sustain another massive injection of residents without relief. For a community starved of parks, this trade-off is untenable and unjust. It is downright hostile, not just towards the community today, but the community for generations to follow.

Greenpointers provided a useful article: Greenpoint Environmental Advocates Raise Concerns About Potential High Rises on the Bushwick Inlet - Greenpointers

2nd Point - Overcrowded Parks: A Systemic Failure

Every day, we experience the **overcrowding of our few existing parks**. Even the smallest playgrounds and waterfront esplanades are packed to the brim – a clear sign that the system has **failed to protect public access to nature** in the face of development. On summer weekends, finding a patch of grass at Martha P. Johnson (state run), Domino Park, or McCarren Park is nearly impossible. Parents with strollers weave through dense crowds; children compete for limited play space; families picnic virtually shoulder-to-shoulder. This is not the equitable, healthful environment New Yorkers expect or deserve. The open space ratio in Greenpoint/Williamsburg has plummeted with the population boom. After the last rezoning, the City's own analysis projected only 0.376 acres of open space per 1,000 residents in the area – a dismally low figure that has likely worsened since.

By any measure, we are far below acceptable standards. This chronic shortage of parkland is a policy failure that City Planning has a duty to correct, not compound. Approving yet another luxury enclave without adequate green space would deepen this failure and further erode quality of life. Our neighborhood's small parks are already beyond capacity, and residents feel the loss of the open space that was promised to us. We implore you to recognize that our community infrastructure is overburdened, and to prioritize expanding open space instead of green-lighting more towers.

3rd Point - Misleading "Additional" Open Space Claims

The rezoning proposal's portrayal of open space is misleading and disingenuous. It touts the inclusion of "additional" open space, but in truth the plan would result in a net loss of potential parkland. The developers advertise approximately 50,000 square feet of on-site open space, including a 43,000 sf Waterfront Public Access Area (WPAA) that mainly serves as a promenade along the towers. They also point to an "extra" 25,000 sf that could be added to Box Street Park off-site by relocating an MTA facility. On the surface this sounds like a benefit – until you realize that the 2-acre public waterfront site itself (over 87,000 sf) would have been parkland in the communities, local politicians, and state politicians vision.

Instead of a true expansion of Bushwick Inlet Park, we are being asked to accept a shrinking park: a mere half-acre sliver (25,000 sf) tacked onto Box Street, plus a privatized walkway squeezed between luxury towers, in exchange for losing 2 acres of irreplaceable public land. Calling this a gain is an insult to the community's intelligence as well as the planning

department.

The proposal cynically uses the language of open space to mask a massive reduction in what could have been a much larger park. Even the Environmental Assessment Statement (EAS) itself acknowledges that the site is currently mapped as parkland on the City Map. This rezoning would overturn that and hand over public-open-space potential to private interests. Labeling a 25,000 sf patch as a meaningful park contribution – while paving over a waterfront stretch that should be green – is deeply deceptive. I urge DCP to see through this misdirection. We should be creating a continuous, thriving Bushwick Inlet Park – not carving it up for luxury development under the guise of "providing open space."

4th Point - Flawed Environmental Assessment & Open Space Deficits

The potential flaws in the EAS go beyond misleading language – they extend to the analysis of open space impacts and other environmental concerns. By the City's own CEQR Technical Manual guidelines, an influx of over a thousand new units (and the residents they bring) warrants a detailed open space impact analysis, since it well exceeds the threshold of 200 additional residents. The EAS admits that an open space analysis is warranted due to the project's size. This is because our area's open space ratios are already critically deficient and any further strain could be significant. Yet the assessment as presented appears to downplay or compartmentalize the impact. It notes the creation of some on-site space and the Box Street Park addition, but fails to grapple with the bigger picture: the open space ratio per 1,000 residents will further decline from an already unacceptably low level.

By CEQR standards, a significant adverse impact on open space is typically flagged when the active or total open space ratios fall by more than 5% or drop below defined thresholds. Given that Community Board 1's combined open space ratio is already far below the guideline of 2.5 acres/1,000 people, adding this many residents with negligible new space is almost certain to exacerbate the deficiency beyond those thresholds. In plainer terms, this project would leave us with even less park space per person than we have now – a dire outcome that the EAS should have but failed to properly quantify or emphasize. Moreover, the EAS incredibly counts the entire 25,000 sf off-site add-on as a "mitigation", glossing over the reality that the community is still left with a net loss of open space compared to a no-rezoning scenario. This kind of ledger-book trickery – highlighting a small gain while ignoring a larger loss – is a fundamental flaw. An honest environmental review would recognize that turning over public land to private luxury use cannot be mitigated by token open space gestures. I ask DCP's staff and the City Planning Commission to not be swayed by a cursory EAS that minimizes the real open space impact. The community deserves a full accounting of this deficit, and ultimately, we deserve a decision that prevents further harm.

5th Point - Threats to Irreplaceable Shoreline and Wildlife

The Bushwick Inlet waterfront is an irreplaceable ecological shoreline, one of the last vestiges of natural habitat in our corner of North Brooklyn. It serves as a rare urban sanctuary for migratory birds, aquatic life, and other wildlife. Replacing this soft shoreline and open space with towering buildings will cause irreversible environmental damage. The proposed Monitor Point towers – rising 600+ feet and 450 feet tall right at the water's edge – pose a severe risk to migratory bird populations. Glass skyscrapers along migratory pathways are a well-

documented killer of birds: each year between 90,000 and 230,000 migrating birds die in NYC from colliding with building glass. Placing two gigantic, reflective high-rises only 50 feet from the shoreline of the inlet is a recipe for countless bird strikes and habitat disruption. This inlet is not just scenery – it's a living ecosystem. Residents regularly see herons, geese, songbirds, and other wildlife taking refuge by these waters.

The reflective glass and intense lighting of luxury high-rises would confuse and endanger birds that use the East River corridor for navigation. In essence, the plan would reduce the inlet to a mere water feature for a private development, as local advocates aptly note (see the Greenpointers article), rather than respecting it as a thriving habitat. Beyond birds, the construction and presence of such massive structures can impact aquatic life (through shoreline bulkheads, stormwater runoff, and shading of the water) and disrupt the delicate balance that a natural shoreline provides. Residents further inland are deprived of the naturally beneficial wind and thermal effects of the East River. The effects here are truly massive in scope, and seem to be nefariously downplayed. Once we destroy a critical piece of urban nature like this, we cannot get it back. No mitigation fees or token ecological measures can truly replace a lost shoreline habitat.

New York City agencies, including DCP, are supposed to promote sustainability and environmental responsibility. Approving this project would directly contradict those values and the City's commitments to biodiversity and green space preservation. I appeal to you to protect this inlet's unique ecological value. Do not allow it to be sacrificed for private profit. The birds and wildlife have no voice in this process.

6th Point - Flood Zone Risks and Climate Resilience

It cannot be overstated (it is quite obvious and clearly recognized) that the development site lies within a flood zone and is extremely vulnerable to climate impacts. Much of the Bushwick Inlet area, including 40 Quay Street, sits on former marshland and landfill, and is part of the 100-year floodplain. In an era of rising sea levels and intensifying storms, paving over this soft, absorbent shoreline with luxury towers is dangerously shortsighted. The soft shoreline and open ground at the inlet currently provide a measure of natural flood mitigation – absorbing storm surge waters and buffering inland areas. Replacing them with hard structures and pavement will increase storm runoff and likely worsen flooding in the surrounding neighborhood.

During Hurricane Sandy in 2012, parts of Greenpoint's waterfront were inundated; I remember it well, it was a very hard time for many here having lost core public transport, as well as basic utilities and supplies. We know future storms will come, and likely with greater force.

City Planning has been championing resiliency measures citywide, yet this plan flies in the face of that by concentrating dense development in a known flood hazard zone. The developers might propose some engineered flood protections for their buildings, but those will not protect adjacent areas the way open land would. In fact, new development could exacerbate flooding for future generations by displacing floodwaters onto nearby streets and properties.

Furthermore, a park or wetland in this location would align perfectly with the City's climate resiliency goals – creating a resilient green shore that can absorb storm surges and recover

quickly. Instead, approving this project would lock in a climate vulnerability. Which is quite an egregious action to be approved by City Planning. It would also set a terrible precedent: that even as we craft citywide flood resilience policies, we are willing to ignore them when a flashy development is on the table. I urge you to consider the long-term, and obvious, climate risks.

New York City just experienced the hottest years on record and increasing coastal storms; we should be expanding coastal parks, not building glass towers on the water. Our city's future resilience depends on prudent decisions today – and rejecting this rezoning in the floodplain is one of those decisions we must make for the sake of the current and future generations of all of New York City.

7th Point - Public Land for Public Good, Not Private Gain

One of the most disturbing aspects of this proposal is that it involves publicly-owned land being sold or leased for private enrichment. The 40 Quay Street parcel in question is public land owned by the MTA, right next to a public park. This land should be treated as a public trust. Our community has always believed that this waterfront should become part of Bushwick Inlet Park – fulfilling the City's promise of a contiguous 27-acre park – rather than become another site for luxury condos. Public land must be used for the public's greatest benefit, and at this location the greatest benefit is clearly an expansion of park space. To instead transfer this land to a private developer (for a mere one-time payment that hardly dents the MTA's budget gap) is a betrayal of the public trust and a gross misalignment of priorities.

The MTA's financial troubles are real, but solving them by cashing out on public green space is simply not acceptable. As the stewards of the city's land use, DCP and the City Planning Commission have an obligation to weigh the public benefit vs. private benefit. Here, the scales tip decisively toward keeping this land public: A park at Bushwick Inlet would serve tens of thousands of residents in perpetuity, improve environmental quality, and honor decades of community planning. In contrast, a private development would enrich a developer and yield mostly high-end housing with only a sliver of benefit in affordable units or amenities. The so-called affordable housing component is small consolation – at most 25% of 1,150 units (around 288 units) would be affordable at 60% AMI on average, meaning 75% of the units are luxury-priced, and even the affordable ones are not deeply affordable to many local families.

New affordable housing is important, but it should not come at the cost of losing public land and open space, especially when the affordability offered is limited. Our city can and must find better solutions to the affordable housing crisis that don't pit housing against parks. We have precious little public waterfront left – we must use it to maximize public good (like much-needed green space), not surrender it for a private development windfall. As a resident, I feel strongly that this deal – handing over public shoreline so a developer can build luxury towers – fails any test of the public interest. I appeal to your conscience and duty: do not sell out our community's future for a short-term deal. Keep public land public.

8th Point - Community Rejection and Moral Responsibility

The local community has spoken loudly and with unity against this proposed rezoning. Greenpoint and Williamsburg residents, civic organizations, and our elected representatives have all raised serious objections. Notably, Brooklyn Community Board 1 unanimously and

emphatically rejected this development in a resolution last year (see: Press Release: 40 Quay & Monitor Point Development – Friends of Bushwick Inlet Park) urging that the site be preserved for open space. Our Community Board, which represents the people who actually live here, recognized that approving this project would be a monumental mistake. They see, as we do, that it would wall off the neighborhood from its waterfront, strain already overburdened infrastructure, and squander a once-in-a-lifetime chance to expand Bushwick Inlet Park. Their plea was clear: public land should be used for sustainable public benefit – in this case, park space – not more luxury housing.

Additionally, numerous neighborhood groups such as *Friends of Bushwick Inlet Park* and the *Save the Inlet* movement have rallied in opposition, gathering petitions and organizing testimonies. There is a palpable sense of betrayal and anger at the prospect of this rezoning. After years of broken promises about parks, the community is expected to swallow yet another deal that favors developers over residents. We urge the Department of City Planning to truly listen to the community's voice. We are the ones who will live with the consequences for generations. Approving this rezoning over unanimous community disapproval would signal a profound failure of the public review process and a disregard for the people DCP is meant to serve. City Planning's mission is to plan for the future of the city with an eye toward equity, health, and sustainability. To fulfill that mission, you must sometimes say no to developments that are lucrative but harmful. This is one of those pivotal moments. The moral responsibility lies with you to stand up for what is right, not what is easy or expedient. The nature of City Planning is to be compensated by the tax-payers of the city to make exactly these types of decisions, City Planning has a budget and its staff are salaried to enable you to make these decisions free from the financial pressures for-profit interests try to exert on public agencies.

9th Point - A Call to Uphold the Public Interest

In closing, I implore each member of the Department of City Planning and the City Planning Commission to reflect on the true meaning of your work and the legacy you wish to leave. Most of you entered this field because you wanted to help create a more livable, just, and vibrant city. This project fundamentally undermines those goals. It represents a surrender to cronyism and private interests at the expense of the public good. Stopping this rezoning is not just a policy choice – it is a test of our civic values and integrity. Will we honor our commitments to provide green space, resiliency, and quality of life for our residents? Will we protect the public realm and natural habitats, or will we auction them off to the highest bidder?

Your decision on this proposal (and others like it) will echo for decades. Approving it would be a moral failure and a breach of the public trust – a signal that promises to communities can be broken, that the environment can be an afterthought, and that public land can be treated as a private commodity. However, rejecting it would demonstrate courage and fidelity to the public interest. It would show that New York City officials still stand for something: that "planning" means balancing growth with preservation, and that people and parks matter more than developer profits.

I urge you to choose the latter path. Do not let this harmful rezoning proceed. Say no to the Monitor Point luxury towers, and instead work with residents, elected officials, the MTA, and other interested parties to secure this land as part of Bushwick Inlet Park, for the benefit of all New Yorkers. Future generations will thank you, and you will be able to be proud of having upheld the principles of your profession. Something worth reflecting on and being proud was part of your life's work.

Thank you for your time and careful consideration. I truly hope you will do the right thing for Greenpoint, Williamsburg, and New York City as a whole.

Sincerely,

Alon Hillel-Tuch
15+ Year Resident, Voter, and Community Member

From: Tina Corbelli
To: 25DCP068K_DL
Subject: [EXTERNAL] MTA Building plan
Date: Monday, April 28, 2025 7:25:06 PM

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Dear NYC Planning Officials,

I want express my strong opposition to the proposed residential towers to be built by by Gotham Development at Bushwick Inlet Park. This development is a terrible idea for multiple reasons:

1) The development would have a devastating impact on the inlet, a fragile wetland and wildlife habitat that is unique in the city.

2) The inlet is in a flood plain—not the smartest place to build during an era of climate warming! The development would work against the inlet's natural flood defenses, potentially endangering all of us who live here.

3) City services are already stretched way too thin in Northside, as evidenced by the tremendous amounts of garbage on our streets, the increasing traffic jams on weekdays and gridlock on weekends, and the growing incidence of crime here. Adding ~1,000 apartments to an already overstrained system and waterfront would only worsen these already urgent problems.

Please don't destroy this precious ecological sanctuary and neighborhood treasure so that a few more developers can get rich.

My best,
Best regards,
Tina Ambrosia - The Edge Williamsburg

From: Griffin Meyer
To: 25DCP068K_DL
Subject: [EXTERNAL] MTA Bushwick inlet development proposal
Date: Friday, May 2, 2025 8:33:03 AM

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Of all companies who should be allowed to develop public land… MTA is the LAST on the list. As a resident of 26 west street I really hope this proposal is not approved. MTA should improve transportation for the area and the G line before bringing 3000 new residents to a place that is already hard to get to via MTA transportation.

Thank you!

Griffin Meyer

From: VincentDiPietra
To: 25DCP068K_DL
Subject: [EXTERNAL] MTA Mega Towers at 40 Quay
Date: Thursday, May 1, 2025 8:01:17 PM

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Good Evening,

I am writing this email as a Greenpoint resident to say that I am **vehemently** against the proposed mega towers at 40 Quay St. This is land that, according to the 2005 Greenpoint and Williamsburg rezoning plan, is supposed to be set aside for open space and parkland. Bushwick Inlet is a rare ecosystem in NYC; many plants, birds, and marine life make their home here. Adding giant towers directly on the Inlet will lead to a reduced presence of ALL of these species.One of the towers is supposed to be 600 ft tall; half the size of the Empire State Building. Birds will be killed flying into the windows; Reflective glass is the #1 killer of migratory birds. 45-60 stories of reflective glass looming over a migratory bird sanctuary will be DEVASTATING. Residents will not be pleased with having to deal with bird carcasses around the building.

This area is also a flood zone; there will almost certainly be another storm like Hurricane Sandy in the future. If these towers are built, they will threaten the soft shorelines necessary to combat the rising sea levels. There is supposed to be open space as part of this plan, but being mere feet from the inlet, the environmental issues with having such large towers directly on the inlet should outweigh any potential economic benefits.

I have lived in Greenpoint my entire life; I have seen all of these condos and highrise towers pop up and bring in more and more residents and more gentrification. I have heard stories of how residents in these towers, especially in the West Wharf tower just across the street from 40 Quay, experience dirty water, shoddily built units, broken HVAC equipment (and exorbitant fees), leaking ceilings, understaffed accommodations, and especially the astronomical monthly rents for some of these units, even in the "affordable units". Greenpoint and Williamsburg have built the MOST housing built since 2010). Of course we need more housing in NYC, but this needs to be spaced out across the city. More importantly, there is a sizable opposition to this development, and I for one stand by with them.

We do not need these towers impeding the natural ecosystem of Bushwick Inlet; this site should be converted to parkland to fit with the rest of Bushwick Inlet Park. I strongly urge the DCP to consider these needs and oppose this project.

Sincerely,
Vincent DiPietra

From: Leigh Celentano
To: 25DCP068K_DL
Subject: [EXTERNAL] MTA Towers on Public Land Feedback
Date: Monday, April 28, 2025 1:33:29 PM

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Hello! I am a resident of Brooklyn (own my apartment in Greenpoint). I oppose the building of any housing on the proposed Bushwick inlet adjacent land.

I oppose this for many reasons. Brooklyn does not need more high rises. We do not want to be Manhattan. The inlet is a special area of nature and should be kept free of large buildings that blocks views and obstruct wildlife. Preserving open space is very important to me as a home owner, as open space greatly positively impacts quality of life here.

Public land should be used for public good - open space, open land, recreation - for all here to enjoy.

There are many resources and sources provided on savetheinlet.org

Again, as a tax paying apartment owner, I strongly oppose the use of this land for housing.

Leigh

From: Ethan Robinson
To: 25DCP068K_DL
Subject: [EXTERNAL] MTA Wash Site development
Date: Friday, May 2, 2025 4:15:25 PM

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Hello,

I am a Greenpoint resident and do not support the proposed building next to Bushwick Inlet. I support using it as public green space.

Thank you,
Ethan Robinson

Sent from my iPhone. Please excuse the brevity and any typos.

From: Robin Burton
To: 25DCP068K_DL
Subject: [EXTERNAL] MTA Wash Site-- Green Point
Date: Thursday, May 1, 2025 11:14:49 PM

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Hi,

As a local resident of Greenpoint, I'm writing to strongly oppose the proposed development of a large tower on the MTA wash site.

This kind of insensitive development is exactly what's pushing people like me out of the neighborhood. I've lived here for years, but as more oversized luxury towers go up, rents and property values climb beyond reach — not because the neighborhood is improving for long-time residents, but because it's being reshaped for developers and outsiders. Projects like this don't reflect the needs or values of the community; they erode them.

We need investment in Greenpoint, but it should be thoughtful, community-driven, and grounded in equity — not a top-down imposition that disregards the pressures we're already under. Public land should benefit the public. This site could be used for truly green space or public services — things that make neighborhoods livable, not unaffordable.

I urge you to reconsider this proposal and stand with residents who want to stay in the community they call home.

Regards,
Robin Burton

From: Romain Waïss-Moreau
To: 25DCP068K_DL
Subject: [EXTERNAL] MTA / green point waterfront
Date: Thursday, May 1, 2025 5:56:12 PM

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Hello,

I am a Green Point resident, formerly living in Williamsburg. I live on West street. I heard about about the MTA program on the inlet.

I am strongly against this program that would turn the waterfront into a massive building whereas having a public space as park would be such a better way to use this waterfront. I see ducks and little birds coming around and I do believe to keep this space as green space, open to everyone, especially the kids, is be the best ways to use this space. We don't have to change Green Point into another Manhattan. Not to mention the happiness a green space brings to city people lives, it also preserves a connection to the water and to our lovely city of New York and our more beloved neighborhood of Green Point in our pursuit of happiness.

Sincerely Yours,

--
Romain Waïss-Moreau

From: Joe Conyers III
To: 25DCP068K_DL
Subject: [EXTERNAL] MTA/Gotham Tower development plan on 40 Quay St on the Bushwick Park Inlet.
Date: Monday, April 28, 2025 7:21:25 AM

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Housing board/MTA,

This many units is not enough, we are in a housing emergency. We need to allow the developers to build even bigger and more units than are mentioned. Ideally more family oriented (e.g. 3/4 bedroom) units which are desperately lacking availability throughout the city, luxury or otherwise.

We do not need more affordable housing, we just need a lot more housing.

Thank you,

Joe, 11249 resident.

From: Luke Loreti
To: 25DCP068K_DL
Subject: [EXTERNAL] Manhattan Ave resident strongly in favor of Monitor Point
Date: Thursday, May 1, 2025 5:54:30 PM

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Hello,

My name is Luke Loreti and I'm a renter living at . I'm writing to voice my **strong support of the 40 Quay proposal**.

NYC is experiencing a dire housing shortage. This is an obvious opportunity to build a lot of housing, including hundreds of affordable units, in a high-income area with fantastic access to parks, transit, and amenities. The lot is an underutilized industrial building without existing residents that would be displaced. It would be insane for us to consider forgoing or downsizing this proposal.

A decade ago the Greenpoint waterfront was nearly entirely inaccessible. Thanks to redevelopment, we have considerably more access today. I'm excited for the future where the whole Greenpoint waterfront acts as one connected linear park, enabled by these projects.

Thank you for hearing my testimony,
Luke

From: Ringo, Johnny
To: 25DCP068K_DL
Subject: [EXTERNAL] Monitor Point
Date: Thursday, May 1, 2025 3:33:26 PM

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Dear NYC Department of City Planning,

I am writing to express my strong opposition to the proposed Monitor Point development by Gotham Organization on the MTA-owned site at 40 Quay Street, adjacent to Bushwick Inlet Park.

This project threatens a rare ecological habitat in New York City. Bushwick Inlet is a unique estuarine environment that supports diverse wildlife, including migratory birds. The proposed 41 and 56 story towers, with reflective glass facades, pose significant risks to these species and would cast extensive shadows over the park, disrupting the natural ecosystem.

The development site lies within a 100-year floodplain. Constructing massive high-rises here undermines the area's natural flood defenses, increasing the risk to surrounding communities in an era of escalating climate change impacts.

North Williamsburg and Greenpoint already suffer from a severe lack of open space, with only 0.6 acres of parkland per 1,000 residents—far below the city's guideline of 2.5 acres. Adding approximately 3,000 new residents would worsen that deficit and further strain city services, which are already insufficient for the area.

Greenpoint and Williamsburg have added more new housing units over the past decade than any other part of NYC. This community has more than done its share. Piling on another ~1,200—especially on public land—would overburden local infrastructure, sanitation, and especially transportation, which is already at or beyond capacity during peak hours.

Importantly, this land is publicly owned. Utilizing it for private luxury development contradicts the public interest and disregards the community's longstanding efforts to expand Bushwick Inlet Park. The MTA's projected revenue from this deal is negligible in the context of its overall ~$20bn annual budget and does not justify sacrificing valuable public land.

I urge the Department to reject the rezoning application for this project. Instead, prioritize the completion and expansion of Bushwick Inlet Park, honoring the city's commitment to providing essential green space for its residents.

Sincerely,
Johnny Ringo

North Williamsburg Resident

Johnny Ringo | **Evercore** |

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From: Friends of Bushwick Inlet Park
To: 25DCP068K_DL
Subject: [EXTERNAL] Monitor Point CEQR No. 25DCP068K
Date: Friday, May 2, 2025 3:43:37 PM
Attachments: Friends of Bushwick Inlet Park - Monitor Point CEQR 25DCP068K DEIS.pdf

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Please find attached comments from Friends of Bushwick Inlet Park regarding the DEIS for Monitor Point CEQR No. 25DCP068K.

Best regards,

Katherine Thompson
President
Friends of Bushwick Inlet Park

From: Valery Aguilar
To: 25DCP068K_DL
Cc: Joseph Sutkowi
Subject: [EXTERNAL] Monitor Point EIS - Waterfront Alliance Comments
Date: Friday, May 2, 2025 4:49:22 PM
Attachments: image001.png
WaterfrontAlliance_Monitor Point Comments_20250502.pdf

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Hello,

I am submitting written comments regarding the Monitor Point Environmental Impact Scoping on behalf of Waterfront Alliance. Please find attached a PDF of our comments.

Thank you for the opportunity to share – please let us know if you have any questions.

Sincerely,
Valery

Valery Aguilar, WEDG *(She/Her)*
Waterfront Design Coordinator
256 W 36th St, 11th FL
New York, NY 10018

waterfrontalliance.org
#WEDGprofessionals

From: Sara Lind
To: 25DCP068K_DL
Subject: [EXTERNAL] Monitor Point LOS - Open Plans
Date: Monday, April 28, 2025 2:48:00 PM
Attachments: Monitor Point Scoping LOS Open Plans.pdf

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Hello,

Attached please find a Letter of Support for the Monitor Point Project on behalf of Open Plans. Please let me know if you have any questions.

Best,
Sara

Sara Lind (she/her)
Co-Executive Director
Open Plans

This May 1st at Brooklyn Winery, we're celebrating the champions transforming and caring for our city's public realm – get your tickets and support the movement for vibrant public space with us at the annual Public Space Awards

From: Adam Kwapich
To: 25DCP068K_DL
Subject: [EXTERNAL] Monitor Point Means Moving Out
Date: Thursday, April 3, 2025 3:11:11 PM

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Dear Department of City Planning,

This proposal shows no consideration for the Greenpoint-Williamsburg community. The construction would be in a high risk flood zone, making it a very hazardous place to live for the residents. It would devastate the fragile and precious ecosystem of the Bushwick inlet. Furthermore, Gotham has deliberately disregarded the concerns of the Greenpoint-Williamsburg community by not attending a Community Board 1 meeting and only agreeing to incorporate the bare, bare minimum number of "affordable" units required in their design plans. As a former Greenpoint resident who was forced to leave after prices skyrocketed following the 2005 rezoning, I do not want to see history repeating itself. The Monitor Point site, if granted approval, will have massive negative socio-economic consequences on this community for years to come. Thank you for your time and consideration.

Sincerely,

Adam Kwapich

From: Caroline C
To: 25DCP068K_DL
Subject: [EXTERNAL] Monitor Point Project - statement
Date: Wednesday, April 30, 2025 11:17:15 PM

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Good evening - to whom it may concern -

I hope you consider the below - my statement against the project at Monitor Point Project -

I do not support the Monitor Point development project in Greenpoint, Brooklyn, due to its potential negative impact on our community's character, affordability, and environmental integrity. The proposed development includes two high-rise towers reaching up to 640 feet, which would significantly alter the neighborhood's low-rise, industrial aesthetic. This dramatic change could undermine the historic and cultural identity that residents value. Additionally, while the project includes up to 345 affordable units, this represents only 20–30% of the total units, potentially leading to increased gentrification and displacement of long-standing residents who may not be able to afford even the "affordable" units.

Furthermore, the project's environmental considerations are insufficient. The development plans to relocate critical NYCTA facilities, including the Mobile Wash Unit and Emergency Response Unit, to a new site at 213 Meadow Street.This relocation could disrupt essential services and introduce new environmental concerns, such as increased traffic and pollution in an already congested area. Without comprehensive environmental assessments and mitigation strategies, the Monitor Point project risks exacerbating existing challenges rather than contributing positively to the community's well-being.

Finally and in addition to the broader concerns about the Monitor Point development, I volunteer regularly as a stewardship volunteer at Bushwick Inlet Park, where we tend to the natural areas on a weekly basis. Through this hands-on work, I've witnessed firsthand how green spaces contribute positively to both the community and the local ecosystem. Just this week, we had upwards of 15 folks (over the course of a hour) stop and speak to us about the natural spaces we tend. Week after week, we see measurable improvements in the health of native plants and the return of birds, pollinators, and other wildlife. These spaces also serve as essential gathering areas that promote physical and mental well-being for residents. Disrupting such natural areas with high-rise development threatens to reverse this progress, undermining the environmental resilience and quality of life we have worked hard to build and maintain.

Thank you for considering my statement,

Caroline Caglioni

North Brooklyn Resident

Friends of Bushwick Inlet Park - Volunteer Committee Lead

From: stu sherman
To: 25DCP068K_DL
Subject: [EXTERNAL] Monitor Point Project Testimony
Date: Friday, April 25, 2025 10:46:29 PM
Attachments: Monitor Point Scoping Testimony.docx

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Below and attached is my testimony for the scoping hearing for the Monitor Point Project

To Whom It May Concern,

My name is Stuart Sherman, and I am a resident of Greenpoint, living just three blocks from the proposed development at 44 Kent Street. I write today in strong support of the project, as someone who will be directly impacted by the construction and ultimate outcome of this site. I submit this testimony on my own behalf.

While I am not writing as a representative of the West Street Block Association, I do want to commend the applicant, Gotham, for reaching out to the Block Association and taking meaningful steps to engage with the community. I was impressed by the effort they have made to foster a collaborative process with local residents.

My support for the project is based on several key reasons:

1. Improved Transportation Safety:
As a cyclist who commutes along West Street multiple times a week, the current use of the street-washing facility presents a persistent hazard. Vehicles idle in the bike lane, creating dangerous conditions for cyclists and pedestrians alike. The relocation of this industrial use will remove a key obstruction and increase safety along a vital corridor for alternative transportation. I do ask that during the construction phase, safe and clearly marked alternative routes be put in place to avoid additional risks to pedestrians and cyclists during deliveries and street closures. The end result, however, will be a far safer and more functional street for non-car users.

2. Deeply Affordable Housing:
New York City—especially North Brooklyn—is in the midst of an affordable housing crisis. Too often, the "affordable" units created in new developments are only accessible to those at the higher end of the Area Median Income (AMI) spectrum. This project includes truly deeply affordable housing, which is sorely needed in Greenpoint. I personally live in rent-stabilized housing built as part of an earlier project in the neighborhood, and if not for that, I would have had to move years ago. Developments like this are critical to ensuring that lower- and middle-income families like mine can continue to live in Greenpoint.

3. Fulfillment of a Long-Delayed Park Promise:
The completion of Box Street Park has been a promise made to this community for nearly twenty years. This project will facilitate the completion of this project as well as create a new waterfront park accessible from Quay street. While we've watched other waterfront developments benefit from public parks, this parcel has remained underutilized and

inaccessible. As the parent of a 4-year-old, I hope this park can be completed before she's college-age. This project not only brings housing but also finally delivers a key green space that will connect the existing waterfront parks and serve the entire neighborhood.

4. Environmental Resiliency and Sustainability:
The current industrial use of the site does little to address the environmental challenges our neighborhood faces, including Combined Sewer Overflow (CSO) and flood resilience. The proposed plan includes measures that will make the area more environmentally sustainable and better prepared for the impacts of climate change. This is a necessary and responsible use of waterfront land in 2025.

In sum, while no project is perfect, this proposal is thoughtful, community-engaged, and delivers real public benefits—affordable housing, parkland, safer streets, and environmental improvements. I strongly urge decision-makers to move this project forward.

Thank you for the opportunity to share my support.

Sincerely,
Stuart Sherman
Greenpoint, Brooklyn

From: Peter Montoro
To: 25DCP068K_DL
Subject: [EXTERNAL] Monitor Point Project
Date: Tuesday, April 22, 2025 1:01:52 PM

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My concerns for you study on the Monitor Point Project

We need a realistic study on the congestion issue. I like the fact that the trucking will be moved to another location, but replacing the trucks with potentially 1000's of cars needs to be addressed.

The issue of the "towers blocking the sun" seems to run in the vein of paranoia, but could we address the issue in an honest and serious manner.

The site will be developed by someone at some time. I am glad to have met parts of the team that hope to develop this sight. At this point I am neither against or for the project and there is so little actual information on the possible impact that this development would have on our community.

Pete Montoro
Pastor, The Union Baptist Church

From: Drew Johnston
To: 25DCP068K_DL
Subject: [EXTERNAL] Monitor Point Rezoning
Date: Monday, April 21, 2025 1:04:34 PM

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Hello,
I'm writing to express my thoughts on the proposed Monitor Point project. I was excited to hear about this project, and think it offers a great opportunity for the city to construct housing to dig us out of our supply crisis, and offers an appealing mix of environmental benefits. I encourage DCP to support this proposal when they have a chance.
Thank you,
Drew Johnston

From:	Maddie DeCerbo
To:	25DCP068K_DL
Subject:	[EXTERNAL] Monitor Point Scoping REBNY Comments
Date:	Tuesday, April 22, 2025 1:27:35 PM
Attachments:	20250422 Monitor Point REBNY Comments.pdf

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To whom it may concern,

Attached are REBNY's comments on the Scoping of Monitor Point.

Thank you,

Maddie DeCerbo
Senior Urban Planner
Policy and Planning

The Real Estate Board of New York
570 Lexington Ave., New York, NY 10022

Visit: REBNY.com

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From: Pat McCann
To: 25DCP068K_DL
Cc: Sara Penenberg
Subject: [EXTERNAL] Monitor Point Testimony
Date: Tuesday, April 22, 2025 1:50:12 PM
Attachments: Besim Monitor Point Scoping 4-22-25.docx
Tiana Monitor Point Scoping 4-22-25.docx
Pat McCann Monitor Point 4-22-25.docx
Sara Penenberg Monitor Point 4-22-25.docx

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Good afternoon,

Forwarding testimony for Monitor Point that will be shared later Today.

Best,

Pat McCann (he/him/his)
New York Political Fellow
32BJ SEIU

From: Bianca Bello
To: 25DCP068K_DL
Subject: [EXTERNAL] Monitor Point / 40 Quay Concerns
Date: Monday, April 21, 2025 4:50:23 PM

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Hi,

I am a resident of Community Board 1 in Greenpoint and I have concerns about the planned construction of two high rise buildings at 40 Quay.

The MTA building is public property and must be used for the greatest public good. While there is a housing crisis, this site is the wrong place to build more housing.

I have concerns with the height and location of the buildings. The placement in Bushwick Inlet endangers the delicate ecosystem for thousands of protected birds and disrupts the valuable flood protection that the inlet provides. Additionally, Greenpoint has been over saturated with the most new housing development of anywhere else in the city. Green space development has not kept the same pace.

Our neighborhood needs park space more than it needs 2-3000 more residents in luxury housing.

I urge you to please reconsider this project and stop the development at 40 Quay. The land should be reclaimed for the park and rehabilitated for green space.

Thank you for your time,
Bianca Bello

From: Jenni Pietromonaco
To: 25DCP068K_DL
Subject: [EXTERNAL] Monitor Point / 40 Quay
Date: Sunday, April 27, 2025 6:15:55 PM

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Please do not build the MTA/Gotham Mega-tower at Monitor Point / 40 Quay.

The proposed buildings are much too tall and will affect the neighborhood dramatically. If you go ahead with the project, please consider lowering the building height.

Also consider these points for the community:

Open Space – The Proposed Actions would result in an incremental increase of 2,795 residents, which exceeds the 200-resident threshold that warrants an analysis of indirect effects on residential open space. An assessment of direct effects to open space will be provided if warranted based on the results of the shadows analysis. Therefore, the Proposed Actions could have the potential to result in a significant adverse impact related to open space.

Shadows – The Proposed Actions would introduce multiple buildings greater than 50 feet in height in the vicinity of nearby sunlight sensitive resources, including the future Bushwick Inlet Park, Bushwick Inlet/ East River, and Marsha P. Johnson State Park; and would result in new incremental shadows on a sunlight-sensitive resources. Therefore, the Proposed Actions could have the potential to result in a significant adverse shadow impact.

Hazardous Materials – The Proposed Actions would result in new in-ground disturbance within the Affected Area, with the potential to increase pathways to hazardous materials that may be present. Therefore, the Proposed Actions could result in a significant adverse impact related to hazardous materials.

Public Health – The Proposed Actions could result in impacts related to air quality, water quality, noise, hazardous materials or construction. Therefore, the Proposed Actions could result in a significant adverse impact related to public health.

Neighborhood Character – The Proposed Actions could affect land use and zoning, seriocomic conditions, community facilities, open space, historic resources, urban design and visual resources, shadows, transportation, and noise. Consequently, the Proposed Actions could have the potential to result in a significant adverse impact related to neighborhood character.

Construction – The construction period for the Proposed Actions would be longer than two years, which is considered long term, and would occur in proximity to sensitive receptors. Therefore, the Proposed Actions could result in a significant adverse impact related to construction.

The proposed buildings are much too tall and will affect the neighborhood dramatically. If you go ahead with the project, please consider lowering the building height.

Thank you,
Jenni Pietromonaco

--
JENNI PIETROMONACO

From:
To: 25DCP068K_DL
Subject: [EXTERNAL] Monitor Point rezoning comments - Dissaproval
Date: Monday, April 21, 2025 6:14:07 PM

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This project will bring appalling consequences to an area already overwhelmed by high-volume developments like the South 1st towers in Williamsburg. Buildings that promised community benefits, but ultimately strained local infrastructure and delivered little relief to our housing crisis. An argument that these construction companies love to wave around to hide their real interests: profits. Last month a 1 bedroom unit at S1 was rented at **$6,495. Hardly an accessible sum.**
Only 25% of the Monitor Point units will be permanently affordable, while the rest contribute to skyrocketing demand in an area where longtime residents are already being priced out. Just a few months ago we all saw another a local small businesses owner, from Puerto Rican heritage, that had to resort to TikTok for support, with a video exposing the fact that she is being effectively pushed out of the neighborhood because of the raising commercial rent pricing and chains flooding the market.
https://mashable.com/article/tiktok-viral-buddies-coffee-new-york-city

Massive luxury buildings don't create communities, public space does. Just last week, I was part of the volunteer crew that is helping restore the Bushwick Inlet Park existing lawns, and it was such an enriching experience where I got to meet my neighbors.

And let's be clear — North Brooklyn has *less parkland per capita* than the citywide average. Giving away precious public waterfront land to private developers instead of expanding Bushwick Inlet Park — especially at its narrowest point — is a missed opportunity we can't afford.
This is public land. It should be used for the *greatest public good* — and in a flood-prone zone, that's resilient open green space, not luxury towers.

I urge the you to step back and work with this community — not build over it.

Thank you.

Vanessa Cervini
North Brooklyn resident

From: danielle krasniqi
To: 25DCP068K_DL
Subject: [EXTERNAL] NO LUXURY TOWERS
Date: Wednesday, April 23, 2025 12:43:29 PM

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Please do not build these towers!!!!

From: Olivia Austin
To: 25DCP068K_DL
Subject: [EXTERNAL] NO to 40 Quay
Date: Tuesday, April 15, 2025 9:05:52 PM

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Hello,

My name is Olivia and I have been living in Greenpoint for almost 10 years. I am writing today to express my deep concern regarding the proposed Gotham luxury tower at 40 Quay St.

There are many reasons why I oppose the rezoning of this land but I will keep it brief.

1) Greenpoint cannot handle the influx of 3,000 new residents. Our infrastructure as it exists cannot support that.

2) The environmental impacts of this are far reaching — from damaging the vast wildlife on the inlet to creating flooding hazards all through the neighborhood.

3) Residents of NYC are already stripped of green spaces which are essential to our wellbeing. The proposal to turn 40 Quay into another high rise building on the waterfront strips us of the limited communal spaces we are so desperately in need of.

Thanks so much for taking the time to read this. NO TO GOTHAM!

Olivia

From: Pierre-Yves Azuelos
To: 25DCP068K_DL
Subject: [EXTERNAL] NO to Towers project on Bushwick Inlet Park
Date: Thursday, May 1, 2025 3:22:07 PM

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Dear NYC Planning Officials,

I want express my strong opposition to the proposed residential towers to be built by by Gotham Development at Bushwick Inlet Park. This development is a terrible idea for multiple reasons:

1) The development would have a devastating impact on the inlet, a fragile wetland and wildlife habitat that is unique in the city.

2) The inlet is in a flood plain—not the smartest place to build during an era of climate warming! The development would work against the inlet's natural flood defenses, potentially endangering all of us who live here.

3) City services are already stretched way too thin in Northside, as evidenced by the tremendous amounts of garbage on our streets, the increasing traffic jams on weekdays and gridlock on weekends, and the growing incidence of crime here. Adding ~1,000 apartments to an already overstrained system and waterfront would only worsen these already urgent problems.

4) N. Williamsburg ranks near the bottom citywide in open space per capita – only about 0.6 acres of park per 1,000 residents, roughly one-sixth of the city average and far below the 2.5 acres per 1,000 residents planning guideline.

5) This is publicly owned land. It should not be used to enrich private developers, but to foster a more livable and vibrant neighborhood for all. There are other ways to solve the MTA's problems than by cashing in on rare public spaces.

Please don't destroy this precious ecological sanctuary and neighborhood treasure so that a few more developers can get rich.

My best,

From: d k
To: 25DCP068K_DL
Subject: [EXTERNAL] New Development Proposal at BIP
Date: Thursday, May 1, 2025 2:12:38 PM

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2) The inlet is in a flood plain—not the smartest place to build during an era of climate warming! The development would work against the inlet's natural flood defenses, potentially endangering all of us who live here.

3) We already suffer from lack of sufficient city services and infrastructure improvements, as evidenced by the tremendous amounts

of garbage on our streets, and the increasing traffic jams on weekdays and gridlock on weekends. Adding ~1,000 apartments to an already overstrained system and waterfront would only worsen these urgent problems.

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Please don't destroy this precious ecological sanctuary and neighborhood treasure so that a few more developers can get rich. We absolultey need more housing but DCP should engage in broad based community/citywide planning to incentivize housing construction where there is greater infrastructure capacity for more density. We have done our part.

My best,
--
douglas keisler

From: Michele
To: 25DCP068K_DL
Subject: [EXTERNAL] New Development Proposal at BIP
Date: Thursday, May 1, 2025 2:19:01 PM

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Michele Carle

--

From:	Bhargavi and Arun
To:	25DCP068K_DL
Subject:	[EXTERNAL] New Development Proposal at BIP
Date:	Thursday, May 1, 2025 7:16:47 PM

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Hello NYC Planning

Our family opposes the proposal due to the following reasons

1. **Environmental Impact:** The project would harm a unique wetland and wildlife habitat, undermining a long-promised public park.
2. **Flood Risk:** Building in a floodplain is dangerous in Williamsburg, especially with rising climate threats.
3. **Strained Infrastructure:** Local services and infrastructure are already overburdened; adding 1,000 more apartments would worsen problems like garbage and traffic.
4. **Insufficient Open Space:** North Williamsburg lacks adequate park space per resident, and this development would further reduce per capita open space.
5. **Public Land Use:** Public land should benefit the community, not private developers.

We urge NYC Planning to reject this proposal and instead pursue broader, citywide housing strategies in areas better equipped for higher density.

Best,

Arun , Bhargavi & Jay Menon

From: Patricia Regan
To: 25DCP068K_DL
Subject: [EXTERNAL] New Development Proposal at Bushwick Inlet Park
Date: Friday, May 2, 2025 12:52:46 PM

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2) The inlet is in a flood plain—not the smartest place to build during an era of climate warming! The development would work against the inlet's natural flood defenses, potentially endangering all of us who live here.

3) We already suffer from lack of sufficient city services and infrastructure improvements, as evidenced by the tremendous amounts of garbage on our streets, and the increasing traffic jams on weekdays and gridlock on weekends. Adding ~1,000 apartments to an already overstrained system and waterfront would only worsen these urgent problems.

4) N. Williamsburg ranks near the bottom citywide in open space per capita

– only about 0.6 acres of park per 1,000 residents, roughly one-sixth of the city average and far below the 2.5 acres per 1,000 residents planning guideline. The additional open space promised here falls well below that standard given the thousands of new residents that would be sitting on top of this small additional area and will actually reduce the overall open space per person.

5) This is publicly owned land. It should not be used to enrich private developers, but to foster a more livable and vibrant neighborhood for all. There are other ways to solve the MTA's needs than by cashing in on rare public spaces.

Please don't destroy this precious ecological sanctuary and neighborhood treasure so that a few more developers can get rich. We absolultey need more housing but DCP should engage in broad based community/citywide planning to incentivize housing construction where there is greater infrastructure capacity for more density. We have done our part.

My best,

Patrica Regan

From: Stas Golubenko
To: 25DCP068K_DL
Subject: [EXTERNAL] New Development at Bushwick Inlet Park
Date: Thursday, May 1, 2025 2:33:15 PM

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My best,
Stas Golubenko

From: Mary DiGangi
To: 25DCP068K_DL
Subject: [EXTERNAL] New construction in Bushwick inlet park
Date: Thursday, May 1, 2025 6:13:34 PM

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To Whom It May Concern,

I am a resident of willamsburg for over 10 years and I cannot express how strongly I disagree with this new construction! We have more than enough empty apartments/ condos (just in my building alone). This is just another greedy attempt from developers to push people out and jack up prices all while hurting residents and pit beautiful inlet parks. PLEASE DO NOT APPROVE THIS. Thank you.

Sincerely a concerned neighbor,
Mary DiGangi

From: Brad Johnston
To: 25DCP068K_DL
Subject: [EXTERNAL] No More Development Without Fully Built BIP
Date: Tuesday, April 29, 2025 9:53:45 AM

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Dear Planning Officials,

I am writing to express strong opposition to the plan to develop the MTA property on Bushwick Inlet by Gotham Development. I do not oppose development for the sake of opposition - I do not have a perennial NIMBY attitude and even understand the desire for the MTA to sell off a valuable asset in a neighborhood that has dramatically evolved over the past decade. There are many ways that could make good use of this parcel, but the current plan is not one of them.

As it currently stands, we still do not have Bushwick Inlet Park. No further development should occur in the area that does not include a plan to finish the park within a reasonable time frame. Further, adding extremely tall buildings that will block out views and sunlight across large parts of Greenpoint is bad planning. This parcel is not on the main body of the East River. This is NOT adjacent to the river, it is in the community and the proposed height of these new buildings is completely out of proportion with the surrounding area.

Trim the height of the buildings to something that is reasonable with the surrounding area and come up with the funding to finish the park.

Thank you,
Brad Johnston

--
Brad Johnston

From: Mel Shuaipi
To: 25DCP068K_DL
Subject: [EXTERNAL] No New Building in GP
Date: Friday, May 2, 2025 12:51:52 AM

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Hello,

I am a Greenpoint resident and I am writing to oppose the plans to build a 56-story high rise in the MTA wash sote in Greenpoint. This is public land and aa a resident in the neighborhood I don't support additional buildings going up on the water front. The area should be preserved and turned into greenpsace for the entire neighborhood to enjoy, not just people living in one building.

Respectfully,
Mel

From: Dina Huxley
To: 25DCP068K_DL
Subject: [EXTERNAL] No development near Bushwick inlet
Date: Thursday, May 1, 2025 2:38:55 PM

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Dear NYC Planning Officials,

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1) The development would have a devastating impact on the inlet, a fragile wetland and wildlife habitat that is unique in the city. This development would sit right on that proposed park and ruin what was promised to us years ago (a park that is now already going to be too small given the additional rezoning approved since 2005).

2) The inlet is in a flood plain—not the smartest place to build during an era of climate warming! The development would work against the inlet's natural flood defenses, potentially endangering all of us who live here.

3) We already suffer from lack of sufficient city services and infrastructure improvements, as evidenced by the tremendous amounts of garbage on our streets, and the increasing traffic jams on weekdays and gridlock on weekends. Adding ~1,000 apartments to an already overstrained system and waterfront would only worsen these urgent problems.

4) N. Williamsburg ranks near the bottom citywide in open space per capita – only about 0.6 acres of park per 1,000 residents, roughly one-sixth of the city average and far below the 2.5 acres per 1,000 residents planning guideline. The additional open space promised here falls well below that

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Please don't destroy this precious ecological sanctuary and neighborhood treasure so that a few more developers can get rich. We absolultey need more housing but DCP should engage in broad based community/citywide planning to incentivize housing construction where there is greater infrastructure capacity for more density. We have done our part.

My best,
Dina Huxley

Sent from my iPhone

Sent from my iPhone

From: Brianna Rowe
To: 25DCP068K_DL
Subject: [EXTERNAL] No to 40 Quay mega towers on our environment
Date: Thursday, May 1, 2025 6:27:08 PM

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Hello,

I am a resident at in Greenpoint and I want to express my concern and say NO to Mega Towers on Public Land at 40 Quay.

In Gotham Co.'s **Positive Declaration**, the **DCP categorically** notes the potential areas where the project could have significant adverse effects on the community.

Land Use, Zoning, and Public Policy
Socioeconomic Conditions
Community Facilities and Services
Open Space
Shadows
Historic and Cultural Resources
Urban Design and Visual Resources
Natural Resources
Hazardous materials
Water and Sewer Infrastructure
Transportation
Air Quality
Greenhouse Gas Emissions and Climate Change
Noise
Public Health
Neighborhood Character
Construction
Effects on the disadvantaged communities (DAC)

These impacts will have a negative impact on the environment and our community.

Please reconsider and listen to the community.

Brianna Rowe

Sent from my iPhone

From: Mike Wang
To: 25DCP068K_DL
Subject: [EXTERNAL] No to High Rise Development at Bushwick Inlet Park
Date: Monday, April 28, 2025 9:39:04 PM

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Good evening,

I support in having green space and park instead of the planned high rise development in Bushwick Inlet Park.

I have been living in North Williamsburg for the last 15 years and enjoy the water front parks but it it still limited in space. The population has increased in the area and we need more parks and green space.

Please keep the Bushwick Inlet Park as a park and not a new high rise development.

Thank you for considering.

- Mike Wang
North Williamsburg resident

From: Debbie Diaz
To: 25DCP068K_DL
Subject: [EXTERNAL] No to Monitor Point!!!!!!
Date: Tuesday, April 22, 2025 2:51:03 PM

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Dear Director Shellooe and the Department of City Planning,

My name is Deborah Diaz, and I am writing to express strong opposition to the proposed Monitor Point development at 40 Quay Street in Greenpoint.

Bushwick Inlet has become a daily sanctuary for me. Every morning at 7am, I walk to the inlet and watch the birds gather by the water, especially right by the MTA building. Birdwatching there has not only become a personal ritual, but a profound connection to nature in one of the most urban parts of our city. It's also a scientifically important site for migratory birds—something you can easily confirm on eBird, which documents regular sightings of warblers,Vesper Sparrow, Eastern Towhee, etc

Just this month, I've seen multiple warbler species—Yellow, Palm, and Pine—all stopping here to rest and feed during their long journeys. Many of these birds fly all the way from the Amazon basin, covering thousands of miles to reach our shores. They migrate at night, navigating by stars and the Earth's magnetic field. Some of them fly non-stop for up to 24 hours at a time.

Imagine going on a trip like that—exhausted but finally arriving somewhere familiar and safe—only to find it under construction. The peace you remembered is gone. The home you hoped to return to will never be the same. That's what these birds face if this project moves forward.

The planned 640- and 490-foot towers would cast shadows on the inlet, disrupt the fragile habitat, and create serious risks for bird collisions with glass windows—a leading cause of bird deaths in cities. This is not speculation—it's been documented extensively in NYC and by organizations like NYC Audubon.

Bushwick Inlet is not just another patch of green space. It is a unique ecological corridor, a stopover for migratory species, and a public asset that took over a century to open. To place two giant luxury towers at its edge would effectively privatize this treasure, turning a community park into the front yard of a luxury development.

This development doesn't belong here. The environmental risks are too high. The neighborhood character will be irreversibly changed. And most importantly, we will have failed the birds, wildlife, and people who call this place home—whether for a season or a lifetime.

I urge you to protect Bushwick Inlet and reject this proposal.

Sincerely,

--

Deborah Diaz Rodriguez

Senior Product Designer

www.ddebie.com

From: Geb Berry
To: 25DCP068K_DL
Subject: [EXTERNAL] No to mega towers at 40 quay street
Date: Monday, April 28, 2025 12:33:32 PM

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I just want to ring in my against, please no to another mega towers in Greenpoint at 40 quay street.

First the park has not even really been started.. despite years of waiting..and we are already seeing so many towers go up from the top of LIC all the way down.

This particulier project will cast a shade over the long awaited Bushwick inlet park, and make transport and commutes even more difficult then they already are.

The neighborhood is still lively..but the mega towers still remain transient populations, and kill the carm that those of us "back a few blocks" in the neighborhood love, knowing the merchants and stores along the way.

Furthermore..I am worried about the wind tunnel effects we feel so strongly, for example in Hudson yards where my office is, and along lic already

Can we reserve this land close to the park to smaller elevations, more in like ne with Freeport it's historic neighborhoods not 2 or 3 blocks away?

Thanks for your consideration.

Geb Berry

From: daphne gardner
To: 25DCP068K_DL
Subject: [EXTERNAL] No to the 40 Quay Street Mega Tower Developement
Date: Monday, April 28, 2025 12:35:04 PM

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Hello,

I am a resident of the area and have lived here for 15 years. All too often, we are seeing huge, overpriced condominiums added to our neighborhood. These buildings are always struggling to find tenants (hello greenpoint waterfront condos up north!!) and do little to provide aid towards the city's housing crisis. Additionally, these buildings are built at the expense of natural green spaces which our city needs.

Bushwick Inlet Park is a safe haven for the plants and animals and has been a beacon of hope and sanctuary for all new yorkers, human, animal and plant-based. Building massive apartment structures in the center of what is a developing park space, not only privatizes said green space, but degrades the nature in the space and forces a huge negative impact on the wildlife. You wouldn't build a condo in the middle of Central Park would you?

Please let the amazing work of this community to restore and grow Bushwick Inlet Park CONTINUE - this area of Brooklyn needs green spaces. This is so important to our local ecology, ESPECIALLY by the waters edge, as we aim to restore a better relationship between land and the water in the face of more extreme weather.

Thank you for your time,

Daphne

From: Lucy Walton
To: 25DCP068K_DL
Subject: [EXTERNAL] No towers at 40 Quay
Date: Friday, May 2, 2025 2:15:44 PM

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Please come spend some time around our neighborhood and see the chronic shortage of public space for children to play or dog walkers to enjoy. It's scary that the only substantial park space we have in the pipeline will be over shadowed by a high rise. Please don't let this happen!

From: Elaine Brodsky
To: 25DCP068K_DL
Subject: [EXTERNAL] North Brooklyn Chamber letter of support
Date: Tuesday, April 22, 2025 1:41:05 PM
Attachments: Monitor Point Letter.pages

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From: Erika Frankel
To: 25DCP068K_DL
Subject: [EXTERNAL] North Brooklyn development concerns
Date: Monday, April 28, 2025 7:53:18 PM

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Dear NYC Planning Officials,

I want express my strong opposition to the proposed residential towers to be built by by Gotham Development at Bushwick Inlet Park. This development is a terrible idea for multiple reasons:

1) The development would have a devastating impact on the inlet, a fragile wetland and wildlife habitat that is unique in the city.

2) The inlet is in a flood plain—not the smartest place to build during an era of climate warming! The development would work against the inlet's natural flood defenses, potentially endangering all of us who live here.

3) City services are already stretched way too thin in Northside, as evidenced by the tremendous amounts of garbage on our streets, the increasing traffic jams on weekdays and gridlock on weekends, and the growing incidence of crime here. Adding ~1,000 apartments to an already overstrained system and waterfront would only worsen these already urgent problems.

Please don't destroy this precious ecological sanctuary and neighborhood treasure so that a few more developers can get rich.

My best,
Erika Frankel

North Brooklyn resident

From: Robyn Rahbar
To: 25DCP068K_DL
Subject: [EXTERNAL] Objection to Development
Date: Monday, April 28, 2025 11:23:04 PM

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Please don't destroy this precious ecological sanctuary and neighborhood treasure so that a few more developers can get rich.

My best,
Robyn

--
Robyn Rahbar

From: Gina Domanico
To: 25DCP068K_DL
Subject: [EXTERNAL] Oppose Gotham Development at Bushwick Inlet Park
Date: Monday, April 28, 2025 7:38:34 PM

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2) The inlet is in a flood plain—not the smartest place to build during an era of climate warming! The development would work against the inlet's natural flood defenses, potentially endangering all of us who live here.

3) City services are already stretched way too thin in Northside, as evidenced by the tremendous amounts of garbage on our streets, the increasing traffic jams on weekdays and gridlock on weekends, and the growing incidence of crime here. Adding ~1,000 apartments to an already overstrained system and waterfront would only worsen these already urgent problems.

Please don't destroy this precious ecological sanctuary and neighborhood treasure so that a few more developers can get rich.

Thank you,
An 18 year resident of the North Williamsburg Waterfront

Community

PS- this also seems like another attempt for the cash-strapped MTA to make money. How are they planning to use the money they gain from the sale, funnel it back into the community?

Sent from my iPhone

From: meghan lamar
To: 25DCP068K_DL
Subject: [EXTERNAL] Oppose building in Greenpoint on public land
Date: Thursday, May 1, 2025 6:04:21 PM

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Hi!

My family and I are long time Greenpoint residents. We have watched the neighborhood transform and basic resources for long time residents be depleted by a lack of infrastructure. Additionally, the community needs to keep these public spaces for the already overwhelming influx of people brought to the neighborhood by recent building developments.

In short, I support preserving the waterfront as public green space.

Thank you,
Meg

From: Steven De Palo
To: 25DCP068K_DL
Subject: [EXTERNAL] Oppose development at Bushwick Inlet
Date: Tuesday, April 29, 2025 12:17:23 PM

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Dear NYC Planning Officials,

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1) The development would have a devastating impact on the inlet, a fragile wetland and wildlife habitat that is unique in the city.

2) The development would work against the inlet's natural flood defenses.

3) City services are already stretched way too thin in Northside, as evidenced by the tremendous amounts of garbage on our streets, the increasing traffic jams on weekdays and gridlock on weekends, and the growing incidence of crime here. Adding ~1,000 apartments to an already overstrained system and waterfront would only worsen these already urgent problems.

Please don't destroy this precious ecological sanctuary and neighborhood so that a few more developers can profit.

My best,

Steven DePalo

From: Lauren Tartaglia
To: 25DCP068K_DL
Subject: [EXTERNAL] Oppose the Gotham Development
Date: Thursday, May 1, 2025 2:15:08 PM

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Dear NYC Planning Officials,

I want to express my strong opposition to the proposed residential towers to be built by Gotham Development at Bushwick Inlet Park. This development is a terrible idea for multiple reasons:

1) The development would have a devastating impact on the inlet, a fragile wetland and wildlife habitat that is unique in the city. This development would sit right on that proposed park and ruin what was promised to us years ago (a park that is now already going to be too small given the additional rezoning approved since 2005).

2) The inlet is in a flood plain—not the smartest place to build during an era of climate warming! The development would work against the inlet's natural flood defenses, potentially endangering all of us who live here.

3) We already suffer from lack of sufficient city services and infrastructure improvements, as evidenced by the tremendous amounts of garbage on our streets, and the increasing traffic jams on weekdays and gridlock on weekends. Adding ~1,000 apartments to an already overstrained system and waterfront would only worsen these urgent problems.

4) N. Williamsburg ranks near the bottom citywide in open space per capita – only about 0.6 acres of park per 1,000 residents, roughly one-sixth of the city average and far below the 2.5 acres per 1,000 residents planning guideline. The additional open space promised here falls well below that standard given the thousands of new residents that would be sitting on top of this small additional area and will actually reduce the overall open space per person.

5) This is publicly owned land. It should not be used to enrich private developers, but to foster a more livable and vibrant neighborhood for all. There are other ways to solve the MTA's needs than by cashing in on rare public spaces.

Please don't destroy this precious ecological sanctuary and neighborhood treasure so that a few more developers can get rich. We absolutely need more housing but DCP should engage in broad based community/citywide planning to incentivize housing construction where there is greater infrastructure capacity for more density. We have

done our part.

Thank you,
--
Lauren Tartaglia

From: Michael Graf
To: 25DCP068K_DL
Subject: [EXTERNAL] Opposed to Towers at Bushwick Inlet Park
Date: Thursday, May 1, 2025 12:57:24 PM

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Dear NYC Planning Officials,

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2) The inlet is in a flood plain—not the smartest place to build during an era of climate warming! The development would work against the inlet's natural flood defenses, potentially endangering all of us who live here.

3) City services are already stretched way too thin in Northside, as evidenced by the tremendous amounts of garbage on our streets, the increasing traffic jams on weekdays and gridlock on weekends, and the growing incidence of crime here. Adding ~1,000 apartments to an already overstrained system and waterfront would only worsen these already urgent problems.

4) N. Williamsburg ranks near the bottom citywide in open space per capita – only about 0.6 acres of park per 1,000 residents, roughly one-sixth of the city average and far below the 2.5 acres per 1,000 residents planning guideline.

5) This is publicly owned land. It should not be used to enrich private developers, but to foster a more livable and vibrant neighborhood for all. There are other ways to solve the MTA's problems than by cashing in on rare public spaces.

Please don't destroy this precious ecological sanctuary and neighborhood treasure so that a few more developers can get rich.

My best,
Michael Graf

From: Zachary M.
To: 25DCP068K_DL
Subject: [EXTERNAL] Opposition to 40 Quay Mega Development
Date: Monday, April 28, 2025 11:14:36 AM

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Hello,

I am writing in vehement opposition to the proposed mega development at 40 Quay/Monitor Point.

As an 8 year resident of Williamsburg and recent homeowner in Williamsburg i have seen the neighborhood flooded with low quality, dense, and unsustainable development that severely detracts from quality of life of the residents that live within the neighborhood, which was designed as a low density neighborhood. There are single lane streets, narrow sidewalks, and overfilled parks with poor maintenance. Building additional residences, especially if rental apartments catering to transients, will severely exacerbate this issue. This plot provides a prime opportunity to ALLEVIATE the issues plaguing this area rather than to EXACERBATE them. Repurpose the space for an extension of the nearby park, charge an entrance fee for the park space if the MTA needs to generate revenue, make it a public event space. Make the neighborhood bright again instead of shadowing it with uninspired architecture, especially when developers in the neighborhood are cutting all corners to avoid any sort of inspired real estate. If you can do that, you can increase the value of surrounding land, increase property tax on residents to provide revenue for the city. Think long term. This proposal is abrupt, lazy and a shortcut to a one time infusion of cash that has no potential for sustain income for the city. AT A MINIMUM, build something low density with an architectural standard. Please do not go through with this proposal for the sake of your residents that will need to live with the adverse repercussions.

Sincerely a resident,
Zach Mareskes

From: Katie Klein
To: 25DCP068K_DL
Subject: [EXTERNAL] Opposition to 40 Quay
Date: Thursday, May 1, 2025 11:34:31 PM

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Hi there,

I've lived in Greenpoint for a decade and have seen it blow up with an unbelievable amount of developments over that time. The neighborhood parks and sidewalks are extremely populated, feel overpopulated and are overrun with people. With Bushwick Inlet Park finally opening, the city needs to start to prioritize saving the few natural spaces we have available to us. I love this neighborhood and want to see it thrive in more important ways than building more towers that will diminish valuable green space — for Greenpoint and Williamsburg residents and other New York City neighbors as well as for the animal life that relies on the inlet each year.

I fully support preserving the waterfront as a public green space and reject the proposal to build additional towers on this public land.

Thank you for your time.
Katie Klein

From: Brandon Hass
To: 25DCP068K_DL
Subject: [EXTERNAL] Opposition to Gotham Tower Development at 40 Quay St
Date: Tuesday, April 29, 2025 8:17:04 PM

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Dear NYC Planning,

I'm writing to oppose the Gotham Tower development planned for 40 Quay St on the Bushwick Inlet Park. The inlet is a gem—its natural beauty, with the open water and greenery, is a rare escape in the city. It's a spot where people can actually breathe and connect with nature, and building a tower there would wreck that vibe.

I get that development is part of the city's growth, but this project feels like it prioritizes profit over preserving what makes the inlet special. Please consider protecting this space and keeping it as a natural haven for the community.

Thanks,
Brandon Hass

From: Rachel K
To: 25DCP068K_DL
Subject: [EXTERNAL] Opposition to MTA/Gotham Development at 40 Quay Street — Support for Parkland
Date: Saturday, April 26, 2025 9:32:19 AM

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Dear NYC Department of City Planning,

I am writing to express my strong opposition to the proposed MTA/Gotham Tower development plan at 40 Quay Street, along the Bushwick Inlet.

Bushwick Inlet Park is a precious and unique ecosystem that must be preserved for public use, environmental protection, and future generations. This site should not be developed with 40-foot towers or any large-scale construction. Instead, it should be incorporated into the greater Bushwick Inlet Park plan, contributing to much-needed open green space in North Brooklyn.

Allowing an upzoning and large-scale development here would be a grave mistake — one that would permanently alter the character of the waterfront, diminish public access, and harm the environmental health of the inlet.

I urge the Department of City Planning to reject the proposed upzoning and to work toward securing this site as part of the parkland that the community has long advocated for. Bushwick Inlet Park was promised to the people, and this is an opportunity to honor that promise.

Please prioritize the community's voice, environmental preservation, and the public good over private development interests.

Thank you for your consideration.

Sincerely,

Rachel Kaplan

From: Richard Pietromonaco
To: 25DCP068K_DL
Subject: [EXTERNAL] Opposition to MTA/Gotham Mega-Tower at Monitor Point / 40 Quay
Date: Sunday, April 27, 2025 6:33:00 PM

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Attention Planning Board

I am writing to strongly oppose the proposed construction of the MTA/Gotham Mega-Tower at Monitor Point / 40 Quay.

The proposed buildings are far too tall and would dramatically alter the character of the neighborhood. Should the project move forward, I urge you to significantly reduce the building heights to better align with the community's scale and needs.

Additionally, I ask you to seriously consider the following concerns:

- **Open Space:** The project would bring an estimated 2,795 new residents, exceeding the threshold that requires an analysis of indirect impacts on residential open space. It could lead to a significant adverse effect on already limited open space resources.
- **Shadows:** The towers would cast new shadows over sensitive areas including Bushwick Inlet Park, the East River, and Marsha P. Johnson State Park, impacting sunlight and public enjoyment of these spaces.
- **Hazardous Materials:** New construction could disturb hazardous materials in the ground, potentially posing health risks to the community.
- **Public Health:** The project could negatively impact air quality, water quality, noise levels, and overall public health, especially during the extended construction period.
- **Neighborhood Character:** The sheer size and scale of the towers would disrupt the area's land use patterns, historic resources, open spaces, and urban design, leading to a significant adverse effect on the neighborhood's character.
- **Construction Impact:** A construction period of more than two years near sensitive sites would create long-term disruption to the community's daily life.

Given the scale of these impacts, I respectfully urge you to reconsider the current plans for Monitor Point / 40 Quay.

Thank you for your attention to this important matter.

Local Business Owner and Resident

Richard Pietromonaco

From: Hull, Megan
To: 25DCP068K_DL
Subject: [EXTERNAL] Opposition to Monitor Point Development at Bushwick Inlet Park
Date: Thursday, May 1, 2025 3:30:45 PM

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Dear NYC Department of City Planning,

I am writing to express my strong opposition to the proposed Monitor Point development by Gotham Organization on the MTA-owned site at 40 Quay Street, adjacent to Bushwick Inlet Park.

This project threatens a rare ecological habitat in New York City. Bushwick Inlet is a unique estuarine environment that supports diverse wildlife, including migratory birds. The proposed 41 and 56 story towers, with reflective glass facades, pose significant risks to these species and would cast extensive shadows over the park, disrupting the natural ecosystem.

The development site lies within a 100-year floodplain. Constructing massive high-rises here undermines the area's natural flood defenses, increasing the risk to surrounding communities in an era of escalating climate change impacts.

North Williamsburg and Greenpoint already suffer from a severe lack of open space, with only 0.6 acres of parkland per 1,000 residents—far below the city's guideline of 2.5 acres. Adding approximately 3,000 new residents would worsen that deficit and further strain city services, which are already insufficient for the area.

Greenpoint and Williamsburg have added more new housing units over the past decade than any other part of NYC. This community has more than done its share. Piling on another ~1,200 units—especially on public land—would overburden local infrastructure, sanitation, and especially transportation, which is already at or beyond capacity during peak hours.

Importantly, this land is publicly owned. Utilizing it for private luxury development contradicts the public interest and disregards the community's longstanding efforts to expand Bushwick Inlet Park. The MTA's projected revenue from this deal is negligible in the context of its overall ~$20bn annual budget and does not justify sacrificing valuable public land.

I urge the Department to reject the rezoning application for this project. Instead, prioritize the completion and expansion of Bushwick Inlet Park, honoring the city's commitment to providing essential green space for its residents.

Sincerely,
Megan Hull

North Williamsburg Resident

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From: Douglas Rojas
To: 25DCP068K_DL
Subject: [EXTERNAL] Opposition to Proposed Development at 40 Quay, Greenpoint
Date: Wednesday, April 23, 2025 9:39:23 AM

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I am writing to express my strong opposition to the proposed development project located at 40 Quay Street in Greenpoint, Brooklyn.

While I understand the need for development in our city, I believe the current proposal for this site is **particularly concerning due to its inadequate provision of public space for children and the wider community.**

The potential impacts on **the availability of much-needed public areas, parks, and community gathering spots, as well as** traffic congestion, parking availability, access to open space, views, local businesses, and the environmental quality of the waterfront are significant and, in my opinion, detrimental to the quality of life for current residents of Greenpoint.

I urge you to carefully consider the concerns of the community, specifically regarding the critical need for accessible public space, and reconsider or reject the current proposal for 40 Quay.

Thank you for your time and consideration of this important matter.

Sincerely,

Douglas Rojas

From: Hillary Jordan
To: 25DCP068K_DL
Subject: [EXTERNAL] Opposition to proposed development at Bushwick Inlet Park
Date: Monday, April 28, 2025 6:35:23 PM

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Dear NYC Planning Officials,

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1) The development would have a devastating impact on the inlet, a fragile wetland and wildlife habitat that is unique in the city.

2) The inlet is in a flood plain—not the smartest place to build during an era of climate warming! The development would work against the inlet's natural flood defenses, potentially endangering all of us who live here.

3) City services are already stretched way too thin in Northside, as evidenced by the tremendous amounts of garbage on our streets, the increasing traffic jams on weekdays and gridlock on weekends, and the growing incidence of crime here. Adding ~1,000 apartments to an already overstrained system and waterfront would only worsen these already urgent problems.

Please don't destroy this precious ecological sanctuary and neighborhood treasure so that a few more developers can get rich.

My best,Hillary Jordan

From: Vienna Nowell
To: 25DCP068K_DL
Subject: [EXTERNAL] Opposition to the Gotham Development Plan for Bushwick Inlet Park
Date: Thursday, May 1, 2025 12:47:10 PM

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Dear NYC Planning Officials,

I would like to express my strong opposition to the proposed residential towers to be built by by Gotham Development at Bushwick Inlet Park. This development is a terrible idea for multiple reasons:

1) The development would have a devastating impact on the inlet, a fragile wetland and wildlife habitat that is unique in the city.

2) The inlet is in a flood plain—not the smartest place to build during an era of climate warming! The development would work against the inlet's natural flood defenses, potentially endangering all of us who live here.

3) City services are already stretched way too thin in the Northside of Williamsburg, as evidenced by the tremendous amounts of garbage on our streets, the increasing traffic jams on weekdays and gridlock on weekends, and the growing incidence of crime here. Adding ~1,000 apartments to an already overstrained system and waterfront would only worsen these already urgent problems.

4) N. Williamsburg ranks near the bottom citywide in open space per capita – only about 0.6 acres of park per 1,000 residents, roughly one-sixth of the city average and far below the 2.5 acres per 1,000 residents planning guideline.

5) This is publicly owned land. It should not be used to enrich private developers, but to foster a more livable and vibrant neighborhood for all. There are other ways to solve the MTA's problems than by cashing in on rare public spaces.

Please don't destroy this precious ecological sanctuary and neighborhood treasure so that a few more developers can get rich.

My best,
Vienna Nowell

From:	Pine Cheng
To:	25DCP068K_DL
Subject:	[EXTERNAL] Opposition to the proposed residential towers to be built by by Gotham Development at Bushwick Inlet Park
Date:	Thursday, May 1, 2025 3:10:34 PM

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Dear NYC Planning Officials,

I want express my strong opposition to the proposed residential towers to be built by by Gotham Development at Bushwick Inlet Park. This development is a terrible idea for multiple reasons:

1) The development would have a devastating impact on the inlet, a fragile wetland and wildlife habitat that is unique in the city. This development would sit right on that proposed park and ruin what was promised to us years ago (a park that is now already going to be too small given the additional rezoning approved since 2005).

2) The inlet is in a flood plain—not the smartest place to build during an era of climate warming! The development would work against the inlet's natural flood defenses, potentially endangering all of us who live here.

3) We already suffer from lack of sufficient city services and infrastructure improvements, as evidenced by the tremendous amounts of garbage on our streets, and the increasing traffic jams on weekdays and gridlock on weekends. Adding ~1,000 apartments to an already overstrained system and waterfront would only worsen these urgent problems.

4) N. Williamsburg ranks near the bottom citywide in open space per capita – only about 0.6 acres of park per 1,000 residents, roughly one-sixth of the city average and far below the 2.5 acres per 1,000 residents planning guideline. The additional open space promised here falls well below that standard given the thousands of new residents that would be sitting on top of this small additional area and will actually reduce the overall open space per person.

5) This is publicly owned land. It should not be used to enrich private developers, but to foster a more livable and vibrant neighborhood for all. There are other ways to solve the MTA's needs than by cashing in on rare public spaces.

Please don't destroy this precious ecological sanctuary and neighborhood treasure so that a few more developers can get rich. We absolutely need more housing but DCP should engage in broad based community/citywide planning to incentivize housing construction where there is greater infrastructure capacity for more density. We have done our part.

Sincerely,
Pine Cheng
Resident of North Williamsburg

From:	asd s
To:	25DCP068K_DL
Subject:	[EXTERNAL] Opposition to the proposed residential towers to be built by Gotham Development at Bushwick Inlet Park.
Date:	Thursday, May 1, 2025 10:21:28 PM

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25DCP068K_DL@planning.nyc.gov

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My best,
Jonathan

From:	SW
To:	25DCP068K_DL
Subject:	[EXTERNAL] Opposition to the proposed residential towers to be built by Gotham Development at Bushwick Inlet Park
Date:	Thursday, May 1, 2025 10:20:10 PM

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Please don't destroy this precious ecological sanctuary and neighborhood treasure so that a few more developers can get rich. We absolutely need more housing but DCP should engage in broad based community/citywide planning to incentivize housing construction where there is greater infrastructure capacity for more density. We have done our part.

My best,
Zoe

From: Donald Cager
To: 25DCP068K_DL
Subject: [EXTERNAL] PLEASE DON"T Add Residential Towers to Bushwick Inlet Park
Date: Thursday, May 1, 2025 4:32:09 PM

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Dear NYC Planning,

1) The development would have a devastating impact on the inlet, a fragile wetland and wildlife habitat that is unique in the city. Moreover, it negates part of the benefit promised in Bushwick Inlet Park some 20 years ago that remains unfulfilled. This development would sit right on that proposed park and ruin what was promised to us years ago that is now already going to be too small given the additional rezoning approved since 2005. We are already stretched for lack of open space in this area and we need that park built before considering any additional development on the waterfront.

2) **The inlet is in a flood plain**— we have already seen the impacts that flooding has had in this area from numerous storms in recent years. The development would work against the inlet's natural flood defenses, potentially endangering all of us who live here.

3) While Gotham asserts that this opens up the waterfront with additional open space, it in fact does the opposite. This is the same tired argument asserted many times before to this community in these one off rezoning decisions (e.g. River Ring) but the fact remains that the open space added in this development does not come close to the acreage per resident recommendations the City has made given the thousands of new residents that would be sitting on top of this tiny additional open space. It will quickly become overrun just by the people living in these new buildings. This is not rocket science- Domino which is often touted as a crown jewel of a new development is already overrun on nice days and there are still 2 more residential buildings in that development to be completed plus River Ring (which also

3) The City has yet to even address the infrastructure gaps and lack of City services along the waterfront that already exist. Time and again the City has approved new development with massive towers without comprehensive traffic (foot, car, bike, etc), open space and sanitation improvements. What that has resulted in is a sanitation mess, terrible traffic due to a mix of lights and stop signs that make no sense, poor sight

lines, sidewalks so narrow and crowded that two people have trouble passing by each other without stepping in tree pits, no enforcement of rules (dogs off leash and feces everywhere), etc. You cannot continue to build without addressing these problems first.

4) We have heard the tired argument that these developments help by adding "deep" affordable housing before and they are flawed and baseless. The developer is offering the bare minimum to get a tax break. And the evidence shows that these waterfront towers offering only a few hundred affordable units wind up resulting in rent increases (commercial and residential) that drive many more people out who used to be able to afford apartments a few blocks away as well as mom and pop store owners, leaving more wealthy people and chain stores in their wake. What we do need are City and State funded 100% affordable buildings or incentives that allow developers to build across less dense parts of the city and neighborhood while incentivizing them to build affordable there (either in the same building or as stand alone structures - similar to deals Urban Pathways has done to house people formerly houseless).

Please don't destroy this neighborhood further as well as this precious ecological sanctuary and neighborhood treasure so that a few more developers can get rich. This does not have to be a zero sum game/mutually exclusive option. Instead, do what is in your title and engage in real broad based community/citywide planning to incentive building of the housing we need where there is greater infrastructure capacity for density. The community has done its part the past 20 years and it is time you made others do theirs.

Thank you.

Best,

DC

--
DONALD CAGER

From: Courtney Hayne-McDowell
To: 25DCP068K_DL
Cc: Courtney McDowell
Subject: [EXTERNAL] PROTECT BUSHWICK INLET: NO TO MTA/GOTHAM MEGA-TOWERS
Date: Wednesday, April 30, 2025 6:23:11 PM

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PROTECT BUSHWICK INLET: NO TO MTA/GOTHAM MEGA-TOWERS

Dear Planning Committee,

I strongly oppose the proposed MTA/Gotham Organization mega-tower development at 40 Quay Street in Greenpoint. This project threatens Bushwick Inlet, a rare natural embayment and ecological treasure that's only now opening to the public after a century of inaccessibility.

This development will have severe negative environmental impacts:

1. **Ecological Damage**: Bushwick Inlet is a unique ecosystem with nothing comparable in NYC. The proposed 640' and 490' towers will cast shadows and create wind tunnels that will harm the delicate marsh ecosystem and disrupt migratory bird patterns.
2. **Privatization of Public Space**: The enormous scale of these luxury towers will effectively privatize what should be public parkland, creating an exclusive waterfront for high-income residents rather than a natural space for all Brooklyn residents.
3. **Climate Resilience Reduction**: Marshlands are critical for flood protection in coastal areas like Greenpoint. Development so close to the water's edge compromises the inlet's natural ability to absorb storm surges and filter stormwater.
4. **Traffic & Infrastructure Strain**: Adding 1,200 apartments and approximately 2,800 new residents will overwhelm already strained local infrastructure, including transportation, sewage systems, and emergency services.
5. **Precedent Setting**: Approving an "upzone" for this project will set a dangerous precedent for future overdevelopment along Brooklyn's remaining natural coastline.

Bushwick Inlet represents one of our last opportunities to preserve a natural waterfront in North Brooklyn. Once destroyed by overdevelopment, this complex ecosystem cannot be replaced. The MTA should not be permitted to exploit publicly-owned property for luxury development that primarily benefits private developers rather than the community.

I urge you to reject the proposed upzoning and require a development plan that respects the ecological significance of Bushwick Inlet and the needs of the Greenpoint community.

Respectfully yours,

COURTNEY MCDOWELL

Greenpoint, Brooklyn

From: Alba Roshi
To: 25DCP068K_DL
Subject: [EXTERNAL] Plans on building on 40 Quay
Date: Friday, May 2, 2025 8:39:06 PM

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To whom this May concern,

I wanted to express that I am against the plans to build a high rise residential building on 40 Quay. This will have terrible environmental impact and close up open space in a neighbourhood that doesn't have many open space and green spaces. I am in favour for protecting the inlet. Public land should be for everyone to enjoy.

Many thanks,
Alba

From: danielle harris
To: 25DCP068K_DL
Subject: [EXTERNAL] Please Protect Bushwick Inlet
Date: Thursday, May 1, 2025 2:33:00 PM

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Hi,
I'm writing as a Greenpoint resident of nearly 10 years that I am absolutely against the idea of 2 more super tall buildings at 40 Quay street that would unquestionably damage the ecological habitat of Bushwick Inlet. We need to preserve what little ecological diversity we have left in this neighborhood. Not just for the good of the planet but also for the sake of its current and future residents.

Thank you
Danielle Harris

Sent from my iPhone

From: JENNI PIETROMONACO
To: 25DCP068K_DL
Subject: [EXTERNAL] Please Rethink the MTA/Gotham Tower at Monitor Point / 40 Quay
Date: Sunday, April 27, 2025 6:19:21 PM

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I am writing to express my serious concern regarding the proposed MTA/Gotham development at Monitor Point / 40 Quay.

The scale of the proposed towers is simply too large for the area and would cause dramatic, lasting changes to the neighborhood. If the project must proceed, I urge you to reduce the building heights to better respect the surrounding community.

Please also take into account the following issues:

- **Open Space:** With an estimated 2,795 new residents, the project would overwhelm local open spaces, potentially causing significant negative impacts that require further analysis.
- **Shadows:** The tall buildings would create new, harmful shadows over parks and the waterfront, including Bushwick Inlet Park, Marsha P. Johnson State Park, and the East River.
- **Hazardous Materials:** Construction could disturb hazardous materials underground, creating new pathways for exposure and posing a danger to public health.
- **Public Health Risks:** The scale of the project could result in serious health impacts related to air and water quality, noise pollution, and prolonged construction.
- **Neighborhood Character:** The proposal would fundamentally change the neighborhood's fabric, affecting land use, urban design, historic resources, open space, and transportation systems.
- **Construction Impacts:** Long-term construction, lasting more than two years, would significantly disrupt the lives of nearby residents and businesses.

Given these serious concerns, I respectfully ask you to reconsider the project as currently planned.

Thank you for your time and careful consideration.

From: Jonathan G
To: 25DCP068K_DL
Subject: [EXTERNAL] Please STOP
Date: Tuesday, April 29, 2025 3:10:04 PM

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Dear NYC Planning Officials,

I want express my strong opposition to the proposed residential towers to be built by by Gotham Development at Bushwick Inlet Park. This development is a terrible idea for multiple reasons:

1) The development would have a devastating impact on the inlet, a fragile wetland and wildlife habitat that is unique in the city.

2) The inlet is in a flood plain—The development would work against the inlet's natural flood defenses, potentially endangering all of us who live here.

3) City services are already stretched way too thin in Northside, as evidenced by the tremendous amounts of garbage on our streets, the increasing traffic jams on weekdays and gridlock on weekends, and the growing incidence of crime here. Adding ~1,000 apartments to an already overstrained system and waterfront would only worsen these already urgent problems.

Please don't destroy this precious ecological sanctuary and neighborhood treasure so that a few more developers can get rich.

Thank you for your consideration,

Jonathan Grebinar
Candela Turco

From: Sugreev Chawla
To: 25DCP068K_DL
Subject: [EXTERNAL] Preserve the waterfront!
Date: Friday, May 2, 2025 3:12:28 AM

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I live at in Greenpoint, and I am strongly opposed to developing the inlet, we should preserve the natural habitat!
Sugreev Chawla

From: Priyanka Agrawal
To: 25DCP068K_DL
Subject: [EXTERNAL] Preserve waterfront
Date: Friday, May 2, 2025 12:44:19 PM

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Hi there -

I am reaching out as a concerned Greenpoint / Williamsburg resident.

I support preserving the waterfront as public green space and oppose using publicly-owned property to build 2 huge luxury towers extremely close to the water's edge.

Please preserve our public spaces and waterfront from mass construction.

Thank you,

Priyanka

From: Stefan Jimenez Wisler
To: 25DCP068K_DL
Subject: [EXTERNAL] Preserving the bushwick inlet waterfront
Date: Thursday, May 1, 2025 5:49:46 PM

Some people who received this message don't often get email from stefanjw1@gmail.com. Learn why this is important

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Hi there,

I am a current and long-time resident of nearly ten years in Greenpoint. I support preserving the waterfront as public green space and ama against the construction of a property where the current city mobile wash unit is located on Quay and West Streets.

I hope the city will consider carefully the thoughts and demands of the current residents in making its decision. Please don’t hesitate to reach out for any further comments or questions.

All the best,
Stefan

Brooklyn, NY 11222

From: noe doy
To: 25DCP068K_DL
Subject: [EXTERNAL] Proposed building on MTA site at 40 QUAY ST. GREENPOINT
Date: Wednesday, April 30, 2025 4:35:13 PM

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TO WHOM IT MAY CONCERN.

Dear Sir/Madam, I write today to express my strong opposition to the proposed multi story development, proposed for the MTA building at 40 Quay St in Greenpoint,
right outside Bushwick Inlet Park. In a place under development as a park now, that has so long been promised to residents that will bring such tranquility and
scenic beauty, together with a peace of heaven that is so rare to find in New York City. It would be a shame and a betrayal to all in the Greenpoint and Williamsburg
neighborhoods, to allow such an affront to tranquility to to be built. I have lived in the area for fourteen years and have enjoyed all that i have seen done to improve it.
This proposed project is going to ruin the ongoing work for the inlet as a recreational oasis. I also worry about the habitat for birds that have frequented the area for
decades, and the impact that such a monstrosity of a building in going to have on them. I urge you to seriously consider not to allow this development and i am certain
thousands of residents do not want a project of this magnitude right next to our long promised park.
A small community gathering area with public restrooms and a playground for children will be better suited for this area with some benches for residential use would be
more in line with with the area, and i am sure residents would be happy with that, even a bandshell for summer concerts, would be appreciated. These are the kind of
things that are needed for residential usage that i am sure all will enjoy.
I again urge you to consider these suggestions as a more friendly use of public land, and not to impose on the community a project of this immense magnitude.
Thank You for your consideration.
Noel Doyle.

From: Lindsay Lief
To: 25DCP068K_DL
Subject: [EXTERNAL] Proposed MTA Gohtam Org Mega Tower Developmeent
Date: Monday, April 14, 2025 12:30:47 PM

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To Whom It May Concern:

I am writing to express my horror at the planned development at 40 Quay Street in Greenpoint Brooklyn.

I have been a resident of northern Greenpoint for 12 years. Over the last decade over a DOZEN HIGH RISES have been built within 5 blocks of my apartmen--from Inida street to Commercial Street. Along with these, almost ZERO infrastructure or green space has been added. Tens of thousands of new residents and no new transportation, no new GRASS, no o more access to the water. None of the proposed parks (except a small turf field at Newtown Barge Park--which is practically unusable by kids because the thousands of local dog owners use it since they have no grass...)

This last proposal is a travesty for many reasons. Bushwick inlet is has the potential to be a nature preserve. A place where grass meets water, where birds and small animals can survive. After 12 years, it would be nice to have some more grass in the neighborhood--some outdoor space not covered in toxic astroturf.

The idea that these towers could benefit the neighborhood or help the housing shortage is shockingly naive. There is no need for luxury towers here--where thousands have been built and average rent prices compete with Park Avenue. Andwe already have no infrastructure or green space to support the huge influx and residents and ONGOING construction.

Greenpoint has suffered long enough. We cannot bear the brunt of these ridiculous ploys by the city or MTA to make money while destroying our neighborhood and reneging on promised green space to our children.

Please. Have some sense and do not allow this to go through.
Thank you
Lindsay Lief

From: Jane
To: 25DCP068K_DL
Subject: [EXTERNAL] Proposed MTA/Gotham Org Mega Tower
Date: Thursday, April 24, 2025 9:26:42 AM

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Williamsburg Greenpoint does not need another giant tower on it's waterfront. We have been waiting for more than a decade for Bushwick Inlet Park to be completed to offset the lack of park space in the neighborhood. Adding another tower will overwhelm an already overwhelmed neighborhood. The tower will block light from the park and dwarf everything around it. Please deny this request.

All best,
Jane

From: Tamara Loomis
To: 25DCP068K_DL
Subject: [EXTERNAL] Proposed development at Bushwick Inlet Park
Date: Wednesday, April 30, 2025 9:15:58 AM

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Dear NYC Planning Officials,

As a resident of North Williamsburge, I want express my strong opposition to the proposed residential towers to be built by Gotham Development at Bushwick Inlet Park. This development is a terrible idea for multiple reasons:

1) The development would destroy the inlet, a fragile wetland and wildlife habitat that is unique in the city, hosting multiple forms of wildlife. As city folks, these tiny slivers of nature are so important to have. Taking a child to witness nature in its natural state (as opposed to a zoo) gives them an appreciation of the world in which we live beyond the concrete jungle that is invaluable.

2) The inlet is in a flood plain. With our rising seas, more than ever before, we face increasing danger and destruction from floods. The development would work against the inlet's natural flood defenses, potentially endangering all of us who live here.

3) City services are already stretched way too thin in Northside, as evidenced by the tremendous amounts of garbage on our streets, the increasing traffic jams on weekdays and gridlock on weekends, and the growing incidence of crime here. Adding ~1,000 apartments to an already overstrained system and waterfront would only worsen these already urgent problems.

4) Every other neighborhood in Brooklyn has less development than Williamsburg and Greenpoint. Let's stop the madness before it destroys the area.

5) The area desperately needs more green space. We have been fighting for years to create a waterfront park just south of the proposed development. The towers would loom over the park, blocking sunlight and ruining the enjoyment of the people who visit.

Please don’t destroy this precious ecological sanctuary and neighborhood treasure so that a developer can get rich at the expense of our environment, our neighborhood, and the people who live here.

Thank you for your thoughtful consideration. We are counting on you to represent our interests, not the interests of a greedy developer.

Best regards,
Tamara Loomis

From: Jenni Pietromonaco
To: 25DCP068K_DL
Subject: [EXTERNAL] Protect Our Neighborhood – Rethink Monitor Point / 40 Quay
Date: Sunday, April 27, 2025 6:21:09 PM

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Hello,

Our neighborhood is at risk.

The proposed MTA/Gotham towers at Monitor Point / 40 Quay would overwhelm our community — with buildings that are too tall, construction that would last for years, and environmental impacts we cannot afford to ignore.

Please listen to the people who live here. We need development that respects the scale, spirit, and health of our neighborhood — not massive structures that will cast shadows over our parks, disrupt our open spaces, disturb hazardous materials, and threaten public health.

Adding thousands of new residents without proper infrastructure will also put unbearable pressure on our green spaces, transportation, and everyday quality of life. It's not just about new buildings — it's about the future we all share.

We are not against growth. We are against reckless development that doesn't serve the people already here.

Please do not approve the project as proposed. Lower the height, respect the neighborhood, and put the community first.

From: Jordan Miller
To: 25DCP068K_DL
Subject: [EXTERNAL] Protect Public Land
Date: Friday, May 2, 2025 12:31:40 PM

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I strongly support keeping the inlet's free space public land, and limiting development. ESPECIALLY the 56-story high rise.

I'm a greenpoint resident and have been for years. Let's not ruin the neighborhood with over-development.

PLEASE!
Jordan

From: Cindy Johnson
To: 25DCP068K_DL
Subject: [EXTERNAL] Protect our wildlife
Date: Thursday, May 1, 2025 10:09:43 PM

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1) The development would have a devastating impact on the inlet, a fragile wetland and wildlife habitat that is unique in the city.

2) The inlet is in a flood plain—not the smartest place to build during an era of climate warming! The development would work against the inlet's natural flood defenses, potentially endangering all of us who live here.

3) City services are already stretched way too thin in Northside, as evidenced by the tremendous amounts of garbage on our streets, the increasing traffic jams on weekdays and gridlock on weekends, and the growing incidence of crime here. Adding ~1,000 apartments to an already overstrained system and waterfront would only worsen these already urgent problems.

4) N. Williamsburg ranks near the bottom citywide in open space per capita – only about 0.6 acres of park per 1,000 residents, roughly one-sixth of the city average and far below the 2.5 acres per 1,000 residents planning guideline.

5) This is publicly owned land. It should not be used to enrich private developers, but to foster a more livable and vibrant neighborhood for all. There are other ways to solve the MTA's problems than by cashing in on rare public spaces.

Please don't destroy this precious ecological sanctuary and neighborhood treasure so that a few more developers can get rich.

My best,
Cindy Johnson

From: Julien Williams
To: 25DCP068K_DL
Subject: [EXTERNAL] Protect the Inlet
Date: Friday, May 2, 2025 12:21:42 PM

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I do not support building a highrise on 40 Quay. I am in favor for protecting the inlet. Greenpoint/Williamsburg already don't have much open green space. Public land should be for everyone to enjoy.

Sent from Yahoo Mail for iPhone

From: Emma Sobota
To: 25DCP068K_DL
Subject: [EXTERNAL] Public Comment Opposing 40 Quay Development Proposal and Support for Preserving Bushwick Inlet as Public Parkland
Date: Thursday, May 1, 2025 11:47:27 PM

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Dear Department of City Planning,

I am writing as a concerned Brooklyn resident to urge the Department of City Planning and the City Planning Commission to reconsider the proposed development at 40 Quay Street, known as Monitor Point (CEQR No. 25DCP068K). I strongly oppose the construction of two luxury towers rising up to 640 feet along the Bushwick Inlet waterfront and instead advocate for the site to be permanently preserved and developed as public parkland.

Bushwick Inlet is a rare, ecologically sensitive, and historically significant site. It is an irreplaceable part of the Greenpoint-Williamsburg waterfront, and the introduction of high-rise towers would do irreversible harm to its fragile estuarine ecosystem. According to the City's own Environmental Assessment, the proposed development has the potential to significantly impact land use, zoning and public policy, open space access, neighborhood character, and natural resources.

The city has the opportunity here to demonstrate long-term, climate-forward planning by honoring earlier commitments to complete Bushwick Inlet Park. According to Rebuild by Design and other urban resilience research, parks are not just amenities—they are infrastructure. Green space like this can improve flood mitigation, support biodiversity, reduce urban heat, and offer vital public health benefits. In contrast, dense residential developments add stress to sewer systems, transit infrastructure, and air quality, while pricing out long-term residents.

The city's own declaration highlights that this project may displace residents indirectly, stress community facilities, and increase noise, traffic, and pollution in a working-class neighborhood already experiencing significant environmental burdens. As such, proceeding with this rezoning would contradict the City's equity and environmental justice goals.

Furthermore, New York City's parks are already under significant strain. For instance, Washington Square Park experienced a day with 54,000 visitors, exceeding the capacity of Yankee Stadium, and the High Line's annual attendance more than tripled to 7.6 million visitors from 2010 to 2015. Central Park anticipated breaking records with 42 million visits in a single year. These figures underscore the pressing need for additional green spaces to alleviate overcrowding.

Compounding the issue, the city's investment in park maintenance has been historically low. Since 2001, the Department of Parks and Recreation's budget has remained below 0.6% of the

city's total budget, despite increases in absolute terms. This underfunding has led to challenges in maintaining park infrastructure and services, further exacerbating the strain on existing green spaces.

This stretch of the waterfront is one of the last remaining parcels that can connect and complete a continuous public park along the East River—a once-in-a-generation opportunity that should not be sacrificed to short-term real estate gain.

I urge you to reject the rezoning and special permits requested for the Monitor Point proposal and instead work toward a vision that preserves this land as open space for the benefit of all New Yorkers and Brooklynites, now and in the future.

Sincerely,
Emma Sobota

From: Susan Agliata
To: 25DCP068K_DL
Subject: [EXTERNAL] Public Comment on CEQR No. 25DCP068K Monitor Point Proposed Development at Bushwick Inlet
Date: Thursday, May 1, 2025 4:34:01 PM

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Submitted by: Susan Agliata

Date: May 1, 2025

Project Name: Monitor Point
Project Number: CEQR No. 25DCP068K

Dear Planning Committee,

I am writing to submit public comment regarding the proposed real estate development at Bushwick Inlet.

This proposal raises significant concerns on multiple fronts. Most urgently, it poses a serious threat to the environmental integrity of the area. The planned development would disrupt a delicate waterfront ecosystem, threatening wetlands, wildlife habitats, and natural buffers that play a vital role in climate resilience and biodiversity.

Equally troubling is the drastic reduction in public and green space. While private residential developments have a role in urban living—I reside in one myself—such projects must not come at the cost of shared outdoor resources. The waterfront and planned parkland should be protected and expanded as accessible spaces for all residents, not just the few. In a city where public space is already limited, every acre matters.

Transportation infrastructure is another area of concern. The neighborhood is already strained by limited subway capacity, street congestion, and a lack of viable transit alternatives. Adding thousands of new residents without significant infrastructure investment will exacerbate existing issues and reduce quality of life for all.

Finally, I would like to highlight the shadow impact of the proposed buildings, many of which exceed 50 feet in height. These structures would cast significant new shadows on sunlight-sensitive areas, including the future Bushwick Inlet Park, the Bushwick Inlet/East River, and Marsha P. Johnson State Park. These are cherished public spaces, and sunlight is essential to both their ecological function and public use. The development risks causing long-term adverse impacts that cannot be easily reversed.

In summary, this project appears to prioritize private interests over the long-term public good. I urge the relevant decision-makers to reconsider the current proposal and explore more community-aligned alternatives that prioritize environmental sustainability, equitable access to open space, and infrastructure planning.

Thank you for the opportunity to submit my comments.

Sincerely,

Susan Agliata

From: Liz Braswell
To: 25DCP068K_DL
Subject: [EXTERNAL] Quay Street MTA Deal/Towers
Date: Monday, April 28, 2025 11:51:23 AM

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To Whom it May Concern,

Since the rezoning in 2005, North Brooklyn has added over 26,000 new apartment units. With the lack of infrastructure growth alongside (schools, transportation, parks) that should be enough reason to halt any more new construction for a while.

As a subway riding taxpayer I am also furious at the idea of the MTA selling a piece of its property for private use. Public money went to pay for and maintain the MTA site; if it becomes anything else it should be for the public.

Finally, it's bad enough that it took the city so long to fulfill its promise of more parks since the rezoning—Buswick Inlet Park isn't even half completed—and now people want to put more gigantic towers directly on top of the park? Effectively privatizing it?
The Bushwick Inlet embayment is a migratory stop for birds as well as a natural setting unique to NYC. The Department of City Planning has even said the towers could cause all sorts of adverse effects, from casting shadows on the river and parks to just flooding the area with an extra 2800 residents (and their dogs). I don't even want to think about the bird window collisions.

Enough is enough. These towers are too much, and the MTA should be ashamed of even considering such a deal. Why not just turn it into a casino at this point?

Thank you,

Liz

From:	Emily F
To:	25DCP068K_DL
Subject:	[EXTERNAL] RE: Opposition to the Proposed MTA Mega Towers at 40 Quay / Monitor Point (CEQR No. 25DCP068K)
Date:	Friday, May 2, 2025 4:00:25 PM

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To Whom It May Concern:

I am writing to formally express my strong opposition to the proposed development project known as Monitor Point, located at 40 Quay in Greenpoint, Brooklyn. As a concerned member of the community, I urge the Department of City Planning and the City Planning Commission to reject the proposed zoning amendments and associated actions that would permit the construction of the MTA Mega Towers on this valuable piece of public land.

This proposal presents significant and unacceptable environmental, social, and urban impacts. Below are my primary concerns:

Land Use, Zoning, and Public Policy: The proposed rezoning contradicts existing public policy goals for sustainable and equitable development along the Brooklyn waterfront. It would convert public land currently identified as park space into a site for massive private development, undermining long-standing community plans and public access to open space.

Socioeconomic Displacement: With the addition of 1,150 residential units—only 20-30% of which are designated affordable—the project is likely to exacerbate gentrification and indirectly displace existing low- and middle-income residents from surrounding neighborhoods.

Strain on Community Facilities: The influx of nearly 3,000 new residents will overburden already stretched public schools, early childhood programs, and library services, none of which are meaningfully expanded or supported by this proposal.

Loss and Overuse of Open Space: The proposed development will increase demand on scarce open space resources while repurposing a public park site for private use. This is a net loss to the community's recreational and environmental assets.

Shadow Impacts on Parks: The proposed high-rise towers—up to 640 feet tall—will cast long shadows over nearby sunlight-sensitive resources, including Bushwick Inlet Park and Marsha P. Johnson State Park, adversely affecting their ecological and recreational value.

Historic and Cultural Resource Damage: The project poses risks to significant historic sites, particularly the heritage of the USS Monitor and surrounding architectural resources, which could be irreparably impacted by construction.

Disruption to Urban Design and Visual Resources: The scale and design of the towers are grossly incompatible with the surrounding built environment, eroding the unique character and pedestrian experience of Greenpoint's waterfront.

Risks to Natural Resources: Construction adjacent to Bushwick Inlet and the East River threatens these vital ecosystems. Any development must rigorously protect and restore these natural areas, not endanger them.

Hazardous Materials Exposure: The required subsurface disturbance in this formerly industrial area risks releasing hazardous materials, posing health and environmental threats.

Infrastructure Strain: The project would place substantial pressure on already aging water and sewer systems, with uncertain consequences for wastewater and stormwater management.

Transportation Congestion: The development would significantly increase traffic and burden public transit systems, further exacerbating existing congestion without any concrete transit improvement commitments.

Air Quality and Noise Pollution: The introduction of thousands of new residents, vehicles, and stationary sources of pollution threatens to degrade local air quality and increase ambient noise levels.

Greenhouse Gas Emissions and Climate Vulnerability: This large-scale development on a coastal site contradicts the city's climate resilience goals, contributing to emissions and putting residents at risk in the event of flooding or extreme weather.

Public Health Risks: The project could trigger cumulative health risks stemming from construction, pollution, and loss of access to clean air, water, and open space.

Neighborhood Character: The imposing towers are incompatible with the scale and identity of Greenpoint, posing a clear threat to the neighborhood's cohesive character and sense of place.

Disruption from Long-Term Construction: With a construction timeline exceeding two years, local residents would endure long-term disruption, noise, and health hazards without meaningful mitigation plans.

Environmental Justice Failures: The development may disproportionately impact a Disadvantaged Community (DAC) by increasing pollution burdens, contravening principles of equity and justice mandated under New York State Environmental Conservation Law.

Public land should serve the public. The City should not approve a project that privatizes waterfront parkland, displaces communities, and undermines decades of community-led planning and environmental stewardship.

I respectfully request that the City Planning Commission deny the proposed actions and instead work with the community to develop a plan that upholds our shared commitments to affordability, environmental protection, and public access.

Thank you for considering this testimony. I would appreciate confirmation of receipt and request that my opposition be entered into the public record.

Sincerely,

Emily Farris

From: asnowman10
To: 25DCP068K_DL
Subject: [EXTERNAL] Re: 40 Quay Street
Date: Thursday, May 1, 2025 11:45:34 PM

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To Whom It May Concern:

I am writing in regard to the plan to build two luxury high rise towers next to Bushwick Inlet.

I was thinking it over and wondering what I could write that would make the most impact. I think I can sum it up in one word... precedent.

On the block where I live, there were 2 and 3 story buildings. However, due to a developer getting in under the wire before some laws were changed, an 8 story building was constructed on my block. It has totally changed the look and feel of my block. After that building went up, other developers came and also started to construct buildings that are taller and bigger than the homes around them. Precedent.

Now, National Grid is working on new gas lines for the blocks around me because no thought was put into place about what happens when you start constructing such buildings. The infrastructure was not prepared for such buildings. Precedent.

Due to all the construction and more families moving in, a new school is needed. One has passed the planning phase and construction should begin soon. However, families are moving in NOW. A school is needed NOW. Precedent.

A few blocks away from me, when it rains, the street is flooded. Seriously! The water goes up to my knees at times. The city told the developer he has to invest/install sewer lines. The developer, naturally, said the city should do so. Precedent.

If the towers are allowed to be built by Bushwick Inlet, what is to stop a future developer from building even HIGHER towers? S/he can point to the towers by Bushwick Inlet and say that those were allowed to be built. There's a problem with infrastructure? Who cares? That problem will be taken care of by National Grid or ConEd or whoever. Another school is needed? One will be built. But exactly how long will that take? The construction in the northern part of Greenpoint has been going on for how long? And it wasn't until this year that a site was found for a school to be built. Yet with classroom sizes needed to be reduced soon under law, the new school won't be ready any time soon. And how many years will it take for a school to be built for the children of the families living in these two towers? The streets will flood because Bushwick Inlet is compromised? So what; streets are flooded in other areas of Greenpoint. Let the developer worry about it.

So, please do not let these huge towers be built so that someone can say, well look at all the

things mentioned above and if construction was allowed there, why not here?

Please do not set a precedent of things being allowed to be built where they are not needed and that do not take into consideration any of the things mentioned in this letter or other matters brought up by other people.

Thank you!
Joanna Zdziaszek

Sent from my Verizon, Samsung Galaxy smartphone

From: Michael Brown
To: 25DCP068K_DL
Subject: [EXTERNAL] Re: Bushwick Inlet
Date: Sunday, April 20, 2025 2:09:53 PM

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Good afternoon,

My name is Michael Brown. I am a Licensed Master Social Worker and resident of Greenpoint, Brooklyn. Hope all is well.

On 4/19, I was approached on Kent Avenue by activists expressing concern over the residential commercial projects planned to take place overlooking the Bushwick Inlet. While I can understand the desire to expand and build, it's important to understand the environmental impacts this will have on the inlet, as well as how these structures will decrease green space to residents of Greenpoint and Williamsburg. Greenspace in Brooklyn is fundamental to further communal ties amongst residents in the borough...possibly the same way a new housing project may? But...

...do we need to be decreasing greenspace in an area booming with growth as is? We are discussing two sides here: the need for greenspace and the need for additional housing. If we are being honest, what kind of tenants are these projects targeting? Those in need of housing or the affluent? We can look to trends of the average rent between Greenpoint and Williamsburg to defer...

I hope the City is able to comprehend the need of extensive greenspace as a supportive means to further positive mental health outcomes of Brooklynites...especially given our current socio-political climate.

Respectfully,
Michael Brown, LMSW

From: Katherine Thompson
To: 25DCP068K_DL
Subject: [EXTERNAL] Re: Comment DEIS MTA/ 40 Quay/ Monitor Point
Date: Friday, May 2, 2025 4:58:25 PM
Attachments: KThompson DCP 40 Quay 5_2_25.pdf

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Please find attached PDF doc

On Fri, May 2, 2025 at 4:53 PM Katherine Thompson wrote:

> Dear NYC City Planners,
>
> Over 150 years ago there were Urban Planners, visionaries really, who looked to the future- to a time when they knew they would not be around and yet created our most grand and treasured public open spaces: Frederick Law Olmsted and others had the vision to create Central Park-843 acres and Prospect Park-526 acres.
> Imagine a New York City if we didn't have those iconic parks today?
>
> The 1.85 acre, MTA Private development Gotham Monitor Point proposal, wants to REZONE A REZONING to build on the very last bit of publicly owned land on NYC's waterfront that is adjacent to a PUBLIC PARK. After one and a half centuries of New York City industry, population rise and constant development, that's all that's left.
>
> In 2005 our NYC City Planners rezoned 180 blocks- the entirety of the North Brooklyn Waterfront. They carefully and methodically designated each parcel to compose the Greenpoint/ Williamsburg Waterfront Rezoning Plan. As a part of the same comprehensive DCP WAP our city planners REZONED 40 QUAY from M31 to contextual R6 w commercial overlay. Those city planners at the time recognized that high rise residential on the edge of what one day would become a slender public park on the unique Bushwick Inlet tidal embayment would compromise the integrity of the PUBLIC park and destroy character of the historical Greenpoint neighborhood. Their intention was to protect the Bushwick Inlet and preserve the historic district.
>
> If this second rezoning, the mega upzoning of 40 Quay is realized then the Bushwick Inlet Park, our precious (mostly unbuilt and thus undelivered 2005 rezoning promise) public park, will be turned into the front yard for the top 1% of apartment dwellers who can afford to live there.

This **“rezoning of a rezoning”** begs the point of comprehensive City Planning if it is so easily unraveled by the whims of developers? In the case of the 2005 Greenpoint/ Williamsburg Waterfront Rezoning WAP, how can City Planning begin to rezone a rezoning without having delivered on promises made in the first rezoning?

The Bushwick Inlet Park and the Greenpoint historic neighborhood is threatened by the proposed REZONING of 40 Quay/ MTA Wash Facility to usher in mega towers. This is a private developer land grab and it doesn’t make sense that our government would give away publicly owned property for private profit. *“Public Land for Public Good”* questions the assertion that reaping the highest financial return always provides the highest and best use of public land. In this case, only the developers will be really making money! Take a look…

MTA Math:
First a recap- 40 Quay is owned by the MTA which is a public benefit corporation, meaning it operates for the public good and is not a private, profit-making entity.

Back in 2019, MTA claimed they were bankrupt and sought to utilize their assets.
They own 40 Quay Street on the Greenpoint waterfront adjacent to the Bushwick Inlet which they bought for 2.5 million dollars in 1998 and it became their wash truck facility.
To help their financial woes, the MTA issued an RFP (request for development) for 40 Quay and received a number of proposals.
At the time, community groups in North Brooklyn hoped that the process could be averted and began to organize to look at alternative prospects for this publicly owned land.
During Covid the MTA moved forward with a proposal by the Gotham Corporation.

Now back to MTA Math: Here’s the deal about the Gotham proposal-
Gotham wants to UPZONE the property (which was already rezoned in 2005) to Large Scale General Development (LSGD) which means very little restrictions and very tall heights. They aim to change the current zoning from R6 (Contextual 4-6 stories) to super high rise 60 story towers- the highest on the NBK waterfront.

The bottom line:
If Gotham succeeds in getting an UPZONE for high rise residential-
The MTA stands to earn 38 million dollars with the 100 year lease.

Now If Gotham DOES NOT get an UPZONE and builds As of Right R6 contextual housing-
The MTA stands to earn 7 million dollars with the 100 year lease.

On April 30, 2025 the MTA reported that the Lower Manhattan Congestion Pricing program received $159 million in tolls in its first three months.

Think about that and put it into the context of the 40 Quay proposal.
MTA 40 Quay will yield a mere 38 million dollars revenue for a 100 year lease with the developers while MTA Congestion Pricing yields 50 million dollars a month.

Here's some NBK Waterfront Gold Coast Math:
The VALUE created in this potential UPZONING of the 1.85 acres of 40 Quay Street for the Gotham Developers is astounding. After these towers are built and 1150 units of housing created, the Value of these properties will be in the 100's of millions of dollars. At the minimum- a HALF A BILLION DOLLARS-

Half a Billion Dollars of PROFIT for a PRIVATE developer on PUBLIC LAND.

Think about that. Why should we be offering this publicly owned asset to private developers? This really is so unbalanced and makes no sense. It's terribly short sighted. Please think about future generations.

We, the public, have very little left in this crazy world- let's not give the last 1.85 acres away to private developers for their humongous profits.
This PUBLIC LAND must be used *for Public Good.*

Most sincerely,

Katherine Thompson

--
Katherine Conkling Thompson
www.bushwickinletpark.org

Pronouns: She/ Her/ Hers

From: a.semergey
To: 25DCP068K_DL
Subject: [EXTERNAL] Regarding Gotham Development
Date: Thursday, May 1, 2025 3:03:06 PM

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Dear NYC Planning Officials,

As a resident of the community, I am writing to express my strong opposition to the proposed residential towers by Gotham Development at Bushwick Inlet Park. This project is deeply flawed for several critical reasons:

1. Environmental Destruction: The development would severely harm the inlet, a fragile wetland and unique wildlife habitat in our city. Building on this site would destroy the park space promised to our community years ago—space that is already inadequate due to the upzoning approved since 2005.
2. Flood Risk: The inlet lies within a floodplain. In an era of accelerating climate change, building dense residential towers here is not only shortsighted but dangerous. This development would undermine the inlet's natural role in flood mitigation, putting surrounding neighborhoods at greater risk.
3. Overburdened Infrastructure: Our community already struggles with insufficient city services—overflowing garbage, worsening traffic congestion, and gridlock are daily realities. Adding approximately 1,000 new apartments would further strain our overtaxed infrastructure and degrade the quality of life for current residents.
4. Lack of Open Space: North Williamsburg ranks near the bottom citywide in open space per capita, with only 0.6 acres per 1,000 residents—about one-sixth of the city average and far below the recommended 2.5 acres. The small parkland offered here doesn't

come close to meeting these standards and, with the influx of new residents, will actually reduce open space per person.

5. Misuse of Public Land: This is public land and should serve the public good, not private profit. Selling off rare public spaces to developers is not the solution to funding transit or other needs. There are better ways to support the MTA without sacrificing vital green space.

Please do not sacrifice this precious ecological and community resource for short-term gain. While I recognize the urgent need for more housing, the Department of City Planning should pursue broad, citywide strategies to incentivize housing where infrastructure can support it. North Brooklyn has already contributed more than its fair share.

Sincerely,

Alex

From: Liz Slome
To: 25DCP068K_DL
Subject: [EXTERNAL] Reiterating my concern about 40 Quay
Date: Thursday, May 1, 2025 12:57:38 PM

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To Whom it May Concern,

I am firmly against the building of Mega Towers on Public Land at 40 Quay. The following adverse effects from this construction are unacceptable:
- Dissemination of irreplaceable ecosystem
- Disruption of flood resistance that ecosystems provide
- Air quality deterioration due to additional traffic
- Death of migratory birds from reflective glass

Thank you,
Liz Slome

From: Meagan Shepherd
To: 25DCP068K_DL
Subject: [EXTERNAL] Rejecting the 40 Quay Towers Proposal
Date: Wednesday, April 23, 2025 3:16:46 PM

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To Whom It May Concern,

I am writing to express my strong opposition to the proposed development at 40 Quay Street, which involves constructing two luxury towers adjacent to Bushwick Inlet. This plan poses significant threats to our environment, community, and public resources.

Key Concerns:

1. **Irreplaceable Ecosystem:** Bushwick Inlet is a unique natural embayment in NYC, serving as a critical habitat for migratory birds and marine life. The proposed towers, with their reflective glass, would endanger these species and disrupt the ecological balance.

2. **Misuse of Public Land:** The land in question is publicly owned by the MTA. Utilizing it for private luxury housing contradicts the principle of using public land for the public good. Instead, this space should be preserved for community use and environmental resilience.

3. **Community Opposition:** Brooklyn Community Board #1 unanimously rejected the MTA's development plan in 2019, advocating instead for the creation of public green space. This reflects the community's desire to prioritize environmental preservation over private development.

4. **Environmental and Climate Risks:** The proposed development lies within 100-year and 500-year flood zones. Building here would compromise natural flood defenses and contradict the city's Climate Resilience Act, which emphasizes the importance of protecting such areas.

5. **Disproportionate Development:** Between 2010 and 2020, Greenpoint-Williamsburg added 18,500 housing units, the most in NYC. This has led to one of the lowest park space per capita ratios in the city. Adding more housing without corresponding green space exacerbates this imbalance.

Given these concerns, I urge you to oppose the rezoning and development plans for 40 Quay Street. Preserving Bushwick Inlet aligns with our city's environmental goals and respects the needs and voices of the local community.

Thank you for your attention to this matter.

--
Meagan Shepherd

From: Esther Cheng
To: 25DCP068K_DL
Subject: [EXTERNAL] Residential Towers by Gotham Development at Bushwick Inlet Park
Date: Thursday, May 1, 2025 6:45:32 PM

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Dear NYC Planning Officials,
I want express my strong opposition to the proposed residential towers to be built by by Gotham Development at Bushwick Inlet Park. This development is a terrible idea for multiple reasons:

1) The development would have a devastating impact on the inlet, a fragile wetland and wildlife habitat that is unique in the city. This development would sit right on that proposed park and ruin what was promised to us years ago (a park that is now already going to be too small given the additional rezoning approved since 2005).

2) The inlet is in a flood plain—not the smartest place to build during an era of climate warming! The development would work against the inlet's natural flood defenses, potentially endangering all of us who live here.

3) We already suffer from lack of sufficient city services and infrastructure improvements, as evidenced by the tremendous amounts of garbage on our streets, and the increasing traffic jams on weekdays and gridlock on weekends. Adding ~1,000 apartments to an already overstrained system and waterfront would only worsen these urgent problems.

4) N. Williamsburg ranks near the bottom citywide in open space per capita – only about 0.6 acres of park per 1,000 residents, roughly one-sixth of the city average and far below the 2.5 acres per 1,000 residents planning guideline. The additional open space promised here falls well below that standard given the thousands of new residents that would be sitting on top of this small additional area and will actually reduce the overall open space per person.

5) This is publicly owned land. It should not be used to enrich private developers, but to foster a more livable and vibrant neighborhood for all. There are other ways to solve the MTA's needs than by cashing in on rare public spaces.

Please don't destroy this precious ecological sanctuary and neighborhood treasure so that a few more developers can get rich. We absolultey need more housing but DCP should engage in broad based community/citywide planning to incentivize housing construction where there is greater infrastructure capacity for more density. We have done our part.

My best,

From: Katherine Thompson
To: 25DCP068K_DL
Subject: [EXTERNAL] Revised Comments for Monitor Point CEQR No. 25DCP068K DEIS
Date: Tuesday, April 22, 2025 10:26:23 AM
Attachments: Save the Inlet Monitor Point CEQR 25DCP068K DEIS fnl.pdf

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Dear Dept of City Planning,
Please see the revised version of the Save the Inlet comments attached to this email (noted fnl).
Best regards,
Katherine Thompson

Savetheinlet.org

From: Alexander Thompson
To: 25DCP068K_DL
Subject: [EXTERNAL] Save Bushwick Inlet Park!
Date: Thursday, May 1, 2025 3:14:13 PM

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Dear NYC Planning Officials,

As a longtime resident of North Williamsburg, I am strongly opposed to the proposed residential towers to be built by Gotham Development at Bushwick Inlet Park. This development is a terrible idea for multiple reasons:

1) The development would have a devastating impact on the inlet, a fragile wetland and wildlife habitat, which is unique in the city.

2) The inlet is in a flood plain—not the smartest place to build during an era of climate warming! The development would work against the inlet's natural flood defenses, potentially endangering all of us who live here.

3) City services are already stretched way too thin in Northside, as evidenced by the tremendous amounts of garbage on our streets, the increasing traffic jams on weekdays and gridlock on weekends, and the growing incidence of crime here. Adding ~1,000 apartments to an already overstrained system and waterfront would only worsen these already urgent problems.

Please don't destroy this precious ecological sanctuary and neighborhood treasure so that a few more developers can get rich.

Best regards,

Alexander Thompson

alexander thompson photographer/editor/creative director

From: Maria Ayala
To: 25DCP068K_DL
Subject: [EXTERNAL] Save Bushwick Inlet Park!
Date: Wednesday, April 30, 2025 1:15:53 PM

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Dear NYC Planning Officials,

As a longtime resident of North Williamsburg, I am strongly opposed to the proposed residential towers to be built by Gotham Development at Bushwick Inlet Park. This development is a terrible idea for multiple reasons:

1) The development would have a devastating impact on the inlet, a fragile wetland and wildlife habitat, which is unique in the city.

2) The inlet is in a flood plain—not the smartest place to build during an era of climate warming! The development would work against the inlet's natural flood defenses, potentially endangering all of us who live here.

3) City services are already stretched way too thin in Northside, as evidenced by the tremendous amounts of garbage on our streets, the increasing traffic jams on weekdays and gridlock on weekends, and the growing incidence of crime here. Adding ~1,000 apartments to an already overstrained system and waterfront would only worsen these already urgent problems.

Please don't destroy this precious ecological sanctuary and neighborhood treasure so that a few more developers can get rich.

Best regards,
Maria Ayala

--
Maria Margarita Ayala

From: Bea Hundal
To: 25DCP068K_DL
Subject: [EXTERNAL] Save Bushwick Inlet Park
Date: Monday, April 28, 2025 1:59:58 PM

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Please no to the towers and let's save the ecosystem and park for the local residents.

Please, please please...

Sincerely,
Bea Hundal

From: Jigar Shah
To: 25DCP068K_DL
Subject: [EXTERNAL] Save bushwick inlet
Date: Friday, May 2, 2025 1:28:10 PM

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This new development will destroy the beautiful appeal of Greenpoint. We do not need a 600 and 450 foot towers here!!

That should be left for Manhattan. Please leave Brooklyn the way it is. We need some sense of community and neighborhoods.

My wife and I've been here for over a decade. We have two small children. This is our home please leave it be.

Approve a smaller building, but not a monstrosity.

Thank you.

Jigar Shah

From: Jigar Shah
To: 25DCP068K_DL
Subject: [EXTERNAL] Save bushwick inlet
Date: Friday, May 2, 2025 1:28:17 PM

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My wife and I've been here for over a decade. We have two small children. This is our home please leave it be.

Approve a smaller building, but not a monstrosity.

Thank you.

Jigar Shah

From: Real Estate
To: 25DCP068K_DL
Subject: [EXTERNAL] Save bushwick inlet
Date: Friday, May 2, 2025 1:28:29 PM

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That should be left for Manhattan. Please leave Brooklyn the way it is. We need some sense of community and neighborhoods.

My wife and I've been here for over a decade. We have two small children. This is our home please leave it be.

Approve a smaller building, but not a monstrosity.

Thank you.

Jigar Shah

Jigar Shah

From: Timothy Hanold
To: 25DCP068K_DL
Subject: [EXTERNAL] Save our green space, Bushwick Inlet Park
Date: Monday, April 28, 2025 8:30:55 PM

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As an apartment owner at the Edge building in Williamsburg since 2013 in Brooklyn, I'm reaching out to voice to save our parkland and green space in Brooklyn.

There are potential plans of two additional massive luxury buildings that will go up where there was promised to keep park land. We have almost no waterfront park space left for families to find respite. I ask that you keep the promise of preserving our Green space. Thank you for championing this important cause for our community.

Tim Hanold

From: Shaun hui
To: 25DCP068K_DL
Subject: [EXTERNAL] Save the Bushwick Inlet
Date: Monday, April 21, 2025 8:21:01 PM

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Hello,

I am writing to strongly oppose the construction of large multi-tower apartment buildings at 40 Quay Street. Greenpoint has been my home for the past 9 years. The reason I love this neighborhood is the abundant water and nature access. This project to build luxury housing will eliminate this water and nature access. This also poses environmental risks that Brooklyn cannot succumb to.

Please hear me out. Do not destroy this area's ecosystem.

Thank you,
Shaun Hui

From: No One"s Arks
To: 25DCP068K_DL
Subject: [EXTERNAL] Save the Inlet | Save your Souls
Date: Wednesday, April 30, 2025 12:17:39 PM

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Ahoy Officials of the Land,

We highly suggest you leave this land to the stewards who intend to restore it back to its natural purpose: to be a home for a diverse array of wildlife, and a place of peace for the people. How many towers will you approve until our city becomes one large shadow casting darkness upon us all? We pirates for the planet come in peace, but we will remain adamant on reclaiming what land and sea belongs to the community and not to the highest bidder. We hope you find the treasure buried deep within your heart and make the right decision and deny this proposal to build these devastating, disgusting, and outright dangerous blocks of cement and glass.

Keep Floating,
No One

From: Stacy Federer
To: 25DCP068K_DL
Subject: [EXTERNAL] Save the Inlet
Date: Thursday, May 1, 2025 8:54:19 PM

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Hello,

I'm a long time resident of Williamsburg and have watched the waterfront change dramatically over the past 20 years for better or worse.

The proposed towers on Quay St would be detrimental to the neighborhood and the ecosystem of the Inlet.

Towers that tall should NOT be built here. Obliterating all sunlights from the neighborhood, swallowing up space that could be converted into beautiful parks .

The foundation of the waterfront is fragile and we owe it to the city and future generations to maintain habitable spaces that provide a good quality of life for all residents and migrating wildlife.

This is an appalling and selfish proposal and should not move forward.

We give the MTA enough of our money , let's not give them our clean air and sunlight too.

Stacy

From: Mary Ellen Bizzarri
To: 25DCP068K_DL
Subject: [EXTERNAL] Save the inlet
Date: Thursday, May 1, 2025 6:12:10 PM

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I'm am a resident of greenpoint ( ) and I am very concerned about the possible development at 40 quay street. I support preserving the waterfront as green public space. I am concerned about the environmental impact these towers will have on the area and the influx of people that will impact the already fragile infrastructure of the surrounding neighborhood.

Thank you for your time,
Mary Ellen Bizzarri

Sent from my iPhone

From: Kaelin Strain
To: 25DCP068K_DL
Subject: [EXTERNAL] Save the inlet from a 2 northside piers resident
Date: Thursday, May 1, 2025 2:08:11 PM

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Dear NYC Planning Officials,

I want to express my strong opposition to the proposed residential towers to be built by Gotham Development at Bushwick Inlet Park. This development is a terrible idea for multiple reasons:

1) The development would have a devastating impact on the inlet, a fragile wetland and wildlife habitat that is unique in the city. This development would sit right on that proposed park and ruin what was promised to us years ago (a park that is now already going to be too small given the additional rezoning approved since 2005).

2) The inlet is in a flood plain—not the smartest place to build during an era of climate warming! The development would work against the inlet's natural flood defenses, potentially endangering all of us who live here.

3) We already suffer from lack of sufficient city services and infrastructure improvements, as evidenced by the tremendous amounts of garbage on our streets, and the increasing traffic jams on weekdays and gridlock on weekends. Adding ~1,000 apartments to an already overstrained system and waterfront would only worsen these urgent problems.

4) N. Williamsburg ranks near the bottom citywide in open space per capita – only about 0.6 acres of park per 1,000 residents, roughly one-sixth of the city average and far below the 2.5 acres per 1,000 residents planning guideline. The additional open space promised here falls well below that standard given the thousands of new residents that would be sitting on top of this small additional area and will actually reduce the overall open space per person.

5) This is publicly owned land. It should not be used to enrich private developers, but to foster a more livable and vibrant neighborhood for all. There are other ways to solve the MTA's needs than by cashing in on rare public spaces.

Please don't destroy this precious ecological sanctuary and neighborhood treasure so that a few more developers can get rich. We absolutely need more housing but DCP should engage in broad based community/citywide planning to incentivize housing construction where there is greater infrastructure capacity for more density. We have done our part.

My best,
Kaelin Strain

From: carolina romano
To: 25DCP068K_DL
Subject: [EXTERNAL] Say NO to MTA Towers
Date: Friday, April 25, 2025 3:26:04 PM

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Hello!

My name is Carolina Romano and I am an graphic artist who have been living for 20 years in North Williamsburg.
When I moved in this neighborhood I was told about the promising Bushwick Inlet Park and have been dreaming about the day that we would have access to this amazing piece of public land since . My work can get very stressful, and I take daily walks to get fresh air and pass by the park daily
This precious vulnerable piece of land belongs to the public and I completely oppose the development of a luxury building right there by the water.
My heart goes to all the people who need housing but this development it is not about affordability and affordable houses, it is completely the opposite, it is about profits! Only rich people will have access to these apartments and people who believe otherwise are just being fooled,
We have an infrastructure problem in this neighborhood the trash and traffic get out of control, and we cannot have another big tower contributing to these issues!
This development will destroy the so fragile and so important to our future ecosystem presents in the park
Please listen to the community who speak thru fully,

Cordially,

Carolina Romano

From: Katie Zack
To: 25DCP068K_DL
Subject: [EXTERNAL] Strongly Oppose the Gotham Development
Date: Monday, April 28, 2025 10:10:41 PM

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Hello, I am an owner at 49 n 8th St, Brooklyn, NY 11249 and I writing to vehemently oppose the construction of two 40-story residential buildings on Bushwick Inlet Park. For many reasons my fellow residents have outlined in their own emails, I beg you to put an end to this project. This should be a park.

Sincerely,
Katie Zack

From: stephanie pietromonaco
To: 25DCP068K_DL
Subject: [EXTERNAL] Subject: Opposition to MTA/Gotham Mega-Tower at Monitor Point / 40 Quay
Date: Sunday, April 27, 2025 7:03:08 PM

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Subject: Opposition to MTA/Gotham Mega-Tower at Monitor Point / 40 Quay

I am writing to strongly oppose the proposed construction of the MTA/Gotham Mega-Tower at Monitor Point / 40 Quay.

The proposed buildings are far too tall and would dramatically alter the character of the neighborhood. Should the project move forward, I urge you to significantly reduce the building heights to better align with the community's scale and needs.

Additionally, I ask you to seriously consider the following concerns:

- **Open Space:** The project would bring an estimated 2,795 new residents, exceeding the threshold that requires an analysis of indirect impacts on residential open space. It could lead to a significant adverse effect on already limited open space resources.
- **Shadows:** The towers would cast new shadows over sensitive areas including Bushwick Inlet Park, the East River, and Marsha P. Johnson State Park, impacting sunlight and public enjoyment of these spaces.
- **Hazardous Materials:** New construction could disturb hazardous materials in the ground, potentially posing health risks to the community.
- **Public Health:** The project could negatively impact air quality, water quality, noise levels, and overall public health, especially during the extended construction period.
- **Neighborhood Character:** The sheer size and scale of the towers would disrupt the area's land use patterns, historic resources, open spaces, and urban design, leading to a significant adverse effect on the neighborhood's character.
- **Construction Impact:** A construction period of more than two years near sensitive sites would create long-term disruption to the community's daily life.

Given the scale of these impacts, I respectfully urge you to reconsider the current plans for Monitor Point / 40 Quay.

Thank you for your attention to this important matter.

I am a Resident w family

From: Bobby Grado
To: 25DCP068K_DL
Subject: [EXTERNAL] Support for 40 Quay St
Date: Monday, April 21, 2025 9:22:19 AM

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Good morning,

I am sending this in support of the planned project at 40 Quay St in Greenpoint in Brooklyn. This ambitious housing plan will convert an MTA car wash into much needed housing. The location along the waterfront will continue the fantastic development projects that have turned former industrial areas into valuable housing and public parks

The environmental arguments against this are weak. The space near the development is hardly a nature preserve and contains rotting NYC public parks equipment. The runoff from a car wash is not healthy for birds.

Many of the opponents to the size of this project also live in local high rises themselves and want to deny this opportunity to the next generation of New Yorkers. The city should hold strong to its goal of solving the housing crisis.

Bobby Grado (Renter in North Brooklyn)

From: Nicholas Isaacson
To: 25DCP068K_DL
Subject: [EXTERNAL] Support for 40 Quay project
Date: Tuesday, April 22, 2025 11:47:08 AM

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Hi,

I am unable to attend the virtual meeting today, but I would like to voice my support for the new development at 40 Quay. New York City is in a housing crisis, and we need all the new housing we can get.

Best,
Nick Isaacson

From: Sunny Ng
To: 25DCP068K_DL
Subject: [EXTERNAL] Support for Monitor Point
Date: Wednesday, April 23, 2025 8:33:24 PM

Some people who received this message don't often get email from sunny@sunny-ng.com. Learn why this is important

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Good Evening,

I'm writing in support of the Monitor Point development project in Greenpoint. I've been a renter in South Side Williamsburg for over 10 years, and I have witnessed how much rent has gone up in this area, as well as the rest of the city. We urgently need more housing everywhere, and this project will add much needed housing. There are other great reasons to support this project, but the most important is just that we need housing, and we need to get it wherever we can.

Best,

Sunny Ng

From: Jenna Krypell Studio
To: 25DCP068K_DL
Subject: [EXTERNAL] Support for saving the inlet
Date: Thursday, May 1, 2025 9:33:28 PM

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Hello to who this concerns.

I would like to write here and share my support of saving the inlet and preserving this space for more public park and green space.

I am a greenpoint resident and we need more public space to improve human life and this is the perfect spot to preserve for that.

Thanks for you time!
Best, Jenna

– – – – – – – –

Executive Assistant

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From: Lana Irons
To: 25DCP068K_DL
Subject: [EXTERNAL] Supportive Comment for Monitor Point Project at 40 Quay Street
Date: Tuesday, April 22, 2025 9:13:48 AM

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To Whom It May Concern,

My name is Lana Irons, and I am a resident of Greenpoint living close to the proposed Monitor Point development along West Street. I frequently walk and travel past the site when I go to Williamsburg. I am reaching out to support this project. NYC as a whole is facing a housing crisis and will need all of the housing that we can build. This project offers multiple benefits beyond housing and affordable housing. It will add to the steadily growing waterfront access that myself and the community enjoys with seamless connection being proposed to the Bushwick Inlet park that is currently underway. As a local resident I am in full support of the project as proposed and encourage the acceptance of the rezoning application. Thank you for your consideration.

Regards,
Lana Irons

From: Mauveen Olsen
To: 25DCP068K_DL
Subject: [EXTERNAL] Testimony About 40 Quay/Monitor Point
Date: Friday, May 2, 2025 5:33:56 PM

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Dear Department of City Planning,

I am a resident of the West Wharf high-rise in Greenpoint, and I urge you to reconsider the proposed development at 40 Quay Street.

Greenpoint is a uniquely balanced neighborhood a blend of residential calm, community roots, and rare access to nature. To introduce towering luxury developments at the edge of Bushwick Inlet not only disrupts that balance, but threatens one of the city's last remaining natural landmarks. Bushwick Inlet is not just another parcel of land, it's an ecological haven, a long-shuttered space finally opening to the public after a century. Why would we degrade such a rare asset for a project that primarily benefits private interests?

I can speak directly to the reality of high-rise living in this area. While my building is relatively new, there is high turnover and widespread dissatisfaction among residents. If existing developments struggle to retain tenants, what logic supports the idea of building even more? The truth is, most people simply can't afford to live in these towers, which remain under-occupied despite the housing "crisis" they claim to solve. Who are these new buildings really for?

It is deeply concerning that public land particularly land adjacent to a natural inlet, would be leased for large-scale private development. This appears less like urban planning and more like short-term financial opportunism. Are we really so desperate for revenue that we would sacrifice one of New York City's rare natural waterfronts for yet another luxury high-rise?

I ask with sincerity, who is this for? And why aren't the voices of longtime residents, families, and community members being prioritized in this decision? This is a moment that calls for stewardship, not speculation.

Please choose to protect the environmental, social, and cultural integrity of this neighborhood. Please listen to the people who actually live here.

Sincerely,

Mauveen Olsen

From: Dewey Thompson
To: 25DCP068K_DL
Cc: stevechesler; Katherine Thompson
Subject: [EXTERNAL] Testimony re Monitor Point
Date: Thursday, April 24, 2025 5:33:17 PM

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Testimony submitted to

NYC City Planning
EARD Scoping Meeting: Monitor Point
April 24, 2025
From **Charlotte Thompson,** Greenpoint Resident

The ULURP application from Gotham Organization is to upzone the MTA property at 40 Quay Street in Greenpoint, Brooklyn from R6 to R8.

Here's how the City Planners in the text of the 2005 Greenpoint-Williamsburg Waterfront Rezoning described the rationale for R6 at this site:

"Waterfront Development Principles: Locate low-rise buildings at the neighborhood's edge. Create a smooth transition in building scale and form from upland neighborhoods to waterfront blocks. … To ensure a sensitive transition to the upland, R6 zoning would require low-rise buildings at the neighborhood edge."

Moreover, knowing that the property abuts the 27 acre (actually 28 at the time because no one foresaw the prospect of the Monitor Museum selling their property for private development) park, the call for a gradual rise from the waterfront is all the more important to the plan for the area.

The upzoning requested by Gotham on public property with buildings that are 30% taller than those even in the R8 zones around them would make a mockery of that "waterfront development principle" and call into question the role of City Planning itself. What is the point of this agency if not to steer development with firm principles of planning? Where does public trust land if these basic tenets of planning are ignored?

Here's another thing about the 2005 WRZA: in return for the massive impact of a wall of towers along the waterfront and the sudden influx of tens of thousands of new residents, increased traffic, sewage and water use, etc., the City offered a few "community benefits", including job retention, displacement mitigation, affordable housing and 31

acres of new park space. Twenty years later, not one of those promises has been fully delivered and Gotham is using affordable housing and park space as “benefits” of their proposed upzoning as if they haven’t already been promised to us in the original zoning.

Again, on principle, the deliverables from the original zoning should be completed before upzonings (further deepening the impact of construction and population increase) are approved. That’s just fairness, common sense and the purpose of City Planning.

Thank you for your time.

Charlotte Thompson

From: Dewey Thompson
To: 25DCP068K_DL
Cc: Katherine Thompson; stevechesler
Subject: [EXTERNAL] Testimony submitted for EARD Scoping re Monitor Point
Date: Tuesday, April 22, 2025 12:02:03 PM
Attachments: EARD Scoping Mtg April22-25.docx

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I will present at the Scoping meeting. Here is my testimony,

Dewey Thompson

Greenpoint Resident
Founder, North Brooklyn Community Boathouse
Co-Founder, Greenpoint Williamsburg Youth Soccer League
Former Member, Community Board 1, Brooklyn

From: David Turner
To: 25DCP068K_DL
Subject: [EXTERNAL] Testimony
Date: Thursday, April 24, 2025 12:24:01 PM

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My name is David Turner, and I live in Crown Heights. I'm sad that my poorer friends keep getting priced out of the city.

I think the proposed plan for 40 Quay St is a great idea. The land use of a few acres won't make a real difference from a wetlands and species preservation perspective. But from a housing perspective, it's huge. And every family that's housed in Brooklyn means one that won't have to commute (probably by car) from New Jersey or Long Island.

Let's focus on saving wetlands where it's cheap -- outside one of the most expensive cities in the country. And let's build housing here, where there's a major housing shortage. I want my kid to grow up being able to afford to live near me.

Thank you.

- David Turner

From: DBAA Admin
To: 25DCP068K_DL
Subject: [EXTERNAL] Urgent Concerns About Proposed Development at Monitor Point / 40 Quay
Date: Sunday, April 27, 2025 6:19:58 PM

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I urge you not to move forward with the MTA/Gotham Mega-Tower project at Monitor Point / 40 Quay.

The proposed buildings are far too tall and would dramatically and permanently alter the character of the neighborhood. If the project proceeds, it is critical that building heights be substantially reduced to protect the integrity of the community.

Key concerns include:

- **Open Space:** An additional 2,795 residents would overwhelm existing open spaces, creating significant strain without proper mitigation.
- **Shadows:** New tall structures would cast extensive shadows over Bushwick Inlet Park, the East River, and Marsha P. Johnson State Park, diminishing their accessibility and quality.
- **Hazardous Materials:** Construction could unearth hazardous materials, putting public health at risk.
- **Public Health:** Air and water quality, noise, and exposure to hazardous substances would all be negatively impacted by this project.
- **Neighborhood Character:** The scale of the project is incompatible with the surrounding neighborhood, threatening historic resources, open space, urban design, and community identity.
- **Construction Impacts:** A multi-year construction timeline would bring major disruptions to daily life, affecting homes, schools, businesses, and public spaces.

This development, as currently designed, would have serious, irreversible impacts. Please rethink the scope of the project for the sake of the community.

From: Debra Triolo
To: 25DCP068K_DL
Subject: [EXTERNAL] WHY THE 40 QUAY TOWERS PROPOSAL IS BAD FOR THE INLET, THE PARK AND THE NEIGHBORHOOD
Date: Saturday, April 19, 2025 1:23:33 PM

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WHY THE 40 QUAY TOWERS PROPOSAL IS BAD FOR THE INLET, THE PARK AND THE NEIGHBORHOOD

#1: IRREPLACEABLE ECOSYSTEM

- The Bushwick Inlet is a rare natural embayment of the East River. There is nothing else like it in NYC. The inlet is an ecological jewel that must be protected.

- At 640 and 490 feet, the towers will block light and air flow, and loom over the park. Reflective glass is the #1 killer of migratory birds. 45-60 stories of reflective glass looming over a migratory bird sanctuary will be devastating.

#2: WRONG SPACE FOR LUXURY HOUSING TOWERS

- There is a housing crisis in NYC. There is also an open space crisis. North Brooklyn has the MOST housing built since 2010AND one of the lowest park space per capita ratios.

#3: COMMUNITY BOARD #1 REJECTION OF MTA'S PLAN

In 2019 after the MTA issued its RFP to solicit bids for developing 40 Quay Street into a high-density residential building, Brooklyn Community Board #1, after a unanimous vote to accept the Parks & Waterfront Committee's recommendation to pushback on this RFP, and instead advocate for creating public open green space on that site, sent a letter to then Governor Andrew Cuomo, asserting this opinion. Read the letter here.

#4: PUBLIC LAND MUST BE USED FOR PUBLIC GOOD

- The land is publicly owned by the MTA and must be used for the greatest public good.
- The City's Climate Resilience Act requires public land to be considered for climate resilience and protection. The towers will disrupt natural flood protection that the ecosystem provides.
- The MTA says it must develop the property because it "needs the money." ***However, the money it's getting from the deal will have no tangible impact on MTA***

finances. If the City paid MTA the same amount, it would be one of the most cost-effective park space acquisitions in NYC history.

Sent from my iPhone

From: Isaac Clerencia
To: 25DCP068K_DL
Subject: [EXTERNAL] Waterfront building
Date: Friday, May 2, 2025 5:44:52 PM

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My name is Isaac Clerencia and I am a Greenpoint resident with address .

In relation to the project to build extra condos on the MTA wash site I'd like to express my preference for dedicating this space to a green waterfront park that can connect with Bushwick Inlet and bring some much needed green space to Greenpoint!

Isaac Clerencia

From: Nicholas
To: 25DCP068K_DL
Subject: [EXTERNAL] We need Monitor Point!
Date: Monday, April 28, 2025 8:01:13 AM

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Hello,

My name is Nick and I am a resident just outside of CB2 (though I'd love to live near Monitors Point). New York City is in a historic housing crisis, and it's only with these kinds of projects will we ever be able to help keep NYC residents in NYC. This project will bring significant housing (including 25% affordable!). If we keep stopping housing projects, only the richest can afford to remain.

This project also provides so many community benefits, like waterfront access, a new museum, and transit support for the MTA! This is really an incredible opportunity for the city and we need to get this built.

Thanks,
Nick

From: Nerou Cheng, CPA
To: 25DCP068K_DL
Subject: [EXTERNAL] We should have a park there
Date: Friday, April 25, 2025 4:37:28 PM
Attachments: image452093.png

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Instead of selling for a low price, the City should have a park there

Nerou Cheng, CPA
Chairman
NCheng LLP
accountants and advisors
Empowering Nonprofits since 1989!

I www.ncheng.com Linkedin | Instagram

From: peterasepe
To: 25DCP068K_DL
Subject: [EXTERNAL] What are you thinking with the Gotham Development at BIP?
Date: Thursday, May 1, 2025 2:34:26 PM

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Dear NYC Planning Officials:

I want express my strong opposition to the proposed residential towers to be built by by Gotham Development at Bushwick Inlet Park. This development is a terrible idea for multiple reasons:

1) The development would have a devastating impact on the inlet, a fragile wetland and wildlife habitat that is unique in the city. This development would sit right on that proposed park and ruin what was promised to us years ago (a park that is now already going to be too small given the additional rezoning approved since 2005).

2) The inlet is in a flood plain — not the smartest place to build during an era of climate change! The development would work against the inlet's natural flood defenses, potentially endangering all of us who live here.

3) We already suffer from lack of sufficient city services and infrastructure improvements, as evidenced by the tremendous amounts of garbage on our streets, and the increasing traffic jams on weekdays and gridlock on weekends. Adding approx. 1,000 apartments to an already overstrained system and waterfront would only worsen these urgent problems.

4) North Williamsburg ranks near the bottom citywide in open space per capita — only about 0.6 acres of park per 1,000 residents, roughly one-sixth of the city average and far below the 2.5 acres per 1,000 residents planning guideline. The additional open space promised here falls well below that standard given the thousands of new residents that would be sitting on top of this small additional area and will actually reduce the overall open space per person.

5) This is publicly owned land. It should not be used to enrich private developers but to foster a more livable and vibrant neighborhood for all. There are other ways to solve the MTA's budgetary needs than by cashing in on rare public spaces.

Please don't destroy this precious ecological sanctuary and neighborhood treasure so that a few more developers can get rich. We absolutely need more housing, but DCP should engage in broad based community/citywide planning to incentivize housing construction where there is greater infrastructure capacity for more density.

Sincerely,
Peter Sepe

From: Nick Smith
To: 25DCP068K_DL
Subject: [EXTERNAL] Williamsburg Inlet
Date: Monday, April 28, 2025 6:48:28 PM

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The Williamsburg area has so many apartments the L train is already unreliable, the bike path that goes by the inlet is used by many people and closing it down to create multiple towers with thousands of people will significantly burden that area of green point.

The public land could be used for a beautiful park to help the residents

From: Kyle Woods
To: 25DCP068K_DL
Subject: [EXTERNAL] Written Comment - Monitor Point
Date: Monday, April 28, 2025 4:03:38 PM
Attachments: 2025-04-28 Monitor Point Written Testimony Woods.pdf

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From: Salvatore Franchino
To: 25DCP068K_DL
Cc: District33; Haley, Molly; Abrams, Harry; gallaghere@nyassembly.gov
Subject: [EXTERNAL] Written Testimony - I support the Monitor Point rezoning
Date: Wednesday, April 23, 2025 12:51:21 PM

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Hello City Planning and local legislators!

I enthusiastically support the rezoning at 40 Quay Street for Monitor Point, so long as the builders commit to expanding environmentally-friendly, climate-resilient green space in addition to building homes. Some reasons why I support this rezoning:

- I like homes. 230-245 income restricted homes on a lot where no on currently lives is really cool. I'm rent stabilized and I want more people to have the protections I have.
- hundreds more "market rate" homes will keep our neighborhood economically diverse and vibrant. It's great that no one will be displaced by this development
- Market rate homes will fund (cross subsidize) affordable housing, green space, and the MTA. HUGE WIN for the city and society!
- Funding for the MTA and moving of its bus wash depot to a More appropriate spot, that's closer to the huge Maspeth bus depot
- union labor from 32 BJ and Local 79 support this project and I am also eager to support union labor where possible. We like good jobs!
- Expanded Park space. I believe that the public private partnership enabled by this rezoning would give us more space faster than if we solely relied on the city government. The city has been way too slow building current park space along Bushwick inlet, and my fear is that the status quo will continue without a public private partnership to help create new parks
- Climate resiliency funded with no cost to the city. Given that DCP has environmental concerns, it will be important to make sure that this project is monitored for effectively protecting the environment

The status quo is no park space and a crumbling shoreline that threatens the environment and poses a flooding risk in the future. Those opposed to this rezoning claim to oppose it on environmental and sustainability grounds. It's important that we don't dismiss those concerns, but it is not a binary choice between housing and green space and the environment. I believe we can have it all, and I believe that having housing built here can indeed facilitate a faster and more effective build out of climate resilient green space.

I believe that our legislators and the department of city planning should exercise oversight of this project, but that we should also enthusiastically support it. Let's rezone this lot and help Alleviate our dire housing shortage.

Warm regards,

Salvatore “Sal” Franchino, Devoe Street

From: Alan Padilla
To: 25DCP068K_DL
Subject: [EXTERNAL] Written Testimony Opposing Proposed Development at 40 Quay Street
Date: Tuesday, April 29, 2025 8:51:38 AM

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Dear Department of City Planning,

I am writing to express my strong opposition to the proposed MTA/Gotham Organization development at 40 Quay Street in Greenpoint, Brooklyn. While I understand the city's ongoing need for housing, the scale and location of this project would have significant and irreversible negative impacts on the local environment, community character, and public access to one of the city's most ecologically valuable waterfronts.

Bushwick Inlet is not just another development site—it is a unique and fragile habitat. As a rare natural embayment, it serves as a critical stopover for migratory birds along the Atlantic Flyway and a refuge for diverse urban wildlife. This inlet, long inaccessible to the public, is finally being opened as a public ecological and recreational space. To place towering residential structures directly adjacent to it is to undermine decades of community efforts to preserve and restore this waterfront as a public good and environmental sanctuary.

The proposed towers—rising to 640' and 490'—would loom over Bushwick Inlet Park, casting long shadows, creating wind tunnels, and drastically altering the microclimate that makes the inlet habitable for bird species. Such development would degrade the park experience, reduce habitat quality, and effectively privatize a space meant for all New Yorkers. The height and density of the proposed buildings are out of scale with the surrounding neighborhood and would dwarf existing structures, setting a dangerous precedent for waterfront development.

Furthermore, the upzoning required for this project sidesteps established community planning processes and prioritizes market-rate development over environmental stewardship and equitable access to public land. The addition of nearly 1,200 mostly luxury units will not solve our city's affordability crisis, but it will contribute to increased strain on infrastructure, transit, and public space in a neighborhood already facing rapid change and overdevelopment.

I urge the Department to reject the proposed upzoning and to work with community stakeholders to ensure that Bushwick Inlet remains a sanctuary—for both wildlife and the people of New York City. The environmental and social costs of this project far outweigh its stated benefits. Please do not allow one of our city's last remaining natural shorelines to be overshadowed—literally and figuratively—by a private luxury development.

Sincerely,

Alan Padilla

From: Dana Boyer
To: 25DCP068K_DL
Subject: [EXTERNAL] Written testimony
Date: Wednesday, April 23, 2025 12:30:16 PM

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I do not support the construction of 40 quay/monitor street.

The DCP notes 18+ reasons against building. Do we need more reasons than this?

There is plenty of housing in the Williamsburg and greenpoint neighborhoods- more new construction in the last 10 years than any neighborhood in NYC.

NYC deserves to have their natural resources protected and not just bulldozed for the greed of building construction and landlords.

Dana Boyer

Represented by The Wall Group | Alex George

From: Steve Rupp
To: 25DCP068K_DL
Subject: [EXTERNAL]
Date: Thursday, May 1, 2025 2:19:48 PM

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I'm a 10+ year resident of the neighborhood that has been waiting patiently for progress on Bushwick Inlet Park.

I am strongly opposed to changing the zoning for the MTA to allow two large residential towers to be built right on the park. This is public land that shouldn't benefit private developers.

Plus we have so little natural land in Greenpoint and Williamsburg and this long promised park shouldn't be compromised.

thank you,
Stephen Rupp

From: jenna lee
To: 25DCP068K_DL
Subject: [EXTERNAL] comments for Gotham Development at Bushwick Inlet Park
Date: Tuesday, April 29, 2025 3:16:48 PM

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Dear NYC Planning Officials,

I want express my strong opposition to the proposed residential towers to be built by Gotham Development at Bushwick Inlet Park. This development is a terrible idea for multiple reasons:

1) The development would have a devastating impact on the inlet, a fragile wetland and wildlife habitat that is unique in the city.

2) The inlet is in a flood plain—not the smartest place to build during an era of climate warming! The development would work against the inlet's natural flood defenses, potentially endangering all of us who live here.

3) City services are already stretched way too thin in Northside, as evidenced by the tremendous amounts of garbage on our streets, the increasing traffic jams on weekdays and gridlock on weekends, and the growing incidence of crime here. Adding ~1,000 apartments to an already overstrained system and waterfront would only worsen these already urgent problems.

Please don't destroy this precious ecological sanctuary and neighborhood treasure so that a few more developers can get rich.

Thank you so much in advnace.

Best Regards,
Jenna Lee

From: Algis Norvila
To: 25DCP068K_DL
Subject: [EXTERNAL] dvelopment of "Bushwick Point"
Date: Thursday, May 1, 2025 7:52:05 PM

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Madam or Sirs,

The current proposal for a rezoning of the so called “Bushwick Point” development of what is now an MTA garage for Mobile Wash units is a bad idea from the get go. Here are some of my strongest objections:

1) The MTA will not make sufficient monies over a lomng lifespan of the project to justify the harms that it causes to the surrounding park, inket and neighborhood. The congestion pricing plan in effect now in Manhattan bringing more funds to the MTA in a fraction of the time while being a net plus for all of NYC.

2) More luxury housing that this project construct will pump local real estate even higher than what they are now making the likelihood for the existence of a less affluent part of the population very unliklye. If the land must be developed make it smaller scale buildings of affordable scope. Nobody needs more luxury housing.

3) The waterfront, especially Bushwick Inlet Park, decades in the making, will be environmentally and aesthetically degraded by having a monstrous building alongside: its one of those things you notice only after the construction dust has settled- just look at the overcrowding of the parks in Greenpoint-Williamsburg now. Add so many thousand residents more and where do they go?

Enough already! The sooner these fantasy plans to develop the MTA garages are stopped, the better. With the monies of the congestion pricing plan- a much smarter idea- there is no fiscal reason to continue. Smaller projects wojuld make far better environmental, community and moral sense.

Algis Norvila

From: Tim Koch
To: 25DCP068K_DL
Subject: [EXTERNAL] opposition to Gotham building developments in Williamsburg's Bushwick Inlet park
Date: Wednesday, April 30, 2025 11:08:30 PM

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Dear NYC Planning Officials,

I want express my opposition to the plans to build additional residential towers at Bushwick Inlet Park. This development will be a destructive influence on our neighborhood for multiple reasons:

- The development would have a devastating impact on the limited amount of natural outdoor space that our neighborhood enjoys and has been waiting for for nearly a decade.

- The inlet is in a flood plain which seems like a gross oversight with potentially catastrophic consequences, particularly as scientists have been vocal about how coastal infrastructure will steadily become more at risk due to the impacts of climate change.
The development would also work against the inlet's natural flood defenses, potentially endangering the safety of all the existing residences in the area.

- City services, safety, and transportation are already stretched to breaking point in north Williamsburg, as evidenced by the staggering amount of garbage on streets and sidewalks,
and the growing incidents of criminal activity - both of which are exacerbated on weekends with Smorgasburg and an influx of tourism.

- Transportation has also become steadily less reliable with significant increases in traffic and illegal parking, and extravagant amounts of daily commuters via subway (many of whom are singularly dependent on the L train, which is notoriously unreliable and exceedingly overcrowded).

Following through with this ill conceived plan to develop ~1,000 apartments to our already overstrained system (which has not made significant progress of securing designations from the city of New York to address the existing issues) will substantially devalue our homes and quality of life as residents of New York.

Please give heed to these significant impacts and reconsider these plans, which will materially affect the interests of actual people who call this neighborhood home.

Sincerely,
Tim Koch
Williamsburg Resident since 2015

From: Chen-Wen Huang
To: 25DCP068K_DL
Subject: [EXTERNAL] say NO to Bushwick Inlet Park towers
Date: Thursday, May 1, 2025 2:12:03 PM

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Dear NYC Planning Officials,

I want to express my **strong opposition to the proposed residential towers to be built by by Gotham Development at Bushwick Inlet Park**. This development is a terrible idea for multiple reasons:

1) The development would have a devastating impact on the inlet, a fragile wetland and wildlife habitat that is unique in the city.

2) The inlet is in a flood plain—not the smartest place to build during an era of climate warming! The development would work against the inlet's natural flood defenses, potentially endangering all of us who live here.

3) City services are already stretched way too thin in Northside, as evidenced by the tremendous amounts of garbage on our streets, the increasing traffic jams on weekdays and gridlock on weekends, and the growing incidence of crime here. Adding ~1,000 apartments to an already overstrained system and waterfront would only worsen these already urgent problems.

4) N. Williamsburg ranks near the bottom citywide in open space per capita – only about 0.6 acres of park per 1,000 residents, roughly one-sixth of the city average and far below the 2.5 acres per 1,000 residents planning guideline.

5) This is publicly owned land. It should not be used to enrich private developers, but to foster a more livable and vibrant neighborhood for all. There are other ways to solve the MTA's problems than by cashing in on rare public spaces.

Please don't destroy this precious ecological sanctuary and neighborhood treasure so that a few more developers can get rich.

My best,
Chen

From: Sheida
To: 25DCP068K_DL
Subject: [EXTERNAL] strong opposition to the proposed residential towers to be built by by Gotham
Date: Thursday, May 1, 2025 5:27:24 PM

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Please don't destroy this precious ecological sanctuary and neighborhood treasure so that a few more developers can get rich. We absolultey need more housing but DCP should engage in broad based community/citywide planning to incentivize housing construction where there is greater infrastructure capacity for more density. We have done our part.

My best,

Sheida Mani

From: Natalie Reey
To: 25DCP068K_DL
Subject: [EXTERNAL] strong opposition
Date: Thursday, May 1, 2025 10:38:06 PM

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Please don't destroy this precious ecological sanctuary and neighborhood treasure so that a few more developers can get rich. We absolutely need more housing but DCP should engage in broad based community/citywide planning to incentivize housing construction where there is greater infrastructure capacity for more density. We have done our part.

My best, Oscar

From: tina
To: 25DCP068K_DL
Subject: [EXTERNAL] strong opposition
Date: Thursday, May 1, 2025 10:24:57 PM

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25DCP068K_DL@planning.nyc.gov

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My best,
Jennifer

From: nowaste
To: 25DCP068K_DL
Subject: [EXTERNAL] strong opposition
Date: Thursday, May 1, 2025 10:23:45 PM

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My best,
Ravi

From: goonnotmoveon
To: 25DCP068K_DL
Subject: [EXTERNAL] strong opposition
Date: Thursday, May 1, 2025 10:25:29 PM

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Dear NYC Planning Officials,

I want to express my strong opposition to the proposed residential towers to be built by Gotham Development at Bushwick Inlet Park. This development is a terrible idea for multiple reasons:

1) The development would have a devastating impact on the inlet, a fragile wetland and wildlife habitat that is unique in the city. This development would sit right on that proposed park and ruin what was promised to us years ago (a park that is now already going to be too small given the additional rezoning approved since 2005).

2) The inlet is in a flood plain—not the smartest place to build during an era of climate warming! The development would work against the inlet's natural flood defenses, potentially endangering all of us who live here.

3) We already suffer from lack of sufficient city services and infrastructure improvements, as evidenced by the tremendous amounts of garbage on our streets, and the increasing traffic jams on weekdays and gridlock on weekends. Adding ~1,000 apartments to an already overstrained system and waterfront would only worsen these urgent problems.

4) N. Williamsburg ranks near the bottom citywide in open space per capita – only about 0.6 acres of park per 1,000 residents, roughly one-sixth of the city average and far below the 2.5 acres per 1,000 residents planning guideline. The additional open space promised here falls well below that standard given the thousands of new residents that would be sitting on top of this small additional area and will actually reduce the overall open space per person.

5) This is publicly owned land. It should not be used to enrich private developers, but to foster a more livable and vibrant neighborhood for all. There are other ways to solve the MTA's needs than by cashing in on rare public spaces.

Please don't destroy this precious ecological sanctuary and neighborhood treasure so that a few more developers can get rich. We absolutely need more housing but DCP should engage in broad based community/citywide planning to incentivize housing construction where there is greater infrastructure capacity for more density. We have done our part.

My best,
Jonathan

From: chris
To: 25DCP068K_DL
Subject: [EXTERNAL] strong opposition
Date: Thursday, May 1, 2025 10:27:48 PM

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My best,
Yama Chan

From: margo S
To: 25DCP068K_DL
Subject: [EXTERNAL] strong opposition
Date: Thursday, May 1, 2025 10:30:37 PM

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My best, Wendy

From: once upon
To: 25DCP068K_DL
Subject: [EXTERNAL] strong opposition
Date: Thursday, May 1, 2025 10:35:56 PM

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My best,
Shawn