Appendix H: Hearing Transcript and Written Comments on the Draft Environmental Impact Statement

THE CITY OF NEW YORK

DEPARTMENT OF CITY PLANNING

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PUBLIC DEIS HEARING

RE: Monitor Point

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NYC Planning Commission

Hearing Room

120 Broadway, Lower

Concourse

New York, New York 10271

March 18th, 2026

10:30 A.M.

B E F O R E:

SIDEYA SHERMAN,

THE CHAIR

APPEARANCES: COMMISSIONERS:

- Sideya Sherman, Chair
- Kenneth J. Knuckles, Esq., Vice Chair
- Gail Benjamin
- Alfred C. Cerullo, III
- Anthony Crowell, Esq.
- Joseph Douek
- David Gold, Esq.
- Leah Goodridge, Esq.
- Rasmia Kirmani-Frye
- Raju Mann
- Orlando Marín
- Juan Camilo Osorio, Ph.D.
- Raj Rampershad

APPLICANTS:

Danielle Varun

Gina Wirth

Dan Kaplan

Brian Kelly

Simian Maleh

PUBLIC MEMBERS:

Maria Kura

Steve Chesler

Dewey Thompson

Scott Fraser

Lauren Roper

Stephanie Andrews

Salvatore Franchino

Robert Brunotte

Luke Lavanway

Gabriel Dougherty

Nick Shannon

Robert Buchanan

Dan Miller

Matt Meoni

James Morrison

Paul Samulski

Frank Lange

Chris Dunn

Sarah Roberts

Lisa Goren

Leigh Celentano

Jonathan Jackson

Mike Vitolo

Isrrael Rodriguez

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Debra Funkhouser

Neil Sheehan

Rishi Chattoo

Brian Marlo

Tom Hameline

Pablo Morales-Serrat

Matteo Giavazzi

Martyna Szczesna

Michael Abramson

Kyron Banks

Deborah McAllister

Jonathan Suarez

Pedram Mahdavi

Scott Short

Laura Hoffman

Jerry Mraz

Margaret Flanagan

Gabriel Williams

Rolando Guzman

Irak Chenonski

Carla Queme

Sean Marrow

Rafael Perez

David Walsh

Frank Clark

Catherine Vaughan

Maisha Morales

Alex Mazza

P R O C E E D I N G S

THE CLERK: The sixth hearing item is Borough of Brooklyn, Community District 1, calendar number 16, C 260105 ZMK; calendar number 17, N 260106 ZRK; calendar number 18, C 260107 ZSK; calendar number 19, C 260109 ZSK; calendar number 20, C 250 326 MMK in the matter of applications for zoning map and zoning text amendments, special permits, and a city map amendment concerning Monitor Point.

Notice, a public hearing is being held by the City Planning Commission in conjunction with the above action to receive comments related to a Draft Environmental Impact Statement. This hearing is being held pursuant to the State Environmental Quality Review Act and the City Environmental Quality Review Act.

There will be a 10-minute team presentation in person.

MR. DANIELLE: Thank you. Yeah, good morning, Chair Sherman, Commissioners, DCP staff. And I'd be remiss not to congratulate you, Chair Sherman, on your appointment, and I promise not to make this uninteresting for you, with

Monitor Point.

My name is Varun Danielle. I work for the Gotham Organization with the developers on Monitor Point on the GreenPoint waterfront.

As exemplified from previous projects in front of this body, such as the Broome Street Development on the Lower East Side, which was approved in 2019, and Innovative Urban Village with the Christian Cultural Center approved in 2022, we execute complex public-private partnerships with non-profits, and which culminate in hundreds and hundreds of community meetings. And that's exemplified by the approval by Brooklyn Community Board 1 is with conditions.

Project site. In RED is 40 Quay Street, which is owned by the MTA. It's important to note that the MTA will retain ownership and Gotham's entering into a long-term lease.

In blue is 56 Quay Street, which is owned by the GreenPoint Monitor Museum. And it was deed to them in 2003.

The genesis of this proposal was an RFP released by the MTA in 2019. The current MTA facility at 40 Quay Street, which is home to

their material control and mobile wash facilities, is severely outdated and lacks resiliency on the waterfront.

What we're doing is we're building a brand new turnQuay facility for the MTA substantially funded at no public cost in the North Brooklyn IBZ at 213 Meadow Street. And we're also relocating the MTA asset in the northern part of the neighborhood at 65 Commercial Street, which is home to their Emergency Response unit.

And we're relocating that function to the new turnkey facility we're building in the IBZ. What we're doing is we're removing truck traffic from residential streets, but it's important to note that the MTA is retaining ownership.

And this is a project at a glance. We're providing 1,150 new homes. 40 percent of those homes will be affordable, permanently affordable at deep SKUs, and we'll get to more details later in the presentation, but only 11 percent of the units on the waterfront of below 80 percent AMI when we're reaching goals of 40 percent.

We're also providing 50,000 square feet, approximately, of public waterfront access and open space along. Not only are we funding the MTA's brand new facility, but we're also funding maintenance for Bushel Glen Park, which is a neighboring park. So in summary, Monitor Point delivers housing, open space, and climate resiliency in a non-conforming industrial site. And I'll hand it off to Gina Wirth from Escape.

MS. WIRTH: Thanks. Good morning, Commissioners. I'm from Escape Landscape Architecture Design Principle. My name is Gina Wirth. I'm sharing the existing environmental conditions at Monitor Point.

The site has some highly degraded environmental conditions, notably vulnerable to sea level rise, and has a collapsing bulk, collapsing waterfront edge along critical infrastructure of CSO elements, and it's currently causing sedimentation into Bushwick Inlet.

A main goal of this project is to make the waterfront more resilient, enable public access along the waterfront, and really kind of connect these dots, connect the dots between the

newly expanded Motiva Parcel of Bushwick Inlet Park and expand it around and allow it to connect to parcels further north.

We also have a significant portion of the project called the Park Portal, which is a direct, very open very public feeling corridor along West Street that extends directly to the Motiva parcel.

And the result is a publicly accessible waterfront that is resilient, planted with native species, accommodates ADA users, and welcomes all people to the waterfront within this project.

The goal here is open space for everyone. 51,500 square feet of public open space, public bathrooms, community facilities shoreline restoration work, as well as bulkhead stabilization and future maintenance of Bushwick Inlet Park.

This is a resilient and sustainable project. Some of these elements have been mentioned but I think it's really critical just to mention the large investment in lifting pathways out of that future floodplain, stabilizing the edges, stabilizing vulnerable infrastructure,

and creating public space for all. These images represent some of those views. We have wide and generous corridors, particularly along the park portal, wider than required by city planning.

And the design itself is inspired by the meandering tidal inlets of Bushwick Inlet itself. Multiple places for shady seating with views over the waterfront, as well as important program elements like interactive fountain spaces, and then wide and accessible public places that invite all users to use the waterfront edge in a new, resilient way.

Thank you.

MS. KAPLAN: Good morning, chair. Dan Kaplan, Senior Partner, FX Collaborative Architects. I'm going to talk a little bit about the planning, massing ground floor experience, and a little touch on the museum. Our first task in terms of the site planning of this site was to bring energy to the waterfront, putting the open spaces where they wanted to be at the end of streets, West Street and K Street, and then complement those portals to the open space with community facilities starred here.

And then in zooming in a little bit closer to the ground floor, great care was made to activate Quay Street. You can see I'm going to go from right to left. The purple is, is a community facility that fronts onto the open space with, with public restrooms, the open space retail commercial access, the residential. There's a circle at the end that is a turnaround that has the interior waste management inside the building and parking tucked away. And of course, at the end, the Monitor Museum itself.

In terms of massing, we opened up the massing to the community and to the park. We've set the buildings back from the park substantially and the shoreline, and then set the buildings themselves back.

We've created three different orientations for each building that avoids the row of soldiers, if you will, along the waterfront, and create a bowl of -- south facing bowl of the buildings that really respond well to the basin. We've stepped the buildings back to the community, stepped them down.

We've also created pleasing tops

and setbacks, and now some views from the surroundings from North Williamsburg. Here you can see the effect of the narrow dimensions of the towers and the slenderness of them. From American Playground, you can see the effect of the varying geometries to break up what could be a long wall from West Street, the welcoming entrance at the end to the Bushwick Inlet Park.

This is from the special permit set. The headline here is that we wanted to avoid the effect of just a podium and a tower, but also create transitions so that the buildings feel like they grow from the cityscape and the landscape. A view of Quay Street looking east with a circle at the end.

And the multiple setbacks view of Quay Street looking west with the circular and open space that'll be table-topped, an initial concept for the museum, which will, again, bring energy and vitality and civic use to the waterfront.

On the waterfront skyline, the height of this building is commensurate with other buildings along the East River waterfront that brings a substantial amount of public benefit, as

this project really does.

Finally, before I turn it over to Brian, the Greenpoint Monitor Museum, we can talk about this more in question as answers, but this came up in review session one. The museum will retain ownership of the land and the sales of the development rights will go into funding a right sized facility. 30,000 square feet is what's in the special permit.

We expect that to be less as the building. We get into the programming of the building, and we want to make a sustainable model here. And the goal would be for the mixed-use building and the -- and the museum to be built at the same time with the same forces. So it's delivered quickly to make a year-round community facility at the waterfront. Brian?

MR. KELLY: Good. Good afternoon. Brian Kelly with the Gotham Organization. Thank you for the opportunity to summarize the housing program, 1,150 homes, like other projects like Broom Street Development, innovative urban Village. We're committed to enhanced MIH, which would be 40 percent affordability at real deep 40 AMI, 50 AMI,

60 AMI.

The mandatory inclusionary alone would be an average AMI of 56 percent AMI, and we've allocated land costs in the way that we can do an all-affordable building as well. To the east, our mandatory inclusionary housing would be integrated, proportionately distributed, complying with the rules, and also oriented and focused with a target of up to 40 percent, two and three bedrooms.

Notably, 50 percent of our incremental zoning floor area from the zoning action is going to permanent affordability, which is why we're at 40 percent overall. Moreover, the site today would most likely be a market-rate development. It doesn't have any affordability requirements. Affordability is real. These are what the rents are compared to the market. Market rents three to $8,000 plus.

These are super discounts to market with housing for working families. Here's examples of what that means in real numbers. There's been a lot of housing supply built on the waterfront, 25,000 in the community, 11,000 on the

waterfront. But notably, only 11 percent have been to real low-income and most affordable income-restricted units have been at 130 AMI. This is an attempt to more than quadruple what has been built today.

Just in closing note, we don't believe there's a plan B for this site. No action means decay, less housing, no MTA growth, no museum, no combined public access.

What the approval means in ending is climate resilient infrastructure, a billion-dollar stimulus, a museum publicly accessible, open space, critical funding for the park, real affordability in abundance, plus an abundance of market supply for investment in the MTA.

Thank you.

CHAIR SHERMAN: Thank you. Commissioner Goodridge.

MS. GOODRIDGE: Hi. I have a few questions. So my first question is, the residents have lodged some complaints about the affordability. They say that it, you know, in this project, it's just a buzzword. And I wanted to ask

some direct questions about what they say to see your responses. So the first is they say that the affordability is not enough because the project itself is state-owned, like the site is state-owned.

And they say that for this type of project, it's not even like a, you know, a hundred percent private. So the fact that the affordability is less than 50 percent affordable units, they raise that.

The second is, the reason why they say that it's a buzzword is that some of the units, for example, I think in one building, the east building, 20 percent of them, the AMI is 80 to a hundred -- to a hundred percent AMI.

That means that one bedrooms would start at 2,400, and that's for the affordable housing? It also means that the incomes would have to be at, you know, $90,000 just to be eligible.

So I guess you can see why some of the residents, even though there is some efforts here to bring affordability, it's a real issue because it's not actually affordable for working-class people. So what is your response to

that?

MR. KELLY: They're great questions and comments. I think I have a very strong response to that. Firstly, Gotham, as a redeveloper, has worked on many city sites or state sites, RFP to build 50, 30 twenties, or all affordable housing. In those cases, the land has been deeded to development for a dollar. In this case, we have to invest north of $130 million in order to create housing. And how is that?

We have to build a replacement facility for the MTA that's north of $60 million. We have to buy development rights to get access to private, but not for properly owned adjacent land. To create the integrated community, we have to demolish the MTA warehouse. We have to build $20 million plus of water infrastructure, rip rap, bulkhead the Esplanade infrastructure upgrades. So there's a very substantial investment that has to go into unlocking the land for development.

With that said, many of those other city developments we've worked on have been in collaboration with HPD, like we're going to do here, and 40 percent relative to any comps that

we've seen on the waterfront in the last 10 to 15 years. This is unprecedented.

And I would say it's also reflected by the wide coalition of supporters, including housing advocates that are in the services space, in the housing space within North Brooklyn and citywide that understand how important 40 percent is, but also understand, because many of them are not-for-profit developers too, how much work has to go into turn what is a potential development site that's been zoned for housing for years, to turn it into a real development site?

With regard to the HPD building, the 80 to 100 AMI units, which is a small set aside of 20 percent with that building, is intended to create income averaging. So that income averaging allows for the homes that are at 30, 40 and 50 percent AMI within the HPD term sheet to be available at very deep SKUs so that the 80 to a hundred can cross-subsidize it.

With that said, we develop all affordable buildings from 30 to 60 AMI all the time. So we're open, receptive, and are willing to reconsider that band if that's very important to

the administration. But I hope those two things help us separate the apple versus the orange in terms of a site that has a sense of public ownership.

This is not like Gotham Point, which we are, we developed where HPD had a development ready pad to go vertical. We have to spend years to make this development ready with significant costs.

MS. GOODRIDGE: So just to, and this is my last question. Yeah, lied. I have two more questions.

MR. KELLY: Mm-hmm (affirmative.)

MS. GOODRIDGE: So just so I have a better sense, 40 percent of the units are affordable. And let's say for example, five no, at 50 percent, AMI, a one bedroom is of about 1500. So through this project, yes, there's an east building that is HPD-owned. But overall, how many of these units would have, say, one bedrooms that are 1500 or below? In the Western building, 10 percent.

MR. KELLY: So, there's 260-plus affordable units in the Western building. 10

percent of the overall units of 10 percent of all units in the Western building, which is about 40 percent of the affordable units, would be a 40 AMI in the Western building 10 percent overall. Overall, which is about 40 percent-plus of the affordable MIH units in the Western building are 40 AMI.

The other 10, which is about the other 40 percent, are at 60, and then there's five at 80 MIH. Option one actually allows for the five to be at 100. We didn't feel like that was affordable enough. And so we're committing to do those extra five at 80, which gets us to a weighted average AMI in the western buildings of 56. Although MIH option one requires 60 percent weighted average AMI, so we've pushed to a deeper skew.

The Eastern building, we're committed to having a weighted average AMI of 60 percent or less, where the abundance of the homes will be 30 to 50 to 60 percent AMI with a heavy amount of units of 30, 40 and 50 to comply with HP's new construction program.

MS. GOODRIDGE: Okay. My last

question is about the environmental risks. Some of the residents have raised that it's, you know, this area is vulnerable to sea level rise and that having such dense, you know, building such density and building these new high rises will create a problem for an already vulnerable environmental area. What is your response to that?

MR. KELLY: I'm going to ask team member to join me in supporting the answer, but I would start with, the sites have been accepted already into the New York State DEC voluntary cleanup program. And existing today, they are not an environmental positive addition to the community.

It's an industrious warehouse where there's all sorts of contaminates in the ground, and we're targeting to do a track to cleanup, which is a very substantive cleanup. So I would start with that as the baseline. So to remove the warehouse, to remove industry, to create a conforming use consistent with the waterfront, and to do the cleanup.

In terms of natural resources, Simian Maleh, from Gotham, can add on.

MR. MALEH: Yeah. Hi, good morning. I mean, beyond the natural resource impacts on the mitigation of -- in terms of the new building that will clean up the inlet, the installation of a resilient bulkhead will raise the edge of the shoreline along the perimeter of the site, approximately 743 feet.

The existing site is currently at approximately nine feet. It'll be raised to anywhere from 12 to 14 feet, stepping down to a bulkhead at a maximum height of nine feet.

The 2080 future sea level rise is at approximately 16 and a half feet. All the residential lobbies and critical infrastructure will be set at 17 feet or above.

So no critical infrastructure for any of the buildings would be located within the sea level flood, flood area. And the landscape's been designed to be resilient against future flood inundation and to step down from the bulkhead up to the new lobby entrances and lobbies themselves.

MS. GOODRIDGE: Thank you.

CHAIR SHERMAN: Thank you.

MR. MALEH: I would add actually

one more note is that they will have significant improvement over storm water retention over what's there, the existing impervious percentage across the entire site that the existing MTA facility is a hundred percent impervious because it's fully built out.

The MTA, the Monitor site being unbuilt, is a hundred percent pervious between the two of them. It's an average 32 percent impervious across the entire site. We're going to be improving that to 38 percent. So there'll be a significant storm water improvement and detention in the built condition.

CHAIR SHERMAN: Commissioner Rampershad?

MR. RAMPERSHAD: Yes. Thank you for the presentation. I just have a couple of quick questions. I'll start off with the MTA ground lease. This is 102 years or three years dedicated towards construction. Just want to confirm construction will be started from when you get the permit and when you get construction signed off. Is that when it'll transfer to the 999 lease or is that when you get the PCO that --

MR. KELLY: The conditions of the agreement are that we have to complete our land use actions in a certain timeframe, and then from completing our land use actions, then we have a certain timeframe to complete the replacement facility.

It is our intention that within 12 months following, if an approval is granted to start construction at Meadow Street, that would take anywhere from 12 to 16 months. And then there are conditions that essentially because it's a ground lease, we have performance standards.

So we're not looking to rezone the site and the value goes to Gotham. Ultimately, the value goes to the land underlying the MTA, and then we have conditions to commence construction of the building once we're, you know, completed with the replacement facility.

Given the amount of upfront investment that we're making in the replacement facility, it would be our intention that as soon as we move the MTA into the new home, which allows the emergency response unit to leave Box Street and the mobile washer material control units to leave Quay,

we would start demolition and commence construction shortly thereafter at Quay for the housing. So there are deadlines, requirements, and we must perform.

MR. RAMPERSHAD: Two more quick questions. Can we -- ward one had a number of conditions that we have in front of us here. One of them was the anticipated 300,000 yearly payments. Who has access to that housing Monitored? Can you walk us through how that works?

MR. KELLY: Similar to other restrictive covenants we entered into, I mentioned Gotham Point as an example because it was a notable public private partnership, but we would enter into a maintenance and operation agreement with the Parks Department for our site, which we're building the open space.

And that covenant could be edited into that and or the restrictive declaration and the payments would go to Parks Department or another entity if they decide to receive that payment to do maintenance. So it's not a soft commitment, so a hard commitment.

MR. RAMPERSHAD: Okay. And one

last question. What was the unit breakdown in terms of the number overall of one, two, and three bedrooms?

MR. KELLY: We're targeting no less than 30 percent twos and threes with a goal especially looking at some of the feedback we received from the community and also trends at the council for 40 percent, twos and threes. So that would be our family-oriented side. From there -- the balance would be mostly ones with a set aside of studios. I don't see studios being more than 20 to 25 percent of the apartments.

MR. RAMPERSHAD: Okay. Thank you.

MR. KELLY: Thank you.

CHAIR SHERMAN: Commissioner Benjamin.

MS. BENJAMIN: Thank you. The building of the bulkhead, there's DEP outlet, outfalls, and other things that are on your property. How is that being coordinated? And if you could give me an idea of the state, the time staging of these operations?

MR. KELLY: Sure. Simeon, do you want to join with me.

MR. MALEH: Hi. Yeah, we've had multiple --

CHAIR SHERMAN: Simeon, what's your last name?

MR. MALEH: Simeon Maleh, M-a-l-e-h.

We've been in conversation with DEP and DEC throughout the pre-designed pre-development process to review the infrastructure and the proposed design.

In terms of the DEP infrastructure, I actually have a -- the DEP in easements that exist on the site is the 66-inch sewer easement that runs through Bushwick Inlet Park to the southeast through the MTA site. This is an existing easement that exists under the current building.

COMM. BENJAMIN: Mm-hmm (affirmative.)

MR. MALEH: And then that infrastructure turns along Quay Street and then exists. That is a CSO outfall easement under a portion of the Monitor site on the northern edge of their property line. So the new bulkhead that's

going to be installed on the Monitor site is placed just at -- just outside the 15-foot easement offset so that it doesn't impact the CSO in that location.

We've done camera testing of that existing CSO and it appears to be in good condition in its existing state. So we would be working around that with DEP approval and oversight.

All of the material above and over that easement would be removable. There would be no permanent structures, footings, et cetera. So that can be moved in the case that it needs to be accessed. But within the current design as proposed. And then the -- on the MTA site, we would have the same 15 foot offset for vehicle access.

COMM. BENJAMIN: On the Monitor site in particular, since its development schedule is not yet known, would you be doing the work necessary or is it dependent on the Monitor site being developed by the museum?

MR. KELLY: No, the -- I can answer this. So in order to get a temporary certificate of occupancy for the housing development buildings, the large scale restrictive

declaration specifically says that City Planning needs to sign off on the completion of all the waterfront infrastructure. So everything from the left side of the page to the far east side of the page has to be completed to get a TCO on a single apartment.

The work itself, Gotham as Redeveloper, will be doing all the work in concert with the housing. And with that said, it is our intention, Dan made reference, we're working on right-sizing the museum, ours, our intention to build a museum at the same time as the housing as well.

COMM. BENJAMIN: And the staging -- the staging, presumably, is that the first thing you would do is secure the site for the MTA to move, and then the MTA would eventually move into a new built for them facility, at which point you would begin by demolishing their site?

MR. KELLY: Yes. The sequence of actions are: approvals, design of the MTA facility, which we're working on, starting to work on now.

COMM. BENJAMIN: And the timeframe, do you think?

MR. KELLY: We design would be completed by year-end for the MTA replacement facility called winter of 26/27. We would expect to start construction on the replacement facility in 2027. If fall goes to schedule winter 27/28, the MTA facility, more likely the spring of '28 is completed. MTA moves out. We would then sequentially do the demolition of the existing warehouse and mobilize to do the waterfront work. It makes sense. Move the -- raise the warehouse, secure the water waterfront and all that.

COMM. BENJAMIN: And do the bulkhead.

MR. KELLY: And then bring a pile rig to put piles in to support the housing. That's the sequence of operations.

COMM. BENJAMIN: And when is your final year, do you think, when you would be looking for occupancy?

MR. MALEH: Our build year is 2031, but we expect to be completed in the mid-summer of that year on the current schedule, with approvals being received this year, if and when.

COMM. BENJAMIN: And the same with the Monitor Museum if, in fact, you are going to --

MR. KELLY: Yes.

COMM. BENJAMIN: They have a design, they have the money, they're ready to go. But I do not believe they have the money currently; do they?

MR. KELLY: The transaction was structured in the way we've done many other not-for-profit projects. For example, Gotham built Covenant House, a brand new facility, then built mixed income housing and also conveyed to Covenant House a condominium in the base of a mixed-income housing development in Hudson Yards. The proof is in the concept. Because the concept is the museum collaborates with the MTA, sharing a zoning lot. The museum land generates a fair amount of development rights, which my comment before was the rezoning generates 50 percent incremental affordability, which enables us to get to 40 percent. And some of those development rights come from the museum land because it's going through zone from M to R.

We buy those development rights

and that affords - subject to the museum's approval of its use of proceeds from the attorney general, as with any not-for-profit, the capital for Gotham as a guarantor turnkey developer like we did to Covenant, to build it so that we would not have entered into this if we didn't believe there was proof and concept and viability.

And there is with that also, we're working with the museum on right sizing the side of it so that they have not only the capital but the endowment aside from charitable giving to run it. So proof is really important in the concept and that's why we work so hard on this.

COMM. BENJAMIN: Thank you very much for that.

MR. KELLY: Thank you.

CHAIR SHERMAN: Thank you. Were there further questions?

(No response.)

CHAIR SHERMAN: Okay. All right. Thank you.

MR. KELLY: Thank you very much.

CHAIR SHERMAN: Thank you. So we will follow our procedure for five speakers in

favor of, followed by five speakers in opposition. Going back and forth until the speaker list is exhausted. I will just call up the next five people, so you know that you're in queue. Just give me one second.

So the next five people to be called up are Stephanie Andrews, Salvatore Franchino -

MS. AVILA: Sorry, Chair. Sorry. Maria Kura. Maria Kura then -- Dewey Thompson.

CHAIR SHERMAN: Oh, I think I got it. Steve got -- got it. Apologies. Maria Kura, Dewey Thompson, Steven Chesler, Lauren Roper, you are the -- and Scott Fraser. So you are the next five people, we will start with Maria Kura.

MS. KURA: Thank you very much for the opportunity to voice my concerns. So my name is Maria Kura. I'm a lifelong resident in Greenpoint, and I oppose the spot upzoning of the development site primarily for two reasons. The requested upzoning is a betrayal of the 2020 -- of the 2005 waterfront rezoning.

That was a negotiated compromise that Greenpoint had accepted with the explicit

understanding of the height and density limits that were fixed to protect the neighborhood. So the spot up zoning would undermine that agreement and also establish a dangerous precedent that rezoning can be rewritten on a project by project basis.

The complex of buildings is out of scale in context with the Greenpoint community, and it would permanently and negatively alter the character of Greenpoint.

The second reason is that it will exacerbate Greenpoint's already stressed infrastructure and increased flood risk. The development is in a flood zone at a density that will further strain and overburden sewer system.

It will, the design will displace the flood waters into the adjacent park and also into the residential blocks. Their Impact Statement concludes with no significant adverse impact. This is flawed when compared with the documented and recurring flooding of Greenpoint Street's basement and homes that is already occurring today.

So their property will be fine, but the residents of Greenpoint will bear the

burden of what they're attempting to develop here. So my ask of the Planning department is to not approve this spot upzoning. The site should be developed per current rezone -- per current zoning.

Thank you.

CHAIR SHERMAN: Thank you. Dewey Thompson.

MS. AVILA: I don't see Dewey Thompson in the Zoom. We can come back to him if he comes back in.

CHAIR SHERMAN: Okay. Steve Chesler.

MR. CHESLER: Good afternoon, Chair Sherman, Commissioners. My name is Steve Chesler. I'm a 24-year Greenpoint resident who lives 10 minutes from Bushwick Inlet Park in the 40 Quay site.

I'm vice president of Friends of Bushwick Inlet Park and a member of Comm. Board 1. But today I speak to you as an individual who is a staunch Bushwick Inlet Park advocate and neighborhood preservationist (unintelligible) to recommend no, without conditions, for the Monitor Point rezoning application.

First, I'd just like to say out of the 40 percent affordable housing that's on the table from Gotham, only 25 percent is required. The additional 15 percent has been applied to, through HPD has not been approved, nor has it been budgeted.

In developing the 2005 Greenpoint Williamsburg waterfront rezoning almost 21 years ago, the planners anticipated that did -- the planners anticipated that rapid residential development would overwhelm local infrastructure, subway, streets, sidewalks, and parks, that the effects of climate change would accelerate so rapidly manifesting and severe coastal flooding from Super Storm Sandy, surges seven years later, especially along Bushwick and the Feeding East River.

Park's Department and City planning's own data, Brooklyn Community District 1 has created the most new housing units of all community districts citywide, 29,000 over 14 years.

Can Greenpoint and the district (unintelligible) the DEIS for this project and adjacent mega projects in Williamsburg and Long

Island City, so just you know crushing effects on transportation and parks and intentionally locating new housing within a major flood zone that'll require evacuation during future storms is dubious.

I ask you consider viable and superior alternatives to construct the tallest residential buildings in Greenpoint, of budding Bush Mc Inlet and its names -- say, park that would overwhelm the park and its neighborhood and its infrastructure. At the very least, it could be no action. Low rise brick building framing of the park would be much, very much part of the historical architectural landscape at Greenpoint.

Also, building as of right of 40 Quay would be more reasonable with adherence to the original thoughtful, lower density zoning designate for this site in 2005. But the best alternative would be for the MTA to dispose the end of 40 Quay property to a state or city agency for the purpose of transforming the site into resilient public open space that would expand Bushland Park for the community board's recommendation condition in their response to 2005 rezoning, balancing, rebalancing open space for infrastructure to meet the

incredible influx of new residents while also mitigating future storm surges in a more meaningful way. This rezoning is unnecessary. Public land for public use is a just alternative to the plan for an oppressive private for-profit development on public land. Thank you.

CHAIR SHERMAN: Thank you. Our next speaker is Dewey Thompson. Will return to you. Are you on the Zoom?

MR. THOMPSON: Yes, I'm on the Zoom. Can you hear me?

CHAIR SHERMAN: Yes, yes, please go ahead.

MR. THOMPSON: Okay, great. Thank you. Yes, I'd like to just echo the comments about the upzoning that this is on what is generally considered to be the failed 2005 waterfront rezoning that added, you know, almost 50,000 units, but has only increased housing prices, increased displacement, accelerated gentrification, no transportation, no climate resilience or other infrastructure has been added to support the neighborhood.

And as was pointed out, the

building -- one of the buildings here is a third taller than any of the other nearby buildings. So completely out of context in a rezoning that has already had an incredibly destructive impact on this neighborhood. And the zoning text within 2005 actually describes very explicitly why R-6 was chosen for this plot, for the Monitor Point, what the 40 Quay site. And it was in order to ameliorate the impact of the big buildings that were being zoned around it.

And so we really need to look at what the City Planning that was applied to the neighborhood originally in 2005, and consider what the impact is on the surrounding neighborhood.

I also just want to say that what hasn't been described in terms of environmental impact is that the Bushwick Inlet itself is a very rare natural embayment, an environmental jewel that is absolutely worth preserving.

And this property gives us one of our only chances since it's publicly owned, to protect this embayment and increase the amount of open space, that is another crisis in addition to the affordability crisis is the open space, the

lack of open space. And with the increase in population in this neighborhood, that per capita ratio of open space is just getting worse, making it one of the worst in the city.

Thank you for opposing this project.

CHAIR SHERMAN: Thank you.

Next speaker is Lauren Roper.

(No response.)

CHAIR SHERMAN: Lauren Roper?

MS. AVILA: Lauren, can you unmute Lauren? Can you unmute? I think we're in a hot mic situation, so just be aware. I think all the mics are on.

When Lauren has unmuted, we can come back to her. Let's move to the next person. Scott Fraser, are you in the room? Thank you.

MR. FRASER: Good morning, men and women of City Planning, and especially newly appointed Chair Sherman. Thank you for this opportunity to testify today.

I'm Scott Fraser. I've lived with my family in Greenpoint, Brooklyn, for 46 years. I recommend a no vote -- I recommend a no vote

without conditions because Monitor Point exposes our neighborhood to dangerous flood risks in a climate emergency.

Most of our neighborhood was once low-lying wetlands surrounding the mile long Bushwick Creek, which meandered inland all the way to what is now Grand Street. This is why 40 Quay Street and much of our neighborhood has been subject to increased flooding in recent years.

Our sewer system is overwhelmed even by moderate rains. New York City is investing billions of dollars in shoreline remediation in lower Manhattan, and yet there has been no significant flood remediation on Greenpoint Williamsburg's overdeveloped waterfront.

Bushwick Inlet is the last hope, the last parcel of undisturbed public land along North Brooklyn's East River. As such, it provides a unique opportunity for flood mitigation. Monitor Point does exactly the opposite with massive development in a FEMA flood zone, shortsighted -- a shortsighted and hard edge, and a podium that will channel surging flood water further inland and cause billions of dollars of damage to neighborhood

homes, businesses, and infrastructure.

We, the thousands of local residents who signed to save the inland petition are people of all colors and places in society who want true affordability and environmental justice. And we are against Gotham's Towers in all. They represent passé temples of greed outed by the next generation.

After more than two decades, City Council, please do the right thing; Keep your promise of a magnificent, resilient, and completed Bushwick in Inlet Park.

CHAIR SHERMAN: Let's go back to Lauren Roper. Let's try again. Lauren, can you unmute, please?

MS. ROPER: Hello, can you hear me?

CHAIR SHERMAN: Yes, we can.

MS. ROPER: Okay, great. Hello, my name is Lauren Roper. I'm a resident of Greenpoint and I work as an environmental engineer in New York City. And I'm strongly against. I'm asking you to vote no for this Monitor Point construction project.

When I first started working in New York City, many of my sites were right here in Greenpoint on the East River Waterfront. And there were so many that we had to name them alphabetically to keep track like parcel A and parcel B, all the way through parcel GI think, or J.

Each one of these sites I worked on five years ago is now a luxury high-rise apartment building with just enough affordable housing percentage and minimum environmental cleanup standards to give the private developer who built it a nice tax break.

It's an open secret in my industry that these buildings go up as fast and cheaply as possible to leverage environmental remediation just as a way to fund luxury housing products for private developers. And now, as a resident of Greenpoint, for the past few years, I've seen the massive impact these projects that I've worked on have had on the neighborhood culture and the residents, many of whom have been forced to move out of the area due to the cost of living.

Affordable housing is a huge issue

in the city. And Greenpoint is sitting on top of one of the country's largest terrestrial oil spills. And the Brownfield cleanup program has operated effectively here for over 10 years, I think. But all we are seeing is the cost of living continue to skyrocket. And it's because these developers do not actually care about affordable housing.

And if they did, they would choose the one of the many other sites in Central Greenpoint that are in need of remediation and many of which I observed to be abandoned while biking around the area. Recently, actually, in the nice weather we've had, they want this site just because its prime waterfront real estate and they can charge more real estate.

They can charge more rent for it. I know this building does not have to be located right here on the water next to a unique and precious ecosystem that the city does not normally have access to. It doesn't have to be in a flood zone that will only become increasingly more vulnerable due to climate change in the coming years. And there's other locations that the

Monitor Point Museum could be, if not here.

I know that this is state land and I know it should be for the public good or the community. And I don't believe in the concept that we have to sell out to private interests in order to support our neighbors. We have the opportunity here to provide a space that generations of New Yorkers can enjoy and which our children will be grateful to, that we have preserved.

The last thing they're going to need is a massive rushed and poorly built apartment complex that has water heating and infrastructure issues like the dozens we already have and hear about all the time. I strongly oppose this plan. I think it's irresponsible and by approving it, I think you're putting private interests above public good.

Thank you.

CHAIR SHERMAN: Thank you.

I will quickly name our next five speakers. So you know the order that you'll be called Stephanie Andrews, Salvatore Franchino, Luke Lavanway, Robert Brunotte and Gabrielle Doherty. And again, please forgive me if I mispronounce your

name.

We'll start with Stephanie Andrews.

MS. ANDREWS: Hi, good morning. My name is Stephanie Andrews. I am a current resident of Williamsburg, and I'm here to support Monitor Point. Affordable housing has been a very important topic amongst New Yorkers. And I know Brian addressed this earlier, but I wanted to expand on that as it pertains to the income levels and rents for families in the current market.

What is deemed as affordable isn't actually affordable for many, as new units in the market have traditionally come with an income requirement of earning one 30 percent of the AMI for a three-person household.

This is an annual income of about $190,000 and a monthly rent that starts at $4,700 for a two-bedroom apartment, which is not realistic for many families. Monitor Point is delivering 460 permanently affordable homes where the bulk of yours actually fall at AMI levels that are within reach for many families.

I know one bedrooms were

referenced earlier, but looking at the larger households, the income requirement for a three-person household falls to $87,000 at the 60 percent AMI bracket and 58,000 at the 40 percent AMI bracket. So for a two-bedroom apartment, these rents today are 2200 and $1,400 respectively, which actually more realistic amounts that will benefit many families.

Which again, compared to the one 30 percent AMI is a huge differential and advantage for this market. So this alone warrants my support from and wanted to point that out and I hope that you can move forward to approve the proposal based on the affordability of these units alone. That's it.

Thank you so much for your time.

CHAIR SHERMAN: Thank you. Next speaker is Luke Lavanway.

MS. AVILA: Actually, I think we skipped Salvatore Franchino. I don't know if the list --

CHAIR SHERMAN: Oh, sorry about that. So, Salvatore, can you --

MR. FRANCHINO: Hello. Yes, I'm

Salvatore Franchino. I'm a rent-stabilized tenant in Williamsburg, rent-stabilized due to 421A. So I'm living proof that new construction can actually improve people's lives by giving folks like me housing security and stability.

I want more people to have what I have because I'm not about hoarding opportunity for myself, and Monitor Point, which I strongly support, would give 460 families who make a lot less money than me housing security by living in a great location. So that's why I support this. More rent-stabilized people making less money than me will help stop economic segregation and racial segregation within our neighborhood.

Also, I'm not sure, like, I don't think the 2005 rezoning should be equated to like the Magna Carta. You know, it was a document, it was something that was passed. Intended to be amended over time. And guess what? Circumstances have changed since 2005.

I was in middle school in 2005. I had no say in that rezoning. And housing has become a lot less affordable the next 20 years. So maybe it needs to be updated a little bit to

provide more homes for everyone.

Also, I know there's concerns about, you know, how are we going to pay for all this? That's why we have the market rate units. You know, there's going to be 600 or so families who, you know, make good money and their market rate rents will help improve our shoreline resiliency and infrastructure. It'll help subsidize rents so the working class can be rent stabilized in those 460 homes. The wealthy 600 market rate tenants are going to pay for a beautiful park.

So I mean, this seems like a win-win. You know, we need the tax base, we need the money to help fund all the wonderful things that our city wants to fund.

I think this will help also support Mayor Zohran's goal of building 200,000 affordable homes in our city. I don't know why we would want to slow down in any regard.

Also, I want to say living in the community board that has built the most housing across the city that has not been a burden. Some folks acting like it is, it's not, it is a good

thing. We should keep up the good work.

If we want rents to go down, we need all community districts to build as much as Community District 1 has built. So let's build as much as possible and have them keep up with us.

So I will just conclude by reiterating, I am rent stabilized. I want more people to have what I have. So there can be 460 families just like me who will get safe, secure, affordable housing.

So let's build Monitor Point and know the G train and L train are not overcrowded. There was room for more friends, more neighbors, all that good stuff. So yeah, let's build this.

Thank you.

CHAIR SHERMAN: Thank you.

Next speaker is Robert Brunotte. After Robert, we'll go to Luke Lavanway.

MR. BRUNOTTE: Morning, Madam Chair.

CHAIR SHERMAN: Morning.

MR. BRUNOTTE: Good morning, Commission. Hope you guys are having a good day. My name is Robert Brunotte. I'm a lifelong

resident of Brooklyn, New York. I'm also an organizer for Labor's Local 79.

We urge you guys to vote yes for the Monitor Point project. The project meets the mayor's affordability agenda and the Brooklyn Borough President's Comprehensive Plan.

First, plans first objective to build new housing for all types of affordability at for all affordability levels, while not displacing any existing residence. Greenpoint was identified in this plan as a new capacity priority area. This project also gets polluting truck traffic off our streets by moving the MTA warehouse that is currently blocking the waterfront, doing the environmental cleanup and replacing it with housing at an accessible water -- and an accessible waterfront.

Construction workers are community members. Dozens of local 79 members live in this community and in this community board on this project. But many local workers and families cannot be here to make meetings like this. So often their voices are not heard. For those of us who have already lived here and are lucky enough to

have a roof over our heads, we cannot be exclusionary and pull up the ladder behind us. We have to use -- we have to build this community for everyone. We strongly support the Monitor Point Project. Please, vote yes.

Thank you for your time.

CHAIR SHERMAN: Thank you.

Luke Lavanway. Luke in Zoom can you unmute.

MR. LAVANWAY: Hi, good morning. Thank you for the opportunity to testify and congratulations Chair. My name is Luke Lavanway. I have lived in New York City for 14 years. Currently I live in the neighborhood of Fort Green Brooklyn.

I'm excited to testify in support of the Monitor Point proposal. I believe it is very clear that what is right for the borough and the city is to approve the proposal.

The proposal would deliver more than 400 affordable homes where today there are zero, plus additional public waterfront park space, where today there is only a dilapidated industrial facility. It's hard to imagine any other way of

realizing that many affordable homes and a new park on this location, public land for public good is especially fraught with contradictions in this case.

Because the funds required to demolish the industrial facility, which is currently on the location and rebuild that facility elsewhere, must come from somewhere. I am not aware of any credible alternative plans to get something better than a dilapidated industrial facility on this location. As always, to deny a proposal is to keep the status quo at the same time.

In a way, it is understandable that some residents of the neighborhood would rather have the status quo than get another tall building in their neighborhood. And this highlights what I believe is an important flaw in the ULURP process we have today. Existing residents are naturally going to oppose more housing in their neighborhood. After all, some people do not welcome more neighbors and the hassle of construction.

And yet the city as a whole has an

essential need to grow its supply of housing as much as is needed to keep the rent from skyrocketing. What we have seen in recent decades is that housing costs have skyrocketed because we haven't been able to build the housing we need.

The neighborhood of Greenpoint has actually done a great job of saying yes to more housing. And I hope Greenpoint will get to yes on this proposal. But far too many other neighborhoods have said no, we're not going to build housing here. And that is the origin of the housing crisis. We brought this on ourselves, so I'd like to ask for the help of everyone here.

My fellow New Yorkers, neighbors, the City Planning Commission, the City Council, Borough President Reynoso, and Mayor Mamdani, I ask that we join together in organizing to achieve reforms, which would legalize apartment buildings of reasonable size in most neighborhoods of the city.

This would reduce the incentive to build tall towers. Most importantly, it would solve the housing crisis for this generation. New Yorkers deserve abundant housing now. Thank you.

CHAIR SHERMAN: Thank you.

Next speaker is Gabriel Dougherty. Gabriel, can you unmute?

MR. DOUGHERTY: Hello?

CHAIR SHERMAN: We can hear you?

MR. DOUGHERTY: Gabriel Dougherty. I'm leaving a brief comment in support of the Monitor Point Project. So I live in market rate housing in North Brooklyn with a roommate. And I'm speaking here today because I recognize that new housing, affordable and market rate adds to the market available to all New Yorkers. And people like myself and market rate housing have to move every one to two years due to high rents.

When we add apartments in Greenpoint, it takes pressure off of our existing apartments. Even if I won't move into any of these apartments, one of my neighbors could, or someone else will move there instead of building up somewhere in the neighborhood.

So, to echo prior points, the new -- like this project with 460 new permanently affordable homes, 1100 total can actually help prevent my neighbors from being forced to move

further out every year. And to echo prior points, this project alone will not solve New York City's housing prices, but it's essential to make a strong contribution to fixing it.

And I said this comment would be brief. So, to conclude, I thank you for your time, and I encourage this project to be supported in full. Thank you.

CHAIR SHERMAN: Thank you.

I will again name the next five speakers before calling everyone up. So, you know the order: Nick Shannon, Rob Buchanan, James Morrison Hevert, Matt Meoni, and Dan Miller. So, the next speaker is Nick Shannon.

MR. SHANNON: Hello. My name's Nick Shannon. I'm a licensed landscape architect and nine-year resident of Greenpoint, and I'm against Monitor Point and urge you to vote no to this proposal. I'll start by saying that I'm not against more housing in our neighborhood by any means, but where we develop matters.

If the argument for a spot zone on the site is that we need more housing at whatever cost, then why don't we start chip away -- chipping

away at Central Park or building into the river on a site that sits within the floodplain that was promised as a smooth transition from Bushwick Inland Park to the neighborhood. This proposal is proposing the exact opposite.

Gotham claims that they're creating 50,000 square feet of public open space, but 30,000 square feet of that are on the Monitor Museum parcel on land that was already deed-restricted for public use before this application was ever filed. That space was not Gotham's to give. And this development is doing the bare minimum required for public open space and borrowing other public space to add increasing building density.

The self-proclaimed community benefits will reduce the width of the public access area from 40 feet to 30-foot wide in the waterfront public access path against a 600-foot-tall building that's a vertical building wall that has a height over 20 times the width of the public space that's being created. This is what they don't show in the renderings, and what is quite misleading that the views are not shown from eye level and at a scale

that people would actually experience this public space.

It's also inaccessible. The park portal from West Street to the waterfront ends in a large staircase that is suggested to be built outside of the MTA property that would tear up the public park that was just built. A narrow six-foot-wide ramp is also suggested on that outside of their property that does not feel adequate for a DA accessibility to the waterfront.

A seal bulkhead is proposed around the entire shoreline of this development that will lock it in place and cover the public's connection to the waterfront. This will amplify wave action and increase erosion along the adjacent shoreline. And newly built titled Marsh on the New York City Parks Motiva Parcel directly adjacent.

I've experienced increased density of our neighborhood firsthand and the overwhelmingly under-scaled public space that's created with the insanely amount of new development. This MTA site presents a unique opportunity to change the narrative around how we develop publicly owned land at a scale that

actually works for the people that are in the neighborhood and will use it.

Thank you.

CHAIR SHERMAN: Thank you.

Next speaker is Robert Buchanan. Rob Buchanan.

MS. AVILA: One moment. Rob. Can you unmute, Rob?

MR. BUCHANAN: Hi, is that better?

CHAIR SHERMAN: Thank you. We can hear you now.

MR. BUCHANAN: Okay. I'm sorry about that. Very confusing format. Okay. Hi, and thanks for the opportunity to testify. My name is Rob Buchanan. I live in Fort Greene, but I'm on the board of the North Brooklyn community boathouse. And also, I worked at Billion Oyster Project for six years, so I know the Inlet really well. And in fact, personally put a lot of oysters in there over the years.

I'm really speaking for myself today, and I just -- I want to start by saying that to me, that the whole wall of towers that we've allowed to be built along the East River is really

the opposite of good city planning. You know, these are giant towers that wall off the inland community and that -- that are far from transit hubs and are really, to me anyway, as a boater and as an environmentalist, are place killers.

You know, that said, I completely empathize with a position that there need to be significant amounts of these towers set aside for affordable housing. And I think that's a great goal and it's the least that we can do.

However, and really this is the main thing that I want to say: when you -- when you're looking at approving and upzoning it for a new tower like this, it's not -- you know, just because a proposal hits a certain threshold of affordability, that does not mean that it necessarily has to be approved. And that really is the main focus of everybody who's been talking today is affordable housing. But really, surely there have to be other factors that go into the decision. And two of those are location and appropriate scale.

And I really think, you know, adding another big tower along the main stem of the

East River, okay, fine. You know, at this point, okay. But Bushwick Inlet, on the other hand, is a completely different system. It's a tiny, fragile arm of the estuary, and it's a unique natural space.

You know, it's also potentially a great civic space. It's right at the intersection of two historic neighborhoods, Williamsburg and GreenPoint. And you know -- it, for those reasons, it really needs to remain wide open in every sense and not have this giant spike driven right into its heart. Okay?

And 60 stories high, 80 feet from the water -- I mean, if you -- it is crazy. That is a crazy. That's a -- that is a crazy, crazy thing to do to a fragile little piece of water like that. And this is the exact scenario, and I'll finish with this, this is the exact scenario that when the -- when the Bloomberg administration was with city planning team was, was doing the original rezoning 20 years ago -- you know, they -- that's why they put the land, the inlet, into this different and lower density and contextual, quote unquote, "Category."

They did that intentionally. They were, you know, at least in that one instance, they were trying to be pacemakers and not place killers, so --

CHAIR SHERMAN: Time. Thank you.

MR. BUCHANAN: Last sentence. Just when you -- when you make your decision, please consider that there --

CHAIR SHERMAN: Thank you. The next speaker is Jeffrey Mraz -- Jerry Mraz, sorry about that.

MS. AVILA: I don't see Jerry in the Zoom. We can come back to him. Let's move to the next.

CHAIR SHERMAN: Next speaker is Dan Miller, and that will be followed by Matt Meoni. Dan Miller, and then followed by Matt Meoni. Dan, can you unmute?

MR. MILLER: Hi, can you hear me?

CHAIR SHERMAN: Yes.

MR. MILLER: Okay, great. My name is Dan Miller, and I'm here speaking to support this project.

CHAIR SHERMAN: Did we lose you?

Can come back maybe, or? Dan, can you unmute, please?

MR. MILLER: Hold up. Yes. I'm so sorry about that. So, as I was saying, I'm an affordable housing project activist, and I support this project; yes, because it'll contain over 400 units of new affordable housing that the city desperately needs. And yes, because it'll contain 600 units of market-rate housing that the city also desperately needs.

But also because of -- I just want to -- I want to stress the human costs of allowing our housing shortage to continue unabated. All of these opponents say, "Oh, you know, I support more housing just not here." And yet I've been testifying all over the city in favor of projects for years. I've never seen any of these people testify anywhere for anything except for in their own backyard. You guys are the City Planning Commission and you are supposed to consider citywide impacts.

The city's housing shortage is a citywide problem causing us to lose political influence, causing us to -- be -- forego necessary

tax revenue, causing our population to gentrify and be driven out by high costs. These are citywide issues, and if we don't build enough all over the city, then the problem will just keep on getting worse.

So, as the City Planning Commission, I urge you to look beyond parochial neighborhood interests and consider the broader impacts of the decision you're about to make. I urge you to support this project because we need new housing all over the city and building this is a step towards building more everywhere.

Thank you.

CHAIR SHERMAN: Thank you.

We will go to Matt Meoni. Matt, can you unmute?

MS. AVILA: I think Matt may have accidentally exited the Zoom. We'll get back to him. Oh, there he is. Hold on. Matt, please unmute. Matt, please unmute. Okay. He's having trouble. Well, let's move to the next person.

CHAIR SHERMAN: Okay. I'll also just name the next five people: Matt Meoni, Dan Miller, James Morrison Hevert, Paul -- Matt, is

that you? Matt?

MR. MEONI: Yes. Sorry, it just allowed me to unmute.

CHAIR SHERMAN: Okay, let's go.

MR. MEONI: Sorry about that. Hi. Yes, so my name is Matt. I'm a resident of North Williamsburg. I live about a five-minute walk from the Monitor Point's proposed site, and I urge you to vote no on the Monitor Point rezoning. And I want to do so by, you know, holding this in -- up to the standard of the, you know, Borough President's 2025 comprehensive plan that I talked about last week when we were at that meeting.

But overall speaking, I want to voice a little concern, too, of the quick turnarounds of having this meeting before the Borough President even offered his advisory vote. It is a little concern to me.

But besides that, you know, at the end of the day, the previous person before me spoke about having this be citywide and building citywide, which I completely agree with. And really to piggyback a little bit off that point here at Community Board One: we've added 18,500

units between 2010 and 2020. Between 2020 it's 10 years, more than any other district in the entire city. Over 14 years, this neighborhood has built over 29,000 new units.

At the end of the day, we're -- we need to develop underperforming districts and Monitor Point ignores that entirely and is just piling onto this neighborhood and going to add increased infrastructure problems and burdens.

And at the end of the day, too, you know, right now as residents of this area, we have 0.6 acres of open space per thousand residents. That's less than a quarter of what city standards require. Bushwick Inlet Park was promised to this community over 20 years ago and remains unfinished. Monitor Point would not fulfill that promise. It would permanently bury it.

What the developer calls open space is largely hardscape; it's a street extension and a narrow esplanade. That is not a park; that is a sidewalk with better branding. Over 5,300 residents have signed a petition demanding this land be protected. That is not a fringe view; that

is the community speaking clearly.

And that's what I've noticed at the -- especially the Community Board hearings -- that it doesn't seem that we're really partners in this and our voices being heard, but rather being condescended to a little bit and saying, "Yes, we'll send you the renderings, we'll show you what the visuals will actually look like," but we're getting sketches for compliance and not actual real renderings.

And in my opinion, if Gotham -- if this was a real benefit and they knew the community was behind it and we all would be supporting it, it'd be a benefit for our area. They'd be proudly showing it. They'd be proudly stating and showing what this thing will actually look like, and not just giving sketches that are totally able to be dismissed.

And to me, that's a clear strategy. A clear strategy, especially with their extensive background, their experience with building. It's just a -- it to me, it's done purposely and not, you know, oversight. And lastly, I'll end with this. You know, Bushwick

Inlet is one of the East River's last natural tidal estuaries. It's a migratory bird corridor, a rare marshland, and a living coastal buffer. This is --

CHAIR SHERMAN: Time.

MR. MEONI: -- a 100-year flood zone --

CHAIR SHERMAN: Time.

MR. MEONI: -- and your plan would destroy that and it's just reckless. So, please vote no.

CHAIR SHERMAN: Thank you.

Our next speaker is Dan Miller. Oh, apologies. James Morrison Hevert. James, can you unmute?

MR. HEVERT: Yeah, I'm here. I'm here. Can you hear me? This is Jim Morrison.

CHAIR SHERMAN: Yes.

MR. HEVERT: Yeah. Hi everyone. Thank you for this opportunity. I actually have a meeting coming up myself here, so I'm going to try to be brief. You can still hear me, I'm getting some messages on my screen, right?

CHAIR SHERMAN: Yes.

MR. HEVERT: Okay, great. I've

been a Greenpoint resident for 25 years and so I've seen this neighborhood change quite a bit. But I'm also lucky enough to own my own home and that has allowed me to be fortunate to not have to move out of this neighborhood and worry about whether or not my rent is going to get so high that I have to leave, because I've watched that happen. I've watched lots of my friends and neighbors have to move further and further out in Greenpoint and from Greenpoint.

And when I look at this project, it differs to me from a lot of the other ones in terms of actually offering realistic affordability for residents of this neighborhood. I'm looking at 460 units for those types of people who can afford those spaces.

But I'm not only a resident and a property owner, I'm also a business owner of two bars in this neighborhood. I employ, between the two, about 50 employees, and I can say that off the top of my head, two or three of them can walk to work because they all have to live so far from this neighborhood to be able to afford to live in Brooklyn. They can't live in this neighborhood.

And so, this kind of project to me represents exactly the type of affordability that the people that I employ in this neighborhood would be able to live in the neighborhood where they work. And it's for those reasons that I support this project and I encourage you to vote yes.

Thank you very much.

CHAIR SHERMAN: Thank you.

The next speaker is Paul Samulski.

MS. AVILA: Paul, can you unmute?

MR. SAMULSKI: I am unmuted. Can you hear me?

CHAIR SHERMAN: Yes.

MR. SAMULSKI: So, good morning, and thanks for the opportunity. My name is Paul Samulski, and I'm the president of the North Brooklyn Chamber of Commerce. We're a hyper-local nonprofit business organization that serves Bushwick, Greenpoint, and Williamsburg. On behalf of the Chamber, I'd like to express our strong support for the Monitor Point project.

We view this innovative mixed-use project as a significant opportunity for North Brooklyn that's positioned to bring lasting

benefits to our business community and our neighborhood in general.

In addition to providing much needed housing opportunities in a high-demand market, it will also deliver considerable economic benefits through job creation and small business growth.

We see the conversion of a dated and underutilized industrial site, which currently blocks waterfront access and brings heavy truck traffic through residential streets, into a dynamic new development, which includes; housing, both affordable and market value, small businesses hopefully with local ownership, critical environmental remediation and flood protection, and a significant amount of thoughtfully designed open space, as a compelling model for the revitalization of underutilized sites into productive properties.

Monitor Point reflects the kind of multifaceted development North Brooklyn deserves, and the Gotham organization is to be commended for the professionalism and thoughtfulness they've exhibited throughout the project.

We recognize that no project of

this scale is without complexity and we respect the integrity of the necessary review processes, but we ask that you consider the full scope of its economic contributions for the workers who will build it, the families who will call it home, and the businesses that will serve it.

Thank you. Have a nice day.

CHAIR SHERMAN: Thank you.

The next speaker is Alex Mazza.

MS. AVILA: I don't see Alex in the Zoom.

CHAIR SHERMAN: Okay. So, we will move to Frank Lange. Lange, apologies if I mispronounced your name.

MR. LANGE: Thank you. Good morning. My name is Frank Lange and I'm the Director of Affordable Housing Policy and Advocacy for St. Nick's Alliance. St. Nick's is a 51-year-old community nonprofit that was founded when North Brooklyn was abandoned and was needing rebuilding.

And over our 51 years, we have developed more than 3,200 units of affordable housing below and moderate-income residents. In

fact, it's the housing that St. Nick's Alliance and our colleagues Los and North Brooklyn and others have developed that have been the opportunity for low-income residents to stay in the community.

We continue to work, and advocate, and protect them to be able to stay in the community, and they have voiced to us their strong support for the Monitor Point project. As a result, we looked, and we are in favor of this project.

We have deep experience in developing housing. We understand the complexities of creating this housing and the amount -- as you heard earlier from the presentation -- the amount of activity in terms of making the site ready for development is tremendous.

FEMALE VOICE: Morning.

MALE VOICE: How are you, now?

MR. LANGE: Sorry about that. I don't know where that's coming from.

And, you know, we understand that there is a great deal of sentiment to try and create more park space. The other part of Bushwick Inlet Park is still an industrial site that is not

finished yet.

We know, and we work very closely with the housing agencies on creating affordable housing and there is not enough subsidy right now to handle the vast amount of projects and units that are already in the city's pipeline.

We feel that this project having 40 percent of real affordable low-income housing as opposed to the projects at 130 percent AMI along the waterfront, which the rezoning that was passed by the city allowed, is to be commended and we strongly urge that this project be supported. Thank you.

CHAIR SHERMAN: Thank you.

MR. LANGE: And whoever was on the --

CHAIR SHERMAN: So, the next five speakers are Lisa Goren, Chris Dunn, Sarah Roberts, Leigh Celentano, and Jonathan Jackson. So, Lisa Goren.

MS. AVILA: Lisa, can you unmute? Lisa, can you unmute? Lisa, one more moment, then we'll have to move on.

Okay. Let's move to the next

speaker and if Lisa comes back, we can call her back.

CHAIR SHERMAN: Okay. Chris Dunn.

MR. DUNN: Good morning.

CHAIR SHERMAN: Morning.

MR. DUNN: Welcome, Chair Sherman. Good morning, Commissioners. I'm Chris Dunn. I'm with Save the Inlet, the all-volunteer community group that has been involved with the ULURP process from the beginning and that has garnered the 5,000 signatures in opposition to this proposal.

I want to focus on four areas that I think the commission needs to be asking questions about as it looks at this proposal. And I want to start with Commissioner Benjamin's questions about the museum. The museum is a linchpin to this project. And I want to start with Commissioner Benjamin's questions about the museum. The museum is a linchpin to this project. It produces the air rights that make these towers possible. And Gotham, of course, is trying to use the museum's name to legitimate those towers. There's enormous community support for the museum, but there are serious questions about the viability of the

museum.

So, if you look at their tax filings, you will see -- and this is the most recent of publicly available tax filing for the museum -- they have no paid staff. They had $14,000 in cash. They had a $320,000 debt, which represents accumulated loans from the museum president, and they have no meaningful income.

Gotham has said they're going to produce a 30,000 square foot building, and the question has to be, who is going to pay for producing a museum and sustaining it? That's going to cost hundreds of thousands, if not millions, of dollars. Gotham cannot be allowed to erect its towers on the promise of a museum that does not materialize.

And in the process, we lose the parkland designation of the museum's property. Secondly, you need to look closely at Gotham's renderings. You saw the beautiful sketches they have. What you did not see is what you see in every other proposal, which are detailed renderings of the buildings. They do not exist. They've been repeatedly asked to them; they have never produced

them. What they have produced are these beautiful things of the outdoors.

And I want to note one thing: figure 5.8 in the DEIS is of a critical portion of the streetscape, which is the public esplanade next to their buildings. It has this nice line of trees that obstructs the fact that the museum building sticks out into the esplanade, and they are seeking to narrow the public esplanade. This is a deliberate act of deception by Gotham.

You also have to look closely at their public space claims. As others have noted, they have heralded 50,000 square feet of space. Most of that is legally mandated. Most of the remaining stuff is not actually available to the public, including 2000 feet of their turnaround in front of the building.

And most critically, they do not mention they are seeking to narrow the public esplanade. That is taking away critical public space that was part of the plan for this site.

Finally, you need to look at the MTA agreement. There has been a lot of discussion about the benefits of the MTA agreement. Everyone

thinks those benefits are great. What Gotham does not mention is they have to deliver that whether there's an upzoning or not. The upzoning does not have to happen for these benefits to be accrued.

And so, you know, there is a Plan B. The Plan B is what this commission directed, which is they can build as-of-right along the zoning that we had, and they get all the public access that was required.

Thank you very much.

CHAIR SHERMAN: Thank you.

The next speaker is Sarah Roberts. Sarah? Okay. Sarah, are you on now? Sarah, can you unmute?

MS. ROBERTS: Yes, I am. Sorry. There's --

CHAIR SHERMAN: Okay.

MS. ROBERTS: And there's a delay after a delay.

CHAIR SHERMAN: Okay. After you, we'll go back to Lisa. Thank you.

MS. ROBERTS: Good morning --

CHAIR SHERMAN: Go ahead, Sarah.

MS. ROBERTS: Good morning,

Commissioners. My name is Sarah, a resident of Greenpoint, and I'm also among the 5,300 signatories of the Save the Inlet Petition opposing this project on public land, which CB1 has ignored. I'm a former employee of an LIHTC housing project and, currently, am an educator with the Wild Bird Fund.

I am not against deeply affordable housing for our families of Greenpoint. However, I oppose this project and encourage a thorough review of the actual promises made against the requirements of the city.

To echo Mr. Thompson, the Bushwick Inlet is a tidal estuary. Estuaries are highly productive ecosystems and essential parts of our East River's ecological network. These tidal -- they offer resilience against climate change. The FEMA plans likely used here do not reflect the reality of sea level rise, as scientists said that they do not account for accelerated rise --- plan my -- puts profit above environmental health, reducing the inlet to another wet -- reducing the inlet, a wetland, to private development. Approved by the chamber of commerce or business, we've not

yet seen detailed business plans from the Monitor Museum, a succession plan, nor renderings like those mentioned by the previous speakers.

Furthermore, in January 2026, study stated that deregulated housing -- or excuse me, deregulation driven supply expansion would take decades to create widespread affordability in the high-cost US markets. The study also offered an alternative explanation for declining affordability attributing to the demand structure and geography. Uneven demand growth driven by accelerated interpersonal and inter-regional inequality is the primary reason for affordability issues. For households' burden by costs the benefits from deregulation will be slow and inadequate.

So, echo Ms. Roper, yes. A yes would be a blatant and ignorant -- ignoring of the borough -- of the borough president's plan for the focus on climate change and recent press coverage of the quality of these housing projects and fail to address the crisis our neighborhood faces.

I urge you to oppose this proposal and support the original waterfront plan, which generally genuinely promotes ecosystem health,

climate resilience, and the public benefit and Greenpoint.

I thank you for your time today, and I urge you to thoroughly review this plan and what has been put before you and the realities of who and how it will impact our community. Thank you.

CHAIR SHERMAN: Thank you.

Okay. Now, we'll go back to Lisa Goren.

MS. GOREN: Hi, everyone, and good morning. My name is Lisa Goren, and I am a resident of nearby Long Island City. I oppose the Monitor Point project without conditions.

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, subsistence, and sea level rise, now higher than previously assumed and certainly higher than the FEMA projections that Gotham Point has used. The city must learn how to live with water. Living safely with water means being honest about the risk of a rapidly changing climate, building robust resiliency along our

waterfront, updating drainage infrastructure, implementing evacuation plans, and not least, situating new development outside the city's flood plans.

To still safely build the housing the city needs our coastline must be utilized as a buffer zone of resilient parkland and open space that can withstand flooding and act as a protective barrier. It must be developed with natural and engineered defenses that resist or absorb floodwaters to protect our waterfront and the communities that stretch behind.

Resiliency has to be coordinated and cohesive. It cannot be project by project as a patchwork. And it is disingenuous to claim that individual buildings can be built to, quote unquote, "Resiliency standards." A single elevated building or group of buildings, for example, will simply redirect floodwaters to the community behind.

New York City is currently spending billions of dollars for cohesive resiliency along the Manhattan coastline at East River Park and Battery Park City. Recently

completed infrastructure at Water Wagner Park is so successful that nearby buildings are no longer considered at risk of flooding or in need of flood insurance. So, why is the city simultaneously encouraging placement of residential towers right at the water's edge along the Queens and Brooklyn coasts? High rises are a disaster waiting to happen.

MS. AVILA: Time.

MS. GOREN: We can do better. Thank you.

MS. AVILA: Thank you.

CHAIR SHERMAN: Thank you. Our next speaker is Leigh Celentano.

MS. AVILA: I'm not seeing her in this Zoom. We can try to sort that out.

CHAIR SHERMAN: Okay. We will go to Jonathan Jackson. Jonathan Jackson.

MS. AVILA: One moment, I (unintelligible).

Jonathan, can you hear us? Jonathan, can you unmute? Jonathan? You need to accept the panelist's invite and then unmute. Okay. Technical difficulties. Can we move to the

next one?

CHAIR SHERMAN: Okay. I will try again. Leigh Celentano? No. Juan Ramos.

MR. CELENTANO: Good morning. I want to thank the commission for having me today, madam chair. I'm here today as the executive director of one of the oldest housing organizations in Williamsburg and also serving Williamsburg and Greenpoint neighbors.

As you heard our sister organization saying, next day, we probably -- or the two organizations that are most, I think, to be responsible for what we have as far as affordable housing in our community. And because of that, we're here today to support this project for a number of reasons, not only because it is the one project that our community board, this commission, our borough president, our city council is opposing in certain ways because of the need for affordability is no longer 25 percent for us.

And what we have here is an opportunity for us to go above 25 percent that we've been given for the last number of years. We have an opportunity here to set a new standard on

the waterfront, where we can begin advocating at 40 percent and above if we pass this project, which is something that we desperately need for our community.

We've been in this community for over five decades. And those five decades, we knew the people that live there that we advocated for, who no longer are there, those that walk those streets when no one wanted to walk those streets, those that are still there because of our advocacy. But we're also advocating because of the deep skill in this project that allow their children who now have educated themselves and been able to call this community home for a long time, but because they have better jobs than their parents did back then, can no longer afford the higher rents in this neighborhood but also cannot afford the deep affordable units that we -- that we preserve and we develop ourselves.

So, we're also fighting for the -- for that generation of folks that cannot advocate for themselves and need advocates to come out here and fight for them. So, we're here for them as well.

I also want to say that this project gives us an opportunity to do something on the waterfront that hasn't been done again. And that's give ourselves 40 percent of affordability, access to those and never have access to the -- to the waterfront to have access to the waterfront and at lower income bands, as we heard Frank Lang say, right?

Most of the affordability here starts at a 100 and 30 percent A.M.I; and that's called affordable, not for the people that we serve. So, the income cues here matter and the income cues here in this project are the ones that are going to allow the people that we advocate for -- those that you will never see because they have to work too hard, cannot take a day off work to come in and advocate for themselves to be -- to be afforded an opportunity to continue to call their community home. And for those that were displaced, to have an opportunity to come back home. That's who we're here to advocate for.

So, we can look at all this arguments around financial income that comes into this project. But I'm here to talk about a

different kind of capital, the human capital, the one that we don't hear about, the one that we fight for, the one that we advocate for, because those people are left without a voice. And what I can say is that we cannot use the affordability opportunity in this project, we cannot use the skews in this project to be held as a ransom note for a park to be built for those who can afford to live in the community. Thank you.

CHAIR SHERMAN: Thank you. I'm sorry. I missed the name of the organization.

MR. CELENTANO: Southside United, also known as (unintelligible).

CHAIR SHERMAN: Thank you. I'm sorry. Commissioner Benjamin?

COMM. BENJAMIN: (Unintelligible).

CHAIR SHERMAN: Okay. Thank you. We could try again with Jonathan Jackson.

MR. JACKSON: Hello.

CHAIR SHERMAN: Jonathan. Yeah, we can hear you. Go ahead.

MR. JACKSON: Thank you for holding this meeting. I couldn't make it to the prior meeting, but I did make the Community Board

One meeting where Lincoln Wrestler came in and said he was a "no" to this, and the place erupted, enjoyed and shock. I think, of the possibility of this not being built because the people's voices are not often heard in these situations. And I think we've heard more diverse opinions than most people would expect about another tower. And this is because it's not really another tower.

So, I've written some stuff down, a quick page. And then I -- and I do -- if I have time, I will comment on some things I've heard. When you watch a car commercial, you see a new, sleek, fast-moving car driving through the Rocky Mountains or down a clean city street, but no one -- but one thing you don't see is another car. You don't see the traffic jam. That is the context of my opposition to this development.

But this is not about one development but all the others that have already gone up. And there's plenty of them. Over the last 10 years, as we've heard there's been many high rises along the waterfront. And dare I say, I've lived in the neighborhood for 25 years. I don't think one has been opposed because the

community, I think, realized that there was a need for a change. There's been over 20,000 -- 26,000 units built on the waterfront in the last 15 years.

It's, I think, avoidability has been part of that plan, which is great. The plan is not complete. Up from the rezoning in 2005 is not complete, and it should be complete because that makes the people that are in Greenpoint less a place to go. And to be honest, I think the Bushwick Park will be something that brings people from all over the borough to Greenpoint, which is a plus. Sorry, I'm getting side trucked.

So, in fact, there is one tower going up as we speak adjacent to where Monitor Point development could be. So, I'm going to put that in context. One of the towers that have gone up have been opposed by the community. There's been plenty of affordable housing built within that time, even buildings with geothermal innovation, but not on State land, not on the (unintelligible) for extended air rights (unintelligible).

(Unintelligible) development building so close to the Bushwick and a unique piece of shoreline shaped by the tie to the East

River is a big no for me. And the tipping point for the area, building more luxury residential apartments. So, this (unintelligible)

MS. AVILA: Time.

MR. JACKSON: -- not only compromise a unique -- all right. Fair enough. Thank you.

CHAIR SHERMAN: Thank you. Thank you. I will name the next five speakers: Mike Vitolo, Isrrael Rodriguez, Stephanie Andrews, Edwin Auguste, and Kate Yourke. So, we will start with Mike Vitolo.

MR. VITOLO: Good morning, Madam Chair, Commissioners. My name is Mike Vitolo, and I'm a lifelong resident of New York City and a proud member of Local 79. I'm here to speak in strong support of approving the Monitor Point project because it represents the kind of responsible development Greenpoint needs. Development that delivers affordable housing, good union jobs, and public waterfront access for an entire community.

Right now, working families and longtime residents are being priced out of this

neighborhood. Rents keep rising, and too many people who built Greenpoint can no longer afford to stay here.

This project is an opportunity to create affordable housing that working New Yorkers can actually live in. Just as important, the Monitor Point project will create good-paying union construction and permanent jobs with strong wages, benefits, and protections. These are careers, not temporary work, and they support families, strengthen our local economy, and help keep New York City running.

And finally, Greenpoint deserves a waterfront that belongs to everyone. For too long, large parts of our shoreline have been cut off or reserved for industrial use. This project brings the chance to expand safe, accessible public waterfront space, a place for families, kids, seniors, and everyday residents to enjoy affordable homes, union jobs, a public waterfront. That's a future where it's supporting. I urge you to approve the Monitor Point project.

Thank you for your time.

CHAIR SHERMAN: Thank you. Oh,

excuse me. Commissioner Goodridge. Sorry. Excuse me. Sir, can you come back? There's a question for you. Thank you.

MS. GOODRIDGE: I thank you so much for your testimony. Normally, when we have a project like this, and there is a huge union presence, there's been an agreement between the developer and union to have some of their members work on the building of the project. Is there any agreement like that here? Well, is there any agreement, like, for example, that Local 79 members will be a part of building the project?

MR. VITOLO: Oh, I'm just a member. I am not part of, like, the executive board or anything like that. So, I do not have that information for you.

MS. GOODRIDGE: Okay.

MR. JACKSON: Yeah.

MS. GOODRIDGE: Okay. Thank you.

CHAIR SHERMAN: Thank you.

MS. AVILA: Chair, Stephanie Andrews already testified. And I don't see Isrrael Rodriguez.

MR. RODRIGUEZ: Here.

MS. AVILA: Oh, yeah, great. Come on up.

MR. RODRIGUEZ: Good afternoon. Good afternoon, commissioners. My name is Isrrael Rodriguez. I'm a construction worker. I just live on the North side of Brooklyn. I'm also a proud member of Local 79.

As I've heard before, this project will bring about 40 percent of affordable housing, in which our members, according to the executive board of our union, will be working in the project. And we also, whoever lives in Brooklyn, have seen the Bushwick Inlet, it's very covered by trucks. So, I believe that this project will be a great opportunity for all the Brooklyn residents to see the beauty that New York City is.

And, you know, I'm from a -- I'm from El Salvador, a war -- a war-torn country. So, I've seen what instability looks like, and the place is due remodeling, I believe. Thank you. And that's why I support the Monitor Point project. Thank you. Have a good day.

MS. AVILA: Thank you.

I have a little public service to

listen to the meeting by phone. I'm going to read a couple of phone numbers. 888-788-0099, toll-free, or 877-853-5247, also toll-free. When prompted, enter this Meeting ID: 880-865-89511. Press the pound Quay to skip, and the passcode is 686997. That's all on our website. That is just a reminder. Thank you.

CHAIR SHERMAN: Thank you. The next speaker is Edwin Auguste.

MR. AUGUSTE: Good afternoon, Chair. Good afternoon, Commissioners. My name is Edwin Auguste. I'm a lifelong resident of Brooklyn, Greenpoint area. I support the Monitor's Point project because it will bring good job - good-paying jobs to the community.

And I've seen projects go up like this that don't give back to the community. And we all should be thankful that Monitors Point is building a project like this. We should welcome new people into the community to build their lives. Change is part of life in New York. And everyone should be able to share. And what makes Brooklyn special is not just existing homeowners. This is why I support the Monitors Plan project as a Local

79 member.

Thank you.

CHAIR SHERMAN: Thank you. The next speaker is Kate Yourke.

MS. YOURKE: Thank you for the time to speak. I've lived in Williamsburg for over 40 years, during which time, I helped design and implement the process for Williamsburg and Greenpoint's 197-A plans for the waterfront, fought garbage transfer stations to create a waterfront park, served on the steering committee for the coalition that stopped the power plant at Bushwick Inlet, and took on many battles for environmental justice, public education, and affordable housing. Working closely with the community organizations that support this Monitor Point project.

The 2005 rezoning success in elevating Williamsburg real estate to an instrument of international investment has turbocharged the luxurification of what was once a brownfield. The low-income community that remains was secured by a local nonprofit years before developers were clamoring for property along the East River.

We are presented with these

development proposals as if they bring the very air they inhabit, the very sun they shade as if they restore the ecosystem, create resiliency and sustainability as a hardscape as if they meet our community's real needs. We work to free this waterfront from the burden of noxious industry, while this investment left us to serve the needs of our community with our own hard work.

Now that the area is swimming is investment dollars, we are expected to cheer this massive overdevelopment as the only route to affordable housing. This leads me to the question: how many luxury towers will it take to make our neighborhood affordable?

I'm writing to express my proven disappointment that this unique parcel of publicly owned waterfront could become a three massive luxury towers and a block of flashy retail.

Gotham's presentation minimizes the scale of this development. It is massive, accelerating, and exceeding the area's ongoing overdevelopment. Losing the potential of public open space at this unique and vulnerable site requires a far greater ratio of affordability with

greatly reduced environmental impacts on this essential estuary ecosystem and the larger community.

The supporters of this proposal cite the real need for affordable housing. But the trade-off for this much-needed benefit is unacceptable, with public MTA ownership of a significant parcel and using the Monitor Museum's air rights plus HPD subsidies, the destruction of Bushwick Inlet's fragile tidal habitat should result in a far better proportion of affordable housing. Bushwick Inlet has been the jewel in the crown of waterfront parcels while also being the most precious and fragile.

Members of this community have planned for this parcel for decades, always with the intention that it would provide respite from first in noxious industrial use and then the obnoxious luxury use of our magnificent waterfront. The release of hazardous materials from the site and impact to wildlife of on-the-scale construction will be devastating to this sensitive flood zone as well, the impacts resulting from 1,200 rental apartments and 30,000 to 50,000 square feet of

retail commercial space, including parking, deliveries, water runoff, garbage pickup, sewage treatment, et cetera.

The impact of bringing so many more people into this area will be profound, not only on the environment but on resources like schools, libraries, park facilities, streets, subways, buses, and emergency services at the Newtown Creek sewage treatment center.

Thank you. I oppose this project.

CHAIR SHERMAN: Thank you. I will name then the next speakers: Allison Fischer, Francisco Zarate, Alyosha Smolarski, Helena Yang, and Ari Espinal. I think Ari Espinal -- yeah, spoke already. So, Francisco Zarate.

So, we will start with Allison Fisher.

MS. AVILA: Allison, can you unmute? Allison?

MS. FISCHER: Hello. This is Allison. It was just switching screens. Hello. I'm a Greenpoint resident speaking in opposition to the Monitor Point development. This site sits on a vital Brooklyn estuary. As many opposition

speakers have attested, it's a living ecosystem that cannot be replaced.

Oh, I'm starting my video.

Approving this project would not only destroy irreplaceable environmental habitat, but it would betray a promise made to this community 20 years ago.

In 2005, Greenpoint residents accepted a deal in exchange for massive rezoning that ultimately produced over 10,000 units of new development. Bushwick Inlet Park would be delivered to our community. The city moved swiftly to approve developer after developer, but the Bushwick Inlet Park plan has moved far more slowly. I believe that Monitor Point and, in its development, should complete that promise rather than break it. The land should be connected to Brooklyn Inlet Park as Greenpoint was told it would be.

I stand proudly with the friends of Bushwick Inlet Park. I don't believe Greenpointers are being NIMBYs. We are environmental stewards who understand that green jobs, the ones that protect shorelines, restore ecosystems, and build climb resiliency, would be

created through community networks that emerge out of the Bushwick Inlet Park's development and intentionality around environmental stewardship.

And that's all. Thank you so much.

CHAIR SHERMAN: Thank you.

MS. FISCHER: Thank you.

CHAIR SHERMAN: I don't see Alyosha Smolarski in the Zoom. Okay. So, we will move to Helena Yang. I don't see Helena in the Zoom, and Ari Espinal already spoke.

MS. ESPINAL: Excuse me.

CHAIR SHERMAN: Yes.

MS. ESPINAL: (unintelligible) on the project, if that's okay. It's on behalf, again --

CHAIR SHERMAN: Excuse me, you spoke already?

MS. ESPINAL: On Northern, not on Monitor.

CHAIR SHERMAN: Okay. All right. Please. Please, come up. Thank you.

MS. ESPINAL: Yeah. Sorry. I just wanted to clarify that.

CHAIR SHERMAN: Yes.

MS. ESPINAL: Hi, again. I'm Ari Espinal in support of Monitor Point project. We have our members here who are also in support of this project and speaking in behalf of Monitor Point.

And I wanted to -- someone asked a question earlier to one of our members. Local 79 is going to be on this project and fully working on it and fully support it, especially when we need more housing and workforce development.

So, thank you, commissioner, again, and thank you for allowing me to speak again. Thank you so much.

CHAIR SHERMAN: Thank you.

So, the next speaker is Francisco Zarate.

MR. ZARATE: Good afternoon.

CHAIR SHERMAN: Good afternoon.

MR. ZARATE: My name is Francisco Zarate. I'm from Williamsburg, and I'm from Local 79. I support the Monitor Point proposal. Growing up here, it was difficult to find good job opportunities and keep up with the cost of living.

I used to work on a food truck on Bedford Avenue in North Brooklyn, but it was difficult to survive.

This project will bring housing and union opportunities that actually sustains families and helps us stay in the neighborhood. Empty lots don't support families. Empty lots don't fix the shoreline. This project does.

Thank you.

CHAIR SHERMAN: Thank you. The next speaker is Andrew Barrocas.

MS. AVILA: Andrew, we're promoting you. Can you speak? You there, Andrew?

MR. BARROCAS: Hello.

CHAIR SHERMAN: Yes, we can hear you. Thank you.

MR. BARROCAS: How you doing. I'm Andrew Barrocas. I own a local business in Williamsburg for about 25 years. I am in favor of the project. I have seen what has happened in the neighborhood in terms of development and the mix of affordability. And having 40 percent permanent affordable apartments is extremely important to preserve the neighborhood and keep the, you know, the context of everything that's, you know,

currently here.

A lot of people get pushed out for pricing. And to have 40 percent being preserved forever is extremely important. A lot of people have spoken about the development that's happened, and in 15 years or 35 years, whenever the abatements burn off, these apartments will not be affordable.

So, to have permanent affordability and have it here in this neighborhood is extremely important. And these rents are significantly below market rents in the neighborhood. So, being able to preserve that is huge.

And I know a lot of people speak about opposing it for all different reasons, but, you know, nobody speaks about, you know, not having a, you know, a 1,000-plus residents in the neighborhood at these types of rents.

So, because of that, I'm completely in favor of this. Thank you.

CHAIR SHERMAN: Thank you.

And I will just name the next five speakers: Chad Purkey, Janice Lauletta-Weinmann,

Laura Treciokas, Natalie Soleil, and Veronica Zapasnik.

So, we will start with Chad Purkey.

MS. AVILA: I do not see Chad in the Zoom.

CHAIR SHERMAN: Okay. So, we will move then to Janice Lauletta-Weinmann.

MS. WEINMANN: Okay. I guess it's good afternoon now to everybody --

CHAIR SHERMAN: Good afternoon.

MS. WEINMANN: -- instead of good morning. I just wanted to say my husband is here too and he's for the Greenpoint Monitor Museum, so he'll be continuing from where I left off.

Okay, so firstly is, my name is -- can you hear me? And my name is Janice Lauletta-Weinmann. I'm a lifelong resident of Greenpoint. I attended St. Stanislaus Kostka Elementary School and I'm the president. And co-founder of the Greenport Non-Museum in 1996, 30 years ago. So, we've been around for a while.

The Museum's logo, which is our rep -- on our letterhead, it shows -- includes the

launch of the USS Monitor on January 30th, 1862, has John Ericsson, the USS Monitors, Swedish Designer and engineer, and Thomas Roland, the builder of USS Monitor in Greenpoint, Brooklyn along Quay Street.

I'm mentioning all this because I'll just give you a little context. MS126 John Ericsson Middle School was named after John Ericsson, the builder -- the designer of the Monitor. The museum conducts -- the Greenpoint Monitor Museum conducts its school program from its classroom, MS126. So, we have a classroom MS126

The school, they gave us the classroom, and all the schools come and visit us at the classroom. The USS Monitor was built and launched from Continental Works Quay Street, East River.

In 2003, Motiva Enterprises donated land to the museum along this site for the purpose of building a museum dedicated to the USS Monitor. So, since 2003, the museum owns this land, and it's not Parkland, and that was before the 2005 rezoning.

The memory of the USS Monitor has

continued in Greenpoint through its schools, including PS 110, the Monitor School. Located on Monitor Street, the location of museum's first classroom, the Greenpoint Monitor Museum in -- Greenpoint Monitor Memorial in the Goldberg Park along Monitor Street.

On May 29th, 2015. The National Oceanic and Atmospheric Administration, USS Monitor, national Marine Sanctuary unveiled a USS Monitor Trail Marker on Museums-donated land. We've been working with them. We've gone to the Monitor Expeditions and it's working, hoping that we get our Monitor Museum and they could provide things for us.

Now an opportunity has arisen through the Monitor Point Project to fulfill the purpose of the 2003 land donation --

CHAIR SHERMAN: Time.

MS. WEINMANN: Oh.

CHAIR SHERMAN: Thank you.

MS. WEINMANN: Okay. Was that three minute?

CHAIR SHERMAN: You can share your written comments with us if you want to.

MS. WEINMANN: Okay. All right. I just wanted to say I'm in support of the project.

CHAIR SHERMAN: Great.

MS. WEINMANN: All right.

CHAIR SHERMAN: Let me just ask a question. Excuse me, ma'am. Thank you.

MS. WEINMANN: Just so I answer the question.

CHAIR SHERMAN: Just a quick question. Just given the potential of expanding the museum, can you just share a little bit more about like what the plans are in terms of sustained programs or partners or just what that looks like?

MS. WEINMANN: Yeah. That's what I was saying about the National Oceanic and Atmospheric Administration. They're partner with us. We've been with them. We went to -- when they pulled up the Monitor turret, we were down there with them and also with the schools. We have the classroom. We have a -- since 2001, we've been going to the schools and first we were going to the schools and climbing up to the fort story with all of our artifacts. Then we got the classrooms. And so, the schools now come to us.

And then wanted to say one other thing is in defense of the status of the Greenpoint Modern Museum, because somebody had made a comment about that. The museum through the donation of Motiva Enterprises is the owner of a multimillion-dollar site at the launch site of the USS Monitor.

So, it's not just what was mentioned before, but we own waterfront property and like when we first started, we didn't have -- we're going from school to school, and now we own the property. And now through the Monitor project we have an opportunity to have a full museum.

CHAIR SHERMAN: Thank you.

MS. WEINMANN: Okay. All right. So --

CHAIR SHERMAN: thank you

MS. WEINMANN: -- saying to please approve.

CHAIR SHERMAN: Thank you. Our next speaker is Laura Treciokas.

MS. AVILA: We're promoting her to panelist. Laura, can you unmute?

MS. TRECIOKAS: Hi, can you hear

me?

CHAIR SHERMAN: Yes.

MS. TRECIOKAS: Hi. Good afternoon. My name is Laura Treciokas and I've lived in Greenpoint for 20 years. I've been involved in this community through local initiatives, environmental advocacy, longstanding efforts to protect open space along our waterfront, and to protect our community from rapacious over development.

I'm here to oppose the proposed Monitor Point rezoning. I'm going to be quick because I really can't say it better than all of my neighbors who have preceded me, who've made excellent points.

This development is dramatically out of scale and puts one of our most fragile waterfront areas at risk. Bushwick Inlet is not just another site for development. Its critical open space, a flood buffer, and a shared resource in a neighborhood that already lacks enough of both. Greenpoint has spent decades dealing with the effects of industrial pollution.

Many of us have worked hard to

push for environmental justice and more thoughtful planning. This proposal moves us backwards. It prioritizes density over resilience and ignores the importance of protecting what little open waterfront we have.

I support the need for affordable housing, but this is not the right place or the right approach. We can and should pursue housing solutions that respect the character of the neighborhood and protect vulnerable environmental areas.

We should also require truly affordable housing from a luxury development like this. I urge you to reject this rezoning and push for a plan that better reflects the needs of this community.

Thanks very much.

CHAIR SHERMAN: Thank you. Next speaker is Natalie Soleil.

MS. AVILA: One moment while we promote her. Natalie, can you unmute?

MS. SOLEIL: Hi. My name is Natalie Soleil, and I'm in transit. But I am a former resident of Greenpoint that lived right near

that corridor on Franklin Street, where they're going to be building -- where that's the main infrastructure throughput and I am also an urban sustainability advocate that built a garden in Greenpoint and has done eco restoration at Jamaica Bay Wildlife Refuge, and I have worked as an oceanographer.

So, I have to say, almost everything I have to say has been said by brilliant opponents and what I need to do is say that the pollution that arises compounds the infrastructure bottleneck and will be taking away from what is a fragile ecosystem that needs restoration because it's the best defense against flooding in a 30-to-50-year cycle.

And no manmade structure is going to replicate that. So, we need to talk about using MTA land for an environmental purpose and not for a developer's purpose.

The whole of New York City needs housing, but this is not the right location. It is the worst location in an area that's already had plenty of high rises on what should be protected coastline. And 1.2 acres of hardscape parkland is

not true Parkland.

And I know this is somebody who has been involved in saving Parkland with friends of Fort Green Park.

So, I speed my time to all the other opponents. Thank you and thank all the speakers before me.

MS. AVILA: Thank you.

CHAIR SHERMAN: Thank you. Our next speaker is Veronica Zapasnik.

MS. ZAPASNIK: Good morning. Thank you for the opportunity to speak. My name is Veronica Zapasnik, a longtime resident of Greenpoint. I emigrated here from Poland in 1990 and have deep roots in the community for 36 years. I represent the 5,500 actual CB1 residents who signed a petition opposing this project.

By contrast, Gotham's Pro Development Petition has just 470 signatures hosted on a website that impersonates our community's group domain. Detailed in my written testimony.

I strongly oppose Monitor Points, I've lived through the development consequences, and watched my traditional Polish and Latino

immigrant community be displaced.

This is not a debate about whether New York City needs more housing. The question is whether luxury towers are the best use of this particular piece of public land, or whether more housing should be built in neighborhoods that have not yet contributed much to the city's housing supply.

I want to discuss the MTA financials because this is very important for understanding this project. As confirmed by the MTA at the March 11th, Brooklyn hearing this 99-year lease would generate total income of 50 million in net present value. Plus, the value of a new wash facility, which Gotham stated today costs $60 million.

To put that in context, the MTA generates $50 million in just one month of congestion pricing. That's also equivalent to making one subway station ADA accessible, confirmed by the MTA at the hearing last week. So even including the wash facility, the value of this deal equals just two months of congestion pricing revenue.

The financial returns of the MTA is extremely small. While the neighborhood impact is permanent, this includes higher market spillover, market rent spillover into the entire neighborhood, and an even worse park space per capita ratio in a community that's severely lacking open space.

In terms of neighborhood impact, it's the 700 luxury units that matter most because they set the rent precedent for the entire neighborhood. Looking at current listings of neighboring luxury towers, two to three bedrooms, rent for $9,000 to $16,000 per month. These are the expected market rents at Monitor Point and will continue to drive up rents across the entire neighborhood, showing landlords what's possible. Something we've seen over the last 15 years.

As detailed in my written testimony, a major housing study published this week by researchers from leading universities finds that rising rents in New York City are not primarily caused by a housing shortage and simply building more will not meaningfully lower prices.

Instead, the study shows that

growing income inequality is driving rents upward, allowing higher earners to push prices up across the market, making the city less affordable for everyone else.

As we've already added the most housing units since 2010, more than any other district in the city. Our Brooklyn comprehensive plan calls for adequate parks and open space in every neighborhood. Yet we have one of the lowest ratios, 30 versus 80 citywide.

MS. AVILA: Time.

MS. ZAPASNIK: Thank you for your time. I strongly oppose this project.

MS. AVILA: Chair Sherman, a couple of folks who were in the Zoom who we called are back. So, I'd like to call Zoe Skoric. Zoe, can you unmute?

MS. SKORIC: Hey, everyone. Sorry about that. Yeah. Hi, I'm Zoe. Sorry, I missed my previous chance to speak, and I'm aware the time is going now because I'm coming from a meeting. We all know how it is out here.

So, I've been tracking this since the first community board meeting. And really it

comes down to in 2005, this community was promised Bushwick and Lit Park in good faith, not just on paper, and lot 25 is mapped as parkland to fulfill that promise.

I understand, and I think a lot of us do, and you've probably heard this, we've a lot of people that are against this project understand the need for affordable housing, but Gotham is not really offering deep affordability. They're offering the bare minimum and capitalizing on our taxes while placing lower income residents, or they're planning to in a separate tower as of now. That's not affordable housing. That is modern day segregation.

The site also has documented environmental violations. I've read the entire draft environmental impact statement, PFAS, which are known as Forever chemicals and Lead are in the soil and the groundwater contamination breaches New York City's environmental justice guidelines.

In fact, their own study amidst construction is the moment of greatest public health risk, right? And they want to do it with the least amount of scrutiny after these meetings end.

And when this machine, which is Gotham, is harder to stop.

So, I urge to maybe take a moment to read the DEIS, familiarize ourselves with the content. Because really, this project, it means less open space, less sunlight. It means less public land. It means more displacement. It means a higher burden on people already stretched thin.

And the thing is, can we even trust Gotham to follow through on their promising but very vague claims that they've made to this community? They've publicly claimed to save the inlet. They're only taking responsibility for 10 percent of it. They have a documented record of violating accessibility laws and settling with housing justice organizations, which means like, if they had -- if they settled. That is like owning up to a very faulty track record.

But that is their track record, and we really want to trust them to develop on a very scarce amount of public land that we have left in our community. Nevertheless, a natural barrier to an already increasing vulnerable flood zone. So public land is scarce. I like to think that as a

citizen -- as a young citizen our holistic health matters, maybe my future kids matter.

A promise made to this community really does matter. So, I thank you for your time, and I urge you to deeply consider the 5,000 signatures and detailed testimonies, and the community boards, and all the previous meetings that we've had before this. And the members that are investing time and effort to really make it aware of why we should say no to this project.

CHAIR SHERMAN: Time.

MS. SKORIC: So, thank you. No to Gotham. Yes to Public Land. Yes to Justice. Thank you.

MS. AVILA: May I ask Helena Yang to unmute and -- Helena, go ahead.

MS. YANG: I'm Helena, a resident in Williamsburg, and I urge you to vote no on the Monitor Point Rezoning proposal. Clearly, the developers for this project do not have the public's interest at heart, and I hope everyone can see through Gotham's Smoke and mirrors. To start, the 460 affordable units isn't guaranteed.

The 40 percent isn't even

approved, and the funding for the remaining affordable housing is not determined yet. Which makes the plan inaccurate and there is a clear public cost. The mockups that they showed before were very half-baked. It doesn't look like there's any significant open public space at all.

There's just a sidewalk and maybe a couple of trees and a bench. That's really not significant and it's not equivalent at all to the public park that was promised to us long ago. And over 5,000 community residents have signed a petition demanding that this land stay protected and stay as a park.

The developers also should know that the site is -- sits on a hundred-year flood zone area, and with the climate crisis only worsening the plan is irresponsible and puts tenants at risk. Of course, we all want affordable housing, but not at the expense of people's wallets and safety. There's really no reason that this should be built up against the water here.

There are several other areas that this would be much more suitable for, and Antonio Reynoso's data also shows that the Greenport

Williamsburg has just 0.6 acres of open space for a thousand residents, which is less than a quarter of what the city's standards require.

Also just taking into account that this meeting was pushed up and there was not any clear indication that this hearing was really happening. So, there wasn't a lot of transparency there.

And we're all working like 9:00 to 5:00 jobs as working class people. And I think that's part of the issues that -- again, part of the lack of transparency there.

And yeah, I think that building this looming high rise is going to take away space for the community and residents to be able to actually enjoy an open space that we all need.

And yeah, again, just vote -- please vote no for this Monitor Point. I hope that again, that their plan is not with the best interest -- the public's best interest at heart.

Thank you.

MS. AVILA: Thank you.

CHAIR SHERMAN: Thank you. We will go to Katherine Thompson.

MS. THOMPSON: Good morning, everybody. I guess its afternoon, and congratulations and welcome Chair Sherman. My name is Katherine Thompson. I'm a volunteer with Saved Inlet group working to protect the Bushwick Inlet Park, an advocate for public land for public good.

5,000 local residents have signed our Save the Inlet petition. Hundreds of people have submitted testimony over these two proceeding public hearings in opposition to this proposal. That level of engagement reflects how deeply this community cares about the future of this unique tidal wetland.

We only learned about this public hearing by chance on Monday night as it was not posted on the city zoning zap portal nor was our community board alerted, and yet, even with such short notice, people are really showing up.

The 2005 Greenpoint Williamsburg Waterfront Rezoning was born right here in this body at the Department of City Planning. 180 blocks of industrial waterfront were rezoned to make way for a residential development.

There are chapters dedicated to

its study in the University of (Unintelligible), Curricula, but the community has always been engaged. It's more important to recognize that 40 Quay was intentionally zoned as R-6 as contextual, low scale protective buffer next to the park with higher density placed along West Street.

The proposal would override that plan with three towers up to 56 stories, dramatically increasing the scale and bulk directly adjacent to the park only 50 feet from the water's edge. The current proposal seeks to put an astonishing 1,666 people or 638 units per acre of public land. That's what I call density intensity.

And we've been asked why -- and we have to ask why are we asked -- being asked to abandon the original 2005 plan, and who stands to benefit? We know, in 2019, the MTA issued an RFP for the site to generate revenue and selected Gotham. If the Gotham's LSGD Up zoning is approved, and the MTA is projected to receive about 29 million. Net present value over a hundred-year lease.

For context, the MTA generates about 50 million per month from congestion pricing.

The agreement provides Gotham with a land allotment, translated land for free, allowing them to create a massive development on a flood plain and brownfield site while the MTA retains ownership and long-term responsibility and potential liability for the property.

The proposed many zoning actions enabling three high-rise towers for the -- it sits on 1.8 acres of publicly owned land. For the developers, these zoning actions will unlock hundreds of millions of dollars in private real estate equity. So, what we have here is $30 million for the MTA versus half a billion dollars for Gotham. Why is it so imbalanced?

MS. AVILA: Time.

MS. THOMPSON: Thank you. I have more, but I'll send it to you. Thank you.

CHAIR SHERMAN: Submit written testimony. Thank you.

I will just name the next five speakers: Trina McKeever, George Weinmann, Erik Nilsen, Pedram Mahdavi, and Jessica Christy.

So, Trina McKeever?

MS. MCKEEVER: My name is Trina

McKeever, and I'm a 35-year resident of Greenpoint living a couple blocks from the -- from 40 Quay. And I want to thank you for the opportunity to offer my testimony and opposition to make to Monitor Point.

Gotham is asking for a rezoning of public land in a true flood zone, asking for a project four times what the current zoning allows completely out of proportion with the narrow, unstable parcel. They're asking to build, what would be the third tallest building in Brooklyn on the edge of a public park with no setback.

They are asking you to approve 1,150 more units of housing in overburden community board one. So many community members, I urge commissioners to look beyond the 40 percent affordable housing, only 25 percent of which is included in the ULURP proposal. The remaining 15 percent dependent on a yet to be approved HPD commitment.

I urge you to look closely at the history of the location and the size of the parcel of public land on which Gotham proposes to place 56, 41 and 21 story towers. Historically, the 40

Quay site sustained over a century of heavy industrial uses and was sold unremediated to the MTA for so long.

This is a brownfield indeed of city and state funded remediation. In 2002, encouraged by city planners, the Greenpoint Williamsburg community devised a 197A plan, a community vision for revitalizing the industrial waterfront. The plan called for an expansive waterfront park, wrapping the Bushwick inlet, including the 40 Quay parcel.

The 2005 rezoning mapped the parkland for -- mapped parkland for Bushwick and the park up to, but not including 40 Quay. Instead, 40 quay was rezoned R-6 contextual zoning a step up to the R-8 zoning along the waterfront. A 13, 14 story tower respectful of the neighborhood, the park, and the vulnerable inlet.

Since the 2005 rezoning, the Greenpoint Williamsburg community has fought to get the city to realize Bushwick and the park to acquire the disparate parcels, to remediate the land design and open the park while acres of Bushwick Inlet Park have not yet been remediated

and built. This spring, a narrow river, 50 feet wide of the park directly below 40 Quay will open.

I urge the commissioners to look closely at the location of Monitor Point in relation to the park and Bushwick inlet, an estuary that has been named an ecologically complex site, a natural resource to be preserved to consider that this land lies within the New York City waterfront revitalization boundaries identified in the 2005 revised FEMA assessment -- oh.

CHAIR SHERMAN: Thank you. Our next speaker is George Weinmann.

MR. WEINMANN: Good afternoon. Congratulations, Madam Chair for --

CHAIR SHERMAN: Thank you.

MR. WEINMANN: -- the new position.

My name is George Weinmann, lifelong resident of Greenpoint, graduate of PS110, the Monitor School, MS126 John Ericsson Middle School and the Vice President of the Greenpoint Modern Museum. Also, my family's been in Greenpoint since the 1850s.

Following is a quote from my

ancestor Glenville Weeks, who served on USS Monitor as an assistant surgeon: "The names are for history and so long as remain the people, so long will the work of the Monitor be remembered and our story told to our children's children. The little cheese box on the raft has made herself a name, which will not soon be forgotten, by the American people. Help keep their memory alive."

Museum has a classroom in M126, John Ericsson Middle School. I have been teaching local children since 2001 about the Monitor and the Civil War history. We have taught thousands of children who now have children and grandchildren that attend our classes.

They see me and Janice on the street, and they remember us as the Monitor people. We tell them we are going to build a museum on the land that was donated to the museum and that shares the launch site of the USS Monitor, the ship that saved the union. We don't want to let them down.

Want to also note the MTA property is owned R-6, no affordable housing will be put on there, maybe a little bit. And no vote is no Monitor Museum. Please approve Monitor Point

Project and help us create a permanent home for the Greenpoint Monitor Museum.

Thank you.

CHAIR SHERMAN: Thank you.

Our next speaker is Eric Nelson. Oh, I'm sorry. Sorry. Pedram Mahdavi.

MS. AVILA: Pedram, are you in the room? Seems to have left.

?CHAIR SHERMAN: Okay. Jessica Christy?

MS. CHRISTY: Good afternoon, Chair Sherman and Commissioners. My name is Jessica Christy and I'm an associate at HSF Kramer, Pro Bono Counsel for the Greenpoint Monitor Museum. I'm also a proud resident of Brooklyn.

I'd like to respond to some questions that have arisen about the museum and its finances today. The museum has owned its land at the launch site of the USS Monitor since 2003. This land is not and has never been a park, and the city has confirmed in writing multiple times that it is not seeking to acquire the museum's land for park use.

The museum has been a remarkable

steward of its land since 2003 and look forward to find finally welcoming the public to the place where the Monitor was born.

It is true that, to this point, the museum has had to operate on a shoestring budget, but this application will change that. This project will permit museum's use on the museum's land and will give the museum sufficient funds to construct its building, transform its waterfront, and establish an endowment for its ongoing operations.

Proceeds of this transaction will be held in escrow by the New York Attorney General and only released at the museum's request and with proper documentation. To ensure the museum retains its efficient endowment, the museum is working with FXCollaborative to right size its envelope. We expect to land on a design containing approximately 17,000 square feet.

Relatedly, the museum will be modifying the design of its shore public walkway, as requested by Community Board One. In this new design, the shore public walkway in front of the museum will have a minimum width of 40 feet; no

waivers needed.

Once this action has been approved and the museum gets access to the funds from this transaction, it will turn to planning for its future and operations, but none of that will be possible without the requested actions.

This application is the museum's best chance to finally get a permanent home at the USS Monitor's birthplace.

Finally, I note that the Save the Inlet Group has repeatedly claimed to speak for the community. I'd like to respectfully remind the commission that Community Board One voted with conditions to approve the Monitor Point application. That vote speaks for all of the members of the community who support the museum and are excited to see it come to life on its land.

Thank you very much for your time.

CHAIR SHERMAN: Thank you. Sorry, Commissioner Benjamin.

COMM. BENJAMIN: I have a question about the (unintelligible).

CHAIR SHERMAN: Sorry.

COMM. BENJAMIN: Hello.

CHAIR SHERMAN: Yeah, I think its (unintelligible) okay. Thank you.

COMM. BENJAMIN: I had a question about the 40-foot; you had requested a waiver?

MS. CHRISTY: Yes.

COMM. BENJAMIN: So, are you no longer requesting? Are you amending the application to no longer request the waiver?

MS. CHRISTY: I think we figure out the exact technical steps to do but yes. So, there'll be a modification so that the waiver won't be required in front of the museum any longer?

MALE VOICE: Yes, that's --

MS. CHRISTY: But the application itself will be modified before we are asked to approve it, is that correct?

MALE VOICE: Yeah, it's going to be through a tech memo. That's how it'll be addressed.

COMM. BENJAMIN: Okay. Thank you.

CHAIR SHERMAN: Commissioner Goodridge.

MS. GOODRIDGE: Sorry, can you expand on the point you -- one of the initial

points you talked about -- at least the way I heard it, was that you don't see this as public land.

MS. CHRISTY: The Greenpoint Monitor Museum's land was deeded to the museum in 2003. It is privately owned by the museum.

MS. GOODRIDGE: And part of, I guess you're addressing the (unintelligible) of Bushwick Inlet Park. You say that, this project, overall part of it is public land. That instead of them expanding on the park, it would be these high rises, including the -- or at least buildings, including the museum.

MS. CHRISTY: The museum privately owns its land. It doesn't currently have the resources to transform the public waterfront area. And so, with this application, this will permit the museum to finally open up its land. Without this application, the museum doesn't have the resources to transform the public walkway to create this public open space for the community.

MS. GOODRIDGE: All right.

CHAIR SHERMAN: Thank you.

MS. CHRISTY: Thank you.

CHAIR SHERMAN: I will call the

next group of speakers: Howard Slatkin, Marissa Bohk, Andrea Odezynska, Ida Marx, and Debra Funkhouser.

So, we will start with Howard Slatkin.

MS. AVILA: Howard, can you unmute?

MR. SLATKIN: Yes, can you hear me?

CHAIR SHERMAN: Yes, go ahead.

MR. SLATKIN: Okay, wonderful. Thank you. Good afternoon, Chair Sherman and Commissioners. My name is Howard Slatkin. I'm executive director of Citizens Housing and Planning Council, a nonprofit policy research organization. But today I'm testifying in a personal capacity.

Years ago, in my time with the Department of City Planning, among the many projects I was involved in was as the planner for the initiative that rezoned the Greenpoint Williamsburg waterfront in 2005.

I genuinely appreciate the frustrations of so many in the Green Point Williamsburg community about the extended delays in

achieving the full open space objectives of that waterfront plan: relocation of the MTA facilities away from the waterfront, commemoration of the USS Monitor, and completion of a continuous waterfront open space.

In fact, back in 2004 when we were submitting the applications for the rezoning, I submitted the name Bushwick Inlet Park for the park because I had an inkling of some of the challenges in particular at the time, a proposal for an 1,100-megawatt power plant that were going to be surmounted, in order to -- that were going to need to be surmounted in order to complete the park.

It is required, sustained effort and adaptation with many additional actions over time in order to enact the objectives of the original plan. But still, the plan's open space elements have remained some of the most difficult to tackle. This is what makes the Monitor Point proposal such an important one.

Moving multiple MTA facilities, creating a home for the Monitor Museum, cleaning up the land and building out public open space, enabling the completion of Box Street Park in

Greenpoint and providing improved resiliency against flood risk while providing over 400 additional affordable homes.

There really aren't a lot of -- there really aren't other avenues available to achieve all these things.

I'd also like to address the idea that more of the housing should be set aside as affordable. This is an impulse that I think I and many of us would share, but at the same time, we can't afford to ignore the real trade-offs we face in these decisions, or we run the risk of what I like to call "hungry, hungry hippos zoning" a kind of sleight of hand that doesn't actually create more affordable housing for New Yorkers.

In this instance here, the ability to use public land as subsidy is limited by the MTA's facility needs and costs. In the end, what it would take to make more of the housing affordable would be the redirection of more of the city's limited affordable housing subsidies away from other projects and toward this one, this "the hungry, hungry hippos" name.

I don't think it's a good idea to

reduce the amount of subsidized affordable housing we build in other communities, and I doubt the officials representing those communities would either, were we to actually ask them. I encourage the commission in its thoughtful consideration of this project to approve this proposal.

Thank you.

CHAIR SHERMAN: Thank you. Our next speaker is Marissa Bohk.

MS. BOHK: Hi. Before I begin, let me say thank you to the committee for being here today and especially to Madam Chair. I'm truly ecstatic to see your continued leadership as a proven advocate of New Yorkers in our home state.

?CHAIR SHERMAN: Thank you.

MS. BOHK: You might notice that I'm one of the very few young people who would actually make it here today, which I think underscores a pernicious and haphazard nature of those, especially Gotham, trying to rush and push this fantasy of a project forward by scheduling meetings during work hours, bulldozing right past the important members of this community, working class, young people, which are the future.

I'm here to speak for them and demand a resounding no. To begin, after being on nearly every single laborious step of this process, I want to express why I oppose this project because of Monitor Point, Greenpoint can say bye-bye to local bookshops, our supply stores, toy stores, cinemas, elderly community centers, preschools, and hello to designer coffee shops and luxury retail.

Once local ownership leaves communities, it never comes back. The investment into Greenpoint as a result of the Monitor Point Monstrosity will not go back into our community. It'll create more money for the CEOs of Whole Foods, Starbucks, and, of course, for Gotham, allowing our already existing community to believe they might one day get to live in one of these mere 300, not 460. Remember because the 15 percent hasn't been approved yet. Difficult to secure, segregated lottery units.

And that's why they should say yes. When Gotham knows it will harm the working-class families of Greenpoint, when their ecological assessment is a breach of green -- is a bunch of greenwashed, half-baked nonsense, and it

doesn't make any ecological -- isn't based on any ecological science, is a cruel lie. Why is this being presented as our only option?

32BJ workers may get job security now, but how many more jobs will the 3,000 new Epstein class neighbors bring to these working-class unions? How many of them will support the local grocery stores over whole foods? How many of them will eat at the local restaurants instead of Sweet green?

Some, but not enough to justify all of the long-term loss to the total income and job prospects of the union workers. And what about New York City Park jobs that will be created? And let's not forget who does all the union busting, the same capital who pays us lip service today. It's the city planning committee team's job to continue to advocate for the long-term success of its people in New York City.

Take a walk down North Sixth Street in Greenpoint. That's all Gotham can promise us. Long gone is local ownership in this iconic street, which was a true place of culture, thought, artistry, and community. Another one

bites the dust, but what will remain? The lovely MS store (phonetic)?

What we have already lost in Williamsburg is a guaranteed fate of Greenpoint if we don't stop prioritizing corporations and big money capital. You heard the City Planning Committee today, only 300 units are affordable and over a thousand at market rate. Say goodbye to the middle class. The last chance we have to preserve a community and ecology and a future for the working-class families, for young people like me. Rest in your hands. Please tell the mayor that the community says no.

CHAIR SHERMAN: Andrea Odezynska?

MS. ODEZYNSKA: Yep.

MS. AVILA: She's in.

MS. ODEZYNSKA: Hello, I'm here.

CHAIR SHERMAN: Yep. Apologies if I mispronounced your name.

MS. ODEZYNSKA: It's okay. Good afternoon. My name is Andrea Odezynska, and I have lived in Greenpoint in the historic district for close to 30 years. I vehemently opposed this project. Not only is it an indirect violation, of

the 2005 rezoning agreement that this land would be a buffer zone, a transition zone, not luxury high-rise towers.

We are already overburdened, as we have more than our fair share of luxury towers in this neighborhood. Two more are on the way. At the end of Oak and Noble Streets, nobody has even talked about the amount of construction currently happening with more towers coming in, let alone the Monitor proposal.

And I just want to talk about what it feels like to live here. For the last 15 years, we are breathing construction dust. There's like a fine white construction silt that's constantly in our gardens, on our homes. Asthma is on the rise. People do not feel well here. Overflowing trash cans.

And so, my husband commutes every day on the G and then the seven, trying to get into the city. Coming home, even though we have just been gifted or given by the MTA some new J-train compartments, it's so crowded that he frequently has to get out in Long Island City. He can't get home in rush hour and walk over the Pulaski Bridge

to get back into the neighborhood.

So, our infrastructure can't handle the amount of new housing that has been built here, mostly luxury, that's displacing people, that's not really affordable housing.

And lastly, I'll just say how insulting it is for a developer to throw up a graphic of a 65-story tower three buildings and say, "Look, it's in keeping with what's going on over in Williamsburg by the Williamsburg Bridge. It balances out with their luxury towers over at Domino. Why not just throw this at Greenpoint? Which as a neighborhood has really taken on over 30,000 new residents."

And now you're asking us to accept another 3,000 knock at the park. And just continually deal with the environmental hazards that new construction -- nonstop construction that we're breathing puts on us. That this burden, it's not just hassles of construction, and we're not against new neighbors. We've taken more than our fair share. This is pretty outrageous.

Thank you so much for hearing me out.

CHAIR SHERMAN: Thank you. Our next speaker is Ida Marx.

MS. AVILA: Ida, you're in Zoom. Can you unmute?

MS. MARX: Yes. Hi everybody. Thank you for having me today. Can everyone hear me?

CHAIR SHERMAN: Yes.

MS. MARX: Yes. Thank you. My name is Ida Marx, and I am a lifelong New Yorker. I currently live in affordable housing in Greenpoint, and I know that the -- but I know that the proposed project at Monitor Point does not benefit New Yorkers or the Greenpoint community.

While there may be some affordable units, most of this housing is being built to serve wealthy people, many of whom do not even live in New York full-time or contribute to our community. The overall impact of the enormous and out-of-scale luxury high-rise buildings in Greenpoint have caused all rents to soar over 60 percent since 2020.

Using affordable housing units as an excuse for building additional luxury units is

deceptive, because as the cost of living continues to rise, affordable housing residents can't even afford to live, shop, and exist with these other rising costs.

I know this as a current affordable housing residence. This is the case for me day to day with increasing neighborhood prices.

The developers claim that affordable units keep people in their neighborhood. This is a false statement. Residents applying for affordable housing are selected from locations all over the city. You don't have a choice where you are accepted. There are approximately 240,000 families on the waiting list. Your odds are very slim if you are a Greenpoint resident and you want to get in.

I propose using the land in a way that is not destructive to our waterfront and developing a much less intrusive housing initiative that serves our community. The damage this project will cause is permanent and cannot be undone.

I wanted to be here in person today, but it appears the process is being rushed through which is preventing many working people in

Greenpoint the opportunity to be here and express their point of view.

Stake: Their agenda is adding to their wealth, not improving our community. There is a fallacy that building more housing will solve the housing crisis. The housing crisis will only be solved when housing is not monopolized by corporate interests.

Thank you very much for listening.

CHAIR SHERMAN: Thank you.

The next speaker is Debra Funkhouser.

MS. FUNKHOUSER: Hello. Good afternoon. Thank you so much for this opportunity to testify. I got here late though I left my house an hour before because I missed two J-trains that were so jam-packed that I couldn't get on them. So, I appreciate the ability to come and allow me to speak.

My name is Debra Funkhouser. I've lived on the south side of Williamsburg for 30 years. I'm also a volunteer gardener at the Bushwick Inlet. I'm opposed to rezoning Monitor Points so that the Gotham Organization can build

luxury towers on public waterfront.

The height of the buildings will threaten our promised park, and the majority of market-rate apartments will create a new threshold for what a one-bedroom goes for in our neighborhood.

Currently, there are one-bedrooms on the waterfront going for $8,000 a month, I find that not affordable. The Brooklyn Borough President's comprehensive plan reports that Brooklyn is ill-prepared to face sea level rises in extreme weather events.

Our storm water system is built to handle 1.75 inches of rain per hour. Hurricane Ida saw 3.5 inches of rain per hour. Basements are flooding, and our subway stations and our streets are compromised. A New York Times piece called "The Future of New York" offered three solutions.

The first suggests that the city increase its ability to absorb water by leveraging the city's natural landscape. The good news is that the Bushwick Inlet is already doing this. And though our zoning might distinguish the land on the northern edge as separate, nature knows no

boundaries. Historically, this land has been a waterway all the way to McCarran Park.

The third option is to retreat, which means that we relocate people out of hazardous areas. Your own map recognizes the threat of Greenpoint's shoreline in a flood zone. So why, at this moment, would we choose to put our affordable housing in such a vulnerable place? It's irresponsible.

The Bushwick Inlet is a rarity in our city. It has been a -- it has been fenced off for over 75 years and because of its isolation from the currents of the East River, it supports a variety of life. And now, just as we are about to open it, we are being asked to remove park designation on Lot 25 to allow for excessive height on its northern Edge.

The land should stay as a buffer zone per the 2005 agreement, which includes our park as open space in exchange for the density that would come to our neighborhood. The density is here. It has come in over 29,000 new units, far exceeding projected targets and more than any New York City neighborhood.

Thank you very much.

CHAIR SHERMAN: Thank you. Our next five speakers are Neil Sheehan, Rishi Chattoo, Luz Rosero, and Tom Hameline.

So, we will start with Neil Sheehan.

MR. SHEEHAN: Good afternoon, and thank you for having us. My name is Neil Sheehan. I'm a lifelong Greenpointer. 73 years. Live a couple blocks from the place. I am the founder of the McGinnis Senior Center in our community. I'm the founder of the St. Vincent DePaul Food Program and Pantry, and I'm the co-founder of a new organization committed to fighting gentrification called the North Brooklyn Angels.

North Brooklyn Angels involves 800 to 900 individual volunteers a year and provides thousands of 2,000 hot meals a week. It's dedicated to equity and meeting some of the needs of gentrification.

We are losing people in this community in three big buckets. Some of them, I don't even think people realize. One is the lower income folks. The other is the folks that are

volunteering with me that are paid -- that have been paying $2,000 or $3,000 and only been here five or ten years. They're now being pushed out.

The third group is the young adults living in with the people who've been in this community a long time, including me, who can't afford to live in the community they were born in and they want to live in, so they stay home.

The Monitor project addresses all of these. The Monitor project is the best project proposed since the rezoning. I was involved in the rezoning. I ran a coalition of churches. We didn't do a great job in hindsight, but your body told us that affordable housing wasn't a zoning issue. So, we come a little ways.

All right. Now, in terms of our -- in terms of the organization and some of the facts here today. Let's get real here. The park is not in the rezoning. You would think it is the way it's talked about, right? Also, the 40 percent is real. You guys are smart. You know this. You know that the developer has to deal with a project to get the HPD's money, so let's do that.

And these people from Monetary

Park -- Monetary Museum, they're heroes in my community. They've been working for years and years for anybody to make an illusion that there's a phantom to this. Come on let's keep it like civil. Somebody said when we started.

All right; we have a tremendous need. This is the best project. We actually need more and better. And now city councilman has asked for 50 percent if we could find the council and we could find the mayor's office to come together. I would like to see some of the (unintelligible) even slower, but I think they have to work with the developer around the subsidies.

So, thank you for your time, but please, this is it for us. You're not going to get this kind of (unintelligible) off the 80-20 folks.

CHAIR SHERMAN: Thank you.

MR. SHEEHAN: Thank you very much.

CHAIR SHERMAN: Thank you. Our next speaker is Rishi Chattoo. And again, apologies if I've mispronounced your name.

MS. AVILA: Rishi, you're in the Zoom.

MR. CHATTOO: Can you hear me?

MS. AVILA: Yes.

MR. CHATTOO: Hi. My name is Rishi Chattoo. I approve this project. I'm totally for it. I've seen this area gentrify from nothing to what it is today, and this is the last piece of the puzzle, Monitor Point, that just needs to be completed.

After hearing all the testimonies of everybody that's talked on here. Realistically, New York City doesn't have money to build a park, and Gotham is out here giving the people of Brooklyn a gift. Yeah, I know there's people that's unopposed to it, as well as people that's opposed to it. And I think that it would be a great asset to have Gotham fund this project.

I'm also a member of Local 79, as well, my members would get work here. But to complete the waterfront and have affordable housing in this space, I think, would be excellent. A little bit of everything. You get a museum, a park, and housing.

I never even knew that there was a ship from the Civil War that was built there. Only coming onto this project and listening is when I

learned about the USS Monitor. So, I think it's great, and I think its excellent idea to have a museum built there in honor of the Monitor. With that being said -- that's all I have to say. I'm totally for this project. Thank you.

MS. AVILA: Thank you.

CHAIR SHERMAN: Thank you. We will also go back to Leigh Celentano. Are you on Zoom?

MS. AVILA: I'm not seeing her in Zoom. Thank you.

CHAIR SHERMAN: Okay. So, we will move to Luz Rosero.

MR. MARLO: Good afternoon, everyone, and to the commission. My name is Brian Marlo. I'm a community organizer from United Neighbors Organization. I'm joined with our steering committee president, member here, Luz Rosero.

She's going to talk in Spanish because that's her primary language, which is indicative and inclusive to other communities, not just English speakers. I'm going to translate into English so everybody understands, for the record.

But she's going to speak first, and I'm going to translate.

Just to reiterate what Luz said in English, she said, "My name is Luz Rosero. I'm a lifelong North Brooklyn resident from Williamsburg and the president of the Steering Committee of United Neighbors Organization.

We are a grassroots organization with close to a thousand low-income tenants from Williamsburg and Greenpoint who have come together to fight against displacement and to advocate for affordable housing for over 20 years.

I'm here in support of the Monitor Point development. This project will add about 460 units of real, deep, affordable housing to our community, housing that is desperately needed for our members and by low-income residents across North Brooklyn and the city at large.

We need these homes now, and we need them for fixed-income and low-wage residents. This project proposed is building on the MTA site that almost 20 years ago was promised for affordable housing, and we've still been waiting for those two decades, and nothing has happened, so

we want that to be urgently changed.

We all want more open space, as some of the people have said before about parks. But let's be honest with ourselves, without safe and stable, affordable housing, families like ours will no longer be affordable -- will no longer be able to afford to live in this neighborhood.

So the question now becomes, who are these parks for? Are they for wealthy newcomers and homeowners, or for longtime community members like ours? I urge the City Planning Commission to vote in support of the Monitor Point Project. Thank you."

CHAIR SHERMAN: Thank you. Oh, sorry. Sorry, Commissioner. The question?

MS. GOODRIDGE: One very quick question. My Spanish is not great, so I'm not going to ask.

MR. MARLO: Okay.

MS. GOODRIDGE: Did the developer meet with your organization? Like, how much community involvement was this project? Sometimes, and I ask because sometimes we get projects and,

MR. MARLO: Yeah.

MS. GOODRIDGE: -- they come and say that we never met with the developer. And sometimes they say we've been meeting consistently with the developer, so that's why I ask.

MR. MARLO: Yeah. We've had running -- sorry. We've had run-ins with them before. This is probably the fourth or fifth meeting. We've been to the board president's one last week and going back maybe four or five months. So, we've been actively consistent just showing our support for the development.

MS. GOODRIDGE: Thank you.

MR. MARLO: Okay.

CHAIR SHERMAN: Thank you. Our next speaker is Tom Hameline

MR. HAMELINE: Thank you all for your endurance. My name's Dr. Tom Hameline. I am a long, long-term resident of Williamsburg. Both my children were born there in the mid-1980s and living there now.

I'm also retired as the president and CEO of a large nonprofit based in New York City, Help USA. And we develop homeless housing and low-income housing and do all kinds of homeless

services and social service support. So, I'm not a stranger to the affordable housing world, is the point I'm trying to make.

Let me begin, though, with height. The gentleman from Gotham just said, "We're all in the same sort of height range here." And he showed the long list of the view of towers. The first building I remember was the Edge in 2010, I believe, on North Fifth Street that came in at 30 stories, seemed like a monster.

Five years later, Greenpoint Landing began developing the first of 4 buildings that were coming in at 40 stories. That's at the end up by the creek.

Monitor Point is now, I believe, coming in at 60 stories. So we've gone from 30 to 40, there's an awful lot of 45s and 50s out there, and now we're up to 60. It just concerns me that zoning-wise, we're pushing the edge and why wouldn't everybody else come in at 60? Tell them you need the 60. That bothers me. It creates more of an edge along the water, seems less permeable.

My other question is one of the rental bands for the project. There are such

claims made about the deep affordability of Monitor Point. It will meet the needs of people in the community, it will help the poor, whatever, whatever. All good things to do, and good people are making those claims. But if you look at the AMI bands that are established by HUD for New York City Metro, 40 percent AMI for a family of 4 serves an income up to $65,000. 50 percent, $81,000. 80 percent, $124,000.

These are the families that can be served at those income bands that Gotham has been citing throughout all their presentations.

I just want to hope that -- I want you to understand that these are not what I would consider to be the poor families of Williamsburg and Greenpoint.

MS. AVILA: Time.

MR. HAMELINE: Okay.

MS. AVILLA: Thank you very much.

CHAIR SHERMAN: Thank you. Oh, I'm sorry. A question for you, sir.

MS. GOODRIDGE: Just to clarify, you're against the project or -- I --

MR. HAMELINE: I'm sorry. And I'm

definitely opposed to the project. Yes, absolutely. Sorry.

CHAIR SHERMAN: Our next speaker is Pablo Morales-Serrat.

MS. AVILA: We're getting him up in Zoom. Pablo, do you want to speak?

MR. MORALES-SERRAT: Yes. Sorry.

MS. AVILA: Go ahead. Pablo? I think we just lost him. We can come back to him.

MR. MORALES-SERRAT: No

MS. AVILA: Oh, there you are.

MR. MORALES-SERRAT: Hey, apologies, I got kicked out of the meeting. Anyway, thank you so much for your time. Good afternoon, Chair and members of the board. My name is Pablo Morales, and I am a Williamsburg resident for the past 5 years. And I'm here to present my opposition to the Monitor Point proposal.

So firstly, this project breaks a longstanding public promise. As part of the 2005 Greenpoint-Williamsburg rezoning, the city committed to preserving land on 56 Quay Street that would become Bushwick Inlet Park. That commitment was made to balance the dramatic increase in

waterfront density that Greenpoint had already absorbed.

Nearly 20 years later, the park is still unfinished, and now we are asking to give up more land entirely for private towers. This is not what the community agreed, and it sets a dangerous precedent that a public park promise can be undone once the land value has gone up.

The second point is that development, the development is, as the other people that have spoken in this testimony have said, the towers will go up 600 feet, about 60 stories high, adding 3,000 new residents on a narrow peninsula on the edge of the river. This would be among the tallest buildings in North Brooklyn and completely out of character with the surrounding neighborhood and incompatible with the role the site should play as a transition between the housing and the open space as it was supposed to be and it was designed for in the 2005 rezoning.

Thirdly, this project puts a fragile ecosystem at risk. Bushwick Inlet is a rare recovering estuary, only recently emerging from decades of industrial pollution. The city

itself has issued a positive declaration requiring full environmental impact statements because the project might have significant adverse environmental impact on the estuary.

So, of course, building massive towers directly adjacent to the inlet threatens wildlife, shoreline resilience, and long-term environmental health of one of the last undeveloped stretches of Brooklyn waterfront.

Fourthly, the affordability claim, I think, has been repeated a number of times here. But again, the developer promises about 40 percent of affordable housing. This means that the majority of the units will be market rate, many at luxury prices.

So even if the Board's Lands and Use Committee initially concluded that the project should include far more affordable housing to be accessible for public land, I think this point should be reiterated.

And finally, this project accelerates gentrification without delivering what was promised. Greenport has already added more housing than almost any other neighborhood in the

city, and yet affordability has worsened; at least it has not improved. And what we're promising in return was open space, and now we're just having towers that are being built, and we're still waiting for the park.

Now, to be clear, members of the board, this is not an anti-housing position. I am very much favorable to housing and even more affordable housing, but I think you should take into consideration what the community thinks and take accountability for the developers.

MS. AVILA: Time

MR. MORALES-SERRAT: Thank you very much for your time.

CHAIR SHERMAN: Thank you. I will just share the next 5 speakers: Matteo Giavazzi, Martyna Szczesna, Michael Abramson. I believe Karen Banks is already…

MS. AVILA: She spoke from a different project.

CHAIR SHERMAN: I've got it. Karen Banks, and then Roberto Rodriguez. So we will start with Matteo Giavazzi.

MS. AVILA: Matteo, can you

unmute, please?

MR. GIAVAZZI: Hello, everybody. Can you hear me?

MS. AVILA: Yes.

CHAIR SHERMAN: Yeah.

MR. GIAVAZZI: Good afternoon, everybody. Thank you for the opportunity to testify. My name is Matteo, and I'm a Greenpoint resident, and I strongly oppose the Monitor Point project. Three reasons why. First, the scale, the 3 towers of 600, 500, and 300 feet. That's not just ambitious, it's disproportionate.

You know, I've heard a lot of commentary during this hearing, and sometimes there's a risk that people just lose the feeling of how things are in reality. So I'm very fortunate to be living just in front of the inlet, and if you allow me, I will use my phone to just show you how close is the waterline and how -- let me see if I can do this, otherwise I'll turn my phone around.

Yes, look how close is the waterline and how close is the edge. This is the MTA deposit. Imagine 3 towers here standing 300 feet, 500 feet, 600 feet. These inches next to me

is only 15 stories high. Imagine one of these 60 stories high. Hopefully this is just a little different than other contributions to this hearing, but I thought it may be worthwhile.

My second point is about infrastructure. Since 2023, over 3,500 units have been built along the West Street corridor, bringing nearly 10,000 new residents. And yet no new subway connections, limited ferry routes, insufficient bus service, traffic congestion, street parking already at capacity. I don't think we are planning ahead, we are just falling behind. And this project adds more than 1,000 additional units piling onto already pressing structural issues.

Third, affordability. We have heard testimonies that argue both in favor and against this project on the merit of affordability. So I want to share some numbers to ground us. My wife and I rent a 2-bedroom on Quay Street, 900 square feet, nice place, $7,000 a month. We have neighboring buildings at 16 West Street, for example, completed 6 months ago, or at 60 Wharf Drive, both adjacent to the Monitor Point construction site. 2 bedrooms start at $8,000 all

the way to $13,000 a month. These are real numbers. You can go online today and see for yourselves.

So what we hear that 400 affordable units are added to the neighborhood, that is a great vision, but sadly affordability doesn't exist in isolation. It doesn't exist in a vacuum. The reality is that these blocks have already become high-end residential areas. Everyday prices in the neighborhood are set by --

MS. AVILA: Time

MR. GIAVAZZI: -- income, high-income households, and the project does not rebalance that reality, it intensifies it. Thank you for your time.

CHAIR SHERMAN: Thank you. Our next speaker is Martyna Szczesna.

MS. AVILA: We're trying to call her in Zoom. She had to dial in, so just take a moment.

CHAIR SHERMAN: Mm-hmm (affirmative.)

MS. AVILA: Accepted.

MS. SZCZESNA: Hello.

MS. AVILA: Ah, thank you.

MS. SZCZESNA: Hello?

MS. AVILA: Yes, you're on.

MS. SZCZESNA: All right, thanks so much. Hi, my name is Martyna. I'm a 25-year-plus resident of Greenpoint. I'm an artist and a photographer. Just aside from -- I'm against the project, obviously. I live blocks away from this development. I already see the effects of 40/60. Hello?

CHAIR SHERMAN: We hear you.

MS. SZCZESNA: All right.

MS. AVILA: You can continue.

MS. SZCZESNA: Okay. So, already seeing the effects of 60 70 New Story Towers, I just want to see that -- I just want to just point out to this committee that, like, we keep on making the same errors over and over in terms of approving these crazy, steroidal high-rise projects.

There are at least, like, 3 or 4 in recent memory high-rise luxury towers that have been sort of have had crazy issues in terms of building on the waterfront. It's dangerous to build this high so close to the water just because

of how much pollutants it stirs up, especially with Greenpoint's industrial past. And there's also issues displacing water further inland, yes, but also there's also the foundations themselves.

It is dangerous and unpredictable hitting bedrock, and the number of high-rise in stories. A number of high-rise buildings being built have already encountered the same issues where they're subsiding, and towers are creaking and cracking. There's a number of structural issues.

I just want you to just think about that because 161 Maiden Lane is uninhabitable. Then you have 1 Manhattan Square, which was also subsiding and falling to the side, and that one has also the same proposed housing structure, which is a port tower and a real tower. In 10 years of being available for market purchases at market-rate apartments, that building still sits 25 percent empty, okay? So we built this high-rise and no one wants to live in it. Then you also have the Brooklyn Tower, which is 70 stories, and this was the original plan for this High-rise, 70 stories, sits empty largely, sits unfinished,

nobody wants to live in it.

Please, stop doing this to neighborhoods and thinking you're making a positive impact. Furthermore, I just want you to think about how hazardous it is to have buildings this freaking tall next to a park. During a snowstorm, I saw these 40-foot towers load up with snow, and then the wind, because this is a high-wind corridor, this entire area of like West Street, just blows off chunks of ice and have them cascade down into what is supposedly a park. This is right next to where this trophy tower is supposed to be. And if we're looking.

MS. AVILA: Time

MS. SZCZESNA: And that's it.

CHAIR SHERMAN: Thank you.

MS. SZCZESNA: Thanks for your time.

MS. AVILA: Chair, I'd like to make a little public service announcement about the phone numbers again. So to listen to the meeting by phone, you may dial (888) 788-0099 or (888) 853-5247. Both are toll-free. The meeting ID is 88086589511. Participant ID, press pound to skip.

The passcode is 686997. And these numbers are posted on our website. Thank you.

CHAIR SHERMAN: Thank you. Our next speaker is Michael Abramson.

MS. AVILA: Okay, we're trying to dial him in. Okay, Michael, can you unmute and provide your testimony.

MR. ABRAMSON: Hello?

MS. AVILA: Yes, thank you. Go ahead.

MR. ABRAMSON: Am I supposed to speak now?

MS. AVILA: Yes, please.

MR. ABRAMSON: Okay, my name is Michael Abramson. I've lived in Greenpoint since the mid-1980s. Living in this community has been nothing but a pleasure until the developers discovered Greenpoint. What had been a diverse working-class community involved with its neighbors and the efforts to improve the community has now become a bedroom community for affluent finance and tech workers willing to pay $10,000 a month for Riverview Apartments and new inhabitants to demonstrate little interest and concerns of the

community.

As another person pointed out, all these wonderful little shops, they're going to be history. I mean, all you have to do is take a walk over to Williamsburg and go down the Wyatt Street, and it looks like Rodeo Drive. All the big multinationals are there.

Monitor Point is an environmental disaster in the making. We're going to get years of construction and dust and noise, further endangering the health of the older, more susceptible restaurants. Building this project would be a travesty.

There are acres and acres of abandoned or underutilized lands within 1 or 2 miles of the Brooklyn waterfront to the east. But of course, they lack spectacular views. Let the developers build on these lands. Thank you for taking my comments.

CHAIR SHERMAN: Thank you. Our next speaker is Kyron Banks.

MS. AVILA: Caron, can you unmute?

MR. BANKS: Good afternoon, Commissioners. My name is Kyron Banks, and I'm

here testifying in my capacity as Deputy Political Director for 32BJ.

32BJ is the largest property services union in the country, which includes tens of thousands of security officers, commercial cleaners, and residential building staff.

32BJ supports responsible developers who invest in communities such as this. I'm happy to report that the developers of this project, Gotham Organization, have made a credible commitment to creating prevailing wage jobs for the workers who will permanently staff these buildings.

I think it's important that this development would align with the 2025 Brooklyn Borough President's Comprehensive Plan that builds on the 2023 edition.

The plan specifically identifies the neighborhood as a priority area for new capacity, and perhaps more importantly of all the community districts in Brooklyn, from 2014 to '24, Community Board 1 ranked in the bottom half for affordable housing production as a percentage of total housing production. This is a really great opportunity for heavily affordable development such

as this project and a really good opportunity for good jobs.

And for all of these reasons, 32BJ supports the Modern Employment Project. Thank you.

CHAIR SHERMAN: Thank you. Our next speaker is Roberto Rodriguez.

MS. AVILA: I don't see Roberto in the Zoom.

CHAIR SHERMAN: Okay, I will call the next 5 speakers, and I will also just note we are getting near the end of the public hearing on this matter. If you've not registered to speak but have decided during the course of this hearing that you would like to, now is the time to register.

So the next 5 speakers are Deborah McAllister, Jonathan Suarez, Scott Short, Laura Hoffman, and Sarah Oaks.

And we will start with Deborah McAllister.

MS. MCALLISTER: Good afternoon, Commissioners. My name is Deborah McAllister. I'm Vice President at New York City Housing Partnership. I'm here on behalf of the Housing Partnership in support of the Monitor Point

project.

The Housing Partnership is a nonprofit organization that has been in existence for 43 years. It was founded by Mayor Edward Koch to advance middle-class housing throughout New York City.

Today, the partnership's mission remains the same, and for that reason, we are thrilled to partner with Gotham on the Monitor Point project, which will create much-needed affordable housing for working-class families who are being driven out of the neighborhood because they can no longer afford to live in it. The rents are too high.

In North Brooklyn, there is a severe housing shortage, and this project will supply over 1,100 new homes including 460 permanently affordable housing.

And what's good about this project is that not one single person will be displaced from the site, because currently the site has no housing units.

The project is considered the largest investment in affordable housing in the

North Brooklyn waterfront. With this project, the neighborhood will benefit from new open spaces and safer streets. There will be over 51,000 square feet of public access to waterfront open space that will be funded by the project.

We can all agree that there is a housing crisis in New York City, and the Monitor Point project will help to increase the housing supply. Families making minimum wages would be able to afford an apartment at this project, resulting in economic diversity.

We at the partnership support the Monitor Point project, and we strongly urge that you support the project. Thank you. I yield my time.

CHAIR SHERMAN: Thank you. Our next speaker is Jonathan Suarez.

MS. AVILA: Jonathan, you're in Zoom. Can you unmute?

MR. SUAREZ: Hi everyone, can you hear me okay?

CHAIR SHERMAN: Yes.

MR. SUAEZ: Great. Okay, good afternoon, Chair, Commission members, and neighbors

of the Greenpoint and Williamsburg community. My name is Jonathan Suarez. I'm a proud lifelong New Yorker, born and raised in Elmhurst, Queens, 40 years ago. Currently live in Long Island City with my wife and our two teens, and I work in Community Board 1, just a short bike ride away from the planned site for Monitor Point.

I'm speaking to you today in favor of the Monitor Point development on behalf of not just myself, but on behalf of future residents who don't even know that they're going to be future residents yet.

There are hundreds of low-income individuals and families who are going to qualify for and move into affordable units at Monitor Point who have no idea this development is even being planned right now.

Tens of thousands of New York City residents will read about Monitor Point for the first time when they're looking through Housing Connect, like I was years ago, trying desperately to find buildings that accommodate their 30 to 50 percent AMI income. They don't have a voice here, but I guarantee that with the deeply affordable

units available, there are going to be tens of thousands, if not hundreds of thousands, of applicants on Housing Connect. Those voices speak to me a lot louder than some petition with just 5,300 signatures in opposition.

As the saying goes, "You don't plan whether or not to build a bridge based on the number of people swimming across the river." We need this development, and there really shouldn't be any question about whether or not the affordability will be enough.

Ms. Goodridge, I appreciate you asking for more information about the AMI percentages and renderings of Monitor Point. I can attest to what it's like living in a 50 percent AMI unit in a rent-stabilized building. What it means for me in terms of affordability and for my family, it means that we pay under $1,200 a month for a 2-bedroom apartment on the waterfront with access to ferry and park space.

Before we moved to Long Island City in 2023, we spent 14 years underhoused and rent burdened. I can't overstate how much of a life-changing experience it was when we were

finally selected for a brand new 2-bedroom apartment. On the waterfront through the New York City Housing Lottery.

In my building, there are a total of over 118 income-restricted units for families like mine earning just 50 percent or less of the area median income. And hearing arguments against new construction with affordable units like Monitor Point makes me wonder where my family and the other 117 low-income families in my building would be today if the City Planning Commission had decided that Gotham Point shouldn't have been built. So, I encourage all of you to think about the nearly 300 permanently affordable units and the hundreds of future neighbors that could be living in them.

Those are 300 households, many like my family, who can each have a life-changing experience and a fresh start. Please think about them.

Thank you for your attention today. Again, congratulations to, to you, Chairwoman, and I urge the City Planning Commission to work with the Gotham team to deliver this project.

CHAIR SHERMAN: Thank you. We're going to go back to last name Pedram.

MS. AVILA: Pedram Mahdavi is in Zoom. It will promote you. Hang on. Can you unmute?

MR. MAHDAVI: Yes, can you hear me?

MS. AVILA: Great. Yes.

MR. MAHDAVI: Thank you. Good afternoon. My name is Pedram Mahdavi. I'm sorry, I forgot to start the video. Is the video okay? Great.

I've been a Brooklyn resident for 15 years, and I actually work to provide affordable and supportive housing, and I'm speaking today in support of Monitor Point. I apologize that I couldn't be there in person earlier. But as we all know, the city is in dire need of more housing and really more affordable apartments, and of course, more public space and an improved subway. And for decades, we've worked to keep up with that need, but it is an ever-growing need.

And Monitor Point offers a rare opportunity to really address all of them at once.

You know, it's not solving all of them, but making a really important move towards helping and it really delivers the public benefits efficiently using the public-private partnership that the MTA and private sector have kind of put together. And it really alleviates a lot of the burden that would otherwise be on taxpayers, which I think is more and more important these days as we hear about our budget situation.

And the partnership, it's a vital tool that really each side kind of brings an important component to each point. The public sector, the private sector bringing kind of its capacity to do this quickly and at risk, and the public sector bringing the land and zoning authority and really the mandate to push the developer to feasibly maximize benefits to serve the city and community.

And I think Monitor Point is a great example of that dynamic in the public sector and the community board, which voted 24 to 9 to recommend this specific density and scale to unlock the zoning and successfully push the developer to deliver the benefits that are important to them.

The financing structure and scale allows the creation of a lot of needed housing and, importantly, a mixed-income community with the opportunity for far more affordable housing than just through MIH. And what most of the city's all-low-income buildings would provide, and in a place that is not easy to get that.

And this is, of course, alongside transit improvements and relieving the waterfront of a garage and replacing it with public open space that continues to expand the Williamsburg/Greenpoint waterfront that's really emerged as a favorite for locals and citywide residents. And I really hope the city continues to invest on that waterfront to really clear that or close that connection and make it continuous.

So, I really think this is a project that benefits all of us and benefits the community and the city, and I really respectfully urge the Commission to support it. And thank you for your time.

CHAIR SHERMAN: Thank you. The next speaker is Scott Short.

MR. SHORT: Good afternoon, Madam

Chair and Commissioners. My name is Scott Short. I am the president of local nonprofit St. Nick's Alliance CDC.

I've been working in community development in Brooklyn for 25 years, and I'm here to testify in support of Monitor Point because it is the best example of generating substantial public benefit with limited public subsidy dollars that I have seen in my 25 years in the field.

The list of community benefits is long, from shoreline resiliency to waterfront connectivity to a new museum to, most importantly, 460 deeply affordable apartments, which is a level of affordability unprecedented on the Greenpoint waterfront.

Of course, Monitor Point cannot satisfy all community needs, nor should it, and there are legitimate concerns about the unintended effects of the 2005 rezoning and the delayed completion of Bushwick Inlet Park.

What those who would kill Monitor Point fail to grasp is that there is no Plan B for the massive amount of public benefit that this project will unleash. There is no Plan B for the

MTA warehouse. Without Monitor Point, it will remain there indefinitely, blockading public asset access and continuing to pollute the community.

There is no Plan B for the Monitor Museum. Without Monitor Point, there will be no physical space to recognize this important piece of Greenpoint's history.

There is no Plan B for waterfront connection north of Bushwick Inlet Park. Without Monitor Point, it will be a dead end. Most importantly, there is no Plan B for 460 families who need affordable housing. Without Monitor Point, Greenpoint gets less affordable while residents continue to get displaced. I urge you to approve this important project. I urge you to approve Monitor Point. Thank you.

CHAIR SHERMAN: Thank you. Our next speaker is Laura Hoffman.

MS. AVILA: Laura Hoffman, we're asking you to unmute.

MS. HOFFMAN: Hi, can you hear me?

CHAIR SHERMAN: Yes.

MS. HOFFMAN: Hi, I'm a lifelong resident of Greenpoint. I've been intimately

involved with multiple planning processes in this community, including the rezoning and parks master planning because of the community's environmental issues. My father used to be in the honor guard for Monitor Museum. His picture is on the museum's landmark.

My husband and I also worked hard to advocate for the museum to keep its land for the museum. However, that support does not include a massive 65-story residential tower that would destroy years of community planning and destroy the Bushwick Inlet, a natural resource and much-needed and promised buffer.

I certainly recognize that displacement has happened. My own children have been forced to leave the community. As a former housing counselor, I know that many people who need housing the most, including some of my children, don't qualify for those housing lotteries. I don't qualify for most of them.

It's just not worth sacrificing this important inlet for a full sense of affordability. Please reject the plans for Monitor Point, and please read the history and testimony I

submitted that puts into context the amount of community planning and participation, past and current, that is in danger of being overridden.

Thank you.

CHAIR SHERMAN: Thank you. And we will go back to Jeffrey Mraz on Zoom.

MS. AVILA: Jerry, you're unmuted.

CHAIR SHERMAN: Sorry, sorry.

MS. AVILA: It's okay. Jerry, can you unmute your phone?

MR. MRAZ: Hello, can you hear me?

MS. AVILA: Jerry, you're at this. Yep, at the Commission, you can start your testimony.

MR. MRAZ: Okay, great. My name is Jerry Mraz. I've lived in Greenpoint, 2.5 blocks away from Hunter Point, for over 20 years. It's quite apparent that there are far too many luxury towers in the neighborhood already. Luxury towers built without any regard to the impact of the thousands more people into the neighborhood and transit system. It seems that if another giant tower is built, it should be all-affordable. Otherwise, it will just be seen for what it is,

which is a cash grab.

Monitor Point is too massive, both in height and scale, and would be doing massive harm to the park that we have waited for, fought for, and been lied to about for over 20 years now.

I understand we need to compromise to build a better New York. However, having a giant 65-story monolith monstrosity eyesore that dwarfs all its monstrous neighborhoods on top of this as an at-risk precious park parcel does not sound like a fair compromise to me. We do not have a thick web of functional transit options in this part of Greenpoint.

Furthermore, there is not nearly enough parkland in Brooklyn, and this piece was supposed to be a buffer, which does not mean a 65-story tower. I think there's a better way to do this. So I urge you to vote no. Thanks so much.

CHAIR SHERMAN: Thank you. Thank you. Our next speaker, I'll just name the next group of speakers: Sarah Oakes, Lindsay A. Joshi, Margaret Flanagan, Gabriel Williams, and Ronald Guzman.

So we'll start with Sarah Oakes.

MS. AVILA: She's not in the Zoom, so.

CHAIR SHERMAN: Okay. We will move to Lindsey A. Josche.

MS. AVILA: I don't see Lindsey in the Zoom either.

CHAIR SHERMAN: Okay. We will move to Margaret Flanagan.

MS. FLANAGAN: Yes, hello. I'm just opening my windows now. Thank you. I can proceed?

CHAIR SHERMAN: Yeah

MS. FLANAGAN: Thank you. Hello, I'm Margaret Flanagan. I'm speaking against Gotham's Monitor Point project.

I'm actually from Queens. You may ask, why do I care? It's because the same buyout of power, the same manipulation of the land use process, and the same minimizing of real community voices that I've experienced on other waterfronts is happening here. Commissioners, use this vote now to start changing the pervasive anti-democratic and developer-prioritized tactics that are at work at Monitor Point.

Vote no, against the sugarcoating of parkland alienation and the giveaway of public land for private profit.

Vote no against token community benefits that are already the minimum required. Zoning changes so far have brought us plenty of narrow, boring, fenced-off waterfront esplanades.

I do support the Monitor Museum, but these trade-offs are too great right now. Climate adaptations are already required, too. They are not special benefits being offered.

Vote no against housing that is so deep in the forest floodplain.

The water's edge is the perfect place to prioritize green and blue infrastructure. It is not the perfect place for housing, though, of course, I acknowledge housing is needed. And vote no against a public process that actually works to minimize, sometimes purposely manipulated minimizing, the public input.

The community board committee which is tasked with reading the full text, voted against this project, but with glossy photos and special promises to the full community board, it

was approved. And although there are conditions added to the approval, there was no responsibility for who oversees those to ensure they're actually done.

Also, the hearing paperwork and postings resulted in short notice to the public, many of whom had to work today. The DEIS posting through SEQR took too long to make it to the city planning website. And including the DEIS hearing at the same time as the planning commission hearing really makes it hard for the public to understand and respond to it all.

The nine land use bullets and the 20 technical areas of DEIS that Gotham has a whole team working on are what the public is expected to respond to today. Both know on this rezoning application, support the original waterfront plan, and start showing that these public processes can do public good. Thank you.

CHAIR SHERMAN: Thank you. Our next speaker is Gabriel Williams.

MS. AVILA: Do you want us to try calling him?

CHAIR SHERMAN: Just give it a

moment. Thank you.

MR. WILLIAMS: Hello?

MS. AVILA: Mr. Guzman.

MR. WILLIAMS: Hi, this is Gabe Williams.

MS. AVILA: Oh, I'm sorry, Mr. Williams. Mr. Williams, are you ready to testify, please?

MR. WILLIAMS: Yes, ma'am.

MS. AVILA: Go ahead.

MR. WILLIAMS: Should I go ahead? Hi, I'm against the project. I'm a union carpenter. Lived in Greenpoint for over 20 years, and I've been waiting for some extra park space for those 21 years. And the last thing we need is another huge tower full of rich people in the neighborhood. And 65 stories right next to a 40-foot-wide park is just crazy. Not going to work. It's not a park anymore, it's a backyard. So I'm against it.

MS. AVILA: Thank you. Anything to add?

MR. WILLIAMS: That's it.

MS. AVILA: Okay. Thank you.

CHAIR SHERMAN: Thank you. Our next speaker, Rolando Guzman. Rolando Guzman?

MS. AVILA: Mr. Guzman, are you here?

MR. GUZMAN: Yes, good afternoon. Good afternoon, and thank you for giving me the opportunity to testify. My name is Orlando Guzman. I am the Deputy Director for Community Preservation at St. Nick's Alliance.

First of all, I would like to say that it really saddens me to hear so many people saying that I'm here for affordable housing, but not here, that this is not the right place. It also is hard for me not to think about the race and the economic background of those opposing this project. I'm here speaking on behalf of the low-income, mostly Latinx residents from Greenpoint that we have assisted and organized to fight to stay in their homes. I'm here today to ask the New York City Planning Commission to vote yes on the proposed Monitor Point development.

My department provides housing counseling and tenant organizing to residents from North Brooklyn that are facing displacement. We

work mostly with low-income tenants that are being pushed out from their homes because their landlords want them out so other higher-paying tenants can move in.

Over the past 20 years working in this community, I have seen so many low-income, hardworking tenants facing harassment, lack of repairs, and displacement from their homes. And many of these residents had to be -- they were displaced. They moved out and they are not able to come back to their home or their community because they cannot afford the rents in this area.

Monitor Point is the only development on the waterfront that has publicly committed to develop 40 percent of low-income housing that our community desperately needs. Our community cannot wait any longer. We need low-income housing now. Monitor Point is the first development that is publicly committed to creating low-income housing at 40 percent on the waterfront.

And just one note, Gotham was very proactive engaging not only community organizations, but also community members on this

project. And we were very happy when they announced the commitment of 40 percent on-site for low-income housing.

Thank you so much for this opportunity, and I encourage you to vote yes on this development. Thank you.

MS. AVILA: Thank you. Chair, I think we lost Carla Cream. She was next. If she gets back in, we'll call her. And Jim Morrison Hebert, I think, spoke already.

CHAIR SHERMAN: Okay. So we will move to Irak Cehonski. Again, apologies if I mispronounce your name.

MR. CEHONSKI: I'm a mix of last names, so I get it. My name is Irak Cehonski. I'm the New York City Director of Policy at the New York State Association for Affordable Housing. I'm reading this testimony on behalf of NYSAFA's President and CEO, Carolina Rivera.

Thank you, Chair, Chairman, and members of the City Planning Commission for the opportunity to provide testimony today. On behalf of our members across the 5 boroughs, we speak in strong support of the Monitor Point application.

We appreciate the opportunity to share our perspective as you conduct your review.

Since our founding in 1998, NYSAFA has brought together over 400 organizations and professionals, for-profit, not-for-profit, including MWBE, developers, lenders, investors, attorneys, and architects We share the commitment to expanding affordable housing through effective public-private partnership.

Monitor Point represents exactly the kind of creative multi-benefit project our city needs to address both its housing crisis and critical infrastructure needs.

The proposal accomplishes multiple public goals in one unified plan. It will finance the relocation and modernization of an MTA facility within the industrial zone, improve waterfront infrastructure, create new open space, fund greenway connectivity, and provide a permanent home for the Greenpoint Monitor Museum, a cultural asset with significance reaching far beyond the immediate neighborhood.

The plans present a deep commitment to affordability. Approximately 460

units of affordable housing, 40 percent of residential space, will be created for families earning an average of 60 percent of area median income. This goes well beyond what mandatory inclusionary housing requires, representing a voluntary and meaningful investment in housing affordability that is particularly notable given today's construction economics and the range of the community benefits already baked into this proposal.

Projects like Monitor Point are rare. They allow us to tackle interconnected public needs, infrastructure, open space, cultural preservation, and housing in a coordinated way rather than through piecemeal efforts. Your support will help move forward a plan that delivers on longstanding infrastructure goals while making a substantial contribution to addressing New York's housing crisis.

We respectfully urge you to vote to move this application forward. Thank you.

CHAIR SHERMAN: Thank you.

MS. AVILA: Chair, Carla Queme is back in the Zoom. I'll promote her. Carla, can

you unmute, please? You there, Carla? Carla, please unmute.

MS. QUEME: Hi, how are you? Good afternoon, everyone. I'm at work, so I won't steal much time from my company, but I just want to say that I am with the Monitor developments only because I am from Williamsburg. I was born and raised here. I feel like they're going to build something, and I might as well be with something that's going to be affordable so I could come back, because I no longer live here, but I do work here with my community.

And we're all saying the same thing, my classmates from middle school, we all had to go away because we were replaced by this horrible, like, upraise of the rent. So I want to say that I would love to move back. I would like to have an opportunity to come back, as well as my families, the friends that I left. And yeah, that's about it. Thank you so much.

CHAIR SHERMAN: Thank you,

MS. AVILA: Thank you.

CHAIR SHERMAN: So, our next 5 speakers are Sean Marrow, Rafael Perez, David

Walsh, Michelle Deleuze, and Frank Clark.

So, we will start with Sean Marrow.

MS. AVILA: Sean, you're in the Zoom. Can you unmute?

MR. MARROW: Hi, good afternoon. How are you? Everyone able to hear me?

MS. AVILA: Go ahead.

MR. MARROW: Okay, awesome. So, good afternoon, everyone. My name is Sean Marrow, and I want to thank you all for the opportunity to speak on this matter. I'm a lifelong NYCHA resident of Community Board 1. In favor of this project.

I have lived, I have loved, I have laughed, I have cried along the streets of Community Board 1 since I was a child. And now that I'm an adult with a child of my own, I can now see the struggles of everyday working-class people.

At this point in my life, myself including a majority of my friends and associates, are struggling to gain our own without having to live with eight roommates, 10 roommates, 11 roommates in the same apartment.

Being from a NYCHA development, you will constantly hear the community echo, "One day I'll get out of the projects." But at this juncture, how are we able to afford the opportunity to secure a permanent and safe home? How are we to continue to progress ourselves if the opportunities we are presented with are squandered?

A venue change is a strong sensation that is quietly ignored. Our fellow community stakeholders are stuck in financial straits and nights of elements. Now they have a chance to wake up and see a beautiful waterfront every single morning. Sometimes that can mentally and positively improve one's morale to view a beautiful neighborhood that we can help take care of. Whether it may or may not be the case though, I'm sure there are others in my position that feel that we are not wanted in this area. But let's work together to blend our cultures together instead of creating outcasts within the communities that we live in which also leads to misunderstandings.

A new project at 40 percent affordable housing is unheard of at any waterfront,

but there's an opportunity to grasp a standard of 40 percent so we can refuse anything under, so we can allow our friends, our families, and neighbors an opportunity to finally come back. And I feel for the Greenpointers who want more green space, but we need more apartments to house our fellow brothers and sisters in our community. Let us bring together common unity so we can finally become a cohesive community once more.

Thank you all. I appreciate your time.

MS. AVILA: Thank you.

CHAIR SHERMAN: Thank you. We will go to David Walsh.

MS. AVILA: I think we missed Rafael Perez.

CHAIR SHERMAN: Apologies, Rafael Perez.

MS. AVILA: Rafael, can you unmute? There you are.

MR. PEREZ: There we go. Sorry about that. So I'm in favor of Monitor Point. I'm an indigenous native from Brooklyn all my life. I lived in Greenport as a young child, and we got

pushed out then. I'm 60 years old now, and the last 3 years I've gotten pushed out of Bushwick, out of Bed-Stuy.

And I like the young gentleman just said, Mr. Marrow, I believe his name was, we need some common unity in the community. Like it just hurts me because I don't know what kind of man are you, because as the kind of man I am, we service mankind and you don't want, I hear you don't want affordable housing there. You want to park. You want this and that. But how about people? How about those families that could utilize this affordable housing to raise good young men for our future, good young women for our future?

I heard one gentleman speak. I've been on here since the very beginning, since it's like 10:00 this morning, right? I've been waiting patiently. I heard one guy say he mentioned a whole bunch of stuff and then he said the poor, whatever, whatever, whatever.

What do you mean the poor, whatever, whatever, whatever? I'm happy that you're able to afford $7,000 rent, but there's a lot of people in New York City, in America, especially in

this time and age that we're going through right now that need affordable housing.

I'm all for lands, for parks. I'm all for nature and stuff like that, but I'm more for people. At the end of the day, I'm about my people being able to live correctly, not being homeless. Martin Luther King once said, in a sense, "What good is it to sit at the diner if you can't afford the food?" Like, you want to have a park, it's going to be full of homeless people eventually.

Let's do the right thing. Let's get some, let's get some affordable housing. Keep going with affordable housing, build as much as possible. I'm sorry for you Greenpointers that have lived there all your life, but sometimes it sounds like a not-in-my-backyard thing. You know, it sounds like, no, not, not over here. But you know what? This is a time and age that people really need help. And I'm from old Brooklyn, which when we can afford the rent, not the new Brooklyn where it's some kind of novelty. Let's help our people out.

And that's all I have to say.

Thank you.

MS. AVILA: Thank you.

CHAIR SHERMAN: Our next speaker is David Walsh.

MR. WALSH: Good afternoon, I'm Dave Walsh. I work for Breaking Ground, which is the city's largest provider of affordable and supportive housing for formerly homeless individuals. I'm here on behalf of all the employees of Breaking Ground to support the land-use actions in regards to Monitor Point. We are very engaged in the Borough of Brooklyn, both from owning permanent supportive housing and low-income housing, as well as providing street-to-home services, which actually connects individuals to housing off of the street.

We understand explicitly the issues and challenges our lower-income folks are having in identifying new opportunities for housing. And I also know how difficult it is to put together a new project for housing that includes affordable housing in the City of New York. It is a real challenge.

Monitor Point, it's going to

deliver over 1,100 units, desperately needed units across all income bands, but with having over the 460 permanent affordable housing units within the building. You're going to provide 460 tenants and families the ability to live the dream that a lot of us take for granted, frankly.

We've had the privilege of working with and also viewing Gotham's work in the communities where we work, and we know this fourth-generation developer has always delivered when it came time to advance developments that successfully combine affordability, thoughtful planning, and long-term public benefits.

We all understand the housing crisis we're in, and at this moment, we need real housing solutions. It's more urgent than ever, and projects like this should be able to move forward. And for these reasons, Breaking Ground supports the proposed land use actions necessary to advance this development. Thank you.

CHAIR SHERMAN: Thank you. Our next speaker is Michelle DeLaRue.

MS. AVILA: Unfortunately, she's not in the Zoom.

CHAIR SHERMAN: So we will move to Frank Clark.

MR. CLARK: Good afternoon and congratulations, Chairwoman. And hello, Commissioners. My name is Frank Clark, Director of Government Relations at the New York Building Congress. NYBC represents more than 500 constituent organizations and 250,000 skilled tradespeople and professionals dedicated to the growth and prosperity of our city.

I'm here today in strong support of the Monitor Point project and urge its approval. Monitor Point is precisely the kind of forward-thinking investment New York needs.

The $700 million proposal will transform an underutilized, nonconforming MTA warehouse into a vibrant mixed-use waterfront community, unlocking public access, delivering much-needed housing, and creating a pipeline of well-paying jobs.

During its construction phase, the project will generate hundreds of union construction jobs, and once complete, it will create permanent positions in building operations,

retail, and community services. Housing is at the heart of Monitor Point, and this plan calls for approximately 1,100 new apartments, with roughly 460 set aside as permanently affordable, an essential contribution at a moment when the city's housing shortage is at crisis levels.

We need half a million homes by 2030, and this project helps us get there.

These homes will provide Greenpoint residents with safe, modern homes and new open space. This project also delivers meaningful environmental and resiliency benefits. By remediating contaminated land, strengthening the shoreline, and incorporating onsite renewable energy systems, Monitor Point sets a high bar for sustainable, climate-ready development.

Moving the existing warehouse to an appropriately zoned industrial area further reduces conflicts between industrial activity and residential life while opening the waterfront for public enjoyment.

At the Building Congress, we believe good jobs build strong communities. Monitor Point exemplifies that principle, marrying

economic growth with affordable housing, public space, and environmental stewardship. It is a win for Greenpoint and a win for New York City. And we respectfully urge you to grant the approvals necessary to move forward with Monitor Point.

Thank you for your time.

CHAIR SHERMAN: Thank you.

I will share the names of our last 4 speakers, but I just want to again reiterate, we're nearing the end of the public hearing. Public hearing on this matter. If you have not registered to speak but have decided during the course of this hearing that you would like to, now is the time to register.

So we have Ben Sipin, Catherine Vaughan, and Maisha Morales.

MS. AVILA: I just want to say Adrian Vega, I don't see her in the Zoom. She had signed up.

CHAIR SHERMAN: Okay,

MS. AVILA: But I don't

CHAIR SHERMAN: Adrian?

MS. AVILA: Yes.

CHAIR SHERMAN: Okay. So, we will

skip Adrian Vega.

MS. AVILA: And Ben Thippen, he was in the Zoom, but he is no longer in the Zoom. So, we'll move forward.

CHAIR SHERMAN: Okay. Katherine Vaughan?

MS. AVILA: She is in the Zoom. Katherine, can you unmute?

MS. VAUGHAN: Yes. Can you hear me?

MS. AVILA: Yes.

MS. VAUGHAN: All right. Great. Thank you so much for allowing me to testify. My name is Catherine Vaughan, and I am the Executive Director of Abundance New York, a community of 5,000 New Yorkers who push for housing and against homelessness, for more vibrant public transit and public spaces, for renewable energy and resilience infrastructure, and for more effective government delivery of all of that. I've also lived in Brooklyn for 12 years, and I'm a renter raising a young family in the borough.

So in both my professional and personal capacity, I would like to submit testimony

in strong support of Monitor Point.

Working every day on housing affordability across New York City, I know how rare it is to see a project that genuinely delivers for working families. Monitor Point would add over 1,100 homes to a borough facing an acute housing shortage, including 460 permanently affordable apartments at 40 to 60 percent AMI. That means homes for everyday workers, seniors on fixed incomes, and long-term residents who have built their lives in this community. Community and deserve to stay.

I was struck by the testimony from folks who have had to leave Greenpoint or have had to see their children leave because they're unable to afford the neighborhood.

As a renter raising two young children, I feel the pressure of this housing market personally. I think about the families in Greenpoint who are one rent increase away from displacement, and I think about what kind of city we're leaving for the next generation if we continue to block the housing that they need. Displacement is not happening because too much

housing is getting built. It's happening because not enough is getting built.

What makes Monitor Point particularly compelling is what it replaces: a degraded industrial site that's generating diesel truck traffic through residential streets. And I like how this project relocates the MTA facility to an appropriate industrial zone, opens up a huge amount of new public waterfront space on a stretch of shoreline that has been inaccessible for decades, and makes resiliency investments to stabilize a vulnerable eroding coastline. And it does all of this with over $100 million in private investment without diverting resources from schools or community services.

Greenpoint is already changing. Rents are rising. Long-term residents are being priced out, and seniors who have lived here for decades are at risk of losing the community that they helped build. One project can't stop all of that, but this one adds nearly 500 affordable homes where none exist today, and that's a meaningful step in the right direction.

I urge the City Planning

Commission to support Monitor Point and to work with the development team to deliver this important project for the neighborhood.

CHAIR SHERMAN: Thank you. And then we have Maisha Morales.

MS. AVILA: She's in the Zoom. I'll ask her to unmute. Maisha, can you unmute?

MS. MORALES: Hi. Yes. Do you hear me?

MS. AVILA: Yeah.

MS. MORALES: Okay. Good afternoon. My name is Maisha Morales, and I am the chairwoman of Southside United HDFC-Los Sures. I'm speaking on behalf of lifelong residents from Greenpoint to Williamsburg.

We have lived here for generations who are still fighting to remain in the community that we've built. I support the Monitor Point project because it is the only project we are seeing that is providing 40 percent affordable housing at the waterfront. Those are at real affordable rates. For working-class New Yorkers, that matters for the people who actually live here today, not just for the people who can afford to

move here tomorrow.

I understand that many in the community want a fully funded Bushwick Inlet Park, and they should have that, too. Our community deserves that part, but it's not fair for this housing project to be held hostage because the City of New York does not want to pay but what is their responsibility. This project should move forward, and at the same time, the city should fully fund Bushwick Inlet Park.

Affordable housing should not be sacrificed because the government does not want to invest in our community. As a lifelong resident, we need both. We need the park, and we need truly affordable housing in the city. And our government has the responsibility to make sure we get both. Thank you.

MS. AVILA: Thank you.

CHAIR SHERMAN: Thank you. We will go to Alex Mazza.

MS. AVILA: Alex, you're in the Zoom. Please, unmute.

MR. MAZZA: Yes, can folks hear me now?

MS. AVILA: Yes.

CHAIR SHERMAN: Yes.

MR. MAZZA: Hi, my name is Alex Mazza. I am a resident in Brooklyn. I live in Crown Heights and I'm calling in in support of Monitor Point. The city is in a housing crisis, as others have mentioned, we desperately need more housing. And I myself would like to start a family, raise a family in the city, and with the continual rise in housing costs, it just makes it more and more difficult. And we need more supply to solve that.

And I think, while this project, as others have mentioned, isn't going to solve all of it, it is one step in the right direction, and we desperately need that. Thank you.

MS. AVILA: Thank you.

CHAIR SHERMAN: Thank you.

Is there anyone else present who would like to speak on this item?

(No response.)

CHAIR SHERMAN: If not, this hearing is closed --

MS. AVILA: I'll just note that

the record will remain open through 5:00 p.m. on Monday, March 30th, to receive written comments on the DEIS.

CHAIR SHERMAN: Thank you. Madam Secretary, is there any other business before the Commission?

MS. AVILA: No, Chair Sherman, there's no other business before the Commission for this public meeting, but I do have some public information to share. For those of you who are unable to or did not wish to testify, you can submit written testimony online through DCP's website or by mailing your comments to City Planning Commission Calendar Information Office, 120 Broadway, 31st floor, New York, New York 10271.

CHAIR SHERMAN: Thank you. If not, this public meeting is adjourned.

MS. AVILA: The time is 2:39.

(At 2:29 p.m., the proceedings were concluded.)

STATE OF NEW YORK)
SS.

COUNTY OF NEW YORK)

I, MARC RUSSO, a Shorthand (Stenotype) Reporter and Notary Public within and for the State of New York, do hereby certify that the foregoing pages 1 through 213, taken at the time and place aforesaid, is a true and correct transcription of my shorthand notes.

IN WITNESS WHEREOF, I have hereunto set my name this 24th day of March, 2026.

Marc Russo

MARC RUSSO

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61 Franklin St. Community Garden
61 Franklin St. Community Garden

March 11, 2026

Re: 61 Franklin St. Community Garden Opposition to the Monitor Point Rezoning

Dear City Planning Commission,

On behalf of 61 Franklin St. Community Garden in Greenpoint, Brooklyn, we are writing to express our opposition to the proposed Monitor Point rezoning. We are a city lot GreenThumb garden with a large and active membership that reflects the strong demand for public green space in North Brooklyn. Our garden is entirely volunteer-run and serves 100+ members and over 3,000 visitors each year, providing green space, environmental education, and a gathering place for neighbors in an area that is already underserved by open space. We are also direct neighbors to Bushwick Inlet Park, making the future of the surrounding waterfront deeply important to our members.

As a community organization, we oppose the Monitor Point rezoning due to several factors:

● The proposed development site is ecologically unique and flood-prone, and creates a much-needed buffer and transition zone from the park to surrounding development.

● The North Brooklyn waterfront has already experienced extensive development over the past 20 years in an ecologically fragile area. At a time when climate resilience should be a priority, future development should be directed away from flood-prone waterfront sites.

● Development along the waterfront will directly impact our garden by casting significant shade over an already small growing footprint, limiting our ability to grow food and maintain plantings that serve our community (see appendix A)

We strongly believe that protecting open space and ecological buffers along the waterfront is critical for the long-term health of both our community and our environment.

For these reasons, we respectfully urge you to oppose the Monitor Point rezoning.

Thank you for your time and attention.

Sincerely,
61 Franklin St. Community Garden
Greenpoint, Brooklyn

Appendix A

Location Map: 61 Franklin St Community Garden in Relation to the Proposed Monitor Point Development"

Alon Hillel-Tuch
UAW LOCAL 7902

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<The below letter was previously submitted to the Brooklyn Borough President, and also on April 21st, 2025 to the NYC Department of City Planning. I also want to object to the move in date and time without updating the ZAP City Zoning Tracker. City Planning is hereby denying the public proper notice and this will directly result in limited community testimony. This is a shameful act.>
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 of ACT-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 <https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fgreenpointers.com%2F2025%2F03%2F20%2Fgreenpoint-environmental-advocates-raise-concerns-about-potential-high-rises-on-the-bushwick-inlet%2F%23%3A~%3Atext%3D%25E2%2580%259CMTA%25E2%2580%2599s%2520developer%2520Gotham%2520Org%2520is%2Cgroup%2520opposing%2520the%2520new%2520buildings&data=05%7C02%7CSBarron%40planning.nyc.gov%7C2bf24e58222e46dbd0da08de83c78127%7C32f56fc75f814e22a95b15da66513bef%7C0%7C0%7C639093092403773556%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMiIsIkFOIjoiTWFpbCIsIldUIjoyfQ%3D%3D%7C60000%7C%7C%7C&sdata=DVg7laoCMdKvHYMIA62IaAKTovfEFUc1DrCQjMTHhHE%3D&reserved=0>

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 <https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fbushwickinletpark.org%2Fpress-release-40-quay-monitor-point-development%2F%23%3A~%3Atext%3Dthat%2520Greenpoint%252FWilliamsburg%25E2%2580%2599s%2520Community%2520Board%25201%2C%25E2%2580%259D&data=05%7C02%7CSBarron%40planning.nyc.gov%7C2bf24e58222e46dbd0da08de83c78127%7C32f56fc75f814e22a95b15da66513bef%7C0%7C0%7C639093092403805821%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMiIsIkFOIjoiTWFpbCIsIldUIjoyfQ%3D%3D%7C60000%7C%7C%7C&sdata=QZz7GC8Hq62KeFEebJ4mMz62Bcy1kBkTYyIkGvb0Fjc%3D&reserved=0>) 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

Alyosha A. Smolarski

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Good morning,

I strongly oppose the monitor point project for so many reasons. Building on a parcel of land connected to a natural habitat for wildlife to thrive would be a shame, a beautiful park is already in the works and having such a large building is not the solution but rather the problem. There are already plenty of buildings along the waterfront, with many units sitting empty, and mostly unaffordable despite the label of such.

Further cluttering the skyline is also a bad thing despite what the architects claim is a holistic design, it would deprive many streets and dwellers of direct sunlight. Also further crowding greenpoint is a highly negative thing, its already too crowded, there is a lack of street parking and traffic is already very slow.

For these reasons I urge for this project not to be approved.
--
Alyosha A. Smolarski

[redacted]

Andrea Odezynska

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Dear Dept. of City Planning Members,
I am a longtime resident of Greenpoint, Brooklyn. The Monitor Point project proposal is an outrage. Greenpoint is an already overburdened and overbuilt neighborhood.
This project violates the 2005 rezoning agreement. At that time, our community was promised that the North Brooklyn waterfront land would serve as a buffer and transition zone. Instead it is lined with new high rise luxury towers with more on the way at the end of Oak and Noble Streets.
Our infrastructure cannot support all of the new towers let alone a 65 story building plus an adjoining one. We are in a flood zone.
This project also steals parkland and will destroy the Bushwick Inlet, a vital natural habitat rich with marine life and birds. It's disheartening to hear from "residents" who don't actually live in Greenpoint testify in favor of this rabid development because they have been paid off to do so. Well over 5500 actual residents of Greenpoint say "No" to this proposal.
The height of this building would be an eyesore on the East River coastline. Our leaders must protect us. City Planners, we need your help. Please have the courage to say "No" to these billionaires. Enough is enough.
Best regards,
Andrea Odezynska

[redacted]

[redacted] [redacted]

Andrew Barrocas

Re. Project: C 260105 ZMK - Monitor Point
Submitted by:
Name: Andrew Barrocas

Zip: [redacted]
I represent: A local business
Details for “I Represent”:
My Comments:
Vote: I am in favor
Have you previously submitted comments on this project? Yes

If yes, are you now submitting new information?
I have attended or will attend the City Planning Commission's Public hearing on this project: No
Additional Comments:

We support the creation of more housing both affordable and market rate. I have been in Williamsburg for 25 years and sit at the base of the edge condominium/rental which was previously a trucking yard and now it's the home to thousands of affordable renters plus condos/market rate rate rentals

Andrew Catchaturyan

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To the Department of City Planning
I'm submitting for the record a written record to complement the City Planning Commission public hearing of March 18th 2026.
I'm a 15 year Greenpoint resident of [redacted], and I oppose the rezoning of Bushwick Inlet known as "Monitor Point".
Stated reasons:

* Violates the 2005 rezoning agreement, which promised this land would serve as a buffer and transition zone—not high-rise towers.
* Steals parkland by requesting the city to remove park designation from an adjoining property to allow high-rise towers. The towers will BLOCK OUT THE SUN on [redacted] for some hours during Winter; our gas prices went up for the same period compared to last year, losing any sunlight / being in shadow for longer periods increases heating costs.
* Ruins Bushwick Inlet just as the surrounding park is being completed (after 20 years!) by turning the park and inlet into luxury amenities for luxury tenants.
* Offers inadequate public benefits—just a narrow walkway and street extension—while adding nearly 3,000 new residents. There's some questionable practices from developers when it comes to "roping off" what are public through ways and converting into private roads. (For example) On maps public roads such as [redacted] run all the way to the water, yet the former Skyline Drive-in property has gated it. Conditions on the ground are often ambiguous enough to favor the developer. Residents should not be restricted this way.
* Luxury housing accelerates displacement, raises rents, and has failed to make communities, including ours, more affordable. This ripples out to small businesses being unable to stay open, which strip mines the neighborhood of character and life.
* Threatens a rare ecological treasure—Bushwick Inlet is a vital natural habitat in NYC's harbor and home to diverse wildlife. I read one count that 101 species of birds have made use of Bushwick Inlet.
* Adds 1,200 mostly luxury units to an overbuilt neighborhood with many more towers planned and without any infrastructure upgrades to support the increased density. These are not architecturally or even visually appealing – many have corners cut
<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fgothamist.com%2Fnews%2Fcrappy-luxury-inside-nycs-brand-new-apartment-buildings-that-are-falling-apart&data=05%7C02%7CSBarron%40planning.nyc.gov%7Cb23c9d87467840ea83bd08de846f6a1f%7C32f56fc75f814e22a95b15da66513bef%7C0%7C0%7C639093811210087715

4%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMiIsIkFOIjoiTWFpbCIsIldUIjoyfQ%3D%3D%7C80000%7C%7C%7C&sdata=Oq0S%2Fu1eju12EmSbUxyl1SyKoVB%2B96eKBfvAaJWJFqI%3D&reserved=0> on materials and construction quality to get "heads in beds".
* Irresponsible planning that adds thousands of units to a coastal flood zone and devastates resiliency during a climate emergency.
The housing crisis is important to solve, and towers are part of the equation. But do they have to block out the sun? And luxury apartments are not the type of housing the city needs. Let's not kid ourselves as to the fluid nature of the "Affordable" section of these towers; this is a caveat developers include. Affordable to whom? Make them all affordable for lower and middle class working families! Why do private developers get to direct the nature of the city in this way?
Thank you for your attention to this matter,

Kind Regards
--
Andrew Catchaturyan

Andrew Mcdowell

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Re: The Monitor Point Museum acting as a Trojan Horse for Massive Development
Members of the City Planning Commission,
I urge you to conduct a thorough legal, title, and public-policy review of the Greenpoint Monitor Museum parcel at [redacted] before considering advancing the Monitor Point proposal.
This issue goes to the heart of public trust.
In 2003, Motiva donated this parcel to the Greenpoint Monitor Museum to establish a permanent home for the museum at the historic launch site of the USS Monitor. Motiva publicly described the gift as a way to establish that home and commemorate an important moment in the nation's history. At the time, the transaction was also framed by public officials as preserving a historic location while benefiting the waterfront and the community.
Over the years, the site was repeatedly described not as a private development asset, but as a future museum-and-park site. In 2018, project descriptions emphasized shoreline restoration, native habitat, environmental education, and community access near the future home of the museum and park. In 2019, Brooklyn Community Board 1 minutes described the museum's grant-funded plans for shoreline restoration, flood protection, community access, and a vision for a museum and park.
That public-purpose understanding is consistent with what happened in the 2005 Greenpoint-Williamsburg rezoning. The Zoning Resolution identifies Block 2590, Lot 25 as Parcel 19 and states that Parcels 19, 20, 21 and 22 "shall be designated as public parks as of May 11, 2005." Even more significantly, Brooklyn Community Board 1 specifically demanded documentation that the Motiva-donated property would be used in the creation of the USS Monitor Museum and Park on the north side of the inlet.
That is the public record.
Now compare that to what is before you.
The City's own current notices state that the pending application would remove the Park designation from Block 2590, Lot 25, which remains privately owned by the Greenpoint Monitor Museum, in order to facilitate a new 33,000 square foot museum and educational facility and publicly accessible waterfront open space as part of the larger project. The related Monitor Point application would also facilitate roughly 1,150 dwelling units, retail space, parking, as well as new open space.
This is one reason why so many community members view the arrangement as bizarre and seemingly corrupt. A parcel that was donated for a museum at a historic site, and then

folded into the neighborhood's long-promised public open-space framework, is now being repurposed as the key that unlocks a much larger private development next door.

That is not a technical footnote. It is a central question. Do not be sucked into a false choice of park vs affordable housing. Do not let a divisive conflict, created largely by an opportunistic developer who should never have been given a peek at this temptation in the first place. Advocacy and planning and community commitments led to the park mapping effort which included the deeded museum parcel. This central issue and point of trust should not be dismissed because DOT wants to raise funds, or because a well connected developer sees a tremendously profitable opportunity on the bluest of blue chip sites and sells it as a boon for the public.

Before any type of Yes vote with conditions, or even any No vote with conditions, this committee, this Brooklyn Borough President should insist on answers to very basic questions:

What exactly does the recorded deed say, including any restrictions, conditions, or representations regarding use?

What representations were made to the public, to community boards, and to agencies when the land was donated and later mapped into the 2005 public-park framework?

How, precisely, does the removal of the Park designation on Lot 25 enhance the development potential of the adjoining site?

What nonprofit fiduciary and charitable-asset issues are implicated when land donated for a museum and long associated with park and shoreline public benefit becomes part of a transaction enabling far larger private development?

And why should the public accept the conversion of a park-designated parcel into a development instrument before Bushwick Inlet Park itself is even fully realized?

The public record already shows enough to justify serious skepticism and serious scrutiny. At the very least, this is deeply controversial and in tension with the site's original purpose and the public planning promises that surrounded it.

Those air rights do not exist naturally. They only exist if public decision-makers such as yourselves choose to create them by removing the Park designation and approving the multiple major zoning change requests in this arrangement.

Do not wave this through. You have an obligation to be honest and transparent with your constituents. If it is necessary to delay the timeline in order to support appropriate due diligence, please do so. But please do the work.

Return to the origins of the Motiva transaction. Examine the deed. Examine the public representations. Examine the title history. Examine the nonprofit obligations. If this arrangement is legitimate, the public deserves transparent proof. If it is not, it must be rejected. And if it is merely "technically allowable" but contrary to the intent and public purpose of this site, that should matter too.

Bushwick Inlet Park was a promise to this community. A parcel like this should not become the loophole through which that promise is diminished.

Andrew Mcdowell

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What about the 2005 Rezoning Agreement?!
I live in Greenpoint. We spent 30 years protesting for and assembling, parcel by parcel, our waterfront park land.
This proposal violates the 2005 rezoning agreement that this community relied on in good faith.
That rezoning promised that this parcel in question - of parkfront land - would act as a buffer and
transition zone—a humane step down between the neighborhood and the water. It was never intended to host massive high-rise towers, overshadowing the very park we fought for.
That agreement is the reason the community accepted years of disruption and dense development nearby. It was a trade: height inland, & some towers on the waterfront for this buffer and Bushwick Inlet Park.
Monitor Point breaks that deal. North Brooklyn in the last 25 years delivered more housing construction, in every category, than any NYC neighborhood. Why can't the city deliver its promises to us.
If rezoning agreements can be rewritten whenever a developer wants more profit, then no community promise in this city means anything.
This isn't just a zoning change.
It's the erasure of a public commitment.
Agreements matter.
Promises matter.
And this one is being broken.
Thank you

Arthur Kirmss

Re. Project: C 260105 ZMK - Monitor Point
Submitted by:
Name: Arthur Kirmss

Zip: [redacted]
I represent: Myself
Details for “I Represent”:
My Comments:
Vote: I am in favor
Have you previously submitted comments on this project? Yes

If yes, are you now submitting new information? No
I have attended or will attend the City Planning Commission's Public hearing on this project: No
Additional Comments:

My name is Arthur Kirmss, and I have been involved with the Greenpoint Monitor Museum for many years. The Museum is an important institution in our community. I support the Monitor Point proposal because it will give the Museum a permanent home where it can continue and expand its mission. The Greenpoint Monitor Museum, via its traveling roadshow, has been serving local schools since 2001, originally by school visits, followed by class visits to the Museum's classroom at PS110 the Monitor School, and more recently from the Museum's classroom at MS126 John Ericsson Middle School. The Museum's Roadshow school program has provided me an opportunity as a road show instructor to speak about my Civil War ancestor Ernest Wagner, who fought with the 13th New Jersey volunteer infantry in several major Civil War land battles, including Antietam and Gettysburg, and to introduce Civil War music to the students through my piccolo, recorder, and guitar, as well as Civil War songs. During this time, the roadshow, under the direction of Janice Lauletta Weinmann (Museum President), and George Weinmann (Museum Vice President), who are also road show instructors, has continued to present comprehensive and educational programs including live concerts and major public events, such as the 3-day festival celebrating the 150th anniversary of the Civil War, focused upon Greenpoint’s pivotal role in the saving of the US Navy from destruction, by the design and construction of the pioneering ironclad battleship, USS Monitor. This festival attracted interest and support from the local community and its leadership, as well as from state and national historic groups. The Monitor was the successful defender of the Union fleet against the Confederate ironclad Merrimac during their epic battle of 1862. The USS Monitor was constructed and docked along the Bushwick Inlet in Greenpoint during the Civil War. The ship was designed by John Ericsson and constructed by Thomas Fitch Rowland of Greenpoint's Continental Iron Works. In 1865 Thomas Fitch Rowland helped fund the construction of the historic

Church of the Ascension on Kent Street in thanks for peace at the close of the war. To continue and expand the Museum's educational, historic, school, and community programs, the Greenpoint Monitor Museum requires a Museum Building. Where best to found this museum building but on the land donated to the museum by Motiva Enterprises in 2003, which is located at the Monitor's construction and launch site? The Museum has wanted to construct this building for many years, and this proposal finally will allow us to do so. We don't want this important opportunity to pass us by. We of the Greenpoint Monitor Museum will stand up to show New York, our nation, and visitors from every land just what our people can do, with the support we have gained. We ask that the Commission help us achieve this goal. Thank you, Arthur Kirmss

Ashton Applewhite

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Dear NYCity Planning Commission:
I just learned that the poblic hearing for the Monitor Point / 40 Quay MTA project in Greenpoint, Brooklyn, has been scheduled for later today.
This is clearly an attempt to limit community inputrush this ill-conceived project forward. This is wrong!
Community members like me want to protect the inlet and have more public parkland—not more high-rises that benefit wealthy developers.
Ashton Applewhite

[redacted]

[redacted] [redacted]

[redacted]

Ben Thypin

Re. Project: C 260105 ZMK - Monitor Point
Submitted by:
Name: Ben Thypin

Zip: [redacted]
I represent: Myself
Details for “I Represent”:
My Comments:
Vote: I am in favor
Have you previously submitted comments on this project? No

If yes, are you now submitting new information?
I have attended or will attend the City Planning Commission's Public hearing on this project: No
Additional Comments:

This is exactly the type of project that our city needs more of. 40% affordable is incredible. A higher % affordability, as some are demanding, would cost public money that would be better spent on building housing in neighborhoods in which market rate rents can’t cross subsidize affordable units. My only complaint is that it’s not bigger!

Bianca Bello

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Hi there - I am a resident of BK01 and have grave concerns about the Monitor Point development on the public land at [redacted] in Greenpoint. I encourage you to please listen to the will of the community and vote NO on the Monitor Point project.
Here's why:

* The scale and environmental impact of the project has been misrepresented. The environmental assessment of the impact of the project is thin and clear renderings of the buildings have not been shared with the community. The buildings will be much taller than any buildings in the neighborhood, causing a drastic change to not just the character of the streets but the volume of people per square foot. Greenpoint green space is not keeping pace with population density - we desperately need Buswick Inlet Park to be the priority project, not more glass towers.

* The land at [redacted] is public land that must be used for the maximum public good. If housing is going to be built here, on public land, it should be 100% affordable, and in scale with the neighborhood. The majority of the buildings as planned at Monitor Point will be made for luxury units - this is unacceptable and will fuel rent hikes for the entire community.

* Building on Bushwick Inlet, just 50 feet from the shore, is irresponsible and goes directly against NYC's priorities around climate resilience. Approving this project is approving a lifetime of flooding, displacement, and repair expenses.

* Bushwick Inlet Park has not yet been fully realized, and we have been waiting over two decades. Building in this space will permanently alter the land in a way that makes fulfilling the promise of our park impossible.

Thank you for your attention to this matter, over 5,000 local residents have signed a petition to oppose this project, I hope you can hear us:

https://actionnetwork.org/petitions/save-the-bushwick-inlet-say-no-to-the-40-quay-monitor-point-rezoning
<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Factionnetwork.org%2Fpetitions%2Fsave-the-bushwick-inlet-say-no-to-the-40-quay-monitor-point-rezoning%3Fsource%3Ddirect_link%26link_id%3D3%26can_id%3D4ad25fb98d89dd536fb339421fd47415%26email_referrer%3Demail_3074344%26email_subject%3Dplease-

come-to-the-cb1-land-use-committee-meeting%26&data=05%7C02%7CSBarron%40planning.nyc.gov%7C11ff8738a1c648e3ae3e08de83d2aa3e%7C32f56fc75f814e22a95b15da66513bef%7C0%7C0%7C639093137981207311%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMiIsIkFOIjoiTWFpbCIsIldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=7kVoiHTojkaYi%2BbDkl10SdeuU%2F%2B7fdm6z3CK9WUrbmg%3D&reserved=0>
Bianca Bello

[redacted]

[redacted]

Bobi Jo Homer

Re. Project: C 260105 ZMK - Monitor Point
Submitted by:
Name: Bobi Jo Homer

Zip: [redacted]
I represent: Myself
Details for “I Represent”:
My Comments:
Vote: I am opposed
Have you previously submitted comments on this project? No

If yes, are you now submitting new information?
I have attended or will attend the City Planning Commission's Public hearing on this project: No
Additional Comments:

I value our new york city wildlife and waterfront areas that stay untouched and create beautiful public greenery for everyone to use. The last thing that Greenpoint's waterfront needs in terrible skyscrappers that take up our beautiful greenery and wildlife homes.

Brighid O'Dea

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Dear Department of City Planning,
As a New York City resident, I am shocked to learn that the public hearing for Monitor Point has been scheduled for Wednesday, March 18—just days after the Brooklyn Borough President's hearing and before Borough President Reynoso has issued his recommendation. The hearing was not listed on the ZAP City Zoning Tracker that residents rely on to monitor land use actions, raising serious concerns that this project is being rushed forward with minimal public notice to limit community testimony.New Yorkers deserve transparency and a fair opportunity to be heard in decisions that will permanently reshape our neighborhoods.
Beyond this troubling development in the process, the proposal itself is deeply flawed.

The Monitor Point development violates commitments made in the 2005 rezoning, which designated this area as a buffer rather than a site for high-rise towers. It also proposes removing parkland designation from adjacent public land to enable additional luxury development.

After more than two decades of advocacy and public investment to complete Bushwick Inlet Park, this plan would effectively transform the park and waterfront into amenities for luxury tenants while offering the public little in return. A narrow walkway and street extension are wholly inadequate public benefits for a development that would add nearly 3,000 residents.

The proposal would introduce roughly 1,200 predominantly luxury units into an already overbuilt neighborhood, accelerating displacement and raising rents without meaningfully addressing the needs of low- and middle-income New Yorkers. It also threatens Bushwick Inlet, one of the harbor's rare ecological habitats, while placing thousands of new residents in a coastal flood zone during an escalating climate crisis.

This is not responsible planning. It prioritizes private profit over public commitments, environmental protection, and the well-being of the surrounding community.

I urge the Department of City Planning to reject this proposal and ensure that the promises made to the community around Bushwick Inlet are honored.

Sincerely,

Brighid O'Dea

[redacted], [redacted]

Camille Hastick
Broolkyn Chamber of Commerce

Re. Project: C 260105 ZMK - Monitor Point
Submitted by:
Name: Camille Hastick

Zip: [redacted]
I represent: Other
Details for “I Represent”: Broolkyn Chamber of Commerce
My Comments:
Vote: I am in favor
Have you previously submitted comments on this project? No

If yes, are you now submitting new information? No
I have attended or will attend the City Planning Commission's Public hearing on this project: No
Additional Comments:

Unfortunately due to a medical emergency we were unable to attend in person and submitting remarks via online.

Carol Szumski
Re. Project: C 260105 ZMK - Monitor Point
Submitted by:
Name: Carol Szumski

Zip: [redacted]
I represent: Myself
Details for “I Represent”:
My Comments:
Vote: I am in favor
Have you previously submitted comments on this project? Yes
If yes, are you now submitting new information? Yes
I have attended or will attend the City Planning Commission's Public hearing on this project: No
Additional Comments:
To the City Planning Commission: My name is Carol Szumski, and it has been my pleasure to participate in many of the Greenpoint Monitor Museum’s events over the past 23 years. I am also active in many other Greenpoint community organizations. I am submitting this statement in support of Monitor Point because I believe in the Museum’s mission and understand how Monitor Point will give the Museum a unique chance to tell the USS Monitor’s story to the world. My family has lived in the Greenpoint community for five generations. I feel a strong connection to the USS Monitor’s birthplace because several of my ancestors worked for the Continental Iron Works, where the Monitor was built and where it launched on January 30, 1862. I am immensely proud of my family’s and community’s ties to the ship that helped save the Union. The history of the USS Monitor is very important to me and to Greenpoint, and it needs to be preserved for future generations. Our chance to preserve that history is now. Monitor Point is the best opportunity for the Greenpoint Monitor Museum to create a permanent home on its land, which it has owned since 2003. The Museum’s land is not and has never been a park, but this proposal will create a significant amount of public open space on the Museum’s land, which will benefit the community and provide the missing link on the waterfront between Greenpoint and Williamsburg. This waterfront open space will also connect Greenpointers and visitors alike to the Museum and the legacy of the USS Monitor at the place where the Monitor was born. The Museum and its supporters have worked very hard to keep the history of the USS Monitor alive. For more than two decades, we have cared for the Museum and its land, with the goal of welcoming the public to this unique historical site. With Monitor Point, we can finally achieve that goal. Our community will get not only a building and funding for the Museum, but also a welcoming, educational, and resilient waterfront, and hundreds of units of affordable housing. We cannot afford to miss the opportunity that Monitor Point presents. That’s why I’m asking the Commission to support this project. I am looking forward to the Greenpoint Monitor Museum having a permanent home on the Greenpoint waterfront. History needs to be shared! Respectfully, Carol Szumski

Carolina Moffa

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I 100% oppose this new development!

I am a third generation living in this community, My grandmother used to take me to the waterfront to watch the birds! We have been waiting for this park to open for so many years and now wealthy and greedy developers want to steal the land and use it as amenities to their development!
So close to the water's edge, the towers pose a direct threat to wildlife and the natural sanctuary of the Inlet, reducing it to a mere water feature amenity within the huge development. More than 80% of our marine life's health depends on estuaries like the Bushwick Inlet.
This is DANGEROUS ! A massive skyscraper will work against nature-based flood defenses <https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fsavetheinlet.org%2Ffacts%2F%23resiliency&data=05%7C02%7CSBarron%40planning.nyc.gov%7C1671c468a65e4fb31a3808de84fd9eb0%7C32f56fc75f814e22a95b15da66513bef%7C0%7C0%7C639094423175003106%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMiIsIkFOIjoiTWFpbCIsIldUIjoyfQ%3D%3D%7C80000%7C%7C%7C&sdata=bkI2eoxqchSodEXyCrL4%2BT%2BaqPaGmnwh1xI2Vq2BIU4%3D&reserved=0> that would best protect the neighborhood.
PlEASE SAY NO!!!!

Carolina Romano

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I have been living in this neighborhood for 20 plus years and have been watching all the developments happening in the waterfront, there are many new developments and we have contributed with the most house units in New York over the last decade!

What the developer is proposing its absurd, 3 towers in the small piece of land so close to our beloved Park should even be discussed!!

New York needs to protect this for our future generations!

Bushwick Inlet is a rare natural embayment, a migratory bird stop, and an ecological treasure opening to the public for the first time in over 100 years.

This land belongs to the public and no to some wealthy developers who wants to use the Park as amenities to their development!

Say NO!!
Carolina Romano

Caroline Caglioni

Re. Project: C 260105 ZMK - Monitor Point
Submitted by:
Name: caroline caglioni

Zip: [redacted]
I represent: Myself
Details for “I Represent”:
My Comments:
Vote: I am opposed
Have you previously submitted comments on this project? No

If yes, are you now submitting new information? No
I have attended or will attend the City Planning Commission's Public hearing on this project:
Additional Comments:

Dear Chair Sherman and City Planning Commissioners, I moved to North Brooklyn in 2022 and have come to deeply appreciate its long history as a home for immigrant and working-class communities, as well as its tradition of civic advocacy. I am writing to strongly oppose the proposed 40 Quay / Monitor Point development and the associated rezoning, which I believe fails to meet the real needs of our community. Supporters frame this project as a solution to the housing crisis. However, its scale, location, and housing model risk repeating patterns that have already made Greenpoint and Williamsburg less affordable and less resilient. First, the site raises serious climate and public land concerns. Located just feet from the Bushwick Inlet shoreline and within both the 100-year and 500-year flood zones, the property is highly vulnerable to storm surge and chronic flooding. With sea levels rising and the frequency of flash flooding increasing, building dense residential towers here would place future residents and infrastructure at risk and undermine long-term resiliency planning. Climate experts recommend nature-based strategies such as wetlands, open space, and habitat buffers to reduce flood impacts. Hard waterfront development conflicts with these approaches and diminishes the site’s ability to serve as a public resource. As publicly owned land, this waterfront parcel should prioritize community benefit rather than private development. North Brooklyn already has a significant open space deficit — roughly 30 square feet per resident compared to the citywide average of 70. The modest improvements proposed, such as a waterfront walkway, cannot substitute for meaningful parkland or climate infrastructure and fail to address long-term community needs. Second, the project relies primarily on market-rate luxury housing, a model that has repeatedly failed to improve affordability in our neighborhood. Over the past decade, Greenpoint and Williamsburg have experienced extensive luxury development, yet affordability has declined. According to the New York State Comptroller, median household income in the area increased by 82.9% between 2011 and 2021, reaching $101,400, reflecting the displacement of long-time residents and small businesses. Luxury housing increases land

values, raises nearby rents, and accelerates displacement pressures. While this proposal includes 40% affordable units, the majority would remain market-rate, continuing a development pattern that prioritizes high-income households over existing residents. Finally, the proposal does not adequately address infrastructure and community capacity. Adding more than 1,200 new residents strains transit, schools, childcare, and neighborhood amenities. The G train, which serves this area, is already limited in capacity and reliability. Local schools and community services are operating at or near capacity, and this project provides little evidence that these challenges have been sufficiently considered or mitigated. Taken together, the proposal fails on three critical fronts: climate resilience, housing affordability, and sustainable infrastructure support. I urge you to oppose the current rezoning and instead pursue alternatives that prioritize shoreline resilience, expanded public open space, and housing that is genuinely affordable for North Brooklyn residents. Decisions about this and other waterfront parcels will shape our community for generations, and this site represents a rare opportunity to invest in long-term sustainability and public benefit rather than repeating development patterns that have made the neighborhood less affordable and more vulnerable to climate risks. Thank you for your consideration. Sincerely, Caroline Caglioni

Caroline Caglioni

Re. Project: C 260105 ZMK - Monitor Point
Submitted by:
Name: caroline caglioni

Zip: [redacted]
I represent: Myself
Details for “I Represent”:
My Comments:
Vote: I am opposed
Have you previously submitted comments on this project? Yes

If yes, are you now submitting new information? Yes
I have attended or will attend the City Planning Commission's Public hearing on this project: No
Additional Comments:

Dear Members of the New York City Planning Commission, I write to formally oppose the Monitor Point proposed development and to urge the Commission to either reject this project outright or require the developer to substantially revise and resubmit a far more environmentally and community conscious plan including a more rigorous environmental review before any approvals are granted. In using Chapter 16 (Public Health) of the Draft Environmental Impact Statement (DEIS) as an example, I am deeply concerned that this report fails to meet the level of scrutiny demanded by a project of this scale on an ecologically sensitive waterfront parcel. The DEIS as a whole reflects the same sentiment - the lack of detail and scrutiny at this point in the project, by a known and established developer, is unacceptable. The public health chapter opens by stating that because no significant unmitigated adverse impacts were found elsewhere in the DEIS, no formal public health analysis is required. The chapter then proceeds to conduct one anyway — but only superficially. This is circular reasoning, and it is precisely the kind of self-referential compliance exercise that allows meaningful ecological and community harm to go unexamined. The most critical deficiency concerns the Bushwick Inlet. The report acknowledges that the project requires removal of the existing shoreline revetment, construction of a new bulkhead along the waterline, and remediation of contaminated soils and groundwater — the latter being necessary, by the report's own admission, to prevent future contamination of tidal habitats in the Inlet and the East River. Rather than treating this as cause for serious concern, the DEIS frames remediation as a project benefit. The safety of these activities is justified almost entirely by future regulatory compliance that has not yet occurred. No independent ecological assessment is cited. Permits from the Army Corps of Engineers and NYSDEC have not been issued. This is not due diligence — it is deferred accountability. The stormwater analysis similarly acknowledges that projected flows exceed the CEQR 5% threshold, triggering the need for further coordination with NYC

DEP — yet still concludes no significant impact will occur. That coordination is incomplete. These are not minor procedural gaps on an ordinary site; they are unresolved questions directly bearing on the health of one of Brooklyn's few remaining tidal ecosystems. On noise, the report concedes a significant adverse construction noise impact at a nearby residential receptor, then minimizes it as temporary. The definition of temporary is not quite justified as this project will likely take over a year to complete, from demolition to pre-construction, to completing the towers. This framing is misleading. What is most absent from this report is any honest reckoning with whether this location is appropriate at all. Bushwick Inlet's ecological value is never weighed against what is proposed to be built upon and beside it. I respectfully urge the Commission to heed this testimony alongside the many other concerns raised in public comment, and to reject this application or compel the developer to return with a substantially more thorough and transparent plan for Monitor Point. Thank you for your consideration and your service to this city. Respectfully, Caroline Caglioni

Chad Purkey
Association for a Better New York (ABNY)

March 18, 2026
Chair Sideya Sherman
City Planning Commission
[redacted]
New York, NY [redacted]
RE: Monitor Point, [redacted] (C260105ZMK)
Dear Chair Sherman and Commissioners,
On behalf of the Association for a Better New York (ABNY), a 50+ year-old non-profit with a membership network of 250 private and public sector leaders who work to move New York City forward, and I am here to express support of the project at Monitor Point.
ABNY 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 New York City needs.
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. At a time when New York faces a severe housing shortage, this project delivers a significant number of mixed-income homes – with 40% of its 1,150 new housing units being being permanently affordable – in a high-opportunity neighborhood like Greenpoint. It is exactly the kind of equitable development we need to create a more livable and inclusive city.
But the impact of Monitor Point extends beyond housing. The project supports economic growth through both immediate and long-term job creation—generating construction jobs and, once complete, sustaining employment in building operations, retail, and local businesses. It also helps modernize critical infrastructure by relocating the MTA's non-conforming industrial uses into a state-of-the-art facility, improving efficiency for the agency and service for New Yorkers.
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.
In short, Monitor Point is a comprehensive, multi-benefit project that delivers on housing, jobs, infrastructure, and public space. ABNY is proud to register its support of this project.
Sincerely,
Chad Purkey
Vice President

Chad Purkey
Association for a Better New York (ABNY)

Re. Project: C 260105 ZMK - Monitor Point
Submitted by:
Name: Chad Purkey

Zip: [redacted]
I represent: A local community group or organization
Details for "I Represent": Association for a Better New York (ABNY)
My Comments:
Vote: I am in favor
Have you previously submitted comments on this project? No

If yes, are you now submitting new information?
I have attended or will attend the City Planning Commission's Public hearing on this project: No
Additional Comments:

On behalf of the Association for a Better New York (ABNY), a 50+ year-old non-profit with a membership network of 250 private and public sector leaders who work to move New York City forward, and I am here to express support of the project at Monitor Point. ABNY 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 New York City needs. 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. At a time when New York faces a severe housing shortage, this project delivers a significant number of mixed-income homes – with 40% of its 1,150 new housing units being being permanently affordable – in a high-opportunity neighborhood like Greenpoint. It is exactly the kind of equitable development we need to create a more livable and inclusive city. But the impact of Monitor Point extends beyond housing. The project supports economic growth through both immediate and long-term job creation—generating construction jobs and, once complete, sustaining employment in building operations, retail, and local businesses. It also helps modernize critical infrastructure by relocating the MTA's non- conforming industrial uses into a state-of-the-art facility, improving efficiency for the agency and service for New Yorkers. 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. In short, Monitor Point is a comprehensive, multi-benefit project that delivers on housing, jobs, infrastructure, and public space. ABNY is proud to register its support of this project.

Chris Dunn
Save the Inlet

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Good afternoon. I'm seeking information about three documents dated 12-12-2025 and posted on ZAP about the proposed Monitor Point application from Gotham. Lucia Marquez Reagan told me this is the place to address my questions. At bottom, I'm trying to understand the extent to which these are agency documents and the extent to which they are developer documents.
The document that perhaps best represents my uncertainty is titled "Final Scope of Work in Preparation of a Draft Environmental Impact Statement." On its cover is a Planning Commission logo below which is "Prepared by" and what the name of what appears to be a private consultant. The document shows mark-up of a draft version of the scope of work and has attached to it written comments and testimony submitted in conjunction with the agency's scoping hearing. This combination leaves me uncertain about whose document this is and what it suggests about the agency's approval of the document. So, my questions are:
1. What role, if any, did the agency play in the preparation of this document?
2. Who made the alterations shown in the document and what role did City Planning play in determining or reviewing and approving those mark-ups?
3. What significance does this document have when the Gotham application returns to the agency?
The second document is the DEIS, which does not have an agency logo but says it was prepared for Gotham and the MTA (and identifies City Planning as the lead agency). Similarly, I am trying to understand what, if any, role City Planning played in the preparation of this document and what if anything it represents by way of agency position for the ULURP process.
Finally, there is the notice of completion, a 32-page document on agency letterhead that is full of statements about the project. For example, the second full paragraph on page 2 addresses open space and starts with, "The Proposed Development would also include substantial open space improvements." Given how much of this document seems to repeat statements made by Gotham, I am trying to understand how much this reflects independent assessment by the agency or instead is intended to report the developer's position.
I appreciate any information you can provide me. If it's easier to talk, I'm happy to do so.

Thank you.
Chris Dunn
[redacted]

Christina Agnes Love

Re. Project: C 260105 ZMK - Monitor Point
Submitted by:
Name: christina agnes love

Zip: [redacted]
I represent: Myself|A local business
Details for “I Represent”: I live in NYC since 1995, and in Williamsburg since 2009. I own an interior design business based in Williamsburg, Brooklyn.
My Comments:
Vote: I am opposed
Have you previously submitted comments on this project? No

If yes, are you now submitting new information?
I have attended or will attend the City Planning Commission's Public hearing on this project:
Additional Comments:

Dear City Planning Commission, I’m writing to ask you, sincerely, to please reconsider the proposed Monitor Point development along the Brooklyn waterfront. Our communities are already under pressure, and while growth is inevitable, this particular proposal raises deep concerns about what we are choosing to prioritize. The plan will take away existing parkland, narrow the public waterfront, and place large towers directly alongside what would otherwise remain open, shared space. Those changes would permanently reshape the character and purpose of this waterfront. But this is about more than any single neighborhood. Waterfronts are rare in a city like ours, despite being surrounded by it. They are some of the only places where people can experience openness, light, air, and a meaningful connection to nature. In a world that is increasingly dense, fast, and disconnected, spaces like this carry an increasingly critical importance for human well being. They offer room to breathe, to reflect, and to feel grounded in something beyond a built environment. Reducing that space, even slightly, has lasting consequences. Narrowing the esplanade and building so close to it changes how people experience the waterfront. It makes something that should feel open begin to feel constrained. Natural waterfront spaces also serve a broader purpose. They support environmental balance, create habitat, and help cities remain livable as they grow. Once they are reduced or built over, that loss cannot be reversed. This is about asking for balance, and for a vision that recognizes the long term value of preserving open, natural space along the water. Once this opportunity is gone, it is gone for good. With everything happening in the world today, places that allow people to reconnect with nature and with each other are more important than ever. This waterfront has the potential to remain one of those places. I truly hope you will reconsider this proposal and choose to protect this space as open, accessible, and rooted in nature for everyone. Thank you for your time and consideration. Christina Agnes Love

Cory Kantin
cb1

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Thank you in advance for reading.
I'm Cory Kantin, An 18 yr resident of Williamsburg, a former member of the cb1 & current member of Land Use committee
Since I moved to the community in 2008, we've built towers upon towers on the waters edge. Over 26,000 new units from 2010-2023* notably more than in any other district in the city.
What hasn't been built? The centerpiece to the rezoning, Bushwick Inlet Park. The piece that relieves the density, the piece that was for the community to provide balance and green space.
NYC doesn't have a master land use plan. We are approached with piecemeal rezonings, and in this instance… it's a rezoning on top of another rezoning. It goes back on what was previously agreed on and it's not the way to build a good city.
It's true, we have a housing crisis, but we also have a climate crisis.
While Manhattan transforms their waterfront for resiliency, we are being asked to use our public site for housing towers, when it could otherwise protect Greenpoint from flooding.
It's hypocritical, short sighted and upsetting.
This discussion has pitted our environmental concerns against our affordability concerns.
As if Quay was the last site in the entire city to build on. There are many ways to approach the housing issue, and it's shortsighted and unfair to act as if this site were our only chance.
Separately, since housing is such a problem I think we need further analysis on how to fix it.
If housing were truly a supply problem, the data would reflect that—but it doesn't. Between 2020 and 2025, NYC lost 300,000 residents while adding 110,000 housing units. Yet rents rose 18.1%, more than in any recent decade.
In Greenpoint—the district with the most new housing built—average one-bedroom rents rose nearly 40%, double the citywide average.
If mixed income rental towers were keeping rents down; why would the opposite have occurred?
40% affordable is a majority luxury tower. It is not going to bring our rents down.
We need to stop panicking; stop piecemeal rezonings that rely on for-profit developers to fix our housing crisis.
Instead, we must address the real drivers of cost: insurance, institutional landlords, utility expenses, and building codes and regulations.

We're panicking, not planning, 40 quay is asking for a rezoning on top of a rezoning, on top of a park, on top of a floodplain. By approving this rezoning, you're losing an opportunity to protect Greenpoint and keep the sanctity of our park.
This is not the Brooklyn that you/we want to build.
Thanks for reading,
Cory

Cristal Kayel

Re. Project: C 260105 ZMK - Monitor Point
Submitted by:
Name: Cristal Kayel

Zip: [redacted]
I represent: Myself
Details for “I Represent”: Local resident
My Comments:
Vote: I am opposed
Have you previously submitted comments on this project? No

If yes, are you now submitting new information? No
I have attended or will attend the City Planning Commission's Public hearing on this project: No
Additional Comments:

There are an abundance of condos in the area. One just finished ([redacted]) and has not even been filled. One Blue Slip has constant complaints from Brookfield properties. There are condos in Williamsburg, a stones throw away, and none of these are affordable housing for New Yorkers to have dignity without having 2-3 roommates, family or a partner/spouse to afford. The area needs more green spaces and community areas for natural wildlife and residents to enjoy in this already heavily populated area. Not to mention additional strain on the electrical grid and the possibility of increased bills for the rest of the community. This is just an act of greed in an already saturated area that benefits the few at the expense of many.

David Marker

Re. Project: C 260105 ZMK - Monitor Point
Submitted by:
Name: David Marker

Zip: [redacted]
I represent: Myself
Details for “I Represent”:
My Comments:
Vote: I am opposed
Have you previously submitted comments on this project? No

If yes, are you now submitting new information?
I have attended or will attend the City Planning Commission's Public hearing on this project: No
Additional Comments:

I have been living in north Williamsburg for the past 12 years. As a resident of this area I greatly appreciate what little public green space we have. The transition of public land to a private developer to develop luxury high rise apartments is an appalling development happening in our community despite the outcry of residents to preserve public land for public green space. This area is already bloated with luxury developments and the kinds of inaccessible luxury stores that cater to these new high-end residents. This threatens to undermine the historic character and working class feel of what is left of Williamsburg and Greenpoint. This grotesque development project is being sold to the public as "affordable housing." Packing this development as affordable housing is a Trojan Horse for more unaffordable luxury apartments that only benefits the development company, who research shows are not a good actor and have a track record of selling communities short. This is NOT affordable housing. Gotham does NOT represent the community interests. Public Land should be used for public benefit, not to enrich a development firm and outside contractors. Imagine if we started building skyscrapers in Central Park! Bushwick Inlet is no different. It is PUBLIC land. Please protect our public space and continue the restoration of this public land as a park that serves the residents and the tidal inlet ecosystem that is unique to our area. I support the development of affordable housing, but not on public land, and not by a developer who's core interest is building expensive luxury high-rises.

David Marker, Esq.

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I support the development of affordable housing, but not on public land, and not by a developer who's core interest is building expensive luxury highrises.
Sincerely a concerned resident,

David Marker, Esq.

Deb Funkhouser

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March 18, 2026
Hello Dept of City Planning,
I am a longtime resident of the Southside of Williamsburg, having lived here for over 30 years. I am also a volunteer gardener at the Pollinator Garden at [redacted] at the Bushwick Inlet Park. I am very concerned about rezoning Monitor Point so that the Gotham Organization can build luxury towers on our waterfront. I think it is a terrible idea to lease our public land to a private developer so they can profit. The height of the buildings will threaten our promised park and letting go of this prime real estate will continue to drive up the cost of living in Greenpoint and Williamsburg.
Antonio Reynoso's team put together a comprehensive plan for Brooklyn, focusing on our borough's future. The plan states "that we have to think 10 and 15 years down the line, that we orient our decision making around the public good, that housing growth has been opportunistic and centered on production targets, that growth has not been equitably distributed," and the frightening reality that "Brooklyn is ill-prepared to face sea level rises and extreme weather events."
Extreme rainfall events are happening here with increased frequency. Our storm water system is built to handle 1.75 inches of rain per hour. We have been exceeding this since 1995. Hurricane Ida saw 3.5 inches of rain per hour. Basements are flooding and our subway stations and streets are compromised. John Surico and Nick Underwood's recent NYTimes pieces on The Future of NY offered 3 solutions. The first suggests that the city increases its ability to absorb water by leveraging the city's natural landscape. The Bushwick Inlet is already doing this. And though our zoning might distinguish the land on the northern edge as separate, nature knows no boundaries. Historically this land has been a waterway all the way to McCarren Park. Their third option is to retreat, which means that we relocate people out of hazardous areas. If your own map recognizes the threat of Greenpoint's shoreline in a flood zone, why at this moment would we choose to put our affordable housing in such a vulnerable place? It seems irresponsible. The Monitor Point Proposal undermines our climate resiliency programs to protect shoreline, nature and the public.
This land is zoned as a buffer, "a sensitive transition to the adjoining neighborhood." It should stay that way. It was a part of our neighborhood's 2005 rezoning agreement which included our park as open space in exchange for the density that would come to the neighborhood with the rezoning and the towers. Adding high-rise towers to this parcel of land, land designated R6, violates this agreement. The density has come in over 29,000 new

units, far exceeding projected targets and more than any neighborhood in NYC and the promised park is still lagging behind. We have waited 20 years for the Bushwick Inlet to be accessible to our community. It is a vital natural habitat. And now, just as we are about to open it, we are being asked to remove park designation on lot 25 to allow for excessive height on its northern edge? It seems like a cruel joke to take away land before our park is even realized. Instead of the tranquility of a park, we will be inundated with the sound of pile driving, truck load after truck load of concrete and when it is built we will lose the view of the sky and lowrise Greenpoint forever. The comprehensive plan designates this area as a Gateway. Putting a wall of towers at the edge of our public park does not link our community to this ecological treasure.

The inlet is a rarity in our city. It has been fenced off for over 75 years and because of its isolation from the currents of the East River, it supports a variety of life. There are salamanders, flounder, egrets, horseshoe and blue crabs, oysters, clams, mussels, eels, menhaden, killfish and it's a vital destination for migratory birds. It's a place for nature to thrive. As I garden, I often see birders with binoculars. And we deserve nature in our neighborhood. Nature has a remarkable ability to heal us. The more we are connected to nature, the more chances our children will experience the awe of a ruby-throated hummingbird in its environment. Our environment. What is the price for that? The comprehensive plan states that it "can't just be buildings, we need open spaces." Per the City's environmental review standards (CEQR), neighborhoods should have 2.5 acres of open space per 1,000 people. The city average is 1.8 acres, and Greenpoint-Williamsburg is a miserable 0.6 acres. The Gotham Organization has green washed their proposal with all the ecological benefits they are providing our community with their 3 buildings. It's insulting. Claims to be adding 45,000 sq. feet of open space are a street extension and an esplanade composed mostly of hardscape. This is the bare minimum, not actual parkland with athletic fields & courts, play areas, lawns and gardens. They are co-opting our existing park and claiming it as part of their contribution, using popular buzz words like native plants, but in reality they are taking away from our park and giving us wind tunnels, driveways and narrow landscaped walkways to doorman buildings that will add to our heat index and ultimately threaten the inlet.

I know there is a big push to add affordable housing units to our city. We elected our mayor for this reason, but Monitor Point is not the right land. We shouldn't be asked if we want to have affordable homes or open spaces. That is a false equivalency. I want both. I think it is possible to create affordable housing in this city without compromising our promised park. Don't let the Gotham Organization use affordable housing as a carrot. It's a Trojan horse. 25% affordable housing is what is required, and this new promise of adding an 15% is not officially in their ULURP and would be paid by the public. The majority of units will be at market rate. Zillow has a 3 bedroom apartment on the water going for $15,750/month and a one bedroom at $8,000/month. That is not affordable. It may seem that the more housing we create will tip the balance of supply and the rents will go down. But that hasn't happened here. I have been in this neighborhood for 30 years. The rents have gone up 400% since the zoning laws in this neighborhood changed and the towers were built. Real estate in this city is predatory. Our neighborhood has been on the forefront of development

for NYC but we are on a world stage. The more luxury condos built on our waterfront with views of Manhattan, the more second and third time homeowners make smart investments. The more luxury rentals on our waterfront, the higher the threshold for what a one bedroom apartment will go for in Greenpoint and Williamsburg. If we are to build housing on this public property, it should be 100% affordable.

I want affordable housing. Put it in my back yard. There are buildings throughout the southside where investors hedged their bets and bought up buildings and used them to leverage other projects only to go bankrupt. I'm thinking of the building on Roebling and Hope that started to fall apart from neglect. Parapet bricks falling down onto the sidewalk. How long will that be unoccupied? How long will the scaffolding stand? Can we ask Gotham to buy that land? It's on higher ground and closer to transit. Can we have a more nuanced approach than the old - take our open spaces and give them to developers, give them tax incentives in exchange for promises that are never realized because those developers go bankrupt and sell to other organizations that are free to build high without the same restrictions? Let's learn from our neighborhood's past mistakes. The comprehensive plan stated, "Currently, the City relies almost entirely on the private sector to build housing." I like their Public Land for Public Good, "prioritizing Community Land Trusts and nonprofit developers when disposing of City-owned property." The MTA has the right to transfer land to other public agencies.

It may seem like an immediate win for affordable housing and for this administration hitting their projected goals to push forward with this development. And to those few people who win that lottery, it just might be a win. But I imagine those individuals will also have to compromise on the number of bedrooms that they can afford versus what they truly need. The parents will give their kids the one bedroom and sleep on the couch in the living room every night. They will go out into the park to escape those close quarters like I did with my kids in my tiny apartment. They will meet their neighbors in these open spaces and create long lasting friendships. Let's choose to be stewards of the land this time. Let's not put affordable housing units in a flood zone. Let's not build one of the tallest buildings on the waterfront that will dwarf our park. Let's not compromise. Let's use our public land for public good. I trust it will pay off in the long term.

Sincerely Yours,

Deb Funkhouser

Debra Funkhouser

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Stephanie Shellooe, Director
Environmental Assessment and Review Division
NYC Department of City Planning
[redacted] [redacted]
March 30, 2026
Dear Ms. Shellooe,
The dEIS does not adequately address the strain that building high-density housing on this site will have on the health of the surrounding area. By studying only two stations on the G train and omitting the L train, the dEIS severely neglects to include the main way our community gets into Manhattan or travels deeper into Brooklyn. It is more common to walk a few more blocks to the Bedford L station than to take the G and transfer at the 2nd stop on the L. The MTA and Gotham should perform a Level 2 study on the burden this density would place on the L train. Since the MTA is in this unique position as property owner and state-level public authority, they are privy to this data and responsible to the public. Thus, this analysis should include the cumulative impact that all other new construction will have on the neighborhood and our transit system as well.
Missing in the dEIS are the compounded effects from the projects north of Monitor Point together with this project on the vulnerable inlet, specifically the pollution from Combined Sewer Overflow outfalls. The mouth of Bushwick Inlet contains two of them. The dEIS recognizes that "during large storm events, excess flow from the combined sewer system would bypass the regulator and flow into the East River." The MTA needs to consider the USACE design plans that propose creating drainage for Newtown Creek when the storm surge gate is closed. How will this burden the inlet and the nearby East River shoreline with additional volume of contaminated wastewater? Are there plans for mitigation? Is Monitor Point treating its own wastewater? How will tall waves react to the hard surface of a bulkhead during storms? Further analysis should study the effects of installing a bulkhead on the Monitor Point side, but not on the inlet side and how that will impact the neighborhood inland of Monitor Point when flooding occurs from storm surges and sea level rises.
The neighborhood is underserved by open space which affects our mental health. How will the $300,000/year promised to our park be allocated specifically to BIP? How much of Monitor Point's open space is just for residents? What percentage of open space would be hardscape? The dEIS claims that "the 7,000-sf remainder of the new open space would consist of open space that would be accessible for museum visitors." Is admission to the

Monitor Museum required to get access to the open space? Also the MTA and Gotham need to disclose the length of time our inlet will be closed during the construction process and research alternative spaces that will compensate the neighborhood for taking away our park for the duration of its closure. And finally, further study on the effects of how such excessive height next to the inlet will affect our well-being and the wildlife that lives there. Specifically, how will pile driving during construction affect the endangered sturgeon during spawning season?

Subject to the MTA Open Data Act, the dEIS data should be accurate, up to date and easily available to the public. When the dEIS uses modal splits and automobile vehicle occupancy rates based on 2015-2019 ACS JTW data, that appears to be out of date. The dEIS also admits that "the transportation data presented in the DEIS were collected prior to implementation of the Congestion Pricing program." Thus, the dEIS seems to underestimate how many will use the subway during peak hours. 456 people travelling out by subway during weekday AM peak hours seems low to me for a building with 1150 units. Habits have drastically changed and people are back in offices. Can the MTA confirm all dEIS data will be current, post-Covid, and that data will reflect the recent surge in ridership due to congestion pricing, tourism, and continual growth? In order to appreciate the density and the vitality that is already in the neighborhood, the MTA should use its own data showing Greenpoint Ave station saw a 23.5% increase in ridership in 2025. It should also use the data from the Permanent Citizen's Advisory Committee for the MTA which reported that "The Bedford Avenue L station had the largest overall increase in rides on weekends in 2025 with 555,760 new riders, a 23.7% increase, outpacing even tourist hubs like Times Square."

This significant increase in overall ridership and lack of promised open space needs to inform this decision. In the dEIS, claiming that the Northbound G train during peak hours is already crowded under NO Action conditions and that With Action will not change that status should not be an excuse but a reason for mitigation. What are the MTA plans for mitigation? The dEIS claims that "the current proposal is the fulfillment of the City's vision for this site as established by the 2005 rezoning." This seems inaccurate and misleading. Can Gotham and the MTA show historical evidence where the city's vision for this site was three towers on a buffer zone? Can the MTA provide evidence that this statement is true or retract it from the dEIS? The dEIS repeatedly states that the Monitor Point project will add "needed vitality" to the neighborhood. Our neighborhood is not lacking in vitality. We are lacking in parks. Instead of comparing the existing Gotham Proposal against doing nothing, the MTA should provide the community with another realistic alternative within the original parameters of R6, which could involve building 14 stories of affordable housing, or possibly extending Bushwick Inlet Park onto these public grounds and allowing for a natural resilient coast.

Thank you for your considerable time and attention to these concerns.

Sincerely,

Debra Funkhouser
[redacted] [redacted]

Dennis J. Duffy

Re. Project: C 260105 ZMK - Monitor Point
Submitted by:
Name: Dennis Duffy

Zip: [redacted]
I represent: Myself
Details for “I Represent”:
My Comments:
Vote: I am in favor
Have you previously submitted comments on this project?

If yes, are you now submitting new information?
I have attended or will attend the City Planning Commission's Public hearing on this project:
Additional Comments:

Dear City Planning Commission, I strongly support the Monitor Point project at [redacted]. I ask the Commission to approve this project, which will create a permanent home for the Greenpoint Monitor Museum. I write this letter in honor of my great-grandfather William Singer (shot at the Civil War battle of Cold Harbor) and his father who never made it home. I attended high school in Brooklyn in the 1950s and look forward to the day that Brooklyn students’ patriotic field trips will bring them to the Greenpoint Monitor Museum, in addition to the Prison Ship Martyrs Monument (Fort Greene) and Greenwood Cemetery, where the Patriot stand permitted Washington to evacuate his troops to Manhattan, preventing the Revolution from being strangled in its cradle. The arrival of the Monitor at Hampton Roads was no less consequential for our nation. The creation of the Greenpoint Monitor Museum will ensure that its legacy is remembered by the children of Brooklyn for generations to come This project is also important because it directly addresses the city’s top priority: permanently affordable housing. Other key community benefits include: • 1,150 new homes with 40% permanently affordable (460 units for households at 40-60% AMI) • Removes industrial truck traffic from residential streets • 51,500 sf of waterfront open space connecting Bushwick Inlet Park to northern areas • $300,000 annual funding to NYC Parks for Bushwick Inlet Park maintenance • Enables Box Street Park by relocating MTA’s Emergency Response Unit We need housing solutions and have an opportunity to open up the waterfront to new neighbors without displacing any residents. In fact, Monitor Point transforms an underutilized industrial site into community assets through $700+ million in private investment. I urge you to support this project, which will deliver the affordable housing, open space, and infrastructure improvements the city needs, all while honoring the Monitor and Brooklyn’s contributions to the Civil War. Sincerely, Dennis J. Duffy

Dina Rabiner
North Brooklyn Chamber of Commerce

Letter of Support for Monitor Point Project
January 20, 2026 Brooklyn Community Board No. 1 [redacted], New York [redacted] [redacted]
RE: Monitor Point Development ([redacted])

Dear Members of Community Board 1, I'm writing on behalf of the Brooklyn Chamber of Commerce to express our strong support for the Monitor Point project. Founded in 1918, the Brooklyn Chamber is dedicated to promoting economic development and creating a robust business environment across our borough. The Brooklyn Chamber champions projects that generate employment and support local business growth. Monitor Point delivers on both fronts. The construction phase will create hundreds of union jobs with commitments to local hiring and minority/women-owned business participation. Our organization advocates for development that enhances Brooklyn's competitiveness while serving diverse communities. Monitor Point's 460 permanently affordable homes for working families ensures that the teachers, healthcare workers, and service industry employees who drive our local economy can afford to live where they work. The infrastructure improvements align with the Brooklyn Chamber's advocacy for productive capital investment. The public-private partnership structure maintains public ownership while leveraging private investment to deliver 50,000 square feet of waterfront parkland, safer streets, and a permanent Monitor Museum. This transforms an underutilized industrial site into a productive mixed-use development that activates the waterfront and benefits existing businesses through improved pedestrian flow. The Brooklyn Chamber recognizes that housing affordability directly impacts business success. When working families can afford to live locally, it reduces employee turnover, supports consumer spending, and strengthens the economic ecosystem our member businesses depend on. We urge you to support Monitor Point as a model for development that creates jobs, supports local businesses, and delivers community benefits that make Brooklyn neighborhoods thrive economically.

Sincerely, Dina Rabiner Vice President, Economic Development and Strategic Partnerships Brooklyn Chamber of Commerce

Dr. Ewa Smyk-fidel

"Ewa Smyk-Fidel DDS
208 Calyer Street Brooklyn ,NY 11222
March 26, 2026
Stephanie Shellie, Director
Environmental Assessment and Review Division
NYC Department of City Planning
120 Broadway- 31st Floor ,New York, NY10271
RE: Monitor Point Project

I am writing to express my great concern about proposed Monitor Point project.
This project if realized will have very negative effect on fragile waterfront ecosystem , wild life and the whole neighborhood of Greenpoint.
The project is situated in the most vulnerable disadvantaged community on FEMA Flood Zone A.
The community where open space ratio of green ,open space per capita is 10 times lower than
minimum recommended by WHO.
The community that still suffers from toxic waste of 100 years of industrial activity and the biggest underground oil spill .
The Brooklyn Comprehensive Master Plan calls for increase of canopy tress from 22% to 30%.
Greenpoint has still less than 15% of tree canopy over the neighborhood.
The MTA property on 40Quay Street is the last available piece of waterfront land that could be transformed into much needed green space and contribute to protection of neighboring Bushwick Inlet Park .
I ask for a very thoughtful and thorough environmental evaluation of an impact of proposed development on 40 Quay Street.
The size and the hight of proposed three building that will cast at least 2600 ft long shadow over their proposed “green open space “ on the west side of the west tower and surrounding area.
That open public space which should be protected by law as sunlight-sensitive nature will be in shadow for the most of the day .
The shadow from the towers will block sun light on the green spaces created south of 60 Wharf Dr development and buildings along West street up to Lorimer Street .
Please take under consideration the negative input on Bushwick Inlet Park wildlife from noise and artificial light coming from three looming towers being just 50 ft from the park.
Please take under consideration increase of traffic ,noise and pollution around towers during the construction and its exploitation . The projected 1200 residential units will bring approximately 3000 - 4000 of residents with at least 1000 cars and countless amount of delivery trucks servicing the residents in exchange for 50 000 sf of “green space” (in the shadow of buildings).

Please take under consideration that polluted land of 40 and 46 Quay street needs remediation , but since this is a sensitive waterfront area with shallow underground waters and extremely close to Bushwick Inlet how can we be sure that remediation will be done using best bio friendly methods (bioremediation) plus phytoremediation and allowing enough time for the soil to become non toxic . If they are going to excavate polluted soil where it will be disposed ? Is it ethical to dump toxic soil in some other locations ?
Would not be the best to plant trees and vegetation that naturally speeds the decontamination of soil and allow that space to become a true green open space for Greenpoint -Williamsburg residents present and future as well as protection of wild life and its habitat.
Please take under consideration the effect of those three massive towers on water wave hight during extreme storms . The water wave will significantly rise pushed back by reinforced massive building and with bigger force will flow into lower laying streets and houses flooding the neighborhood on much larger scale than already predicted .
Most of the houses on Greenpoint are old wood frame houses and many of them have historical value.
Those are my main concerns , please make your decision for the good of the whole neighborhood.
With best regards,
Ewa Smyk-Fidel DDS "

Dr. Ewa Smyk-fidel
March 01 2026
To: City Planning Commission
Re: Monitor Point /40 Quay MTA

I am a resident of Greenpoint since 1986. I have witnessed the development of this neighborhood from mostly industrial to mostly residential.
I am writing to you to express my great concern about the proposed development at 40 Quay Street /MTA site..
I strongly oppose to the proposed rezoning and leasing of the public land to build high-rise residential buildings and a Monitor Museum in this area.
My concerns are as follows:
• For over a century, Greenpoint was a center of heavy industrial production; oil amongst other industries dominated our waterfront. The pollution of our water and land has not been remediated. Generations of past, present and future residents are exposed to the toxic environment of our industrial past.*
• The City has already made—and failed to make good on—promises to improve our living conditions, such as cleaning toxic landfills and creating green spaces, in exchange for permission to rezone for additional new residential developments, which have already been built. That was in 2005 . Check "Greenpoint -Williamsburg Waterfront Open Space Master Plan by Micheal R. Bloomberg Mayor of City of New York from 2006 . Please look at Application.BCP.C2242286.2005-01-01.Open Space Master Plan.pdf
• The plan acknowledged the urgent need to increase open ,green space for Greenpoint which before zone changing was too small, taking under consideration that up-zoning will create too much density and that in 20 years the population growth from new development will critically diminish open space . So, that plan was presented as a solution to growing problem. At that time the residents of Greenpoint agreed to change zoning on the waterfront to R6. Since then 22 years passed and those plans were not realized.
• Despite these existing fractures in our trust, city planners have allowed for the construction of more residential, high rise buildings all over the borough, including along the waterfront—that was promised to be accessible to all residents of Greenpoint and Williamsburg. The population growth is bigger than predicted in 2006.
• Greenpoint and Williamsburg have a combined population upwards of 250,000 residents, that only continues to grow.
• Our only significant green spaces are McGolrick Park and McCarren Park, for a total of roughly 40 acres. There are very few playgrounds, dog runs, or other outdoor amenities that are essential to city life.
• World Health Organization (WHO) recommendations for urban planning have a key guidance of a MINIMUM of 90 square feet of green space per capita, with an ideal 538 square feet of green space per capita. It is a massive failure of our city planners and elected officials that Greenpoint and Williamsburg have a 8.7 square feet of green space per capita, which is ten times less than the recommended minimum set by

healthcare professionals from around the entire world
*The allocated for a park land on Kent Street between North 13 and North 9 Street is still unusable, toxic landfill ,a leftover from oil industry of Pratt, Standard and Exxon Corporations for which none of a previous owners wants to take responsibility of cleaning and removing toxic waste.
For your consideration there is an Accessibility Value in planing an urban space : (3-30 -300)
Where 3- see at least 3 trees from a window
30- 30% of a tree canopy covering a neighborhood
300- maximum distance in meters to a green space (or 5 min walk).
With constantly growing population and a new residential building already being constructed that ratio will be even smaller.
The whole world is becoming to recognize the immense and indispensable value of green space for wellbeing of humans.
By letting to build more on precious waterfront public land endangering already existing Bushwick Inlet Park you are treating us your constituents not like humans but rather like a disposable cattle good for extortion only.
The reasons to make a decision about permission to build on this land should not be short sited goal of creating so called affordable housing for a very few or a luxury suites and pumping money to developers pockets , but safeguarding wellbeing of present and future residents of Greenpoint and Williamsburg.
Your decision on future of this neighborhood has also consider growing transportation problems as the population grows.
With closing one line for car traffic on Mc Guinness Blvd that is the main transportation , emergency and evacuation route the traffic became a burden and safety concern for the residents .
There is a increase of traffic on a narrow parallel to Mc Guinness streets with more heavy trucks trying to pass , avoiding congested Mc Guinness Blvd. Big tracks have a problems with making the turns , it creates congestion and chaos.
It caused an increase of number of damaged cars parked along those street, increased pollution of the air and noise.
It is only a matter of time before there will be more casualties in the case of accidents where an emergency vehicles will not be able to get through a congested one line Mc Guinness Blvd.
There are many more problems and issues associated with growing population of Greenpoint that has not been addressed yet like lack of schools, child care facilities, insufficient infrastructure and increased flooding risks. I am concentrating on just a few.
I. Leasing (which in practice is selling) public land to private investors is not only a betrayal of the public's trust, but also a great disservice to the community and our future generations.
II. The site at 40 Quay Street is too close to the waterfront and Bushwick Inlet park for any residential development. The Bushwick Inlet Park is already compromised by toxic landfill from the former oil industry on the waterfront bordering the inlet from the

south. This is an environmental hazard that has not yet been remediated, even though it is a planned park zone. Greenpoint residents past, present and future are already exposed to toxicity created by the former industrial presence, such as the former NuHart Plastics factory, the Exxon oil spill , metallurgical and chemical industry
III. Not only do we still need remediation of many areas in addition to 40 Quay Street but improvements to our sewage system and emergency services. (https://clhenrick.io/work/greenpoint-williamsburg-toxicity-map/)
IV. The space on the waterfront must be wider than the minimum 50 feet , which developers already violate by constructing overhanging structures and narrowing the waterfront walkways.
V. The absolute minimum should be 100 feet from any construction to the waterfront. This buffer zone with native plants and water retention basins is essential planning for rising sea levels in the not imminent, but ongoing climate catastrophe.
V. The Bushwick Inlet and surrounding area are remains of salt water marshes and an outlet for active underground springs. It have to be protected as it is extremely important part of waterfront's ecosystem , a "safety valve " in case of flooding , and the only last public space that could become our desperately needed green space. It is an estuary for at least 40 species of birds and animals . This estuary will not survive heavy construction and a presence of those enormous buildings filled with thousands of light bulbs and thousands of residents being so close to the water edge and an estuary.
The presence of 3 massive buildings will be catastrophic for the whole neighborhood. According to the plans presented by developers two higher buildings will be constructed on massive podium. That is a developer solution to prevent only this two buildings from flooding but not the third one designed for affordable housing or the rest of the neighborhood.
This construction will create a huge backwater surge into the rest of the neighborhood flooding them to catastrophic level in the case of another storm like Sandy. There are already high-rise buildings on the waterfront and more are coming like Greenpoint Landing , 60 Wharf Drive and other coming on West Street
What plans City Administration have to prevent massive ,catastrophic flooding of Greenpoint in the case of another storm like Sandy?
What is more disturbing about this project is that:
The developers Gotham Group failed to present a real architectural drawings , rendering of the proposed buildings even thou Brooklyn Community Council requested it.
At the meetings with a community and at City Hall Courtroom on Wednesday March 11,226 Gotham group presents misleading informations and still does not provide proper architectural renderings of the projects. The proposal promises 51 000 sf of open public . 51000 sf equals 1.1 acres of land.
MTA parcel on 40 Quay Street is 1.8 acres of land. How realistic is to promise 1.1 ac of open space and build 3 hi-rise buildings on 0.7 acres
of land specially that a city sewer pipe of 30f width(can't be disturbed) runs across the property ?
On the application to Brownfield Cleanup Program submitted on May 08 2025 by GoQuay

LLC ,on behalf of Gotham Group ,application BCP.22440.2025-08-05 in Section II:Project description they state : “The site entails a mixed use primarily residential building (1) with a total 950 domestic units …..and approximately 17,500 sf of publicly accessible open space .
So on public hearings Gotham propose different project and ask residents to accept it.
It is very plain that this company operates on misconceptions and deceiving the public.
The other concern is that amount of money MTA is going to receive for a lease is ridiculous As presented on City Hall Courtroom MTA will get 20 millions as a first payment and 50 millions over 99 years lease. MTA said that money will be invested in improving subway stations in the neighborhood like installing an elevators . The cost of an elevator is 50 millions.
So for a 99 years of lease Greenpoint will get one subway elevator !!! In an exchange for taking the last public space on the waterfront and extra about 5000 residents crammed on that space.
This is beyond reason and decency . This project will have a catastrophic consequences for all residents and next generations.
The problem of shortage of affordable housing, there isn’t one. Tens of thousands of rent controlled apartments sit vacant as it is because providing housing to people who need it isn’t profitable enough for banks and landlords. The problem isn’t a lack of physical infrastructure but corporate greed, and putting more high-rises on what is essentially a toxic swamp isn’t an effective strategy for solving this. (https://www.city-journal.org/article/
vacant-new-york-city-apartments-rent-control-housing)
VI. Just for an example: On Roosevelt Island alone there is 1/3 of empty apartments that were rentals only. Now Roosevelt Island administration is holding those apartments empty against the law simply because they want to sell them at the market value. Roosevelt Island is under State administration but nobody is doing anything about it.Remember all residential buildings on Roosevelt Island from 1967 until late 1990 were build for low and middle class for rent only with significant funds from public money. Now they are all for sale at the market value only .
VII. I am not against an affordable housing , it can be build in many better locations ,where construction is safer, and not so expensive as building on flooding waterfront . Even people without a degree in engineering know that high-rise building on the waterfront is much more risky and expensive than building more inland and there will be a problem with insurance for them.. The City or rather we ,residents will be paying for that ? More taxes for us ? So developers will be ripping profits on false promises?
VIII.Building high-rise rentals on leased land in NYC involves significant, long-term risks, primarily astronomical, unpredictable rent resets that can surge 450% or more, causing unsustainable maintenance spikes for tenants. Look for the ongoing problems of Carnegie House residents.
IX. As for the proposed plan to build a Monitor Museum on the waterfront, this seems like a way to placate the public after a broken promise to dedicate the land as public park space. I don’t see any benefit to spending enormous amount of money on 38 000

square feet building and its maintenance in that location. The structure is evidently proposed by developer just to be able to build higher residential buildings .
X. This land shouldn't be built on, period.
Rather than a museum, a sculpture park honoring Greenpoint's history would serve the community better.
Please uphold City Administration original promises to build a park along waterfront.
Preservation of this land and a waterfront is our duty to our future generations.

With best regards
Ewa Smyk-Fidel DDS
David Fidel MDT
Caroline Fidel

Elizabeth Adams
Transportation Alternatives

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Good morning City Planning Commissioners,

Please find attached a letter in regards to the proposed [redacted] Rezoning by public space, greenway, and street safety organizations in North Brooklyn.
If you have any questions or would like to discuss further, you can reach us at this email and cc'd above.
Thank you for your consideration,

Elizabeth Adams
--
Elizabeth Adams (she/hers)

Deputy Director, Public Affairs
Transportation Alternatives
[redacted]

@TransAlt
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@ElizabAdams

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Our mission is to reclaim New York City’s streets from the automobile and advocate for better walking, biking, and public transit for all New Yorkers. Donate

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Elizabeth Braswell

Re. Project: C 260105 ZMK - Monitor Point
Submitted by:
Name: Elizabeth Braswell

Zip: [redacted]
I represent: Myself
Details for “I Represent”:
My Comments:
Vote: I am opposed
Have you previously submitted comments on this project? No

If yes, are you now submitting new information?
I have attended or will attend the City Planning Commission's Public hearing on this project: No
Additional Comments:

To Whom It May Concern, For twenty years our community has been waiting for the park we were promised by city at Bushwick Inlet, in return for the towers with thousands of new apartments that now ring Greenpoint. Bushwick Inlet is a unique environmental feature in a city that has done away with almost all its marshes and natural shorelines. It is a healthy embayment that is home to a surprising diversity of birds and animals, including scaups, mergansers, and the vulnerable diamond back terrapin turtle *which nests* along the shore. Besides providing a home for these creatures, this tiny patch of water and green is a vital rest spot for migrating birds on the Atlantic Flyway, including all kinds of warblers, scoters, and herons. The proposal for Monitor Point does not sufficiently address the vulnerability of this very special area. There is, of course, the obvious danger of bird-window collision with this building built so close to the “landing zone” above the park. Over 100,000 birds are killed every year in the city in this manner—many of them threatened or endangered. Shorebirds and birds of prey need additional space for maneuvers, takeoffs, and landings. Monitor Point and its excessive height would put it directly in their way. But there are dangers beyond the immediate threat of the building itself, which is recognized The NYC Parks Department. It specifically recommends “protecting land in tidal wetland buffers through transfer of public property to NYC Parks, acquisition of private property or conservation easements, and enforcement of regulations aimed at protecting wetland adjacent areas.” Space managed by the Parks Department would protect the nesting, feeding, and resting areas by providing a buffer from the kind of threats a lively city neighborhood engenders: garbage, noise, dogs, a dense and increased human population. Buffer zones are also necessary for the safety of the human population. Super storms already hit North Brookyln especially hard—anyone here in 2012 can remember how the apartments at North 4th were evacuated, and those residents who remained felt the building shake against the wind and water. Greenpoint was thoroughly flooded. But instead

of creating a porous, resilient shoreline that would help mitigate the increased instances and violence of climate-driven change, the Monitor Point project would just throw up a retaining wall and build its apartments on what essentially amounts to a rocky slab that would direct additional storm surge to its neighbors. Does North Brooklyn need more housing, and more affordable housing? Of course it does. But it's not just housing that makes a healthy, vibrant community; we also need parks and a space for kids to see and interact with nature—real nature, not soccer turf. New York City is a city of rivers, we should protect and celebrate the life that thrives along our waters. That's an amenity everyone deserves, not just luxury apartment dwellers. Liz

Elizabeth Roncketti
Greenpoint Monitor Museum

Re. Project: C 260105 ZMK - Monitor Point
Submitted by:
Name: Elizabeth Roncketti

Zip: [redacted]
I represent: Myself
Details for "I Represent":
My Comments:
Vote: I am in favor
Have you previously submitted comments on this project? Yes

If yes, are you now submitting new information? Yes
I have attended or will attend the City Planning Commission's Public hearing on this project: No
Additional Comments:

Dear Chair Sherman and members of the City Planning Commission, My name is Elizabeth Roncketti. I am a founding member of the Greenpoint Monitor Museum and I have been its Secretary since its creation in 1996. I support the Monitor Point proposal, which will create a permanent home for the Greenpoint Monitor Museum. Decades ago, I was a founding member of the Concerned Citizens of Greenpoint, along with Irene Klementowicz, Stella Harmatiuk and May Sheridan. The Concerned Citizens of Greenpoint is a historic grassroots organization that fought against industrial pollution and toxic waste in our neighborhood. We successfully pushed for cleanup and community improvements, demanded a healthier environment, and influenced policy against major polluters. In 1994, we were instrumental in shutting down the infamous Greenpoint Incinerator. I know how important environmental issues are to Greenpoint and I am committed to the health of our community and our planet. The Greenpoint Monitor Museum is part of that history. The Museum's property on the inlet was previously owned by the oil company Motiva Enterprises, which donated it to the Museum in 2003. The land has always been private property. For many years, it was industrial property, and it certainly has never been a park. The Museum has worked very hard to care for this land over the years, including its shoreline. In 2015 – shortly after the Museum was informed that the City no longer intended to acquire the Museum's land – the Museum won a nearly $600,000 grant from the Greenpoint Community Environmental Fund, which it used for shoreline restoration work. However, the shoreline needs investment for more significant restoration. Now, we have an opportunity to make this once-industrial shoreline resilient and to open it to the public. The renewed waterfront will provide seating and picnic space where Greenpointers and visitors can sit and enjoy the inlet. It will have shade from native plantings, a waterside amphitheater where school and community groups can gather and learn, and historic markers to celebrate the USS Monitor

and the history of the site. This public open space will connect Greenpoint's industrial past to its climate-resilient future. This proposal is our best opportunity to bring this vision to life. Monitor Point will allow us to build a permanent home for the Museum, restore the shoreline, and transform the public waterfront space. I want to see the people of Greenpoint enjoy this waterfront and everything else that the Museum has to offer. That's why I ask you to support Monitor Point. Thank you for your consideration, Elizabeth Roncketti

Emily DeLora

Re. Project: C 260105 ZMK - Monitor Point
Submitted by:
Name: Emily DeLora

Zip: [redacted]
I represent: Myself
Details for “I Represent”:
My Comments:
Vote: I am opposed
Have you previously submitted comments on this project?

If yes, are you now submitting new information?
I have attended or will attend the City Planning Commission's Public hearing on this project:
Additional Comments:

I oppose this project because Greenpoint is already so limited in our green space. Additionally, the neighborhood does not have the infrastructure to support the amount of new residents that such a huge residential building would bring in. We don’t have the transportation, the grocery stores, the schools. Greenpoint will become vastly overcrowded and nobody will want to live here if that becomes the case.

Emily Klein
The Community Preservation Corporation

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To whom it may concern:

Please find the written testimony attached submitted on behalf of the Community Preservation Corporation for the City Planning Commission Public Hearing on March 18, 2026 in support of the Proposed Actions requested by the Monitor Point development.

The Proposed Actions include ULURP No.s: C 260105 ZMK, N 260106 ZRK, C 260107 ZSK, C 260109 ZSK, C 250326 MMK, and 25DCP068K.

Thank you,

Emily
Emily Klein (she/her)
Assistant Vice President, Deputy Director of Public Affairs
The Community Preservation Corporation
Tel: [redacted]
Website
<https://gcc02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.communityp.com%2F&data=05%7C02%7CSBarron%40planning.nyc.gov%7Cbb1ebe2fd747435d1b5d08de842c17c3%7C32f56fc75f814e22a95b15da66513bef%7C0%7C0%7C639093522242964222%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMiIsIkFOIjoiTWFpbCIsIldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=DWYV0cXzCbohwxxcZffHqQLfHrYVZgNJN0%2Fq6E83o7A%3D&reserved=0> | LinkedIn
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Eric Lefcowitz

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As a resident of Greenpoint I am deeply concerned about the Monitor Point development.
I am not alone. The Monitor Point project is unpopular with my neighbors as well. Will you take our many concerns into account?
For example building a monstrous complex in a flood zone--does that make sense?
The argument about affordability. Is it possible the developers are "affordability-washing"? Clearly their motivation is profit. Let's be honest here.
The sad reality is real estate often trumps (pun intended) the desires of local communities. Greed has its consequences, however, in many many ways--changing the character of a neighborhood, disrupting the lives of local residents and destroying the environment including our new Bushwick Inlet park.
I strongly oppose the Monitor Point development.
Eric Lefcowitz

[redacted]

Erika Jakubassa

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Reading all 377 pages of the 2025 Comprehensive Plan for Brooklyn, I found many graphs and pieces of information which strengthened my belief that the developer-proposed MONITOR POINT-project would be a grave mistake – not only for an already overburdened Greenpoint, but also for Brooklyn as a whole, which desperately needs more open spaces/parkland/tree canopy to make up for the pollution levels found in places like Greenpoint.
And then there are the flood zone concerns.
BTW - our insurance had sent us a letter, as far back as 20 years ago, announcing that our house was in a flood zone and that they didn't want to insure us any longer. It was only due to Joe Lentol's intervention that this was reversed. And we live three streets up from the waterfront, and on a slight elevation!
Nevertheless, during heavy rainfall, our cellars flood regularly, and ever more powerful sump pumps are a must (as well as keeping valuable items like photographs above ground level).
So now, after twenty more years of a changing climate, building supertowers on the waterfront is the way to go?
And there is, of course, the 2005 promise of the Bloomberg administration to provide us – back then, a predominantly working-class/immigrant community - with parkland along the waterfront. After years of trash transfer stations and the often poisonous leftovers of an industrial past, this was welcomed as a small gesture towards environmental justice. And let me tell you: when I moved to Greenpoint in 1998, impacted residents had been fighting FOR YEARS to even get to the 2005 Bloomberg promise.
So where are we now?
Lots of new towers already, many small businesses displaced, and a real estate bonanza on our waterfront. Adding to what we already have, a whole humongous block of former industrial units – from Calyer Street all the way to Greenpoint Avenue, and from West Street all the way to the waterfront - is being developed as we speak.
We are about to lose what we love: small human-scale businesses like pet shops, cafes, a small cinema, many start-ups, etc. – pedestrian-friendly places that build community, especially for families and older folks.
What we'll get is more soulless towers for predominantly young professionals with deep pockets, but before that, a HUGE CONSTRUCTION SITE with all the noise and health hazard caused by MORE pollution! And forget about taking a peaceful walk to the Transmitter Park – that tiny but charming piece of public land at the end of Greenpoint Avenue!

And now another humongous site at Monitor Point? REALLY? This is going to destroy life as we know it and the air we breathe for many years to come, and instead of small businesses, it will be big chains that can afford the rents on the ground floors of all these buildings.
OF COURSE, I am all for affordable housing (the argument developers now use).
OF COURSE, I do not mind the idea of finding a way to honor the Monitor site, whether through a museum or otherwise.
But the price for our already burdened community is far too high.
I think our mayor has the right idea: Use vacant lots, like the ones in Sunnyside, for more affordable housing, and give the public (incl. the folks who will be living in hopefully affordable housing) the opportunity to enjoy parks and nature with their kids, families, and yes – dogs (we pick up, of course!)
Thank you for your consideration.
Respectfully,
Erika Jakubassa
[redacted]
[redacted] [redacted]
PH [redacted]
PS. Since moving to Greenpoint some 28 years ago, I have developed asthma. I'm a NEVER-SMOKER and have been living in smoke-free accommodation for decades. I am very healthy (and health-conscious) otherwise and maintain a very lifestyle. Can I prove the connection to the fine particle-pollution of Greenpoint? I haven't tried but it sure makes me wonder and sure makes me very nervous about all the construction already in the ipleline even BEFORE Monitor Point which I very much hope won't happen.
"Critical creativity - criticizing what we are doing or inventing better ways of doing it - is the only mark of the intellectual function. " ---Umberto Eco

Erin Carroll

Re. Project: C 260105 ZMK - Monitor Point
Submitted by:
Name: Erin Carroll

Zip: [redacted]
I represent: Myself
Details for “I Represent”:
My Comments:
Vote: I am opposed
Have you previously submitted comments on this project? No

If yes, are you now submitting new information?
I have attended or will attend the City Planning Commission's Public hearing on this project: No
Additional Comments:

As a multi year resident of this neighborhood and an 18-year resident of North Brooklyn, I strongly opposed this new development. Keeping the emphasis of this public park space on nature preservation, community beautification and open space is crucial.

Fig Chilcott

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Good evening,
My name is Fig Chilcott. I live in Greenpoint. I was not able to attend the meeting this morning.
I'm writing to oppose the Monitor Point up-zoning proposal. I stand along with over 5,500 people who have signed petitions and written in against it.
This project is being presented as progress. It is not. It is a fundamental break from the planning commitments that shaped this neighborhood.
In 2005, Greenpoint accepted a major waterfront rezoning based on a clear framework: that Bushwick Inlet would be mapped as parkland and serve as part of a sensitive, low-scale transition between the neighborhood and the waterfront. Monitor Point abandons that framework. It replaces what was planned as parkland and transition space with towers that can rise as high as 600 feet.
That same year—on April 15, 2005—Jane Jacobs wrote to Mayor Bloomberg and the City Council as they considered that rezoning. She warned:

"Successful city revitalization does not result from gigantic plans and show-off projects. It builds up gradually and authentically from diverse human communities."
That is exactly what is at stake here.
The proposal also includes removing a park designation from adjacent land that had been mapped for park use as part of the Bushwick Inlet Park plan. After more than twenty years of advocacy to secure and build that park, this represents a reversal of long-standing public commitments.
The public benefits offered are limited and disproportionate. While the project includes open space and a waterfront connection, it would also introduce roughly 1,100 new housing units—bringing thousands of new residents—without major commitments to expand transit capacity, schools, or healthcare infrastructure. This is density without corresponding support.
We are also being asked to accept this in the name of housing. But the majority of these units will be market-rate. We have seen this pattern across the Brooklyn waterfront: high-end development raises land values, increases pressure on surrounding rents, and reshapes neighborhoods in ways that displace long-term residents and small businesses.
There are also environmental concerns. Bushwick Inlet is one of the few remaining inlet-edge open spaces along this part of the Brooklyn waterfront. A project of this scale would cast significant shadows over the park and surrounding streets and increase pressure on an already vulnerable shoreline.

And this is a coastal flood zone. At a time of rising sea levels and increasing climate risk, adding this level of density to the shoreline—without broader, neighborhood-scale resiliency planning—moves us in the wrong direction.
Greenpoint has absorbed substantial growth over the past two decades. It has done so in good faith, based on the framework established in 2005.
This proposal departs from that framework.
I urge the Commission to reject the Monitor Point rezoning and to uphold the long-standing commitments made to this community.
Thank you.
Fig Chilcott
[redacted]

[redacted]

[redacted]

Gabe Williams

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Hello
I have lived on Dobbin St in Greenpoint since 2004. The waterfront has been a construction site for most of that time since the re-zoning. We need more green space. We need the parks built and opened.
We do not need another luxury high rise. We have plenty. I would be in favor of a 100% affordable housing development built as of right on that site. 18 stories is plenty. 65 stories would be a desecration of the inlet.
Gabe Williams

[redacted]

George

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To whom it may concern,
Please don't allow the building of monitor point to continue in favor of the wildlife, and quality of life for people and animals alike. What makes bushwick inlet park truly special would not be possible with hundreds of extra luxury units, and the pollution and trash they contribute.
I have been to the community meets with Monitor Point representatives. They showed up unprepared to answer valid concerns, and seemed to have little affect for those concerns. I, along with many others, don't feel confident in their intent and level of consideration thus far.
Thank you,

George

Helen Chang

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Hello Department of City Planning,
My family and I have lived in Greenpoint, on West Street and now Franklin Street, since 2011 (and Williamsburg before that since 2004). We have watched the neighborhood grow and flourish, and promises made and broken.
We feel confident that Monitor Point would serve our community better preserved and as part of the full waterfront park as currently promised and planned, rather than as another waterfront high rise complex. This parcel as land was promised as the keystone of waterfront park space. There are already plenty of towers in the area and the waterfront and neighborhood cannot sustain more. We already have a shortage of green space for the community and complete lack of space for residents with dogs. The lack of public green space will only be compounded by another tower constructed on the heart of Bushwick Inlet instead of the relief it was intended to bring.
Parks and nature make a neighborhood. Towers and overcrowding do not. Bushwick inlet can't handle it. Please please don't rezone and allow another development.
Many thanks for reading,

Helen Chang
[redacted]

Helen Chang

Re. Project: C 260105 ZMK - Monitor Point
Submitted by:
Name: Helen Chang

Zip: [redacted]
I represent: Myself
Details for “I Represent”:
My Comments:
Vote: I am opposed
Have you previously submitted comments on this project? No

If yes, are you now submitting new information? No
I have attended or will attend the City Planning Commission's Public hearing on this project: No
Additional Comments:

I am firmly opposed to the Monitor Point project as currently proposed. I have been a Greenpoint resident since 2011 and prior to that, a Williamsburg resident since 2004. I was here for the rezoning that allowed all of the waterfront towers to be constructed in exchange for public park land. It has been almost 20 years and the waterfront parks still remain unfinished and now we face the prospect of the corner stone, Monitor Point, being turned into... a tower! We currently lack open space in NW Greenpoint for people and dogs. There are so many dogs and they have so few places to go. Greenpoint cannot sustain another 1500 units, and it shouldn't have to. Allowing this proposal to move forward totally goes against the way this land was intended to be used. Please vote no. Many thanks for your time.

Helena Yang

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Hi, I'm Helena and I am a resident and property owner living in North Williamsburg.
I urge you to vote NO on the Monitor Point rezoning proposal. Clearly the developers for this project do NOT have the public's interest at heart, and I hope everyone see's through Gotham's smoke and mirrors.
Exhibit A: No transparency in the process. This hearing was pushed forward without clarity and while most people are busy working 9-5 jobs and can't make it to these hearings. AND before Antonio Reynoso has even issued his recommendation. This hearing did not even appear on the ZAP City Zoning Tracker.
Exhibit B: No clear blueprints of the construction were ever presented or outlined, there is no visual of what the construction is even supposed to look like - how is the public supposed to get a full picture? What is being hidden and why can't they show us?
Exhibit C: The developers know fully well that this site sits in the 100-year flood zone. With the climate crisis only worsening, this plan is irresponsible and puts tenants at risk. Of course we want affordable housing - but not at the expense of people's wallets and safety. With inevitable rising water levels from the East River, and severe storms, building housing by the water is a waste of resources and money. It is NOT a sustainable or safe long term solution for anyone. This would put thousands of individuals in dangerous constable flood zones.
Exhibit D: Antonio Reyonoso's own data shows Greenpoint-Williamsburg has just 0.6 acres of open space per 1,000 residents — less than a quarter of what city standards require. Bushwick Inlet Park was promised to this community over 20 years ago and remains unfinished. What the developer calls "open space" is just a street extension and a narrow esplanade. Not a park. That is a sidewalk with better branding. Over 5,300 community residents have signed a petition demanding this land be protected.
As a property owner in North Williamsburg, the Bushwick Inlet and surrounding park has been an essential part of connecting with nature and community close by. It provides a space for people to gather and actually take a breath. By obscuring the open space with another looming high rise, it takes away a space for the community and residents to be able to take their kids to play and for people to enjoy what little bit of nature we have in the city. It is home to diverse wildlife that we must preserve and protect what's left.
This meeting itself has not been a transparent process.
Please vote NO on Monitor Point and finish the park we were promised!
Best,

Helena Yang

Howard Slatkin

Testimony of Howard Slatkin to NYC City Planning Commission Regarding Monitor Point – March 18, 2026

Good afternoon, Chair Sherman and Commissioners.

My name is Howard Slatkin. I am Executive Director of Citizens Housing and Planning Council, a nonprofit policy research organization, but today I am testifying in my personal capacity. In my time with the Department of City Planning, among many other projects I was the planner for the initiative that rezoned the Greenpoint-Williamsburg waterfront in 2005. I would like to share my views about the proposed actions in light of that experience. I genuinely appreciate the frustrations of many in the Greenpoint-Williamsburg community about the extended delays in achieving the full open space objectives of that waterfront plan – relocation of MTA facilities away from the waterfront, commemoration of the USS Monitor, and completion of continuous waterfront open space. Back in 2004, when it was time to submit a name for the proposed waterfront park, I submitted the name "Bushwick Inlet Park" because I had an inkling of the challenges – in particular at the time, a proposal for an 1100 MW power plant – that would need to be surmounted to complete it. While there's only so much power in a name, my hope was that naming the park for the water body at the park's northern end, where the most challenging issues existed, would help spur implementing oVicials to continue their eVorts until public open space had been achieved all the way around the inlet. The need to stop the siting of a power plant was the first of several challenges, expected and unexpected, that have faced implementation of the waterfront plan. Several actions have been taken since then to adapt to these challenges, but the plan's open space elements have remained the most diVicult to tackle. This is what makes the Monitor Point proposal such an important one. Moving multiple MTA facilities, creating a home for a Monitor Museum, cleaning up the land and building out public open space, enabling the completion of Box Street Park in Greenpoint, and providing improved resilience against flood risk, while providing over 400 more aVordable homes – there just aren't other avenues available to achieve all these things. I'd also like to address the idea that more of the housing should be set aside as aVordable. While it's an impulse we may all share, we cannot aVord to ignore the real tradeoVs we face, or we run the risk of what I call "Hungry Hungry Hippos zoning," a kind of sleight of hand that doesn't actually create more aVordable housing for New Yorkers. In this instance, the ability to use public land as subsidy is limited by the MTA's facilities needs and costs. In the end, what it would take to make more of the housing aVordable would be the redirection of more of the City's limited aVordable housing subsidies away from other projects and toward this one. I don't think it's a good idea to reduce the amount of subsidized aVordable housing we build in other communities, and I doubt the oVicials representing those communities would either, were we to ask them. I encourage the Commission in its thoughtful consideration to approve this proposal. Thank you.

Howard Slatkin

Re. Project: C 260105 ZMK - Monitor Point
Submitted by:
Name: Howard Slatkin

Zip: [redacted]
I represent: Myself
Details for “I Represent”:
My Comments:
Vote: I am in favor
Have you previously submitted comments on this project? No

If yes, are you now submitting new information? Yes
I have attended or will attend the City Planning Commission's Public hearing on this project: Yes
Additional Comments:

Attaching here a written version of the testimony I delivered via Zoom at the CPC public hearing

Ida Marx

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Good afternoon,
I am a life-long New Yorker, who lives in affordable housing in Greenpoint, and I know the proposed project at Monitor Point does not benefit New Yorkers, or the Greenpoint community. While there will be some affordable units, most of this housing is being built to serve wealthy people, many of whom do not even live in New York full-time, or contribute to our community.
The overall impact of the enormous and outscale luxury high rise buildings in Greenpoint have caused all rents to soar over 60% since 2020. Using “affordable housing” units as an excuse for building additional luxury units is deceptive, because as the cost of living continues to rise, affordable housing residents can’t even afford to live, shop and exist with these other rising costs. I know, as I currently live in affordable housing.
I propose using the land in a way that is not destructive to our waterfront, and developing a much less intrusive housing initiative that serves our community.
The damage this project will cause is permanent and cannot be undone.
Ida Marx
[redacted] <mailto:[redacted]>
[redacted]
Apt 3B
[redacted] [redacted]
--
Ida Marx, MPS, LCAT, ATR-BC, ADHD-CCSP

Sourikhunh Konekeo

Re. Project: C 260105 ZMK - Monitor Point
Submitted by:
Name: Sourikhunh konekeo

Zip: [redacted]
I represent: Myself
Details for “I Represent”:
My Comments:
Vote: I am opposed
Have you previously submitted comments on this project? No

If yes, are you now submitting new information? No
I have attended or will attend the City Planning Commission's Public hearing on this project: No
Additional Comments:

Dear All, The park was confirmed many years ago to our community. We have been waiting diligently. This shouldn't even have been on the table for discussion. It's sad to hear that somehow this developer has persuaded the city to consider this proposal on top of a park that was already promised minus a skyscraper. We don't want 2 more towering expensive buildings. I've been in greenpoint for over 20 years and live two blocks from this park. Greenpoint is now overrun with expensive restaurants and all of our local cheap eateries have mostly disappeared. The L train and G train are packed, and rent has increased exponentially. we don't need another highrise to pack in an overpopulated area that can't keep up with growth. Rent is so insanely expensive. This is only going to increase rent. As I said, I've been here for over twenty years and hoping to stay. I'm trying to hold on till the end. Hopefully we don't get priced out too. The best thing to do is create low income house in smaller buildings to balance out the neighborhood and hopefully bring back the charm. Let's not drive out what made Greenpoint. We don't want this type of development. It's not good for us, who live in the neighborhood. Please vote NO to High Rise!

Ida Marx

Re. Project: C 260105 ZMK - Monitor Point
Submitted by:
Name: Ida Marx

Zip: [redacted]
I represent: Myself
Details for “I Represent”:
My Comments:
Vote: I am opposed
Have you previously submitted comments on this project? Yes

If yes, are you now submitting new information? Yes
I have attended or will attend the City Planning Commission's Public hearing on this project: Yes
Additional Comments:

Good afternoon, I strongly urge you to vote against the Monitor Point Proposal. I am a life-long New Yorker, and single parent, who lives in affordable housing in Greenpoint. While I fully support the need for more affordable housing, this project is merely an excuse build many more luxury apartments, under the guise of supporting a museum, and affordable housing. This proposal does not benefit New Yorkers, or the Greenpoint community. While there will be some affordable units, most of this housing is being built to serve wealthy people, many of whom do not even live in New York full-time, or contribute to our community. The overall impact of the enormous and outscale luxury high rise buildings in Greenpoint have caused all rents to soar over 60% since 2020. Using “affordable housing” units as an excuse for building additional luxury units is deceptive, because as the cost of living continues to rise, affordable housing residents can’t even afford to live, shop and exist with these other rising costs. I know, as I currently live in affordable housing. The developers claim the affordable units “Keep people in their neighborhood”. This is a FALSE statement: residents applying for affordable housing are selected from locations all over the city. You don’t have a choice where you are accepted. There are approximately 240,000 families on the housing lottery waiting list – your odds are slim. I personally waiting ten years for an apartment. I propose using the land in a way that is not destructive to our waterfront, and developing a much less intrusive housing initiative that serves our community, with actual affordable units, not more luxury units which drive up the rents. It is clear from the meetings I have attended, that most of the people who have been supporting this project are doing so for their own personal financial gain, not for the good of our community. The damage this project will cause is permanent and cannot be undone. Please stand with the people of New York, not with the developers ultimately have no interest in us, beyond lining their pockets. Ida Marx [redacted] [redacted] Apt 3B [redacted] [redacted]

Jason Beckwith

Re. Project: C 260105 ZMK - Monitor Point
Submitted by:
Name: Jason Beckwith

Zip: [redacted]
I represent: Myself
Details for “I Represent”:
My Comments:
Vote: I am opposed
Have you previously submitted comments on this project? No

If yes, are you now submitting new information? No
I have attended or will attend the City Planning Commission's Public hearing on this project: No
Additional Comments:

I live in Greenpoint. There are towers going up left and right. They are a blight on the neighborhood. They are driving up the cost of living and creating an unaffordable housing environment for middle-income residents who already call Greenpoint home. Monitor point would add 1,200 further units to an overbuilt neighborhood with many more towers planned and without any infrastructure upgrades to support the increased density. It is also very sad to see public park space disappear just because a developer wants to build a giant tower. New Yorkers need our public park spaces! Please stop taking them from us.

Jeanne Boineau

Re. Project: C 260105 ZMK - Monitor Point
Submitted by:
Name: Jeanne Boineau

Zip: [redacted]
I represent: Myself
Details for “I Represent”:
My Comments:
Vote: I am opposed
Have you previously submitted comments on this project? No

If yes, are you now submitting new information?
I have attended or will attend the City Planning Commission's Public hearing on this project: No
Additional Comments:

We need to protect the environnement. It’s why Greenpoint is Greenpoint today. We have so many options instead of, again, a luxury building. People need nature, parcs. Make this place breathable and stop destroying the environnement.

Jenni Pietromonaco

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Hello,
I am writing to strongly oppose the proposed upzoning and development at [redacted] / Monitor Point.
While the project claims to add much-needed affordable housing, its scale would raise the neighborhood's Area Median Income (AMI), ultimately making housing in the area less affordable for existing residents and accelerating displacement.
The proposed influx of nearly 2,800 new residents would also overwhelm already limited community resources, including public schools, healthcare facilities, and public transportation, none of which have the capacity to absorb this growth without major investment.
Additionally, the height and density of the proposed buildings are far out of scale with the surrounding neighborhood. The project would negatively impact open space, cast significant shadows on nearby parks (including our beloved inlet), and alter the character of the community.
I urge you to reject the proposed upzoning or, at minimum, significantly reduce the height and density of the development.
Thank you for your consideration.
Sincerely,
JENNI PIETROMONACO

Jens Rasmussen

Re. Project: C 260105 ZMK - Monitor Point
Submitted by:
Name: Jens Rasmussen

Zip: [redacted]
I represent: Myself
Details for “I Represent”:
My Comments:
Vote: I am opposed
Have you previously submitted comments on this project?

If yes, are you now submitting new information? Yes
I have attended or will attend the City Planning Commission's Public hearing on this project: No
Additional Comments:

The city indeed needs more housing, BUT Greenpoint needs more open space. Greenpoint has led the city in new housing construction, but vital quality-of-life infrastructure, like sufficient open space, has lagged FAR behind. Do not add to the failings of the 2005 Rezoning. Protect Bushwick Inlet Park!

Jerry Mraz

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My name is Jerry Mraz, I have lived in Greenpoint, 2.5 blocks away from monitor point for over 20 years. It is quite apparent that there are far too many luxury towers in the neighborhood already. Luxury towers built without any regard to the impact of the thousands more people into the neighborhood and transit system. It seems that if another giant tower is built it should be all affordable otherwise it will just be seen for what it is: a cash grab! Monitor Point is too massive both in height and scale and would be doing harm to the park that we have waited for, fought for, and been lied to about for 20 years now. I understand we will need to compromise to built a better New York, however, having a giant 65 story monolith monstrosity luxury eyesore that dwarfs all its monstrous neighbors on top of this at risk, precious park parcel does not sound like a fair compromise to me. We do not have a thick web of functional transit options in this part of greenpoint. Furthermore, there is not nearly enough parkland in brooklyn and this piece was supposed to be a buffer, which does not mean a 65 story tower. There is a better way to do this! I urge you to vote no on Monitor Point!
Thanks

Jerry Mraz

Joan Dougherty
The Corcoran Group
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I want to speak in strong opposition to the proposed upzoning of state-owned land along the Greenpoint waterfront.
In 2005, under the Bloomberg administration, Greenpoint was comprehensively rezoned. That rezoning dramatically altered our neighborhood, increasing density, height, and development along the waterfront with the promise of public benefits, including open space and infrastructure. Nearly twenty years later, that rezoning has still not been fully realized. Large portions of the waterfront remain unbuilt, and many of the impacts—on housing, transit, schools, and quality of life—have not yet been fully felt or evaluated.
Given that reality, it is premature and irresponsible to ask this community to accept additional upzoning. Until the 2005 rezoning has been fully executed and its consequences clearly understood, this neighborhood does not want to negotiate further increases in height or density.
This concern is especially urgent because the land in question is owned by New York State. Public land should serve the public good. It should not be leveraged through a 99-year lease to benefit a private developer proposing three very tall luxury towers just 50 feet from a public park—a park this community has fought for, organized around, and waited for over 30 years to secure.
State-owned property represents a once-in-a-generation opportunity to prioritize broad public benefit: meaningful open space, community facilities, environmental resilience, and uses that serve the people who already live here—not just future luxury apartment dwellers.
Greenpoint has already given a great deal. We are asking, reasonably and responsibly, for the city and the state to pause, to honor past commitments, and to recognize that public land should remain a public asset. Until the existing rezoning is complete, and its impacts fully understood, further upzoning—especially on state-owned land—should not move forward.
Thank you for your time.
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<https://original.ecorcoran.com/icons/spacer.gif>
<https://original.ecorcoran.com/icons/spacer.gif>
<https://original.ecorcoran.com/icons/spacer.gif>
<https://original.ecorcoran.com/icons/spacer.gif>
Joan Dougherty Licensed Associate Real Estate Broker

Joanna Zdziaszek

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Please ask yourselves the following: are the people moving into these proposed buildings going to be single all their lives? are the people moving into these proposed buildings never going to have children? Because if they are, then great! Otherwise, there is a problem. Why? Because where are the schools for all of these newly incoming children?
If you say, well, there is PS 31 and PS 34. If you did not know, classrooms now have a cap on how many students can be in a classroom. Therefore, you cannot just assume that these schools will have room for all of the new students in our neighborhood.
If your response is that there is a new school to be built on Dupont Street, well, that school is supposed to be built for all the children that are in the neighborhood NOW, not for the ones in the future since that school will only have the capacity for 400+ students.
A school may not be important for you, but it will be important for the people who will be moving into these proposed buildings.
Therefore, while there are those who are for these buildings being developed, I am against them due to the fact that no consideration has been taken into account into where the children living in these proposed buildings will be going to school.
I would also like to add the following to this testimony. At the previous meeting, a lot was said about the need for more affordable housing. That this project will be beneficial in that it will add affordable housing to the neighborhood. But will it? Will there be specific guarantees written into any contracts that the developers make with the city? Just a quick look into this project on the internet, I found the following:
- Building at this scale on a waterfront "brownfield' is expensive. There is always a risk that if the market dips, the developer might return to the city asking
for tax breaks or a reduction in the "deep' affordability tiers to keep the project's financing (proforma) viable.
How many times have I read about developers who promised a high amount of affordable housing and then that number decreased because of some issues that the developers ran into? And thus, the total pool of affordable housing was reduced. Advocacy groups also allege that developers exploit policy loopholes to minimize their affordable housing obligations. What guarantees will be given, concrete ones, that this will not occur here?
Regarding the testimony given, yes, we heard testimony from those who are for this project. But I would look into WHO gave that testimony and WHY are they for it? Take away the people who live in buildings built by this developer, organizations that say we need this housing that will be affordable, contractors and workers who will be gone once the

development is built, etc. Look at what was said by the actual people who live here, who have gone through development, who have seen what it does to the neighborhood. The people who actually live here are the ones who care. The only thing a developer will ever care about is his/her bottom line.
Joanna Zdziaszek

Joanna Zdziaszek

Re. Project: C 260105 ZMK - Monitor Point
Submitted by:
Name: JOANNA ZDZIASZEK

Zip: [redacted]
I represent: Myself
Details for “I Represent”: Resident of Greenpoint
My Comments:
Vote: I am opposed
Have you previously submitted comments on this project? Yes

If yes, are you now submitting new information? Yes
I have attended or will attend the City Planning Commission's Public hearing on this project: No
Additional Comments:

Precedent... That's what these buildings will represent. If they are allowed to be built, what is to prevent the next developer from coming along and building something even bigger? Great for the tenants, but what about the neighborhood? Will it be prepared for the influx of so many new tenants? Here, the proposed buildings will bring many people to our neighborhood. Will Greenpoint have enough schools for the incoming students when classroom size has been capped? And no new schools have been built. Will there be enough in the form of transportation- train cars, ferries? Most important of all, will these buildings TRULY have the amount of affordable apartments promised? I have seen such promises made and then reneged on because developers always find something that "Ooops, was not foreseen." Yet, their real estate taxes or whatever was promised to THEM is upheld. As a lifelong resident, I am opposed to this development. Wonder if you'll check back in to see if the promised amount of affordable apartments IS built if you vote for this project. No one ever looks back to see what happened after they voted FOR the developer. Hope you're different and do look back to see what happened to the neighborhood if you vote for this project.

John Gregor
Greenpoint Monitor Museum

Re. Project: C 260105 ZMK - Monitor Point
Submitted by:
Name: John Gregor

Zip: [redacted]
I represent: Myself
Details for "I Represent":
My Comments:
Vote: I am in favor
Have you previously submitted comments on this project? Yes

If yes, are you now submitting new information? Yes
I have attended or will attend the City Planning Commission's Public hearing on this project: No
Additional Comments:

Dear Chair Sherman and Commissioners, My name is John Gregor. I've spent over a decade on the ground with the Greenpoint Monitor Museum – not just in meetings, but helping physically maintain this important site at [redacted]. My commitment is deeply personal: my great-great-grandfather fought to preserve the Union in the Civil War, and his great-great-grandfather was stationed right here in New York City 250 years ago during the American Revolution. For ten years, I've helped steward the land where the U.S.S. Monitor was born, including by cleaning the property and clearing it of weeds. I've also helped with the Museum's events, including its annual awards ceremony for students who participate in its road show program, where I've gotten to see how the Museum helps local students learn about and embrace their community's history. All that time, I've been driven by the belief that this museum is not just a tribute to the ship that literally saved the Union – it also represents a debt we owe our history, and it is a vital resource that connects Greenpoint's past to its future. Today, we finally have an opportunity to give the Museum a permanent home right next to the very site where the USS Monitor was built. The Museum owns its land and – just like the U.S.S. Monitor in January of 1862 – it's ready to launch. With the funding that the Museum will receive from the Monitor Point project, the Museum is prepared to construct its building and to transform its waterfront into open space, where the weeds that I've helped fight will be replaced by native plants, and where the public at last will be able to enjoy and appreciate the hallowed ground where the Monitor first entered the water. That opportunity hinges on the Monitor Point proposal. Under the current zoning, the Museum's land is located in an industrial zone, where museum use is not allowed. Therefore, the Museum needs a rezoning before it can build a home on its property. The other portions of the Monitor Point proposal are equally important, as they will fund the construction of the Museum and its waterfront open space and establish an

endowment for its future operations. The size and density of Monitor Point's residential portion is necessary to provide the Museum with funding that will allow it to grow and succeed. That density will also create much-needed truly affordable housing for our city. I am so excited for the Museum to have a home, but we can only take advantage of this opportunity if Monitor Point is approved. Therefore, I respectfully ask the Commission to support the Museum by supporting Monitor Point I thank the Commission for its consideration. John Gregor

Julian Gilbert-davis

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To whom it may concern,

Greenpoint has done more over the last decade to contribute to New York City's housing stock than any other neighborhood in the five boroughs. As applaudable as this effort sounds, it has been to the detriment cultivating an affordable and livable community. Now, the city is considering not only considering breaking a promise to introduce SOME greenspace at Monitor Point but to add insult to injury by upzoning the land to allow for massive, luxury towers.

These towers would:

- Inflate the housing value in the neighborhood, contributing to unaffordability
- Waste an ecological opportunity for natural flood resilience in a flood prone neighborhood
- Contribute to inequality and general bad vibes by creating two separate towers: one "affordable" and the other "luxury"- essentially creating a rich tower and a poor tower which is just morally reprehensible
- wall off the surrounding low-rise neighborhood from the waterfront

Meanwhile, for the city to fulfill its promise to make the site into parkland it would:

- help protect the neighborhood from flooding
- preserve a unique, natural inlet along the river which would greatly contribute to biodiversity in ways that no artificial effort could
- provide greenspace to one of the most underserved neighborhoods in this city

I hope it is apparent and abhorrent the actions that the developers have taken to not only ignore input from the community but to also exclude us completely by arranging these last minute hearings and presentations where false promises and outright lies can flourish without objection.

For example, the developers claim to champion the Monitor Point museum which holds partial claim to the site and whose support these developers need in order to move forward. However, the grand spaces offered by the developer does not meet the modest annual budget (publicly listed as $50k, barely enough for the salary for one security guard) that the museum could support. The museum is being set up to fail and in its failure, erode into being yet another amenity for a luxury development.

Please, do not let greedy developers bog the city down with high priced condos that edge out working class New Yorkers while putting us at greater ecological risk. Such a choice is irreversible and will be an embarrassment to the city for years to come.

Thank you for your time,

Julian Gilbert-Davis

Karen Olszewski

Statement of Karen Olszewski in Support of Monitor Point
ULURP Numbers: C260105ZMK, N260106ZRK, C260107ZSK, N260108ZCK, 260110LDK, C260109ZSK, and C250326MMK
New York City Planning Commission Public Hearing (March 18, 2020)
Dear City Planning Commission,

My name is Karen Olszewski. I write to you as the treasurer of the Greenpoint Monitor Museum and a lifelong Greenpointer in support of Monitor Point. My husband and I have raised 3 children here and 2 are still living in Greenpoint. We attended the local schools as well as our children and now our granddaughters. My family has lived here for over 150 years.

As the Museum's treasurer, I would like to give the City Planning Commission some insight into the story of its finances. The Museum has operated on a very limited budget because for over 2 decades, since Motiva donated the Museum's land, the Museum has been focused on first defending and then rezoning that land. Monitor Point will be the culmination of over 2 decades of work and will provide the Museum with the resources that it needs to succeed.

The Museum received its land in December 2003. Just a few months later, in May 2004, the Museum learned that New York City was considering acquiring the Museum's land by eminent domain. This significantly hindered the Museum's ability to grow because much of its energy was directed towards the threat of having its land condemned. We could not effectively fundraise for a permanent home when we did not know if the Museum would have land to build that home on.

At the end of 2015, the city government announced that it had decided that it would not condemn the Museum's land. The Museum could finally start planning for a stable future. At the beginning of 2018, we engaged pro bono council and started having conversations with the Department of City Planning about rezoning the Museum's property to allow museum use. Then in the spring of 2019, everything changed again when the MTA issued its RFP for [redacted]. The Museum recognized the incredible opportunity that this RFP represented, so it began conversations with potential developers, which led to extensive negotiations with Gotham and finally the Monitor Point proposal.

Therefore, since the Museum received its land in late 2003, it spent 2004-2015 fighting the possibility of eminent domain and 2018-2026 working on the rezoning (with 2019-2026 focused on the Monitor Point project). In the face of so much uncertainty, the Museum has needed to make sure that it can keep and use its land before it can seek the support of major donors.

If Monitor Point is approved, the Museum's deal with the Gotham Organization will transform its finances. This transaction will give the Museum the funds it needs to construct its building, to stabilize and open its shoreline, and to create an endowment for its operations. The Museum's leadership is preparing to responsibly steward the resources from this once-in-a-lifetime opportunity. For example, the Museum is currently working with FX Collaborative Architects to design a smaller building (approximately 17,000 square

feet) to ensure that it will have funding for a sufficient endowment after construction is complete.

On a more personal note, as treasurer it has been my pleasure to assist with the Road Show Awards ceremonies as well as concerts and other Museum celebrations. As the organist and soloist of a local Episcopal church I was able to connect the parish's history to the USS Monitor. The owner of the shipyard where the Monitor was built was the benefactor that built the church. These connections to the greater community only support the idea that the history of the USS Monitor must be preserved for future generations.

As a retired NYC teacher, I know that the creation of the museum will offer not only neighborhood students the experience of learning about the history of their community but also invite students from throughout the city to visit.

I believe that the community would benefit from this project in many ways. It would provide affordable housing, more open space, and a museum that highlights the important history of Greenpoint. There is no other museum in the area. Students would be able to walk to the site to enjoy the hands-on experiences that the museum will provide. The open space area would offer opportunities for outdoor community events related to the museum. I teach music part-time at a local public school. In my lessons, I incorporate some history about the musical selections they are learning. My students get very excited when I start the historical lessons. Most times they ask me to continue the discussions for the next few weeks. We owe it to them that we create a space where they can learn these lessons as they reflect the exciting history of Greenpoint.

Many of the families that I come in contact at the school are looking for more affordable housing and would embrace the idea of having more open space by the waterfront as part of the project.

This project is a win-win for the Greenpoint community. All parties would benefit. Without this project nothing will change – no additional affordable housing, no museum and no added open space. No one is losing anything by approving this proposal.

I understand that certain people have raised concerns about whether the Museum can succeed. I ask the City Planning Commission to recognize that Monitor Point is the result of over 30 years of the Museum's hard work. If this proposal is approved, it will give the Museum what it needs to thrive.

Thank you,

Karen Olszewski

Karen Olszewski

Re. Project: C 260105 ZMK - Monitor Point
Submitted by:
Name: Karen Olszewski

Zip: [redacted]
I represent: Myself
Details for “I Represent”:
My Comments:
Vote: I am in favor
Have you previously submitted comments on this project? No

If yes, are you now submitting new information?
I have attended or will attend the City Planning Commission's Public hearing on this project: No
Additional Comments:

I am a lifelong Greenpointer, a retired NYC teacher, and the treasurer of the Greenpoint Monitor Museum. Please see the attached statement describing my support for Monitor Point and giving some background about the Museum's finances.

Kate Yourke

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March 27,2026
Kate Yourke
Comments on Monitor Point proposal dEIS
While admitting to significant adverse impacts from the Monitor Point development, this EIS suggests they could be addressed through basic code compliance.
This unique and vulnerable site requires a far more rigorous and integrated analysis of adverse outcomes that might arise over the lifespan of a large-scale waterfront development under escalating climate conditions.
Bushwick Inlet is a shallow, partially dredged inlet on the East River in Brooklyn, part of a tidal strait where high tides often exceed 5 feet. The East River current regularly exceeds 5 knots. The intersection of these dynamic systems is where Gotham is proposing to build their massive development.
As cited in the 2005 Greenpoint-Williamsburg Rezoning FEIS, the majority of land area along the immediate shoreline of Bushwick Inlet, up to Wythe Avenue and Franklin Street, is within the 100-year floodplain. The immediate shoreline around the Inlet is within the velocity zone, where wave action is subject to acceleration during a storm.
The DEIS proposes an enormous bulkhead, but NYSDEC advises against vertical hard structures like bulkheads and seawalls, because they are destructive to coastal ecosystems. Smooth, vertical walls are highly efficient at reflecting wave energy- they direct the energy downward, causing erosion and scour at the wall, and increase the erosion of neighboring shorelines~ like Bushwick Inlet Park.
The NYC Waterfront Revitalization Program directs shoreline design to promote ecological health and biodiversity, with natural, complex, sloped areas instead of vertical, hard surfaces.
The FEIS must quantify and assess reflected-wave and scour effects on the Bushwick Inlet Park shoreline and points inland, and propose an alternative design using a living shoreline approach.
The DEIS says there is no significant adverse open-space impact, yet it also says the project adds approximately 2,795 residents and reduces the active open-space ratio by 8.1 percent, from 1.07 to 0.98 acres per 1,000 residents, which is below NY City's planning goal of 2.0 acres per 1,000 residents.
According to the Monitor Point DEIS 'Although the study area experiences a low active OSR in the existing, No-Action, and With-Action conditions, the 0.09 raw decrease in the active OSR (8.1 percent) would be offset by the provision of new public open space as part of the

Proposed Development, long-term funding from the Project Developer to the City/NYC Parks, and private open space terraces for use by residents of the Proposed Development.
The Monitor Point EIS does not reference Greenpoint's history at the bottom of open space ratios statewide, and residents' years of struggle to reclaim the waterfront as a respite from from the cumulative impacts of an unpermitted incinerator, paint and plastic bag factories, the sewage treatment plant, ExxonMobil Oil Spill, the Meeker Plume, the Newtown Creek & etc.
Despite this history, and the promises of the 2005 rezoning, Gotham's public-private partnership includes a bare minimum of public open space.
Suggesting that you are meeting Open Space needs by making payments to NYC Parks is absolutely unacceptable. Maintenance funding does not create new public park space, and suggesting that a yearly payoff could relieve an applicant from any Open Space burden is absolutely corrupt.
The FEIS must evaluate open-space adequacy based on the ratio of real publicly accessible space- not a financial contribution, a private amenity for tenants, or a drawing of a possible park somewhere else.
As detailed in the Greenpoint-Williamsburg 2005 Rezoning, Chapter 11, "Hazardous Materials," Site 211 had a history that included use as an oil refinery and later bulk petroleum storage, a manufactured gas plant and a rail yard. All of the projected and potential development sites have past or present uses on or adjacent to the site potentially involving some form of hazardous materials.
Contamination of the site will be mobilized and spread through excavation, dewatering, shoreline work, storm surges, and floodwaters. The FEIS should clearly state how those risks will be prevented, monitored, and verified. The FEIS should commit to environmental site assessments, soil and groundwater testing, remediation measures that will prevent mobilization of hazardous materials into soil, groundwater, surface water, air, and adjacent public spaces. Mitigation must include dust control during construction, and ongoing community air monitoring, and OER Approvals must be in place before any temporary or final certificate of occupancy.
The DEIS finds significant adverse traffic impacts at multiple intersections and significant pedestrian impacts at Franklin and Quay, while also acknowledging that the G train is already over capacity in the No-Action condition. With ~3,000 more people living, shopping and eating in a flood plain affected by tides and sea level rise, the issue of traffic becomes an issue of egress and emergency access. The FEIS must analyze flood evacuation access and egress, and the additional impacts of building 140 parking spaces below ground in a flood zone.
WRP policy requires analysis over the project's usable life, and NYC resiliency guidance states that facilities must be designed for climate conditions at the end of full useful life. The FEIS must look past 2080 and analyze 2100 and 2150 conditions, including the possibility of utility failure and long-duration loss of public access.
The FEIS must study a lower-bulk, park-forward alternative, and require all public-access, esplanade, and greenway infrastructure and improvement be completed before residential occupancy.

Kate Yourke
Community organizations

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I have lived in Williamsburg for over 40 years, during which time I helped design and implement the process for Williamsburg and Greenpoint's 197a plans for the waterfront, fought garbage transfer stations to create a waterfront park, served on the steering committee for the coalition that stopped the power plant at Bushwick Inlet, and took on many battles for environmental justice, public education and affordable housing - working closely with the community organizations that support this Monitor Point project.
The 2005 rezoning's success in elevating Williamsburg real estate to an instrument of international investment has turbo-charged the luxurification of what was once a brownfield. The low-income community that remains was secured by our local non-profits years before developers were clamoring for property along the East River. We are presented with these development proposals as if they bring the very air they inhabit, the very sun they shade, as if they restore the ecosystem as they hardscape, as if they meet our community's needs.
We worked to free this waterfront from the burden of noxious industry while disinvestment left us to serve the needs of our community with our own hard work. Now that the area is swimming in investment dollars, we are expected to cheer this massive overdevelopment as the only route to affordable housing.
This leads me to the question;
How Many Luxury Towers will it take to Make Our Neighborhood Affordable?
I am writing to express my profound disappointment that this unique parcel of publicly-owned waterfront could become 3 massive luxury towers and a block of flashy retail. Gotham's presentation minimizes the scale of this development- it is massive, accelerating and exceeding the area's ongoing overdevelopment.
Losing the potential of public open space at this unique and vulnerable site requires a far greater ratio of affordability with greatly reduced environmental impacts on this essential estuary ecosystem and the larger community.
The supporters of this proposal cite the real need for affordable housing, but the tradeoff for this much- needed benefit is unacceptable. With public (MTA) ownership of a significant parcel, and using the Monitor Museum's air rights plus HUD subsidies, the destruction of Bushwick Inlet's fragile tidal habitat should result in a far better proportion of affordable housing.
Bushwick Inlet has been the jewel in the crown of waterfront parcels, while also being the most precious and fragile. Members of this community have planned for this parcel for

decades, always with the intention that it would provide respite from first the noxious industrial use, then the obnoxious luxury use of our magnificent waterfront.
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 1,200 rental apartments and 30-50,000 square feet of retail and commercial space, including parking, deliveries, water runoff, garbage pickup, sewage treatment, etc.
The impact of bringing so many more people into this area will be profound not only on the environment, but on resources like schools, libraries, park facilities, streets, subways, buses, ferries, emergency services, and the Newtown Creek Sewage Treatment Center. The Monitor Point development will destroy the character of this parcel of land and have a catastrophic impact on the surrounding environment, while further taxing the existing infrastructure of our neighborhood.
At a time when global warming is reaching a 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 impacts on the environment and on our community. With public subsidies on public land, the project must provide far more public benefit!
Thank you,
Kate Yourke

Katherine Thompson
Save the Inlet

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Dear Ms. Shellooe,

Please find Save the Inlet's Public Comments for Monitor Point CEQR No. 25DCP068K / DEIS attached,

Best regards,

Katherine
Katherine Thompson

[redacted]

Kirsten Gottbrecht

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March 2026
RE: March 18, 2026, Special Review Session and Public Meeting - City Planning Commission Application, Monitor Point (25DCP068K)
Hello there,
I'm writing for a second time this week to ask that you please reconsider the rezoning Monitor Point. This space is a necessary land for both the community and the wildlife that resides in North Brooklyn and we need to preserve it.
The luxury apartments that have been flooding the waterfront over the years have been put up quickly and with little regard or care to support the environment and neighbors that surround it.
In preserving this space for New Yorkers and saving the inlet, you'll be putting forth the good that the neighborhood deserves.
Please stand up for what's right and save the inlet.
Thank you,
Kirsten Gottbrecht

Laura Hofmann

Re. Project: C 260105 ZMK - Monitor Point
Submitted by:
Name: Laura Hofmann

Zip: [redacted]
I represent: Myself
Details for “I Represent”:
My Comments:
Vote: I am opposed
Have you previously submitted comments on this project? Yes

If yes, are you now submitting new information? No
I have attended or will attend the City Planning Commission's Public hearing on this project: Yes
Additional Comments:

I’m a lifelong resident of Greenpoint I've been intimately involved with multiple planning processes in this community including the rezoning and parks master planning because of the community’s environmental issues. My father used to be in the honor guard for the Monitor Museum. His picture is on the museum’s land marker. My husband and I also worked hard to advocate for the Museum to keep its land for the museum. However, that support does not include a massive 65 story residential tower that would destroy years of community planning and destroy the Bushwick Inlet, a natural resource and much needed and promised buffer I certainly recognize that displacement has happened. My own children have been forced to leave the community. As a former housing counselor I know that many people who need housing the most, including some of my children, don’t qualify for those housing lotteries. I don’t qualify for most of them. It’s just not worth sacrificing this important inlet for a false sense of affordability. Please reject the plans for Monitor Point. And please read the history and testimony I submitted that puts into context the amount of community planning and participation, past and current that is in danger of being overridden.

Lauren Roper

Re. Project: C 260105 ZMK - Monitor Point
Submitted by:
Name: Lauren Roper

Zip: [redacted]
I represent: Myself
Details for "I Represent":
My Comments:
Vote: I am opposed
Have you previously submitted comments on this project? Yes

If yes, are you now submitting new information? Yes
I have attended or will attend the City Planning Commission's Public hearing on this project: Yes
Additional Comments:

Hello, My name is Lauren Roper and I am a resident of Greenpoint and I work as an Environmental Engineer in New York City. I am strongly against the Monitor Point construction project in Greenpoint. When I first started working in NYC, many of my sites I was on were right here in Greenpoint along the East River waterfront. There were so many that we had to name them alphabetically to keep track, I parcel A, parcel B etc. Every one of those sites I worked on five years ago is now a high-rise luxury apartment building with just enough affordable housing percentage and the minimum environmental cleanup standards to give the private developer who built it a tax break. It is an open secret in the industry that these buildings go up as fast and cheaply as possible to leverage environmental remediation as a way to fund luxury housing projects. And now as a resident of Greenpoint, I see the massive impact these projects that I worked on have had to the neighborhood culture and the residents, many of whom have been forced to move out of the area due to cost of living. Affordable housing is a huge issue in the city, and Greenpoint is sitting on top of the US's largest terrestrial oil spill, so the Brownfield Cleanup Program has operated effectively here for over ten years I think? But all we are seeing is the cost of living continuing to skyrocket. And its because these developers do not care about affordable housing, if they did they would choose one of the many sites in central Greenpoint that are in need of remediation and many of which I have observed to be abandoned while biking around during the recent nice weather we have had. They want this site because its prime waterfront real estate that they can change more rent for it. I know this building does not have to be located right here, on the water, next to a unique and precious ecosystem this city does not normally have access to. It does not have to be in a flood zone that will only become increasingly more vulnerable due to climate change in the coming years. There are other locations that the museum could be. if not here. I know this is state land. It should be used for the public good

and for the community, and I don't believe in the concept that we have to sell out to private interests to support our neighbors. We have the opportunity here to provide a space that generations of New Yorkers can enjoy and which our children will be grateful to have preserved. The last thing they are going to need is a massive, rushed and poorly-built apartment complex that has water, heating and infrastructure issues like the other dozens we already have and hear about. Are there any plans to crack down on these buildings which leave residents without basic needs for weeks at a time? Are there any plans to increase public transit in this area if there are going to be thousands of more residents? This plan is irresponsible and by approving it you are putting private interest above public good. Thank you Lauren Roper

Leigh Celentano

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Hello!

I am a Brookkyn resident who was trying to testify against Monitor Point today. I have been UNABLE to enter the meeting to do so. Every number you have posted below via the registration confirmation and on the NYC website for the meeting routes back to the person registering participants. She is equally as confused as I am and has not received a response from technical support. This is very concerning that residents are UNABLE to join the call to testify today. I am a working person who is taking time out of my schedule to try to stop construction that is bad for our community - it should not be this hard!
Posted instructions:
To testify at the meeting by phone, dial:

* 888-788-0099 (Toll Free)

* 877-853-5247 (Toll Free)

* [redacted]

* [redacted]

When prompted, enter:

* Meeting ID: 618 237 7396

* Participant ID: Press pound (#) to skip

* Passcode: 1

Thanks,
Leigh

Leigh Celentano

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As follow-up, I was unable to join the call today because of the numbers not working. I was routed to the registration coordinator again, who gave me a different meeting ID, but the password wasn't working. I called her again and she didn't have any other password to give me or any other advice to offer.

Please consider escalating this issue to determine the root cause as to why residents opposed to the Monitor Point construction were unable to join the call by phone or Zoom today. It is very disheartening.
Leigh

Leigh Celentano

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Hello Department of City Planning,
Thank you for all of your hard work on behalf of the city. I am a 15 year resident of Greenpoint (20 years in NYC). I love my neighborhood a lot.
I was alarmed to learn that the City Planning Commission public hearing for the Monitor Point / 40 Quay MTA upzoning proposal was scheduled for today (Wednesday, March 18th), before the Brookly Borough President has issued his recommendation and without appearing on the Zap City Zoning Tracker.
The city is making it difficult for people who have to work to show up at meetings - because I work during the day (and the short notice), I will likely not be able to attend the meeting today.
I am against the Monitor Point ([redacted]) development project. I do not believe that housing of any kind should be developed there. I agree that more affordable housing options are needed in the city; however, I think our city can be more creative, progressive, and long-sighted in how they are approaching this problem. Affordable housing is being pushed by so many right now at the expense of other equally important values of our city: community trust, the environment, resident health, and storm resiliency, to name just a few. Gotham's presentation is extremely misleading and jeopardizes key tenets of the Brooklyn Borough President's Comprehensive Plan for Brooklyn.
1. Community trust: This development would represent a broken promise of the 2005 rezoning agreement, that promised 27 acres of parkland and that this land in question would not be used for a high rise development. As such, this project shouldn't even be on the table.

2. Environment: Bushwick Inlet is a special place. It is part of what should be completely public access waterfront. Numerous species, flora and fauna, call Bushwick inlet home, and will be displaced by the building/construction. The project itself will cause reduced air quality in the neighborhood and will contribute to continued pollution of our waterway. Shadows from the building will change living creature habitats and block access and views of the waterfront. The building is 600 feet tall, the tallest here, and will absolutely cast shadows when we could otherwise have access to the sun. Open green space is the answer to reduce air pollution, not another high rise building. We need more trees, as stated in the BK BP's plan.

3. Health: The World Health Organization recommends a minimum of 9 square meters per capita, with an ideal of 50 square meters per capita, for optimum public health - and those areas should be within .2 miles of any resident. While NYC as a whole was around the bare minimum in 2025 for square footage (but not access for all), North Brooklyn remains under 1 square meter per capita (also with access issues). Adding a significant number of people to North Brooklyn, which Monitor Point aims to do, will take us further from the bare minimum 9 square meters per capita. The benefits of this amount of open space per capita are well documented and researched: increased activity, reduced instances of cardiovascular, metabolic, and mental health conditions, and increased overall health.

4. Storm resilience: With increasingly erratic and unpredictable storms due to climate change, NYC should be focused on storm resilience. Gotham claims their building is the answer to storm resilience. I am unaware of any situation in which a building, with increased density and reduced natural land, has been a solution to storm resiliency. Storm resiliency also means not adding more people to an already overburdened area, because of the impact that would have on evacuation routes. This land is a coastal flood zone.

NYC should be a leader and a forward thinker, not just opt for the easy answer of building in already built up neighborhoods. Building these too large towers just to meet a housing quota is losing the forest for the trees. North Brooklyn has already given some of the highest numbers of affordable housing to NYC. We need better solutions than running a neighborhood and its residents dry just to deliver affordable housing. We need solutions that work for all.

Monitor Point jeopardizes the very same principles that twe as a city should be protecting - community trust, the environment, health, and storm resilience. That is why I strongly urge you to vote no on this project and think of other creative ways that address housing. Without a healthy environment and healthy people, we are nothing. Continuing to disrespect the environment and people's health/safety will not make us a stronger city or a city of the future.

Respectfully,
Leigh Celentano

Greenpoint resident

Lisa Goren
Long Island City Coalition/Hunters Point Community Coalition (LICC-HPCC)

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Good morning,
My name is Lisa Goren, and I am a resident of nearby Long Island City. I also lead Long Island City Coalition and am a board member of Hunters Point Community Coalition (LICC-HPCC). I oppose the Monitor Point project without conditions.
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, subsistence, and sea level rise (now higher than previously assumed). It must learn how to live with water.
Living safely with water means placing new development OUTSIDE the City's floodplains. It means utilizing the city's coastline as a buffer zone of resilient parkland and open space that can withstand flooding and protect the communities that stretch behind.
Furthermore, resiliency infrastructure must be coordinated and cohesive; it cannot be a project-by-project patchwork. It is disingenuous to claim that an individual building or group of buildings can be built to "resiliency standards." Spot elevations and the like will simply redirect flood waters to other locations. And an esplanade is a walkway—not a resilient park.
New York City is currently spending billions of dollars to retrofit the Manhattan coastline at East River Park and Battery Park City for cohesive resiliency. Soft and engineered resiliency measures at Wagner Park in BPC are so successful that many nearby buildings are no longer considered a flood risk or in need of flood insurance. So why is the city simultaneously allowing the placement of residential towers in the floodplains in Queens and Brooklyn? Why not do the right thing now, rather than retrofitting down the road?
Situated at the water's edge, Monitor Point will be a disaster waiting to happen. Residents and the surrounding neighborhood will be put in harm's way and at risk for millions of dollars in uninsurable property damage—just as FEMA is being dismantled. The project does not belong there.
Fancy presentations aside, Monitor Point will reduce resiliency, public open space, and waterfront access. It will replace the development of a park that, in addition to providing resiliency, would act as an economic engine to the neighborhood and bring other critically needed public benefits.
Greenpoint is not alone in fighting this kind of short-term planning. The same dynamic is happening next door in Long Island City. Like Greenpoint, LIC is situated along a floodplain by the East River. And it too suffers from serious deficits of open space and services that haven't nearly kept pace with its massive growth.

There is a better way…
Long Island City Coalition/Hunters Point Community Coalition (LICC-HPCC) has proposed an alternative community-based plan for safe, sustainable development outside the floodplain.[1]

Lisa Jaeggi

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I am a long-time resident of Greenpoint, letting you know my opposition to the proposed Monitor Point development on Quay St. My husband and I recently had our first child and have been so excited by the prospect of the soon-to-open Bushwick Inlet park. It will be the closest green space to our apartment. For anyone with kids, they know the huge benefit of having somewhere to take a stroller walk, somewhere green to let their kids run around, a place to sit at the end of the day and watch the water. We often go to East River Park (a bit of a mission) and the rest of Williamsburg's coast and notice the preferential treatment the luxury high rises get to our precious waterfront. It changes the feeling of being by the River, and what I love about the current Bushwick Inlet is how calm it feels not to have towering buildings overhead, blocking the sunlight, creating light pollution, etc. I notice the Bufflehead birds that gather in the inlet and can't help but think of all the unique wildlife that will move on if move towers are built so close. Just look around Williamsburg and Greenpoint—it's obvious we don't need more luxury high rises and luxury tenants. We need more green space to serve the people already there, to preserve the wildlife so that our children can enjoy them. I strongly urge you to vote against the rezoning application and to do whatever is in your power to preserve this small bit of park for our community.
Thanking you in advance,

Lisa Jaeggi

Luke Eddins
Seaweed City

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Dear DCP,

I'd like to express my opposition to the highrise development proposed for the north side of Bushwick Inlet. I understand the need to build high density housing in every part of the city but this site is particularly sensitive. Bushwick Inlet is one of the few natural inlets in the east river that supports vital habitat for birds and aquatic life. The waters of New York City are an under-appreciated shared resource that we all deserve access to. The inlet is a safe harbor from the powerful currents of the East River and has such great potential to shape the way New Yorkers interact with our waters.

There are many examples of shoreline redevelopment that center community needs and allow for thriving tidal ecosystems. Look at Hunters Point South. High density housing has a place in these plans but we need real open space at the water's edge. This proposed development is too close to the shore. For an example of what not to do, look at the style of development along the Greenpoint Waterfront. Nature and community are stifled when you don't leave enough space. Brooklyn can do better.

Respectfully yours,
Luke Eddins

Co-Executive Director, Seaweed City

Margaret Flanagan

From Margaret Flanagan
[redacted],
[redacted]
March 18 , 2026
Re: Monitor Point Application # C260105ZMK
Brooklyn
Dear City Planning Commissioners ,
I am strongly a gainst Gotham's Monitor Point Project in Brooklyn. You may ask , why would a person f rom Queens care? It's because t he same buyout of p ower, same manipulation of the land use process , and the same minimizing of real community voices that I've experienced on other waterfronts is happening in this Monitor Point application. Commissioners, use this vote now to start changing the pervasive anti-democratic , developer -prioritized tactics at work with Monitor Point and across our waterfronts !

- Vote no against sugar coating parkland alienation and the give away of public land for private profit . Over the many future years of a development or lease , the future profit grows to majorly enrich the private developer to a much greater extent than the original give back to the community.
- Vote no again st token community benefits that are already the minimum required . Zoning changes so far have brought us plenty of narrow, fenced off waterfront esplanades that bring no special vitality to waterfront space and rely solely on visual access. Even worse, this current proposal actually replaces the beach and kayak launch from the Greenpoint – Williamsburg Waterfront Open Space Master Plan with the buildings ' hardened elevations and walkways. At this critical time in society's relationship with our ecosystem s, Bushwick Inlet could do so much more to bring people and the environment together through access to touch the water. I do support the Monitor Museum, but the tradeoffs in this partic ular application are too great. Included c limate adaptations are already required too, they are not special bene fits and serve only to protect the development , not offering increased education or wider community protections .
- Vote no against h ousing so deep in the flood plain . The water's edge is the perfect place to prioritize green and blue infrastru cture for climate resilience , and a very imperfect place for housing . Even with our shortage of affordable housing, and even with elevation at the site, how w ould proposed future residents survive surrounded by flooding and by flooded utilities and infrastructure?
- Vote no against a public pr ocess that actually works to minimize, and is sometimes purposefully manipulated to minimize , critical public input .
  o The Community Board Committee who fully considered all the details of the ULURP text voted against this project . But by following up to the full Board with glossy photos and promises to special interests , the developer garnered approval . Though there are conditions added to the CB approval, there is no

responsibility for who oversees that those are actually realized, built, or provided .

o The hearing paperwork and postings resulted in extremely short notice to the public, many of whom have to w ork during hearing times making it impos sible to testify. The DEIS posting of hearing took too long to make it to the City Planning website.

o Appearing to combine the DEIS hearing with the City Planning Commission land use hearing really makes it hard for the public to understand and respon d to it all - the 9 land use bullets in ULURP combined with the 20 technical areas of DEIS - that the developer has whole teams of staff working on for months .

o The pre-existence of and wide support for the Greenpoint – Williamsburg Waterfront Open Space Master Plan should have gener ated additional alternatives to be analyzed in the DEIS. Allowing the applicant to narrow the DEIS to just the two alternatives , their current proposal or no action on existing conditions , ignores decades of strong community input on alternatives for waterfront design in the space under consider ation.

Vote no on this rezoning application , support the original waterfront plan , and show that these public processes can start truly upholding long term public good !

Thank you,

Margaret Flanagan

Margaret Flanagan

Re. Project: C 260105 ZMK - Monitor Point
Submitted by:
Name: Margaret Flanagan

Zip: [redacted]
I represent: Myself
Details for “I Represent”:
My Comments:
Vote: I am opposed
Have you previously submitted comments on this project? No

If yes, are you now submitting new information?
I have attended or will attend the City Planning Commission's Public hearing on this project: Yes
Additional Comments:

Due to the limited time for speaking live at the hearing, please accept my full comments in the attachment here. Thank you

Maria Kura

1 [redacted] Brooklyn, New York [redacted] 16 January 2026 Brooklyn Community Board 1 Council Member Lincoln Restler Borough President Antonio Reynoso Assembly Member Emily Gallagher State Senator Kristen Gonzalez Re: VEHEMENT OPPOSITION to the Proposed Upzoning and Development at Quay Street (Gotham Organization) To Brooklyn CB 1 and Greenpoint Representatives, I am a life-long resident of Greenpoint writing to register my absolute and unequivocal opposition to the proposed spot upzoning and development by the Gotham Organization on Quay Street. This proposal is a predatory attempt to rewrite zoning laws for the private benefit of a single developer at the direct expense of the livability, safety, environmental resilience, and character of Greenpoint. As representatives of Greenpoint, I urge you to vote NO and to use your influence to STOP any application that seeks to increase density or height beyond existing zoning allowances for the following two reasons: 1. The requested spot upzoning is a betrayal of the 2005 Waterfront Rezoning and sets a dangerous precedent The 2005 Waterfront Rezoning was a negotiated compromise that Greenpoint accepted with the explicit understanding that height and density limits were fixed to protect neighborhood scale, sunlight, and public access to the waterfront. Approving a spot upzoning now would undermine that agreement and establish a dangerous precedent that zoning can be rewritten on a project-by-project basis for private benefit—fundamentally eroding New York City's comprehensive planning framework. Nearly two decades ago, Greenpoint was promised a balanced neighborhood. This requested spot upzoning would introduce a complex of buildings that is out of scale and context with the Greenpoint community. These towers would permanently wall in the public park, cast long shadows, block sunlight, and irreversibly alter the scale and character of Greenpoint. Once approved, this damage cannot be undone. 2. The requested spot upzoning will exacerbate Greenpoint's already stressed infrastructure and increase flood risk This development is proposed in a known flood zone, at a density that will further strain an already overburdened sewer system. The project's design would displace floodwaters into the adjacent public park and surrounding residential blocks. Parks are climate infrastructure. Designing a project that intentionally redirects floodwaters into a public park directly contradicts New York City's stated climate resilience and flood mitigation goals. Gotham's Draft Environmental Impact Statement, which concludes "No Significant Adverse Impact," is fundamentally flawed and collapses when compared with the documented, recurring flooding of 2 Greenpoint's streets, basements, and homes that is already occurring today. Greenpoint's infrastructure capacity is demonstrably weak, and this proposal offers no neighborhood-wide upgrades to address that reality. The requested spot upzoning squanders a once-in-a-generation opportunity to invest in meaningful, long-term sewer, flood mitigation, and transit infrastructure. Instead, it asks the community to absorb all of the risk while the developer captures all of the benefit. We, the residents of Greenpoint, cannot and will not accept a spot upzoning that invites developers to break established rules at the expense of public safety and community trust. The site should be developed as-of-right. Any future proposal must: • Respect existing zoning and height limits

• Fully fund sewer, flood mitigation, and transit upgrades prior to occupancy • Preserve sunlight, park access, and the established scale of the neighborhood I expect you, as our representatives, to stand with the people you represent—not with developers seeking special treatment. Approval of the requested spot upzoning would represent a clear break from long-standing commitments made to Greenpoint residents and will be remembered as such. Reject the Gotham Organization's proposal for Quay Street. Sincerely, Maria Kura
Maria Kura

Maria Kura

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Department of City Planning,
I am a lifelong Greenpoint resident writing to strongly oppose the Gotham Organization's Quay Street development. Please refer to my statement (attached) detailing my opposition. I have previously shared this with the elected officials representing Greenpoint as noted below.
I appreciate the ULURP process, but the last minute, expedited timeframes related to this developer's upzoning request aims to minimize the community's voice. This runs counter to the process and should be a factor in the decision.
Thank you,

Maria Kura

_____
From: Maria Kura <[redacted]>

Sent: Friday, January 16, 2026 9:22 PM

To: walkerj@nyassembly.gov <walkerj@nyassembly.gov>; Augustinem@nyassembly.gov <Augustinem@nyassembly.gov>; Johnsonh@nyassembly.gov <Johnsonh@nyassembly.gov>

Subject: Fw: VOTE NO: Opposition to Gotham Organization / Quay St Upzoning
Forwarding as requested.

_____
From: Maria Kura <[redacted]>

Sent: Friday, January 16, 2026 6:46 PM

To: bk01@cb.nyc.gov <bk01@cb.nyc.gov>; District33@council.nyc.gov <District33@council.nyc.gov>; AskReynoso@brooklynbp.nyc.gov <AskReynoso@brooklynbp.nyc.gov>; isabel.shepard@brooklynbp.nyc.gov <isabel.shepard@brooklynbp.nyc.gov>; gallaghere@nyassembly.gov <gallaghere@nyassembly.gov>; gonzalez@nysenate.gov <gonzalez@nysenate.gov>

Subject: VOTE NO: Opposition to Gotham Organization / Quay St Upzoning
To Brooklyn CB 1 and Greenpoint Representatives,

I am a lifelong Greenpoint resident writing to strongly oppose the Gotham Organization's Quay Street development.

This spot upzoning prioritizes private profit over Greenpoint's character and safety, threatening our infrastructure and environmental resilience. I urge you to protect our community by voting NO on any increase to density or height.

My detailed statement is attached.
Thank you,

Maria Kura

Marissa Bohk

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Dear NYC CITY PLANNING,
First of all how dare you schedule your meeting in clandestine and sneaky fashion during YOUR CONSTITUATNTS work hours, scheduled last minute at 10am this Wednesday. It really shows where your priorities are… BIG MONOPOLY CAPITAL. NOT US! NOT NYC RESIDENTS!! YOU SHOULD BE ASHAMED!!!
5,000+ people of the community have and continue to tirelessly speak up: WE DO NOT WANT THIS!

NO NO NO!!!!!!! 👎🏽

VOTE NO TO MONITOR POINT DISGUSTING OPENLY PROFIT-FOCUSED AND ILLOGICAL BETRAYAL OF BROOKLYN COMMUNITY BOARD 1 AND THE NEEDS OF ALL NEW YORKERS!
I was utterly dismayed and physically heartbroken to see Community Board 1's capitulation to Billionaire Corporations over our Community's needs and demands by changing the NO to YES, thanks to outside lobbyists paid off by Gotham themselves--of which are sadly advocating not only against their own interest as working class people, but against the interest of the actual community who lives here, a historically multicultural, working class community, as well.
I am a born and raised New Yorker, so is my mom, so is my dad, so were my Polish Ukrainian grandparents on one side and my Italian Sicilian grandparents on the other. The Monitor Point SCAM is exactly why I will likely have to leave this state altogether, my home state, as it's impossible for ANYONE my age, Gen Z, even Millennials and Gen X, and especially subsequent generations still growing up to afford to raise our own families here. Why?? Because of Housing scams like Monitor Point gentrifying communities, raising prices on not only rent but property taxes for our local homeowners, groceries, bankrupting more affordable options and local ownership altogether! Bye bye local book shops, art supply stores, toy stores, cinemas and elderly community centers, hello designer coffee shops and niche luxury retail; say hello to designer doggy day care and bye bye FOREVER your local preschools and after school programs! ONCE LOCAL OWNERSHIP LEAVES COMMUNITIES, STATISTICALLY IT NEVER COMES BACK!!!!!!!! The "investment" into Greenpoint as a result of the Monitor Point Monstrosity will NOT GO BACK INTO OUR COMMUNITY, IT WILL CREATE MORE MONEY FOR THE CEO'S OF WHOLE FOODS AND STARBUCKS.
Gotham developers know this yet pay lip service to OUR Working Class interests, inviting thousands more of the Bourgeoisie control over how our community looks and feels,

because who else can afford the $13,000 average rent that the tenants of the Monitor Point Scam must cough up???? Not your average Williamsburg-Greenpoint resident. Not myself, NOT ANYONE I KNOW!!! The children of Billionaires, yes.

The 32BJ SEIU Union workers may get job security now, but how many more jobs will the new 3,000 Upper class neighbors bring to these working class unions? How many of them will support the local grocery stores over Whole Foods? How many will eat at the local restaurants over Sweetgreen? Some, but not enough to justify all of the long term loss to the total income and job prospects of union workers and all of Brooklyn's working class. THIS is the truth Gotham won't tell you, the truth immigrant families working 70+ hours a week don't have time to educate themselves on. This manipulation by greedy Gotham leads Union Workers and desperate members of our community to prioritize short-term jobs and development, a grave, grave error.

But let's talk about this "deep" affordability plan. You mean a "lottery" that serves ONE PURPOSE - TAX CUTS FOR GOTHAM! 40% Affordable is NOT ENOUGH!! Has that extra 15% even BEEN APPROVED YET??? A lottery that statistically continues to push out the most desperately in need of housing for the most ideal candidates IS NOT deeply affordable for anyone but the ruling class. Not to mention the CLASS AND RACIAL SEGREGATION OF THE BUILDINGS! This is DISGUSTING! How about we demand that the deep affordable units are FOR ONCE IN THE NICER LOCATION?? How many skyscrapers in Williamsburg alone does the upper class ALREADY have to choose from?? How many units in the Luxury Domino 1 building sit vacant? Half? WHY DO WE NEED MORE ROOM FOR AN INCREASING MINORITY OF SELFISH, RULING CLASS ??? WE DON'T. WE NEED 100% AFFORDABLE HOUSING, with majority deep affordability, NYC PLANNING, YOUR COMMUNITY IS TALKING TO YOU! WE SAY NO!

And how about the Middle class? Well, they get screwed too, always finding themselves unable to afford the astronomical and exploitative rents that Gotham Developers CHOOSE TO SET! WHY? TAX CUTS! Because as we know, they only care about the bottom line. And what about the housing lottery for these middle class folks? Once again, screwed, as they make juuuust too much to ever be considered for the affordable housing they also often need! Income thresholds are intentionally skewed and manipulated to punish all non Ruling class applicants. It is a scam through and through. Allowing housing scams like Monitor Point to bulldoze over our other options FAILS the working class AND THE SHRINKING MIDDLE CLASS TOO! VOTE NO!

Prioritizing the lifestyles and business plans of the Ruling Epstein Upper Class while allowing YOUR COMMUNITY to believe they might one day get to live in one of these EXTREMELY difficult to secure units--so ADVOCATING FOR THEIR REMOVAL FROM THEIR OWN COMMUNITY-- is cruel and sickening; by signing a blank check and handing over OUR PUBLIC PROPERTY FOR 100+ YEARS GIVES FURTHER GUARANTEES MORE AND MORE POOR PEOPLE OF WILLIAMSBURG WILL FIND THEMSELVES HOMELESS AND LIVING IN THEIR CARS OR ON COUCHES. VOTE NO!

-

Let me ask you this, NYC Planning and team: If Gotham proposed to bulldoze McCarren park or build another 3 skyscrapers in Marsha P Johnson park, would you say yes? What about

Prospect Park? How about Central Park? The Manhattan Borough President and NYC Government Planning would never, not because it is harmful to the community and serves only the developers pockets, but because all those wealthy people in their luxury brownstones would throw a fit, wouldn't they? Why don't we get that consideration, that resounding pushback? Is it because the working people of this community are too busy working to even be aware of the issue? To understand the nuanced affect this will have on our community? Isn't it the NY CITY PLANNINGS' job to block schemes by big capital to destroy constituents' long term success and access to housing???!! Because the members of this community are being manipulated by Gotham with the minuscule "deep" affordability plan that hasn't even been approved. At what point does the community supersede the successful lobbying of Billionaire corporations? How about NYC Housing Authority? If we need housing, why not work with THEM? Why is this being sold as our only option?? We CAN have more housing AND the Inlet Park, just NOT with Gotham!!!!

WE SAY NO TO GOTHAM!
Anyone who can look long term sees how INNECESARY AND EXCESSIVE this plan is.
A NO is a vote for the working class, for the environment-- which deserves a voice and home too-- and most importantly sends a message to the ruling Billionaire class that our communities cannot be bought and lured away from our own interests.
The people of Brooklyn need affordable housing, and if you can't demand 100% affordable housing from this crooked Gotham group who go home and laugh about the union workers they buy off and the beautiful multicultural communities they are displacing, you are just as bought out, and that's really a shame. It's especially a shame for people like me who will never know what it's like to raise a family WHERE THEY GREW UP!
Union workers need jobs that don't push them out of their own communities, and union leadership that doesn't sell them out. Labor unions are the backbone of our civilization, of all grassroots movements and working peoples revolutions globally; they are the historical leaders of movements that have helped us see Civil Rights and Women's Rights be clawed back after they were revoked by this same ruling class we are currently fighting, today! YOU GUYS OF UNION 32BJ SEIU have ALL OF THE POWER to stop the Billionaire class, to keep our communities and children housed, fed, and safe while meeting the infrastructure demands of these communities, a growing population, one and all being exploited by the 1%. The high-skilled and essential labor of each and every 32BJ SEIU member deserve to have guaranteed work that adds to their communities by building housing for workers like them, not housing that will protect the very class who seeks to exploit them, diminish their class consciousness by selling them the carrot of a 1 in 1000000 chance of living in the shittier quality and segregated poor people's building of the Monitor Point 3 total units. Not to mention the ripple effect of further community displacement and the further lack of unionized jobs, because union busting is ALWAYS done by the Upper class, by multi-billion dollar corporations like Gotham behind the scenes, while you show up and advocate on their behalf!! CALL THEM OUT! VOTE NO!
-

That is why WE THE PEOPLE OF WILLIAMSBURG-GREENPOINT DEMAND 100% AFFORDABLE HOUSING AND A PROTECTION OF THE BUSHWICK INLET-- THE ONLY TIDAL ESTUARY SHORELINE IN THE EAST RIVER-- AND TO VOTE ABSOLUTELY NOT to this furthering of the inequality our community faces!!!
THANK YOU FOR READING!

Concerned constituent of Community Board 1,

with love, anger and concern,

Marissa Bohk

Marta Koziorzebska

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As a resident of Greenpoint for 45 years, I have seen my neighborhood go through tremendous changes. And I have seen too many friends and family members get pushed out because of increasing rents. There are already so many luxury buildings that are unaffordable. This specific proposal for Monitor Point would destroy the shoreline, put up more unaffordable and ridiculously huge buildings, and would be a gift for private developers. Please do the right thing and stop this land grab.

Thank you,

Marta Koziorzebska

Martyna Szczęsna

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To Whom it May Concern,
I am writing to you with regards to the proposed upzoning of Quay street. As a 20 year plus resident of Greenpoint and first generation Polish immigrant, I've seen this neighborhood drastically transform since the initial waterfront rezoning and while much of this has trended upwards, the effects of widespread gentrification are undeniable. Rents have almost doubled in the area since the inception of high-rise construction. "Affordable" AMI-based housing in luxury high-rise towers is a farce and the proposed rezoning will only exacerbate the situation. Gotham organization's spotty track record makes me doubt they will keep up their end of the bargain and there are no contractual guarantees they will have to deliver the promised 40% permanently affordable units.
This upzoning breaks numerous promises made to our community over 20 years ago. The full scope of the existing waterfront rezoning hasn't been fully executed, as such, we have not idea what the long-lasting effects it will have on the affordability and quality of life in Greenpoint. Simply put, the initial rezoning needs to be fully completed before developers are allowed to reach for publicly owned land and designated parkland. Furthermore, there are far more practical sites within reach, for example, the IBZ zone, which is underutilized and has no potential to become a much needed park.
The Quay street site is public-owned land that should be used to buffer the park promised to this neighborhood for over 20 years, as intended. You've seen the open space per resident calculations, I'm sure. The development proposals, if any, should focus on properly scaled, low-rise, community forward projects, for example: much needed schools, 100% affordable housing or even small-scale manufacturing and arts facilities that would help keep this neighborhood the livable place it is. I've been to a number of community meetings, the MTA representatives at these were deeply uninformed and this makes me question their ability or right to further steward this land.
The proposed design is both antisocial and destructive, in a word, psychotic. The allocation of affordable units to a separate "poor tower" is deplorable. The existing 40-foot towers already cast noticeable shadows on the surrounding housing; 80 and 60 story towers are a cruel joke. During the snowstorm I watched as chunks of ice flew from the facade of [redacted] and crashed onto the neighboring [redacted], this was just steps away from where the "trophy" tower is set to be erected, this kind of architecture has no business being near a crowded park. A hardscape pedestrian walkway and nominal patches of grass whose only use is as an informal dogrun for high-rise residents do not count as community amenities.
An 80-story building on the site is simply unfeasible:

Flood control-The proposed sea wall further endangers the flood resilience of the area by forcing flood waters further inland.
Subsidence- building so tall directly on the water will present considerable technical challenges. See One Manhattan Square and the 161 Maiden Lane banana.The developer is likely aware to the challenges and will perform a bait and switch similar to the Atlantic Yards development: Luxury housing built first and then endless delay on promised "too challenging to build" affordable units, subsequent increased density and more height concessions.
Pollutants- Greenpoint's heavy industrial past will likely come back to haunt it during the process of preparing the foundations, stirring up untold amounts of pollutants that will pour directly into the the river as well as the sensitive ecology of the Bushwick inlet itself. The congestion and construction traffic will poison the air.
Traffic- proposed site is a crucial entry point for the bike lane. Cyclists competing with construction machinery for road space is a recipe for disaster.
NO ONE WANTS TO LIVE IN A SUPER TALL HIGH RISE- not even the rich people! 432 Park Avenue has issues with its cracking facades and is mired in litigation. The Brooklyn Tower sits half empty and unfinished. 1 Manhattan Square, with a similar "trophy" and "poor tower" scheme, is still at 25% vacancy over 10 years after it opened for sales.
Don't sell us out. VOTE NO.
Sincerely,
Martyna Szczęsna
--
martynaszcz.com
<https://gcc02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fmartynaszcz.com%2F&data=05%7C02%7CSBarron%40planning.nyc.gov%7C1100eca84cd84fb4157b08de843a8bfc%7C32f56fc75f814e22a95b15da66513bef%7C0%7C0%7C639093586174442696%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMiIsIkFOIjoiTWFpbCIsIldUIjoyfQ%3D%3D%7C60000%7C%7C%7C&sdata=QcNY5Wai%2F4yEbvdohoZeUH9qo%2BsWbt%2B274j6Pdg1lbE%3D&reserved=0>

martynaszczphoto.com
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[redacted]

Mary Ellen Bizzarri

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I currently live at [redacted] (1 block from the proposed site) in Greenpoint and I am writing to you to express my opposition and major concerns about the proposed luxury high rise tower known as Monitor Point. I have been a resident of NYC for over 23 years and I have been a NYC public school elementary teacher for the same amount of time. I have lived in Williamsburg and Greenpoint along the waterfront for almost 13 years and I am concerned about the continued building of luxury towers that push out long term residents because they lack affordable options or reasonable housing options (for example, the number of studios being provided verse other housing options geared toward older residents and families who need more space- at an affordable price). I am also concerned that from what I understand, this developer plans to segregate affordable housing tenants into a separate building. Instead of a "poor door" they will be creating a "poor building". This tells me that their plans are not about helping the Greenpoint community but instead are about building more luxury housing.
I am concerned about the egregious height of the towers, the impact on the inlet and wildlife, and the removal of parkland designation that has been promised and not completed for over 20 years. These towers are not being built to improve housing options for Greenpoint residents or to provide more public space for residents. The proposal to build them is to make money- it is not about what the community needs. They are being proposed in the face of unfulfilled promises. I have lived and watched this development over the past 20 years and the infrastructure of Greenpoint can not keep up- and there are no plans by these developers to support public good or more infrastructure to help with the newly added 3,000 people.
First, build the park that has been promised. First,build the park that has been promised.

It has been over 20 years.
Thank you for your consideration,

Mary Ellen Bizzarri

[redacted] <mailto:[redacted]>

[redacted]

Mary Ellen Bizzarri

Re. Project: C 260105 ZMK - Monitor Point
Submitted by:
Name: Mary Ellen Bizzarri

Zip: [redacted]
I represent: Myself
Details for “I Represent”:
My Comments:
Vote: I am opposed
Have you previously submitted comments on this project? No

If yes, are you now submitting new information? No
I have attended or will attend the City Planning Commission's Public hearing on this project: No
Additional Comments:

I currently live at [redacted] (1 block from the proposed site) in Greenpoint and I am writing to you to express my opposition and major concerns about the proposed luxury high rise tower known as Monitor Point. I have been a resident of NYC for over 23 years and I have been a NYC public school elementary teacher for the same amount of time. I have lived in Williamsburg and Greenpoint along the waterfront for almost 13 years and I am concerned about the continued building of luxury towers that push out long term residents because they lack affordable options or reasonable housing options (for example, the number of studios being provided verse other housing options geared toward older residents and families who need more space- at an affordable price). I am concerned about the egregious height of the towers, the impact on the inlet and wildlife, and the removal of parkland designation that has been promised and not completed for over 20 years. These towers are not being built to improve housing options for Greenpoint residents or to provide more public space for residents. The proposal to build them is to make money- it is not about what the community needs. They are being proposed in the face of unfulfilled promises. I have lived and watched this development over the past 20 years and the infrastructure of Greenpoint can not keep up- and there are no plans by these developers to support public good or more infrastructure to help with the newly added 3,000 people. First, build the park that has been promised. First,build the park that has been promised. It has been over 20 years. Thank you for your consideration, Mary Ellen Bizzarri [redacted]

Michael Abramson

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Dear Planning Board,
I have lived in Greenpoint since the mid-80s.
Living in this community has been nothing but a pleasure until the developers discovered Greenpoint.
What had been a diverse working-class community involved with its neighbors and the efforts to improve the community has now become a bedroom community for affluent finance and tech workers.
Willing to pay $10,000 a month for a river-view apartment, the new inhabitants demonstrate little interest to the concerns of the community.
Monitor Point is an environmental disaster in the making, which rewards the long-time residents of Greenpoint with years of construction noise and dust, further endangering the health of the older, more susceptible residents.
Building this project would be a travesty. There are acres and acres of abandoned or underutilized lands within one to two miles of the Brooklyn waterfront, but, of course, they lack spectacular views.
Let the developers build on these lands.
Sincerely yours,
Michael Abramson

[redacted]

[redacted] [redacted]

Michael Davis

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Monitor Point and Bushwick Inlet Park
My name is Michael Davis. I was born and raised in New York. I've seen developer destruction of the city for a very long time. Building behemoth 640 foot towers sitting 50 ft from the river and lining the entire north rim of a beautiful, reclaimed, riverfront park is insane on the face of it. Any way one tries to justify this development, is indefensible! It ruins precious riverfront open space outright in the name of affordability. What a corrupt exploitation of the affordability crisis. Why not build these in any other park in the city. How about riverside park too. We could remove all our precious riverfront open space, kill all the returning wildlife, to enrich developers and rob the public of desperately needed open space and sky on the water.
Thank You,
Michael Davis
[redacted] [redacted]

Milena Blue Spruce

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Good morning,
I'm a Greenpoint resident, and I'm very concerned about the plans to rezone Monitor Point. I understand the desire to create more affordable housing—I live in an affordable housing unit myself—but the reality is that the proposed development is only going to contribute to pricing out even more people from this already overdeveloped neighborhood.
Bushwick Inlet Park hasn't even opened yet. Building luxury high rises practically on top of this new green space will be detrimental to everyone in the surrounding area. With towers soaring up all around the space already, I urge you to oppose the rezoning application. Let's keep Monitor Point as a transitional space between the park and other high rises.
A smaller building can still have affordable housing units without overwhelmingly raising the market value of the neighborhood even more. Please look at the bigger picture, and the future of this area, in terms of bringing the greatest good for members of the community who need it the most.
I urge you to listen to the voices of the people who currently reside in this neighborhood—the people who will be directly impacted. It worries me that some of the loudest voices are coming from people who do not live here, people who will simply benefit financially from the luxury tower construction. I want to reiterate that this project does not have the wellbeing of current residents in mind. This is exactly the type of luxury development that leads to everyone's rent increasing and more and more people getting priced out of the neighborhood.
Thank you,

Milena

Milena Blue Spruce

Re. Project: C 260105 ZMK - Monitor Point
Submitted by:
Name: Milena Blue Spruce

Zip: [redacted]
I represent: Myself
Details for “I Represent”:
My Comments:
Vote: I am opposed
Have you previously submitted comments on this project? No

If yes, are you now submitting new information? Yes
I have attended or will attend the City Planning Commission's Public hearing on this project: No
Additional Comments:

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Nadine Desfosses-hussami

Re. Project: C 260105 ZMK - Monitor Point
Submitted by:
Name: Nadine Desfosses-Hussami

Zip: [redacted]
I represent: Myself
Details for “I Represent”:
My Comments:
Vote: I am opposed
Have you previously submitted comments on this project? Yes

If yes, are you now submitting new information? No
I have attended or will attend the City Planning Commission's Public hearing on this project: No
Additional Comments:

Please save the park by the water. We do not want more high rises, we want a park.

Natalia Correa
Greenpoint

March 11, 2026

Dear City Planning Commission,

I am writing as a Greenpoint resident and neighbor to express my opposition to the proposed
Monitor Point development.

As someone who lives near the site and experiences this part of the waterfront daily, I am concerned about the scale of this proposal and what it would mean for the surrounding community. It would introduce extraordinary density to an area already facing pressure on infrastructure, open space, and quality of life.

Our neighborhood is dealing with strained transit, limited open space, and infrastructure that
does not appear equipped for this level of growth. Adding thousands of new residents without
clear commitments to schools, transportation, stormwater systems, and other essential services
does not reflect responsible planning.

This proposal is also not being considered in isolation. Greenpoint is facing several other large
development proposals, and the cumulative impact on infrastructure, open space, transit, and
overall livability is a serious concern. While projects may be reviewed individually, residents
experience their impacts collectively.

I am also concerned about the effect this development could have on the waterfront Environment. Many of us have watched wildlife slowly return to this shoreline, highlighting the
ecological sensitivity of the area. A project of this scale raises concerns about shadows, pressure on nearby parks, and broader impacts on an already vulnerable waterfront.

Brooklyn needs housing, and I support thoughtful development. But growth must be balanced
and supported by the infrastructure and public resources a neighborhood needs in order to absorb it. In its current form, this proposal does not appear to meet that standard.

I respectfully urge you to oppose the Monitor Point proposal.

Sincerely,
Natalia Correa
Greenpoint Resident

Natalia Correa
Greenpoint

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Dear City Planning Commission,
Please find attached my written testimony in opposition to the proposed Monitor Point development.
Thank you for your time and consideration.
Sincerely,

Natalia Correa

Greenpoint Resident

Natalie G Moore

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Dear City Planning Commission,
I have lived in the Williamsburg/Greenpoint neighbourhood since 1991 and in Greenpoint on McGolrick part since 1999. During my time here I have seen a lot of changes in the neighbourhood. Some of them good, some less so.
I am alarmed that the rezoning request for [redacted] has reached this commission despite community outrage on it's impact on many levels. The first is scale. In 2015, that plot of land was rezoned for R6, but has not as of yet been developed as such. The developers are asking for additional rezoning to allow for 3 large towers to be built on the property. This is public land and the area around the site (a flood zone) already has allowed for several enormous luxury towers that have ruined the waterfront and put a strain on existing infrastructure. Greenpoint is primarily two and three story residential and mixed use buildings and until recently a working and middle class family neighbourhood. The argument by the developer, Gotham, is that they are proposing 25% "affordable" units with the luxury apartments subsidising their rent. Their argument is that working class families in the neighbourhood would be able to reside in these units. The rental price calculation is in no way affordable to families like mine who have lived in the neighbourhood for years. I understand that the city needs more affordable housing. But why a luxury tower in Greenpoint? North Brooklyn has been continually failed on this point for years (industrial dumping ground, over development, lack of open space). It has, in fact carried the burden of the most new housing units in NYC
<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fpublic.tableau.com%2Fviews%2FCDcompletionsdashboard23Q4%2FCDcompletionsdashboard%3F%3AshowVizHome%3Dno%26State_Parameter%3DMaine&data=05%7C02%7CSBarron%40planning.nyc.gov%7C16c5f1b734354f06526808de84ed3597%7C32f56fc75f814e22a95b15da66513bef%7C0%7C0%7C639094351502968871%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMiIsIkFOIjoiTWFpbCIsIldUIjoyfQ%3D%3D%7C80000%7C%7C%7C&sdata=wl00RN3egCMmn%2FGOfB7Fz3s6AuMdSs6I2e8L4znzD4M%3D&reserved=0> over the last decade.
Concerning the open space, the proposal has a small concrete walkway with "public" benches which is in no way adequate for a high rise for 3,000 residents. The land where the proposed tower is being built was designated in 2005 as a transition area, and infringes upon Bushwick Inlet park which has taken the community 20 years to realize. Bushwick inlet is a unique tidal estuary and the neighbourhood has fought long and hard to convert this neglected space back into parkland. Although they are proposing to complete the

adjacent Box Street park, the scale of this pocket park does not justify the impact on Bushwick inlet park.
There are already 10 new luxury towers on the Greenpoint waterfront casting enormous shadows on the properties of long time residents and putting a pressure on the infrastructure.

We do not need another luxury tower. We need more open space and park land!
As for affordable housing, the Monitor point website promises 460 “affordable" units. The information is scant on what exactly affordable means in this context and what size these apartments will be. If we learn any lessons from the recent developements in North Brooklyn is that the towers have led to higher rents in the neighbourhood driving out many artist, families, and middle class residents who have long called north Brooklyn home. None of my neighbours who have been recently displaced can afford the “affordable” units in these new buildings.
I urge you to please say no to the Monitor Point development.
Sincerely,
Natalie G Moore

[redacted]

[redacted] [redacted]

Nick Shannon

Written Testimony in Opposition to Monitor Point Rezoning Submitted to the Department of City Planning Re: Monitor Point / MTA Site — Greenpoint, Brooklyn

Introduction

My name is Nick Shannon, and I am a licensed landscape architect and 9-year resident of Greenpoint and Williamsburg. I am submitting this testimony in opposition to the Monitor Point rezoning proposal. I want to be clear from the outset: I am not against housing. But where and how we develop matters enormously — and this proposal gets it wrong in ways that will have lasting consequences for our community and the ecology of Bushwick Inlet. If the argument for a spot zone on this site is simply that we need more housing at whatever cost, then we should ask why we are not also looking at other protected open space. This site sits within the floodplain, at the northern terminus of Bushwick Inlet Park — a location that was promised as a smooth transition from BIP to the surrounding neighborhood. This proposal is the opposite of that promise. Inadequate and Inaccessible Public Space The proposed development dramatically reduces the quality and scale of public waterfront access. The so-called "community benefits" of this project do not withstand scrutiny: • The public access area is narrowed from the previously established 40 feet to just 30 feet. Measured against a building approximately 600 feet tall, the resulting height-to-width ratio exceeds 20:1 — this is a building wall, not a public park. Even if they don't request the variance and expand it back to the 40' required by law, it's still very out of scale with a building 15x the height of a tiny sliver of public space. • The primary upland connection — branded as the "Park Portal" from West Street to the waterfront — terminates at a staircase with 8 steps that is proposed outside of the MTA property line. This would require NYC Parks to tear up the slope of the newly planted park on the Motiva parcel. This is not a community benefit; it is an imposition on public land that was just built. • The only accessible route is a secondary 6-foot-wide ramp — barely wide enough for two wheelchairs to pass one another. With over 2,000 new residents and the public using this connection, a 6-foot ADA path is wholly inadequate. Strollers, cyclists, and mobility device users will be competing for this narrow corridor. • The grading and limits of disturbance will extend beyond the Monitor Point property line at multiple locations — at the upland connection pathway, the accessible ramp, and the western connection to the Motiva parcel. It is unclear who will bear the cost of these off-site improvements. I run along this waterfront regularly and have experienced firsthand how drastically the increased residential density in our neighborhood is straining the existing public realm. The luxury towers recently built in Greenpoint are not even close to the scale of Monitor Point — and they are generating massive amounts of waste and congestion that overwhelms our sidewalks. There are mountains of trash bags put to the curb that decrease the space for pedestrians by over half, not to mention delivery trucks. Adding close to 3,000 new residents behind a 12-foot-wide path is not a solution. Ecological and Shoreline Concerns I approach this proposal not only as a resident and a professional, but through an ecological

lens. Bushwick Inlet is an ecological jewel. It was once a tidal marsh, and the work done on the Motiva parcel to restore the shoreline with rip rap, native plantings, and tidal marsh represents years of hard-won progress. This proposal threatens to undo that work: • The proposed steel bulkhead encircling the shoreline will lock the waterfront edge in place for the next century. This will amplify wave action, increase erosion along the adjacent shoreline, and sever the natural relationship between the upland and the tidal inlet. • The newly built tidal marsh and stabilized shoreline on the Motiva parcel are highly vulnerable. Given the low-lying topography and saturated soils in this area, deep foundation drilling for a building of this scale — directly adjacent to the restored shoreline — poses a serious risk of destabilizing the new rip rap, marsh edge, and earthen berm. • Rather than working with the natural dynamics of this tidal inlet, this proposal works against them. A steel bulkhead is not resilience — it is the opposite of the adaptive, nature-based approach that a site in the floodplain demands, particularly as sea level rise accelerates. Process and the Opportunity Before Us This design was developed behind closed doors and is being advanced as though approval is a foregone conclusion. It is not. This site presents a genuinely rare opportunity: publicly owned land at the northern terminus of Bushwick Inlet Park, adjacent to a restored ecology, at a moment when our community is already grappling with the consequences of rapid overdevelopment. I am not here to oppose all development on this site. I am writing to advocate for a different approach: one that designs a robust public park at the appropriate scale for the density that has already been approved, that connects people directly to the waterfront rather than severing that connection, and that restores and adapts the shoreline ecology rather than encasing it in steel. Any development that does occur should be developed transparently, in partnership with the community — not imposed upon it. If the museum proposed for this site is truly for the public good, then its site design should be done in public — with the community, not for it. Conclusion I urge DCP to oppose this rezoning as currently proposed and to call for a community-led planning process that prioritizes ecologically sound design, genuinely accessible public space, and responsible stewardship of publicly owned land. We have a chance to chart a different course here and you have the opportunity to be a strong advocate for the city to steer development in a better direction. I've attached a conceptual rendering of what the park design could look like – a resilient and generous public space that connects people to the water, absorbs stormwater flooding, and buffers against sea level rise. Respectfully, Nick Shannon Licensed Landscape Architect [redacted], NY [redacted]

Nick Shannon

Re. Project: C 260105 ZMK - Monitor Point
Submitted by:
Name: Nick Shannon

Zip: [redacted]
I represent: Myself
Details for “I Represent”:
My Comments:
Vote: I am opposed
Have you previously submitted comments on this project? No

If yes, are you now submitting new information? Yes
I have attended or will attend the City Planning Commission's Public hearing on this project: Yes
Additional Comments:

I’m a licensed landscape architect and 9 year resident of Greenpoint. And I’m against Monitor Point and urge you to vote no to this proposal. I’ll start by saying that I am not against more housing in our neighborhood. But where we develop matters. If the argument for a spot zone on this site is that we need more housing at whatever cost - then why don’t we start chipping away at Central Park? On a site that sits with the floodplain - that was promised as a smooth transition from BIP to the neighborhood - this is proposing the exact opposite. Gotham claims they are creating 50,000 square feet of public open space — but 30,000 of those square feet (60%) are on the Monitor Museum parcel, land that was already deed-restricted for public use before this application was ever filed. That space was never Gotham's to give. The development itself generates only 20,000 square feet of new public space on the MTA site — the bare minimum required, not a community benefit. Gotham is not creating public space, they are borrowing it to maximize building density. The self proclaimed community benefits will reduce the width of public access area from 40’ to 30’ wide. Against a 600’ tall building, that’s a vertical building wall that has a height over 20x the width of the public space. Even if they don't request the variance and expand it back to the 40' required by law, it's still very out of scale with a building 15x the height of a tiny sliver of public space corridor. This is what they don’t show in the renderings that are misleading and not from eye level. It’s also inaccessible. The “Park Portal” from West St to the waterfront ends at a large staircase that is SUGGESTED to be built outside of the MTA property, tearing up a public park that was just built. A narrow 6’ wide ramp is also suggested that does not feel adequate for ADA accessibility. A steel bulkhead is proposed around the shoreline that will lock it in place and sever the public’s connection to the waterfront. This will amplify wave action and increase erosion along the adjacent shoreline and newly built tidal marsh. I’ve experienced the increased density of our neighborhood

first hand and the overwhelmingly under-scaled public space. This MTA site presents a unique opportunity to change the narrative around how we develop publicly owned land at a scale that works for the people who will use it.

Nick Shannon

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Hello,

My name is Nick Shannon, and I am a licensed landscape architect and 9-year resident of Greenpoint and Williamsburg. I am submitting this testimony in opposition to the Monitor Point rezoning proposal. I want to be clear from the outset: I am not against housing. But where and how we develop matters enormously — and this proposal gets it wrong in ways that will have lasting consequences for our community and the ecology of Bushwick Inlet.

If the argument for a spot zone on this site is simply that we need more housing at whatever cost, then we should ask why we are not also looking at other protected open space. This site sits within the floodplain, at the northern terminus of Bushwick Inlet Park — a location that was promised as a smooth transition from BIP to the surrounding neighborhood. This proposal is the opposite of that promise.

Inadequate and Inaccessible Public Space

The proposed development dramatically reduces the quality and scale of public waterfront access. The so-called "community benefits" of this project do not withstand scrutiny:

- The public access area is narrowed from the previously established 40 feet to just 30 feet. Measured against a building approximately 600 feet tall, the resulting height-to-width ratio exceeds 20:1 — this is a building wall, not a public park.
- The primary upland connection — branded as the "Park Portal" from West Street to the waterfront — terminates at a staircase with 8 steps that is proposed outside of the MTA property line. This would require NYC Parks to tear up the slope of the newly planted park on the Motiva parcel. This is not a community benefit; it is an imposition on public land that was just built.
- The only accessible route is a secondary 6-foot-wide ramp — barely wide enough for two wheelchairs to pass one another. With over 2,000 new residents and the public using this connection, a 6-foot ADA path is wholly inadequate. Strollers, cyclists, and mobility device users will be competing for this narrow corridor.
- The grading and limits of disturbance will extend beyond the Monitor Point property line at multiple locations — at the upland connection pathway, the accessible ramp, and the western connection to the Motiva parcel. It is unclear who will bear the cost of these off-site improvements.

I run along this waterfront regularly and have experienced firsthand how drastically the increased residential density in our neighborhood is straining the existing public realm. The luxury towers recently built in Greenpoint are not even close to the scale of Monitor Point — and they are generating massive amounts of waste and congestion that overwhelms our

sidewalks. There are mountains of trash bags put to the curb that decrease the space for pedestrians by over half, not to mention delivery trucks. Adding close to 3,000 new residents behind a 12-foot-wide path is not a solution.

Ecological and Shoreline Concerns

I approach this proposal not only as a resident and a professional, but through an ecological lens. Bushwick Inlet is an ecological jewel. It was once a tidal marsh, and the work done on the Motiva parcel to restore the shoreline with rip rap, native plantings, and tidal marsh represents years of hard-won progress. This proposal threatens to undo that work:

- The proposed steel bulkhead encircling the shoreline will lock the waterfront edge in place for the next century. This will amplify wave action, increase erosion along the adjacent shoreline, and sever the natural relationship between the upland and the tidal inlet.
- The newly built tidal marsh and stabilized shoreline on the Motiva parcel are highly vulnerable. Given the low-lying topography and saturated soils in this area, deep foundation drilling for a building of this scale — directly adjacent to the restored shoreline — poses a serious risk of destabilizing the new rip rap, marsh edge, and earthen berm.
- Rather than working with the natural dynamics of this tidal inlet, this proposal works against them. A steel bulkhead is not resilience — it is the opposite of the adaptive, nature-based approach that a site in the floodplain demands, particularly as sea level rise accelerates.

Process and the Opportunity Before Us

This design was developed behind closed doors and is being advanced as though approval is a foregone conclusion. It is not. This site presents a genuinely rare opportunity: publicly owned land at the northern terminus of Bushwick Inlet Park, adjacent to a restored ecology, at a moment when our community is already grappling with the consequences of rapid overdevelopment.

I am not here to oppose all development on this site. I am writing to advocate for a different approach: one that designs a robust public park at the appropriate scale for the density that has already been approved, that connects people directly to the waterfront rather than severing that connection, and that restores and adapts the shoreline ecology rather than encasing it in steel. Any development that does occur should be developed transparently, in partnership with the community — not imposed upon it.

If the museum proposed for this site is truly for the public good, then its site design should be done in public — with the community, not for it.

Conclusion

I urge DCP to oppose this rezoning as currently proposed and to call for a community-led planning process that prioritizes ecologically sound design, genuinely accessible public space, and responsible stewardship of publicly owned land. We have a chance to chart a different course here and you have the opportunity to be a strong advocate for the city to steer development in a better direction.

I've attached a conceptual rendering of what the park design could look like – a resilient and generous public space that connects people to the water, absorbs stormwater flooding, and buffers against sea level rise.

Respectfully,

Nick Shannon
Licensed Landscape Architect
[redacted]

Pablo Morales-serret

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Dear Brooklyn Borough President's Office and Department of City Planning,

I am writing to submit my public testimony regarding the Monitor Point development (Application No. 25DCP068K).

Unfortunately, I was not able to testify during the Special Review Session and Public Meeting of the City Planning Commission held on Wednesday, March 18 at 10:00 AM. I am therefore submitting my comments in writing for the official record.

Written Public Testimony – Opposition to Monitor Point Development

I am a Williamsburg resident, I live 10 minutes away from the proposed project and I respectfully urge the Brooklyn Borough President and the Department of City Planning to oppose the Monitor Point proposal in its current form.

First, this project violates a long-standing public commitment.

As part of the 2005 Greenpoint/Williamsburg rezoning, the City committed to preserving land at and around Bushwick Inlet, including portions of the Monitor Point site, for future park use. Greenpoint accepted dramatic increases in waterfront density based on that promise. Nearly twenty years later, the park remains incomplete, and this proposal would permanently foreclose the possibility of fulfilling that commitment. This undermines public trust and sets a troubling precedent that parkland promises can be reversed once land values rise.

Second, the proposed scale is entirely out of context.

The project includes three towers reaching up to approximately 600 feet, adding nearly 3,000 residents to a narrow waterfront peninsula. The tallest would be 1/3 taller than the tallest buildings in North Brooklyn and are fundamentally out of scale with the surrounding neighborhood. This level of density is incompatible with the site's role as a transition between residential areas and open waterfront space.

Third, the development poses serious environmental and climate risks.

Bushwick Inlet is a rare and ecologically sensitive estuary that has only recently begun to recover from decades of industrial pollution. The City's own determination that a full Environmental Impact Statement is required confirms that the project may result in significant adverse environmental impacts. Building massive towers directly adjacent to the inlet raises concerns related to habitat disruption, shoreline resilience, flooding, and long-term climate vulnerability.

Fourth, the affordability component does not justify the scale of harm.

While the developer now proposes 40% affordable housing, the majority of units would remain market-rate, many at luxury rents. The affordability bands proposed remain out of reach for many long-time Greenpoint residents. Public land (especially waterfront land) should prioritize public benefit, and this project does not deliver affordability at a level commensurate with the scale of development being proposed.
Finally, this project risks accelerating displacement without delivering what was promised.

Greenpoint has already produced more housing than nearly any neighborhood in New York City since 2005, yet affordability has continued to worsen. What residents were promised in return was meaningful open space. That promise has not yet been kept, and this project would make it impossible to do so.
To be clear, this is not an anti-housing position. It is a pro-community, pro-park, and pro-accountability position. Public waterfront land should serve the public first, through open space, environmental protection, and truly affordable housing, not irreversible, luxury-driven development.
Greenpoint has already kept its side of the bargain.
I respectfully ask the City to keep theirs.
Thank you for the opportunity to submit this testimony for the record.

Sincerely,

Pablo Morales-Serret

Paul Pullo

Re. Project: C 260105 ZMK - Monitor Point
Submitted by:
Name: Paul Pullo

Zip: [redacted]
I represent: Myself
Details for “I Represent”:
My Comments:
Vote: I am in favor
Have you previously submitted comments on this project?

If yes, are you now submitting new information?
I have attended or will attend the City Planning Commission's Public hearing on this project:
Additional Comments:

Dear members of the City Planning Commission, I am writing to express my strong support for the Monitor Point project at [redacted]. This project directly addresses a top priority for the City and Brooklyn CB1: permanently affordable housing. Monitor Point will create 1,150 new homes, of which 40% will be permanently affordable (460 units for households at 40-60% AMI). Other key community benefits include: • Removing industrial truck traffic from residential streets • Creating 51,500 sf of waterfront open space connecting Bushwick Inlet Park to northern areas • Providing $300,000 in annual funding to NYC Parks for Bushwick Inlet Park maintenance • Enabling the long-awaited Box Street Park by relocating MTA’s Emergency Response Unit • Constructing a permanent Monitor Museum celebrating Greenpoint’s shipbuilding heritage We need housing solutions. With Monitor Point, we have a rare opportunity to open up the waterfront to new neighbors without displacing any residents. In fact, Monitor Point transforms an underutilized industrial site into community assets through $700+ million in private investment. It is remarkable that our community will gain such extensive benefits through a developer-led public-private partnership. I urge you to support this project, which will deliver the affordable housing, open space, and infrastructure improvements our neighborhood needs. Thank you for your consideration.
Paul Pullo

Rafael E. Cestero
Community Preservation Corporation

City Planning Commission Public Hearing – March 18, 2026
Written Testimony in Support of Monitor Point Proposed Actions

Thank you Chair Sherman and members of the City Planning Commission for the opportunity to submit testimony for consideration at the City Planning Commission Public Hearing on Monitor Point. This testimony is submitted on behalf of Rafael E. Cestero, CEO of the Community Preservation Corporation and is in reference to the Proposed Actions requested by the Monitor Point development including a zoning map amendment, zoning text amendment, zoning special permits, zoning certification , and a City Map amendment .

At a time when New York City faces a historic housing shortage , the Monitor Point development proposes to address a unique mix of housing, environmental, and waterfront concerns with intention and ingenuity. The Monitor Point development with deliver much needed new mixed -income housing, innovative new open space with waterfront access, environmental protection and resiliency, and a deep investment in existing community informed by a public -private partnership led by Gotham Development and in partnership with the MTA, HPD, and the Greenpoint Monitor Museum. Monitor Point will bring 1,150 new homes to Greenpoint, 460 of which will be permanently affordable at or below an average of 65% of area median income , bringing much needed housing units online at rents that working families can afford. And since the current site currently contains no housing units, there is no risk of harm for existing housing.

On behalf of CPC, we applaud the development team at the Gotham Organization and their partners at the M etropolitan Transit Authority , New York City Housing Preservation and Development , and the Greenpoint Monitor Museum, in addition to the hundreds of community members who have worked tirelessly to develop a new vision for Monitor Point .

We urge the City Planning Commission to approve the Proposed Actions concerning the Monitor Point application and help deliver affordable housing, open space, and a resilient waterfront to North Brooklyn.

The Community Preservation Corporation (CPC) is a nonprofit affordable housing and community revitalization company that was formed in the early 1970s to help New York City and State restore and rebuild communities which were devastated by disinvestment. Today, CPC uses its more than fifty years of expertise in housing finance and public policy to expand access to quality housing, drive down the costs of affordable housing production, advance diversity and equity within the affordable housing development industry, and finance the construction of energy efficient housing. Since our founding, CPC has invested over $16 billion to finance the creation and preservation of more than

276,000 units of affordable and workforce housing through our lending and investing platforms. For
more information, visit www.communityp.com .

Rick Kenny

Re. Project: C 260105 ZMK - Monitor Point
Submitted by:
Name: Rick Kenny

Zip: [redacted]
I represent: Myself
Details for "I Represent":
My Comments:
Vote: I am in favor
Have you previously submitted comments on this project? Yes

If yes, are you now submitting new information? Yes
I have attended or will attend the City Planning Commission's Public hearing on this project: No
Additional Comments:

Dear City Planning Commission, My name is Rick Kenny. I am a life-long resident of Greenpoint and a U.S. Marine Corp Veteran. I have been involved in the Greenpoint Monitor Museum project since its beginning. I am writing to the Commission to express my support for the Greenpoint Monitor Museum. As a Greenpointer and a veteran, I have a special appreciation for what the U.S.S. Monitor represents to our community and to our nation. The story of the U.S.S. Monitor is a story of overcoming the odds. When the Union got word that the Confederacy was building an ironclad ship, the C.S.S. Virginia, it was clear the Union needed an ironclad of its own. After John Ericsson got the contract, he and the Continental Iron Works in Greenpoint raced to build the Monitor in just 101 days. It wasn't a moment too soon. The ship, with its innovative spinning turret, was commissioned just in time for it to rush down the coast to prevent the larger C.S.S. Virginia from breaking through the Union blockade at Hampton Roads, Virginia. This was a decisive moment in the war. The power of New York's industry saved the Union – and launched a new era of naval technology for the whole world. The story that the Museum honors isn't about just one ship. It's about innovation and ingenuity. It's about how our community came together under pressure to build a revolutionary new vessel in barely three months, and it's about Brooklyn's special role in the Civil War. The Museum's new building will provide a place for us to honor that history and to imagine what we can accomplish together next. The Monitor Point application is the Museum's most promising chance to make that building a reality. This project will give the Museum the resources it needs to construct a home and fund its operations, so it can keep the telling the story of the Monitor and the Greenpointers who brought it to life. I ask that the Commission support this application. Please help us ensure that the Museum will have a place to share that story with generations to come. Thank you.
Rick Kenny

Robert A Colucci

Re. Project: C 260105 ZMK - Monitor Point
Submitted by:
Name: Robert A Colucci

Zip: [redacted]
I represent: Myself
Details for “I Represent”:
My Comments:
Vote: I am opposed
Have you previously submitted comments on this project? No

If yes, are you now submitting new information?
I have attended or will attend the City Planning Commission's Public hearing on this project: No
Additional Comments:

I am writing to express my strong opposition to the proposed Monitor Point development at [redacted] in Greenpoint, Brooklyn. The site at [redacted] is publicly owned land, currently under the stewardship of the MTA. The fundamental principle governing the use of public assets dictates that they must serve the public good, not be exploited for private profit and luxury development. The current proposal, with its overwhelming majority of luxury residential units, is a clear betrayal of this. On public land, especially in a city grappling with an affordability crisis, any new development should prioritize 100% affordable housing to genuinely address community needs. The proposed towers are drastically out of scale with the surrounding neighborhood and the sensitive ecological context of Bushwick Inlet. Such excessive density will strain existing infrastructure, exacerbate congestion, and fundamentally alter the character of Greenpoint. The visual impact will cast long shadows over Bushwick Inlet Park and the waterfront, diminishing the public's enjoyment of these vital open spaces Bushwick Inlet is a rare and vital natural tidal estuary, serving as a critical habitat for diverse wildlife and a crucial stop for migratory birds within New York City's harbor. Placing massive skyscrapers directly on its narrow shoreline poses a direct and severe threat to this delicate ecosystem. The development risks reducing the Inlet to a mere aesthetic feature rather than preserving its ecological function and natural sanctuary status. Furthermore, the site is located squarely within 100-year and 500-year flood zones, making it highly vulnerable to storm surges and extreme weather events. Constructing such a large development in a flood-prone area works directly against the implementation of nature-based flood defenses that would better protect the entire neighborhood. Greenpoint-Williamsburg already suffers from a severe deficit of open space, with only 0.6 acres per 1,000 residents, significantly below the city average of 1.8 acres and the recommended 2.5 acres. The Monitor Point project, by introducing nearly 3,000 new residents, will further

intensify this shortage. While the developer claims to include open space, these are largely zoning-mandated upland connectors and hardscaped waterfront access areas, not genuine parkland with recreational facilities. Moreover, the developer's plan to remove park designation from an adjoining property at 56 Quay Street to acquire air rights for [redacted] is an unacceptable maneuver that would effectively shrink the potential footprint of Bushwick Inlet Park, a park that has been hard-won by the community

Salvatore Franchino

Re. Project: C 260105 ZMK - Monitor Point
Submitted by:
Name: Salvatore Franchino

Zip: [redacted]
I represent: Myself
Details for “I Represent”:
My Comments:
Vote: I am in favor
Have you previously submitted comments on this project? Yes

If yes, are you now submitting new information? Yes
I have attended or will attend the City Planning Commission's Public hearing on this project: Yes
Additional Comments:

It is well documented the horrific impact that the housing shortage is having on New Yorkers of all income levels. What is purely speculation with no factual backing is fear mongering about Monitor Point destroying a tidal ecosystem. I support Monitor Point because without it, there is NO identified funding for environmental resiliency work. Those who care about the environment should support Monitor Point and partner with the builders to ensure that our coastal ecosystem is restored while simultaneously welcoming new homes and neighbors.

Sarah Stansbury

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Hi,
I live in Greenpoint (since 2004) and I am writing to express my opinion that the Monitor Point towers should NOT be built. There are so many reasons but I will try to bullet join them here:
1) I am a renter and I am NOT in a regulated unit. Unfortunately, there are hardly any affordable units for families. When my last landlord decided to raise my rent double his usual hike he pointed to Blue Slip as his reasoning. When the bulk of the new housing is luxury and higher in rent than the existing median rent the median rent goes up! Especially for families who can't squeeze into an "affordable" studio. Looking at how the rents in Greenpoint have skyrocketed compared the the rents in the rest of the city also provides evidence that building more housing doesn't necessarily bring down rents - at least not in the way we build it where the majority of the housing is luxury.
2) Greenpoint is an industrially ravaged community that has been fighting for decades to mitigate the damage and become a healthy place to live. Part of that vision was a park. We've built more housing than any other neighborhood in NYC and now they want to rezone that parcel yet again to build the tallest tower yet. The more people we add to this neighborhood the more park space we will need. Parks especially along near the waterfront to help buffer us from the flooding we deal with at an alarming rate now as well as serve as a habitat for whatever wildlife we have left.
3) Speaking of wildlife, I found a diamondback terrapin hatchling adjacent to the Monitor Museum parcel. The East River was once home to a large robust population of diamondback terrapins. They are now a vulnerable species who are nesting in the site. This raises some obvious concerns.
4) Finally, while I understand the need for affordable housing - as I mentioned I am a renter with a family and an income below what is needed to live in greenpoint - I still believe in parks (think back to the pandemic when we all desperately wanted to be outside!) and in comprehensive city planning that doesn't put developer profit before a livable city. Parks are necessary for our mental health, for clean air, for our kids. Nobody is talking about building more housing in Central Park or Prospect Park because those are enshrined in the city. Greenpointers deserve the same. Rezoning a rezoning is particularly harsh. At the very least, balance both sides by sticking to the R5 rezoning that was decided in 2005 and if you have to build something let it be 100% affordable housing of 5-6 stories. We have a couple of those in Greenpoint and honestly they have way less problems than the towers (which are already falling apart) and they are better for the median rent.

Thanks for reading,
Sarah Stansbury

Scott A.

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Sent from my iPhone

Sean Cahill

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Hello,
My name is Sean Cahill. I am a Greenpoint resident living at [redacted], and I am writing to you as both a constituent and a neighbor deeply concerned about the proposed rezoning of the MTA-owned Bushwick Inlet parcel for luxury high-rise development.
I am a small business owner, a working musician, and an active participant in community efforts in Greenpoint, including involvement with the Brooklyn Community Kitchen. I have chosen to live and work here because Greenpoint has historically balanced growth with care—care for its residents, its waterfront, and its long-term future.
This proposal threatens that balance.
The current plan violates the spirit and substance of the 2005 waterfront rezoning agreement. That rezoning fundamentally reshaped Greenpoint, and it was only accepted because residents were promised that Bushwick Inlet would serve as a buffer and transition zone—not as another site for extreme vertical density. Reopening that agreement to allow a 600-foot luxury tower sends a dangerous message: that long-standing public commitments can be undone once public attention fades.
Equally alarming is the attempt to remove parkland designation from adjacent property to make this project feasible. Bushwick Inlet Park exists today because residents fought for it for more than two decades. To dismantle park protections now—just as the park is finally being realized—is to reverse a hard-won public victory and transfer value from the public to private interests.
The argument that this project delivers meaningful public benefit does not withstand scrutiny. A narrow waterfront walkway and a street extension do not justify adding roughly 1,200 predominantly luxury units—bringing nearly 3,000 new residents—into an already strained neighborhood. There are no proportional investments in schools, transit, healthcare, or climate resiliency infrastructure.
Luxury housing has not made Greenpoint more affordable. It has made it more expensive. We have seen this repeatedly along the Brooklyn waterfront. High-end development increases land speculation, raises rents, and displaces long-term residents and small businesses. It reshapes neighborhoods around consumption rather than community.
This proposal also places an unacceptable burden on the environment. Bushwick Inlet is a rare ecological resource within New York Harbor, supporting wildlife and functioning as part of the city’s fragile coastal ecosystem. Massive development adjacent to the inlet threatens this habitat through increased runoff, shadowing, noise, and long-term ecological disruption.

The shadow impacts alone should give pause. A 600-foot tower will cast extensive shadows across the park and surrounding streets. Modeling shows that during winter months—roughly November 15 through March 15—nearby streets such as Noble Street would lose direct sunlight after approximately 2:00 PM. In a dense urban environment, access to light is not trivial; it affects mental health, street safety, and quality of life.

Perhaps most concerning is the climate context. This is a coastal flood zone. Building thousands of new residential units here without substantial, transparent, and enforceable resiliency measures is irresponsible. As climate risks intensify, we should be reducing exposure—not concentrating it. Decisions made today will shape the city's vulnerability for generations.

I recognize the pressure elected officials face to approve housing, particularly in a city with real affordability challenges. But luxury development on public waterfront land—at the cost of parkland, sunlight, ecological health, and community trust—is not a solution to that crisis. It is a distraction from the harder work of equitable, sustainable planning.

I urge you to oppose this rezoning and to stand with the residents of Greenpoint who have invested decades of effort into protecting Bushwick Inlet as a shared public space. Leadership, in this moment, means honoring past commitments and choosing long-term resilience over short-term gain.

Thank you for your time and for your service to this community.

Best,

Sean Cahill

--

Sean Cahill

[redacted], [redacted] [redacted]

[redacted]

Stefania Tomczyk

Re. Project: C 260105 ZMK - Monitor Point
Submitted by:
Name: Stefania Tomczyk

Zip: [redacted]
I represent: Myself
Details for “I Represent”:
My Comments:
Vote: I am opposed
Have you previously submitted comments on this project?

If yes, are you now submitting new information? Yes
I have attended or will attend the City Planning Commission's Public hearing on this project: No
Additional Comments:

‘We call it the Ikea building,” said Alex Martins, a 22-year-old recent college grad who moved into the building in 2019. “It's pretty on the outside. It looks kind of nice. But once you start using it, it falls apart.” from the GOTHAMIST A recent article speaks to the buildings built by the waterfront in Greenpoint. Basically, they are all falling apart in some fashion. The developer for Monitor Point is pushing for this project to go through, as are others. However, what is the point of new residential buildings if they may also fall apart? The developer of monitor point may say that there's will not, but will they guarantee that? Why should someone who does not live in a building care about it/ yes, developers are here just to develop, but wouldn't it be better for the area to remain free of buildings that will not be fit to live in and to keep it as was promised, all park land? At least that will not fall apart.

Steve Chesler
Friends of Bushwick Inlet

"March 30, 2026

Ms. Stephanie Shellooe, AICP
Director, Environmental Assessment and Review Division
New York City Department of City Planning
120 Broadway, 31st Floor
New York, New York 10271

Re: Comments for Monitor Point CEQR No. 25DCP068K Draft Environmental Impact Statement

Dear Ms. Shellooe,

Please accept the comments below related to the Draft Environmental Impact Statement for Monitor Point CEQR No. 25DCP068K:

My name is Steve Chesler. I am a 24-year Greenpoint resident who lives 10 minutes from Bushwick Inlet Park and the 40 Quay site. I am Vice-president of the Friends of Bushwick Inlet Park and a member of Community Board #1. But, today I write to you as an individual who is a staunch Bushwick Inlet Park advocate and a neighborhood preservationist.

Housing is an essential need along with food, water and clothing. Pursuit of increasing the City's housing stock to help mitigate the housing and affordability crisis is a very noble and just cause. However, in the zeal to support this mitigation with an emerging so-called opportunity, like the one being presented at 40 Quay Street in Greenpoint, we must not turn a blind eye to a given project proposal's potential negative effect on local infrastructure. What is the point of having an affordable home if travelling to and from work becomes a huge burden, our public open spaces are overwhelmed and one's home incurring an increased risk of having to evacuate during a tropical cyclone, that in the future is predicted to flood waterfront zone areas more than Hurricane Sandy did, triggering an evacuation necessity?

Transportation

Local housing saturation with No Action,, compounded with the estimated additional 3,000 residents that Monitor Point would bring into Greenpoint, will pile onto a devastating subway capacity problem for the G and L lines that is predicted with the onset of massive developments from the OneLIC in Queens, River Ring (page 12-24) and Domino Projects in North Brooklyn. The OneLIC EIS chapter (page 23-9) on Unavoidable Adverse Impacts estimates without the MTA adding 2 additional G trains during morning and evening rush

hour, subway cars, platforms and entrances will exceed full capacity. The G train is the main public transit conduit through Greenpoint and Williamsburg. To the south it connects with the crosstown L train that moves commuters to and from Mahanattan and Brooklyn east. The chapter on Transportation from the River Ring large scale housing development estimates after the completion of this project, the Bedford Avenue station will push subway car haul beyond maximum capacity which will be compounded by the completion of the Domino housing development (over 2x the size of River Ring). All 3 projects along with Monitor Point and the future West Street developments will greatly worsen this problem on both subway lines.

Steve Chesler - DEIS Comments - Monitor Point CEQR No. 25DCP068K 1

Intersections in Greenpoint near the proposed Monitor Point project will incur unavoidable adverse impacts per the chapter of the same name in this project's DEIS (page 1&2). The Greenpoint Avenue intersections at Franklin Street and McGuinness Boulevard will experience vehicular traffic beyond acceptable and safe standards. Since the redesign of McGuinness Boulevard with its reduction of traffic lanes on both sides of the roadway, side streets are experiencing a major increase in car volume. Development of the Monitor Point project will exacerbate this problem. Two corners at the intersection of Quay Street and Franklin Street will be pushed beyond pedestrian capacity by the proposed project. The transportation chapter failed to mention that the Franklin St/Kent Ave bike lane is the 5th busiest (1st by land only) in the City, which traverses directly in front of the 40 Quay Street site, potentially causing an existential safety threat to cyclists.

How is Gotham accounting for the severe negative impact that nearby mega-housing development projects will have on subway travel, considering Monitor Point's residential capacity in relation to this? And, how will their project compound the negative consequences of post-redesigned McGuinness Boulevard?

Open Space

The with-action scenario will directly and severely degrade the design and user experience of Bushwick Inlet Park. Erecting 640', 490', and 260' towers abutting the inlet section of the park will negate the 'open' aspect of open space here. A development of this scale towering so close to the inlet and the park will be oppressive in its visual impact. It will effectively serve as the front yard for about 3,000 people, who are primarily in the top 10% of income earners, who will live in these immense towers, which will have the net effect of privatizing the park. Public parks are the great equalizer, and should be open and inviting to all, regardless of background and economic status. The out-of-scale with-action development will lessen the park's essential feeling of openness and as being an inviting, welcoming space within the public realm.

How can the developer eliminate the negative impacts of the project's out-of-scale height and bulk and its proximity to the park have on Bushwick Inlet Park? How do they justify overriding the thoughtful zoning planning from 2005 that designated the 40 Quay Street site R6-medium density to protect the park and the nearby low-density residential area?

For decades, Brooklyn Community District #1 has ranked in the bottom percentile for Open Space Ratio (OSR) in the City, at a measly .6 acres per 1,000 people, where the City average is 1.8 acres and the City's goal is 2.5 acres. A built-out Monitor Point project will worsen this problem, especially in the study area, by almost an almost 18% reduction in open space, with elimination of the unusable watery sections of Bushwick Inlet Park's zoning lots (almost 10 acres overstated) from the padded calculation. The with-action scenario will lower the local ratio even further with the addition of nearly 3,000 new residents, combined with a very marginal increase in new open space. Furthermore, the study area is not a just measure for this DEIS category. Consideration must be given to the tsunami of new waterfront and upland development in Greenpoint and North Williamsburg over the last 20 years, which has shown no signs of slowing down. Tens of thousands of new residents have moved into these areas, especially on the East River waterfront near the 40 Quay site. Current nearby public open spaces are

inundated to full capacity during peak periods. This is and will be an unhealthy situation affecting the well being of district residents and workers.

Therefore, why is the developer seeking a waiver for creating a waterfront yard and to narrow the waterfront public access area by 10'? Where are they and the City proposing to create a significant amount of new open space onsite and offsite?

Natural Resources

The Bushwick Inlet is a unique tidal embayment and estuary- a remnant of the original marshland and the Bushwick Creek which fed and protected the shoreline. This vital ecosystem supports breeding and/or migrating marine life and an enormous array of avian species that breed, winter and migrate through the environs of the inlet. Giant curtains of windows of the with-action plan will be potentially devastating to thousands of migrating birds that could fall victim to window collisions. This phenomenon is currently happening at epic levels in the New York City area, as this region lies along a major avian migratory flyway. Furthermore, recent studies are indicating that light pollution at night negatively affects the breeding and growth of oysters. Organizations including the Billion Oyster Project are reintroducing oysters to the New York City harbor region as a natural water purifying mechanism. Bushwick Inlet is a project site for this endeavor.

Light pollution can also adversely affect the life cycles of fish species that have been spotted in or near Bushwick Inlet including endangered Atlantic and Shortnose Flounder species and White Perch, Scup and various eel species.

How is Gotham accounting for the potentially negative effects of their building's high volume light pollution on oyster life cycles in Bushwick Inlet? How will pile driving and drilling potentially adversely affect marine life in the inlet?

Urban Design and Visual Resources

There are grave concerns regarding the potential significant adverse effects the with-action plan will have on Urban Design and Visual Resources.

Cited from the 2005 Greenpoint-Williamsburg Waterfront Rezoning: ""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. …The proposed 65-foot height limits along the west side of Commercial Street, West Street, and Kent Avenue require waterfront development to meet the neighborhood at a low scale.""

The communities of Greenpoint and North Williamsburg consider these design principles to be critical to preserving a human-scale experience on the nearby streets and within Bushwick Inlet Park, where this immensely out-of-scale with-action development would be built. A large-scale development with a rezone from height-restricted R6 to R8, 10 times taller than the as-of-right limit (and up to 240' taller than any waterfront building north of Domino Park), would be an assault on these design principles and create an oppressive user experience in Bushwick Inlet Park and on the streets near 40 Quay Street.

The with-action building scenario would be anything but a sensitive transition. Instead, it would be an incredibly insensitive assault on the human experience on the ground.

Why has the applicant blatantly disregarded this plan with their building proposal? Why have they refused to present detailed renderings of their proposed building design, including from closeup vantage points on the ground inside the Motiva section of Bushwick Inlet Park, on Franklin Street, Quay Street and West Street, to ULURP reviewing entities, the community board, the borough president and the City Planning Commission? Why have they deceived these entities and the public this way, and deprived them of more complete and true data from which to base their opinions on? Why has Gotham ignored the zoning plan impetus from 2005 in their DEIS and presentations?

They cite the high-density buildings along the waterfront, but omit the low-density buildings along West Street. What is the justification for this?

What is the rational for creating the massive podium for the west building? It greatly amplifies the heavy handedness of the building and its overwhelming visual imposition on the adjacent public park. Has an alternative design been considered without a podium, with two slightly talker free standing towers and open flowing public space between and around the towers.m? This would also slightly increase the project's open space allotment.

Land Use, Zoning, and Public Policy

According to NYC Planning's report Where is housing being added in New York City? Community Districts, clicking through to the CD permits dashboard 24Q4, between 2010 and 2024, Brooklyn Community District #1 has created the highest number of new housing units of any community district in New York City, with 25,646 new units plus 4,160 additions. Both Mayor Adams City-wide, and Brooklyn Borough President Antonio Reynoso in The Comprehensive Plan for Brooklyn, have noted Brooklyn CD1 as having created more new housing units than any other district in the City, and that other districts in the borough and the City should be the focus of new housing development. These other districts should provide their fair share of new housing. The with-action Monitor Point plan intensely contradicts these policies. What is the justification for this and how does the credibility of the City's planners not be degraded by not supporting development that syncs with these reports findings and their assertions for targeting underperforming neighborhoods with housing development versus those like Greenpoint that are saturated with this?

On the Greenpoint waterfront alone, on Commercial Street and West Streets, almost 5,800 new housing units have been created over 2 decades, with almost 1,800 income restricted. Another 3,300 new units (56% more) are still planned. Greenpoint (and Williamsburg, with similar housing statistics) has provided more than its share of new housing and affordable housing.

Additionally, the MTA states that the highest and best use of public land is one that generates the greatest financial return. Local residents contend there is greater intrinsic value for public land that provides a shared open community space which supports and connects people to nature, while also offering storm resilience. This idea is Public Land for Public Good. And, the New York State Public Authorities Law allows the MTA to dispose the property to another government entity as an alternative

to private real estate redevelopment-based revenue, lending itself to alternative uses for the site.

The health and well being of residents which public accessible open space provides is invaluable. Overcrowding and downward financial pressure promote the opposite effect and reduce the intrinsic value of a publicly owned land.

Why have not the Governor, the City of New York and the MTA considered the potential for alternative uses on the 40 Quay Street that the Public Authorities Law offers an opportunity for, and which is supported by the nearly 5,000 signatures contained in the Save Inlet petition requesting this?

Socioeconomic Conditions

The with-action plan adding nearly 3,000 new residents from the mostly the highest economic strata will only increase downward economic pressure on working people. Why has Gotham not considered that 10,000 new apartments added to the local housing supply along the Williamsburg and Greenpoint waterfronts, mostly luxury market rate, has not lowered rents in this area nor the district as a whole? Nor have they considered the uniqueness of these local housing markets contributing to a steady increase in rental rates like a Sotheby's art auction?

Shadows

Bushwick Inlet Park is blessed to have within its midst an incredibly unique tidal embayment estuary, Bushwick Inlet. Shadows from the out of scale with-action plan that will lie adjacent to Bushwick Inlet and Bushwick Inlet Park, must be studied to analyze the potential adverse effects on marine life and vegetation. Additionally, the Greenpoint historic district will be enveloped by the project's immense, and far reaching shadows for long durations, creating a bleak sunlight deprived experience for affected residents, especially on Quay Street and West Street with the 3-tower West Wharf project built our across the street from 40 Quay. Has this truly been accounted for, considered as good design?

Hazardous Materials

During the remediation and construction phases of the project, how will exposure to construction-produced particulate matter and volatile organic compounds be addressed? How will the potential migration of contaminated groundwater and soil vapor into Bushwick Inlet Park and Bushwick Inlet be prevented?

How will the park, park goers, the inlet, and marine life be protected?

Water and Sewer Infrastructure

Two Combined Sewer Overflow (CSO) outfalls exist near the mouth of Bushwick Inlet. During rain events the additional wastewater volume from a new 1,150-unit apartment

building will add immensely to the discharge volume from these outfalls during rain events, further polluting inlet waters within Bushwick Inlet Park and the East River. This extra wastewater could potentially adversely affect marine life in these bodies of water and park goers who inhale air during these periods of released wastewater.

How do the developers consider their project significantly increasing the volume of raw sewage that will be released into the inlet and East River via one of the Bushwick Inlet CSO outfalls, as viable

stormwater mitigation? And not degrading the local ecosystem and Bushwick Inlet Park's environment itself and its user experience?

Greenhouse Gas Emissions and Climate Change

In 2019 New York City declared a Climate Emergency. The City, the MTA and the Gotham Organization, having full knowledge of the dire predictions for increasing sea levels, stronger storm surges and cloudburst events, and the billions of dollars the City is investing in coastal resilience programs such as Seaport/FIDI, East River, The Battery and Red Hook, how can the plan stakeholders even consider building a large-scale housing development adjacent to Bushwick Inlet and the East River? Rather than a superior nature-based storm surge mitigation method through the development of resilient public open space? What is the emergency plan for Monitor Point protecting tenants, property and critical infrastructure? The evacuation plan? How is it not a dangerous and reckless endeavor to locate a large housing project approximately 50' from the water's edge within the Hurricane Sandy flood zone and 100-year and 500-year flood zones, with storm surges predicted to be more voluminous and powerful than that of Hurricane Sandy?

Neighborhood Character

See the section on Urban Design. The with-action project will create enormous towers that are severely out of character with the neighborhood. The historic fabric along West Street, Quay Street, Franklin Street, and near Bushwick Inlet Park will be impacted in a deep way. The sensitive transitional design principles stated in the rezoning resolution will be violated.

How does the Monitor Point project plan not violate this character with its enormous height and bulk and contradict the rationale for creating the current R6 zoning?

Construction

The inlet's ecosystem and the park could suffer from years of construction dust, noise and debris. Gotham organization testified that a significant amount of pile installation will occur during construction of the buildings' foundations.

How have the developers anticipated the potential damage that could be inflicted on adjacent Bushwick Inlet Park's retaining wall, berms and pathways, and potentially causing harm to the inlet's ecosystem? And how have they considered the potential hazards here?

Alternatives

Given:

1. The tremendous quantity of housing units already created on the North Brooklyn waterfront, the City's highest district total for 14 years, and vast quantities are continuing to be created and planned to be. The Greenpoint waterfront is beyond its capacity to absorb an additional unplanned, large-scale, mostly luxury housing development.
2. The highest and best use of public land is for the public good, not for profit.

3. 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.
4. Accelerating storm risk from climate change, and the 40 Quay Street site directly facing harm's way, lending itself to high potential for devastating consequences.

How has the MTA worked with State, City, and Federal government stakeholders to consider converting the 40 Quay site into public open space which would be allowed through the Public Authorities Law?

Considering this alternative plan will increase the amount of open space in North Brooklyn, improve the district's very low open space ratio, and also create a nature-based defense against storm risk, which doesn't leave buildings and residents incredibly vulnerable in the face of an increasing storm risk threat?

How have these stakeholders considered utilizing a program such as the NYS Environmental Bond Act, along with City, State and Federal environmental grant programs to create a new resilient public open space, help relocate the non-comforming MTA facilities and along with this, develop the Greenpoint Monitor Museum and their property with the same dual purposes in mind along with their mission and goals? And gleaned creative inspiration and ideas from the significant financial investment and resilient open space elements of the Eastside Coastal Resiliency Plan, the FIDI/Seaport Resiliency Plan and the Battery Park City Resiliency Plans?

Steve Chesler
980 Manhattan Ave
Brooklyn, NY 11222

Steve Chesler - DEIS Comments - Monitor Point CEQR No. 25DCP068K 7"

Susan Albrecht

Testimony on Monitor Point Rezoning
March 17, 2026

To the New York City Planning Commission:

As a 30-year resident of North Brooklyn, I am deeply concerned that the City Planning Commission has scheduled its hearing on the Monitor Point Rezoning with only one day's notice. It is particularly troubling that this hearing is proceeding before the Brooklyn Borough President has had the opportunity to issue his recommendation.

I am writing to respectfully urge you to reject the proposal for the development and rezoning of Monitor Point.

Twenty years ago, Greenpoint and Williamsburg underwent a major rezoning. Since then, nearly 30,000 new housing units have been added to our district. There is a reason this particular parcel was not included in that original community-wide rezoning: it was not upzoned with intension of the Bushwick Inlet Park development. With tens of thousands of new residents, our community does not need more towers—we need the open space we were promised. The proposed rezoning violates the 2005 zoning agreement, which promised this land would be a buffer and transition zone – not high-rise towers.

Our district has one of the lowest ratios of open space per resident in New York City. Anyone who visits McCarren Park on a mild day sees the reality: thousands of people squeezed into a limited park. Preserving natural space is not a luxury for us—it is a necessity.

If this development moves forward, we will permanently lose an irreplaceable natural habitat. There is no path to reclaiming it later. This is similar to federal proposals to open pristine parkland to gas drilling: once a unique ecosystem is destroyed, it is gone forever.

In dense urban neighborhoods—where many struggle with high rents, overcrowded living conditions, and daily stress—access to nature is invaluable.

Simple, restorative moments like watching birds over the inlet or listening to the rush of the East River matter deeply to our well-being. Our community deserves this park.

Some may argue that affordable housing in the proposed building outweighs the need for open space. But if that is truly the priority, then the entire project should be 100% affordable—not a luxury tower with a fraction of affordable units. We do not need more towers in North Brooklyn. Luxury housing accelerates displacement, raises rents and has failed to make communities, like ours, more affordable. It adds 1,200 mostly luxury units to an overbuilt neighborhood without any infrastructure upgrades to support this density.

The sale of this MTA parcel is already concerning, given the agency's well-documented lack of transparency around its finances. But we should not compound that problem by approving a rezoning that would allow a 60-story building wildly out of scale with our community. Our infrastructure is already overextended; this project would only intensify that pressure. The proposed rezoning offers inadequate public benefits - just a narrow walkway and street extension while adding nearly 3,000 new residents.

Monitor Point is not like other rezoning applications. It is a unique site, a neighborhood treasure, and one of the last opportunities to expand public open space along the waterfront in a meaningful way.

For all these reasons, I respectfully ask you to vote no on this rezoning and help us preserve this precious natural area for current and future generations.

Sincerely,

Susan Albrecht

Susan Albrecht

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Attached please find my testimony in opposition to the rezoning of Monitor Point.
The site is intended to be a park and it appears that the developer is rushing this rezoning without proper notice to the community and without the Borough President issuing his recommendation.
Susan Albrecht

[redacted]

[redacted] [redacted]

[redacted]

T Micalopulos
Greenpoint community

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I am resident of North Brooklyn for 20 years and have been waiting our Park to open since.

This park belongs to the community. Monitor Point is a really bad plan and will ruin our so beloved Park and will destroy this rare ecological treasure. Future generations will suffer. It's absurd that the city is considering this. SAY NO, protect this natural land, it belongs to the community!!!

Sarah Oakes

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I am writing as a 20-year Greenpoint resident and property owner to adamantly oppose the rezoning efforts to allow the monstrous buildings being planned called Monitor Point. These proposed buildings are totally out of scale to anything within miles and a monstrosity. This amount of added housing would be disastrous for the Greenpoint community and the already overloaded infrastructure, and violates the 2005 rezoning agreement. The Bushwick Inlet Park that has been promised for decades is at stake. The Greenpoint community does NOT support this land grab by a private developer, proposing huge luxury towers next to a natural estuary and on public land.
Please do not allow this project to progress.

Sarah Oakes

Greenpoint resident ([redacted])

T Micalopulos

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Tony Olszewski

Re. Project: C 260105 ZMK - Monitor Point
Submitted by:
Name: Tony Olszewski

Zip: [redacted]
I represent: Myself
Details for "I Represent":
My Comments:
Vote: I am in favor
Have you previously submitted comments on this project? Yes

If yes, are you now submitting new information? Yes
I have attended or will attend the City Planning Commission's Public hearing on this project: No
Additional Comments:

Dear City Planning Commission, My name is Tony Olszewski, and I'm a lifelong Greenpointer: I raised my three children here, and now, my three grandchildren are growing up in the neighborhood and attending local schools. I am writing to express my strong support for the Monitor Point proposal. I support this project because it is a win for our community. Monitor Point is a win because it will finally create a home for the Greenpoint Monitor Museum. I've been involved with the Museum since the beginning and I've seen the impact that its Road Shows and other events have on students. The Museum's Road Show program gives students an opportunity to create models, compose reports about the Civil War, and receive recognition for their work at an annual awards ceremony – all while immersing themselves in a key part of Greenpoint's history. The people of Greenpoint deserve to have a place that showcases this part of our shared past, where families can have a hands-on experience that celebrates Greenpoint's contributions to saving the Union. The Museum will also be a local attraction that helps brings new visitors to our community, which means new customers at our local businesses. Monitor Point presents a transformative opportunity for the Museum, its land, and its finances. We don't want this opportunity to pass us by. Monitor Point is a win because it will provide new housing for families in the area. This project will create over 1,100 new units, including 460 permanently affordable homes. We need this housing. People who today aren't sure if they'll be able to stay in Greenpoint will be given hundreds of new options of places to live. When we welcome new families to our communities at Monitor Point, those new families will bring increased school enrollment, which will mean additional funding for our schools. Monitor Point is a win because it's a win for our waterfront. The Monitor Point project will create over 50,000 square feet of public open space where none currently exists. On the Museum's land, there will be a one-of-a-kind space for school and community events at the

spot where the USS Monitor first entered the water. This open space will help integrate the Museum into the waterfront, inviting the public into the story of the Monitor. Our community will not only get Bushwick Inlet Park, but also the Museum's waterfront space, where the Museum will get to share its unique historical perspective, and which will connect Bushwick Inlet Park to the Greenpoint waterfront to the north. Greenpoint will not be losing anything from this project. We only stand to gain – a Museum, more housing, and unique public open space. I respectfully ask the City Planning Commission to vote in favor of this proposal. Thank you for your consideration, Tony Olszewski

Veronica Zapasnik
Greenpoint

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Dear Commissioners,
Please find attached my written comments on the Draft Environmental Impact Statement (DEIS) for the proposed Monitor Point development (CEQR No. 25DCP068K; ULURP Nos. 25DCP068K et al.).
As a Greenpoint resident, I have reviewed the DEIS with particular attention to its consistency with CEQR methodology and disclosure standards. My comments highlight several areas where the analysis appears incomplete, relies on narrow or unsupported assumptions, or does not fully address potential impacts.
I respectfully request that these issues be carefully considered and addressed as part of the Commission's review under CEQR.
Please confirm receipt and acceptance of my submission.
Thank you for your time and attention.
Sincerely,

Veronica Zapasnik

Greenpoint, Brooklyn

_____

VERONICA ZAPASNIK

Greenpoint Resident | Polish Immigrant | Finance Professional & Public Servant

https://www.linkedin.com/in/veronicazapasnik/
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Written Testimony on the Draft Environmental Impact Statement

Monitor Point / Bushwick Inlet Park

CEQR No. 25DCP068K | ULURP Nos. 25DCP068K et al.

[redacted]
Submitted to the New York City Planning Commission

March 30, 2026

Veronica Zapasnik

VERONICA ZAPASNIK
Greenpoint Resident | Polish Immigrant | 20-year Finance Professional & Public Servant
https://www.linkedin.com/in/veronicazapasnik/
Written Testimony on the Draft Environmental Impact Statement
Monitor Point / Bushwick Inlet Park
CEQR No. 24DCP070K | ULURP Nos. 25DCP068K et al.
[redacted]
Submitted to the New York City Planning Commission - March 30, 2026
Submitted in solidarity with 5,500 petitioners opposed to this project, Friends of Bushwick Inlet Park, and Save the Inlet
I provide detailed comments on the following DEIS Chapters:
00 - Executive Summary
01 - Project Description
20 - Alternatives
02 - Land Use, Zoning, and Public Policy
05 - Open Space
08 - Urban Design and Visual Resources
17 - Neighborhood Character
09 - Natural Resources
Comments on DEIS Chapter 00 – Executive Summary
The Executive Summary deserves close scrutiny because, under SEQR/CEQR, a DEIS must include a "precise summary" that "adequately and accurately summarizes the statement." Where the summary itself narrows the choice set, overstates benefits, or presents contested conclusions as settled, it can distort both public understanding and the administrative record before readers even reach the technical chapters.
Comment 1: The Executive Summary improperly frames the proposed project as the predetermined fulfillment of City policy
Chapter / Section: Executive Summary – Introduction / Development Site and Rezoning Area (ES-1 to ES-3; ES-7 to ES-8)
DEIS Claim / Statement:
"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."
Response:
This statement is too sweeping and too strategic for an Executive Summary. A prior rezoning that made residential development possible does not establish that this specific proposal—three buildings totaling approximately 1.215 million gsf, including towers of approximately 600 feet, 450 feet, and 230 feet—is the singular or inevitable "fulfillment" of City policy. That framing collapses an important CEQR distinction between: (1) a site's permissible redevelopment potential, and (2) the specific discretionary proposal now being

advanced by the applicants. CEQR requires the current proposal to be scrutinized as one option among reasonable alternatives, not treated as the presumptive realization of an already-settled public vision.
That concern is heightened here because the MTA is not merely an adjacent stakeholder. It is a co-applicant and public landowner, and the project is being advanced through discretionary public actions. CEQR expressly contemplates a range of reasonable alternatives and makes clear that project size should not be treated as an untouchable objective that forecloses smaller-scale options. By characterizing the current proposal as the "fulfillment" of an earlier rezoning, the Executive Summary risks prejudging the very question the DEIS is supposed to analyze: whether this particular redevelopment program, at this bulk and intensity, is justified when compared to other feasible public-land outcomes.
Why this matters:
The Executive Summary sets the frame for all later review. If it presents the preferred project as the natural or predetermined outcome of prior planning, it makes the later alternatives analysis appear narrower and more defensible than CEQR allows.
Requested correction / action:
City Planning should require the Executive Summary to be revised so that it states, more neutrally, that the 2005 rezoning enabled residential redevelopment on Lot 1, but did not dictate the current proposal's bulk, program, or configuration. The summary should acknowledge that the present DEIS concerns one discretionary proposal among multiple potentially feasible alternatives.
Comment 2: The Executive Summary presents a false alternatives binary and overstates the infeasibility of lower-impact options
Chapter / Section: Executive Summary – Alternatives / No Unmitigated Significant Adverse Impacts Alternative (ES-53 to ES-54)
DEIS Claim / Statement:
"The No Unmitigated Significant Adverse Impacts Alternative examines a scenario in which the projected density increase and other components of the Proposed Actions are changed specifically to avoid the potential for any unmitigated significant adverse impacts associated with the Proposed Actions."
"This analysis determined that under operational conditions, the addition of just three inbound project-generated vehicles … would result in a traffic impact that could not be mitigated."
"The Proposed Development would need to be reduced to just 45 residential DUs… or to 1,400 gsf of local retail space…"
"Therefore, to avoid any unmitigable transportation-related impact, the Proposed Development's program would have to be substantially reduced below the thresholds described above or the Development Site would have to remain in its existing condition."
"Without the density introduced by the Proposed Actions, it would not be feasible to deliver the intended community benefits…"
Response:

As presented in the Executive Summary, this reads less like a neutral summary of alternatives analysis and more like an argument that the public must choose between the applicants' preferred megaproject and something close to the status quo. That is not how CEQR frames alternatives. CEQR requires a range of reasonable alternatives at a level sufficient for comparative assessment, always including No Action, but not limited to No Action. It also specifically states that a project's size or scale should not be treated as an essential objective that automatically precludes a smaller-size or lesser-density alternative.
The problem here is not simply that the DEIS identifies transportation constraints. The problem is that the Executive Summary uses a highly specific transportation sensitivity exercise—"just three inbound project-generated vehicles"—to leap to a sweeping policy conclusion that materially smaller development would not be feasible and that the site would effectively have to remain as-is. That is a much broader claim than the quoted transportation finding supports. A CEQR-compliant alternatives framework should test whether lower-impact public-land options could still deliver some combination of housing, shoreline access, resiliency, museum space, and/or open-space benefits, even if not at the applicants' preferred scale. The summary should not convert the applicants' desired density into a prerequisite for any public benefit.
This issue is especially important because the site is publicly controlled through the MTA's ownership and co-application status. In that context, the universe of "reasonable" alternatives is potentially broader than in a purely private as-of-right redevelopment. The Executive Summary should not frame the choice set so narrowly that the preferred scheme appears inevitable before readers have even reached the Alternatives chapter.
Why this matters:
A constrained alternatives frame can skew the entire environmental review by making the preferred project look like the only serious option. That undermines CEQR's core function of testing whether other feasible approaches could reduce or avoid impacts.
Requested correction / action:
City Planning should require the Executive Summary to be revised so that it does not present a false binary between the preferred project and the site's existing condition. The summary should clearly disclose that CEQR requires a broader range of reasonable alternatives—including smaller-scale, differently configured, phased, and other public-land options—and should avoid language suggesting that meaningful public benefits are impossible absent the applicants' preferred density.
Comment 3: The Executive Summary overstates the open-space benefit and understates the significance of the project's open-space burden
Chapter / Section: Executive Summary – Introduction / Open Space / Open Space and Public Realm Improvements (ES-1 to ES-2; ES-17 to ES-18; ES-35)
DEIS Claim / Statement:
"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 or 1.15 acres)."

“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 9,000 sf of PAA…”
“In the With-Action condition, the active OSR would decrease by approximately 8.1 percent… The passive OSR would decrease by approximately 7.5 percent… The total OSR would decrease by approximately 7.7 percent…”
“Although the active OSR would remain below the City’s planning goal… the decrease in the active OSR would be offset by the provision of new public open space… long-term funding… and private open space terraces for use by residents…”
Response:
The Executive Summary markets the project’s open-space program in a way that is materially more generous than the underlying numbers suggest. The summary repeatedly emphasizes “over an acre” of new waterfront open space, but it also acknowledges that a substantial portion of this area consists of required waterfront public access components—including 34,000 sf of required WPAA—and that only 43,000 sf would be publicly accessible. It also acknowledges that the project would add approximately 2,795 residents while reducing the active, passive, and total open-space ratios, with the active ratio remaining below the City’s planning goal even after the project.
Under CEQR, open-space significance is not resolved by gross acreage alone. The Manual requires both quantitative and qualitative assessment, including attention to the type of open space provided, its usability, the balance of active and passive space, the capacity of existing resources, and the adequacy of new space for the affected population. CEQR also makes clear that percentage reductions above its guidance levels do not automatically end the inquiry; they typically lead to qualitative evaluation of whether open-space conditions and utilization would be adversely affected.
The Executive Summary’s “offset” logic is especially weak. Private terraces for building residents are not a straightforward substitute for publicly accessible active open space serving the broader neighborhood. Nor does annual Parks funding erase the fact that the project would worsen active open-space ratios in an area where active open-space supply is already below the City’s planning goal. The summary also blurs the distinction between a publicly accessible waterfront passage and the type of active open space needed by a growing residential population. CEQR specifically instructs reviewers to consider the balance of active and passive space and whether the type of space provided is appropriate to the users added by the project.
Why this matters:
Open space is one of the core public-interest issues in this project. If the Executive Summary overstates the practical value of the new waterfront access areas while downplaying worsening active open-space conditions, it may materially mislead the public and the decision-makers about one of the project’s most important tradeoffs.
Requested correction / action:
City Planning should require the Executive Summary to:
clearly distinguish between required WPAA/PAA access areas and more flexible public open-space amenities;

disclose prominently that active, passive, and total open-space ratios all worsen, and that active open space remains below the City's planning goal;
avoid relying on resident-only terraces as a substitute for neighborhood-serving public open space; and
summarize the open-space chapter in a way that reflects CEQR's qualitative standards, not just acreage branding.
Comment 4: The Executive Summary improperly treats speculative off-site park benefits as though they are project benefits
Chapter / Section: Executive Summary – Introduction / NYCTA Relocation Site and ERU Site / Open Space and Public Realm Improvements (ES-3; ES-9; ES-17 to ES-18; ES-35)
DEIS Claim / Statement:
"The relocation of the ERU Facility … 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."
"While the relocation of the ERU Facility would allow for the full realization of the City's proposed Box Street Park… the Applicants have no control over what will be developed at this location in the future or the timing of any future improvements."
"In addition to the on-site open space, the relocation of the NYCTA ERU Facility… 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."
Response:
These statements are internally inconsistent. On the one hand, the Executive Summary repeatedly touts the ERU relocation as helping deliver approximately 25,000 sf of additional Box Street Park open space. On the other hand, it acknowledges that the applicants do not control what happens on that site or the timing of any future improvements. A benefit that is outside the applicants' control and not itself part of the land use actions cannot be treated as though it were a committed project-generated open-space outcome.
Under CEQR, future conditions and project effects must be described in a way that permits meaningful comparative assessment. A collateral benefit may be mentioned if it is reasonably foreseeable, but it should not be used to pad the project's public-benefit case or to offset impacts unless the relevant future action is sufficiently concrete and likely. Here, the Executive Summary uses Box Street Park as a recurring talking point while simultaneously disclaiming applicant control over the outcome. That is exactly the sort of ambiguity that should be clarified rather than marketed.
Why this matters:
The project's open-space case should stand or fall on actual project commitments, not on contingent off-site possibilities. Counting speculative future park expansion as though it were a delivered project benefit risks overstating the public upside of the proposal.
Requested correction / action:
City Planning should require the Executive Summary to distinguish clearly between:
committed on-site improvements that are part of the Proposed Actions, and

potential off-site future benefits that depend on separate public action outside the applicants' control.
If the Box Street Park outcome is not reasonably assured on a known schedule, it should not be presented as a delivered project benefit.
Comment 5: The Executive Summary minimizes waterfront ecological sensitivity and over-relies on future permitting and BMPs
Chapter / Section: Executive Summary – Natural Resources / Irreversible and Irretrievable Commitments of Resources / Effects on Disadvantaged Communities (ES-38; ES-59 to ES-60)
DEIS Claim / Statement:
"The Development Site is currently characterized by disturbed and developed conditions, limited habitat value, low plant and wildlife species diversity, and high levels of invasive plant species."
"The Proposed Development would also result in the removal of the existing shoreline revetment and construction of a new sheet pile bulkhead and rock revetment within the same general footprint as the existing revetment, thereby avoiding permanent loss of tidal wetlands and associated impacts…"
"Temporary impacts to Bushwick Inlet and the East River… would occur during demolition and construction activities along the shoreline… both upland and in-water construction activities would employ best management practices (BMPs) and would comply with all conditions… of the anticipated U.S. Army Corps of Engineers and New York State Department of Environmental Conservation permits… Accordingly, the overall impacts to wetlands and surface water are expected to be minimal and temporary in nature…"
"The Development Site does not possess any natural resource of significant value…"
Response:
The Executive Summary repeatedly uses the site's disturbed condition as a rhetorical shortcut to minimize ecological concern. That is not a sufficient CEQR analysis. For a waterfront site adjacent to Bushwick Inlet and the East River—and involving shoreline intervention, a new sheet-pile bulkhead, revetment work, construction noise and vibration, and stormwater-related claims—the relevant question is not whether the site is pristine. The relevant question is whether the project may directly or indirectly affect natural resources, habitat function, water quality, shoreline processes, or the ecological value of adjacent waters and shoreline. CEQR's natural-resources framework is explicit on this point: direct effects include marine structures, hydrologic changes, prolonged shadows on natural resources, increased lighting, altered water quality, sewer outfalls, and construction-related disturbance; where specifics are not known, conservative but reasonable assumptions are required; and construction-affected areas are counted even if restoration is planned later.
The Executive Summary also leans too heavily on the proposition that impacts will be "minimal and temporary" because BMPs will be used and permits will be obtained. Regulatory permitting is not a substitute for CEQR disclosure or significance analysis. A DEIS must independently assess and explain the nature of likely impacts; it cannot simply imply that future agency conditions will solve them. This is especially true where the

summary itself acknowledges shoreline degradation, erosion, sedimentation, in-water work, and changes to shoreline structures.
Finally, the statement that the "Development Site does not possess any natural resource of significant value" is too categorical for a site that directly fronts Bushwick Inlet and proposes shoreline interventions along the inlet's edge. At minimum, the Executive Summary should describe the ecological issue with more precision and modesty, rather than framing the site as environmentally negligible except insofar as the proposal claims to improve it.
Why this matters:
Bushwick Inlet is one of the most sensitive factual and public-interest dimensions of this project. If the Executive Summary reduces the natural-resources analysis to "the site is degraded, therefore impacts are minimal," it risks understating one of the most consequential environmental issues in the case.
Requested correction / action:
City Planning should require the Executive Summary to:
acknowledge that ecological sensitivity can exist in a disturbed urban waterfront context;
summarize shoreline and adjacent-water impacts with more specificity;
avoid treating anticipated permits and BMPs as substitutes for CEQR significance analysis; and
revise conclusory language suggesting the site has no natural-resource significance.
Comment 6: The Executive Summary's neighborhood character conclusion is too categorical and does not reflect CEQR's combined-effects framework
Chapter / Section: Executive Summary – Neighborhood Character / Urban Design and Visual Resources / Construction (ES-38; ES-46 to ES-49)
DEIS Claim / Statement:
"The Proposed Actions would not result in a significant adverse impact to neighborhood character. The Proposed Actions would enhance the neighborhood character of the study area…"
"The Proposed Actions would not result in significant adverse impacts in the technical areas of land use, zoning, and public policy; socioeconomic conditions; open space; urban design and visual resources; historic and cultural resources; shadows; or operational noise."
"The resulting traffic and pedestrian conditions would be similar to those already seen in the neighborhood… and construction impacts would be temporary in duration. As such, the significant adverse impacts related to transportation and construction would not result in a neighborhood character impact."
Response:
This is too conclusory for an Executive Summary, particularly in a case involving towers of approximately 600 feet, 450 feet, and 230 feet; worsening open-space ratios; admitted significant adverse traffic, pedestrian, and construction-noise impacts; and a major change to a highly visible waterfront edge. CEQR's neighborhood character guidance does not allow the issue to be disposed of simply by listing several topic chapters as "no impact" and then asserting that neighborhood character is enhanced. CEQR specifically states that neighborhood character may warrant analysis not only when a project has significant

adverse impacts in contributing technical areas, but also when there is a combination of moderate effects across multiple contributing elements.
The Executive Summary's formulation appears to treat neighborhood character as little more than a derivative slogan: because the project introduces housing, retail, and waterfront access, it is an "improvement." That is not the CEQR standard. The CEQR inquiry is whether defining features of the neighborhood may be affected, including through the combined effect of urban design, open space, shadows, traffic, noise, and related changes. The summary should therefore be far more careful about presenting "enhancement" as a settled conclusion before the detailed synthesis is even read.
Why this matters:
Neighborhood character is one of the areas in which an Executive Summary can most easily oversimplify a complex record. The issue is not whether the applicants can identify some desirable project features; the issue is whether the project's combined effects alter defining features of the area in a significant way.
Requested correction / action:
City Planning should require the Executive Summary to revise its neighborhood character discussion so that it:
reflects CEQR's combined-effects framework;
avoids conclusory language that the project "enhances" neighborhood character unless that conclusion is rigorously supported; and
clearly discloses the extent to which the chapter depends on aggregating other technical findings rather than independently testing the combined effect of those changes.
Comment 7: The Executive Summary is not adequately balanced because it front-loads asserted benefits while downplaying admitted significant adverse impacts as routine or typical
Chapter / Section: Executive Summary – Introduction / Construction / Public Health / Effects on Disadvantaged Communities (ES-3; ES-47 to ES-49; ES-46; ES-60)
DEIS Claim / Statement:
"The Proposed Actions would provide numerous benefits to the community…"
"Construction impacts would be temporary and are typical for a project of this size…"
"While significant adverse noise impacts could occur during construction, these would be temporary impacts resulting from conditions that are common during the construction of high-rise buildings in New York City."
"As detailed below, construction at the Development Site would result in significant adverse transportation (traffic and pedestrian) and noise impacts…"
Response:
The Executive Summary is required to be precise and accurate. It is not enough for it to mention significant impacts somewhere near the end after repeatedly foregrounding the project's purported benefits. Here, the summary opens and closes with extensive advocacy-like benefit language, while the admitted significant adverse impacts—particularly unmitigated or partially mitigated transportation and construction noise impacts—are either buried later or softened with language such as "typical," "common," or "temporary." That is not a neutral way to summarize an EIS. A significant adverse impact remains

significant even if it is common in New York City construction. CEQR does not provide a "typical for a project of this size" exception to disclosure.
This matters especially because the Executive Summary is often the only portion many members of the public, decision-makers, and even reviewing agencies read closely. If the summary is written in a way that sounds more like project promotion than balanced disclosure, it can skew the review process. The summary should plainly identify, near the front, the categories of significant adverse impacts the DEIS acknowledges and whether they are mitigated, partially mitigated, or unmitigated.
Why this matters:
A summary that is not balanced in tone and content can impair meaningful public review. CEQR requires the DEIS to disclose impacts clearly enough for informed comment, not merely to market the proposal's upside.
Requested correction / action:
City Planning should require the Executive Summary to be revised so that:
the identified significant adverse impacts are disclosed clearly and prominently near the beginning of the summary;
the summary distinguishes between mitigated, partially mitigated, and unmitigated impacts; and
language suggesting that significant impacts are less consequential because they are "typical," "common," or "temporary" is removed or qualified.
Comments on DEIS Chapter 1 – Project Description
Because Chapter 1 establishes the project definition, stated purpose and need, affected area, build year, and No-Action framing that the rest of the DEIS relies on, weaknesses here are not merely introductory. They can shape the entire environmental review by narrowing the comparison baseline, constraining the alternatives universe, and presenting disputed public-policy judgments as if they were settled facts.
Comment 8: The Project Description selectively defines the project area while still claiming off-site benefits outside the core action area
Chapter / Section: Chapter 1, Introduction / Affected Area / NYCTA Relocation Site and ERU Site
DEIS Claim / Statement:
"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 relocation of the ERU Facility … 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…"
Response:
The Project Description draws a selective boundary around what counts as the "Affected Area." It includes the Development Site, the unrezoned remainder of Lot 1, and the NYCTA Relocation Site, but not the ERU Site, even though the chapter repeatedly relies on the ERU Site's future vacancy as a major public benefit of the Proposed Actions. That is analytically

problematic. If the applicants want to rely on the future availability of the ERU Site and the claimed advancement of Box Street Park as part of the project's justification, they should explain much more clearly how that site is being treated in the environmental review: as part of the project's causal chain, as part of the No-Action baseline, or merely as a speculative collateral effect. CEQR's framework depends on an honest and coherent project definition. A project cannot be framed narrowly for purposes of limiting review, while at the same time framed broadly enough to capture public-benefit claims when that is advantageous.

This inconsistency is not just semantic. The chapter's treatment of the ERU Site influences how readers understand project purpose, alternatives, public benefits, and future conditions without the action. If the ERU Site is outside the Affected Area and no land use actions apply there, then the chapter should not repeatedly present the future of that site as though it were a delivered element of the Proposed Actions. If, on the other hand, the applicants believe the ERU relocation is functionally part of the project's environmental justification, that relationship should be explained more rigorously and reflected more transparently in the analytical framework.

Why this matters:

A selectively drawn project boundary can distort CEQR review by understating the project's scope for analytical purposes while overstating its public benefits for policy purposes. That weakens the integrity of the baseline and alternatives analysis.

Requested correction / action:

City Planning should require the applicants to clarify, in Chapter 1, how the ERU Site is being treated for CEQR purposes and to distinguish clearly between:

sites and actions that are part of the Proposed Actions and Affected Area;

off-site consequences of those actions; and

contingent future public benefits outside the applicants' control.

Comment 9: The Project Description improperly presents the current proposal as the predetermined fulfillment of prior City planning

Chapter / Section: Chapter 1, Introduction / Existing Conditions / Neighborhood Context

DEIS Claim / Statement:

"Lot 1 was rezoned to an R6 zoning district as part of the 2005 Greenpoint-Williamsburg Rezoning … 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."

Response:

This statement overreaches and prejudges the very issue the DEIS is supposed to evaluate. A prior rezoning that enabled residential redevelopment on Lot 1 did not dictate this particular project's scale, configuration, density, or combination of discretionary actions. The present proposal includes a very large mixed-use development, major zoning changes, a City Map amendment, special permits, a long-term public land lease, and off-site relocation of NYCTA facilities. That is not simply the mechanical implementation of a preexisting City vision; it is a new discretionary proposal that must stand on its own record and be compared against reasonable alternatives under CEQR.

By characterizing the current proposal as the fulfillment of the 2005 rezoning, the chapter collapses the distinction between "residential redevelopment is permissible here" and "this particular megaproject is the proper realization of that policy." That framing biases the reader toward inevitability. It also risks narrowing the alternatives inquiry by suggesting that the only relevant question is whether the applicants' preferred project should proceed, rather than whether other feasible public-land and lower-impact development pathways exist. CEQR requires the project to be analyzed, not presupposed.

Why this matters:

Foundational framing matters. If the Project Description treats the proposal as the natural culmination of prior City planning, it can make later alternatives, land-use, and neighborhood-impact analyses appear more settled than they are.

Requested correction / action:

City Planning should require the applicants to revise Chapter 1 so that it states more neutrally that the 2005 rezoning enabled future residential redevelopment on Lot 1, but did not determine the current proposal's bulk, design, program, or public-land disposition choices.

Comment 10: The Project Purpose and Need is framed too narrowly and too strategically around the applicants' preferred high-density outcome

Chapter / Section: Chapter 1, Project Purpose and Need / Description of Required Approvals / LSGD Special Permits

DEIS Claim / Statement:

"The Proposed Actions would enable the comprehensive redevelopment of a nonconforming industrial site, transforming it into a vibrant, mixed-use area…"

"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 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."

Response:

The chapter's statement of purpose and need is written in a way that strongly privileges the applicants' preferred density and development program. It repeatedly treats the current scale of residential production as part of the project's defining objective, rather than as one option that must be tested against environmental constraints and reasonable alternatives. CEQR does not require project sponsors to abandon their objectives, but it does require that those objectives be framed in a way that still allows for meaningful alternatives review. CEQR's alternatives guidance expressly states that project size should not itself be treated as an essential objective that forecloses consideration of a smaller-scale or lesser-density alternative.

That concern is reinforced by the special-permit language. Saying that the LSGD waivers and modifications are needed to achieve a "superior site plan" while "simultaneously maximizing housing production" suggests that maximizing yield is embedded in the project definition itself. That is precisely the kind of objective-framing problem that can distort the

alternatives chapter later. A more neutral and CEQR-consistent formulation would identify legitimate goals—such as replacing the NYCTA facility, improving waterfront access, advancing affordability, and providing a permanent museum space—without embedding the applicants' preferred bulk as a governing premise.

Why this matters:

If the purpose and need is defined around the desired density outcome, later alternatives analysis can become a self-fulfilling exercise in which smaller-scale or differently configured options are dismissed for failing to achieve the very size the applicants chose at the outset.

Requested correction / action:

City Planning should require the applicants to revise the Project Purpose and Need section so that it does not define maximizing housing production or the current level of bulk as an essential project objective. The purpose statement should be reframed in a way that permits meaningful evaluation of smaller-scale, differently configured, phased, or other public-benefit alternatives.

Comment 11: The No-Action scenario is not "conservative" in the CEQR sense and is framed too narrowly

Chapter / Section: Chapter 1, Analysis Framework / Future No-Action Condition

DEIS Claim / Statement:

"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."

"As such, in the future without the Proposed Actions (No-Action condition), it is conservatively assumed that existing conditions at the Development Site would remain."

Response:

The chapter labels this No-Action scenario "conservative," but it does not explain why it is conservative in CEQR terms. CEQR's framework requires a reasonable worst-case development scenario for both the No-Action and With-Action conditions, and it specifically instructs agencies to consider the reasonableness of site-specific No-Action scenarios. In some circumstances, where more than one distinct No-Action future is plausible, CEQR contemplates a range of No-Action possibilities rather than a single frozen baseline.

Here, the applicants effectively assume that absent the Proposed Actions, the Development Site would remain as it is through 2031. That may be one possible No-Action future, but the chapter does not show why it is the only reasonable one. The applicants themselves acknowledge that Lot 1 is already zoned residential and that they have as-of-right plans for it under existing zoning, yet the chapter still reduces the No-Action condition to a largely unchanged site because MTA Board approval would be needed for the relocation and lease structure embedded in the preferred proposal. That does not, by itself, establish that no other No-Action or lower-intensity redevelopment pathway is reasonably foreseeable. Nor does it explain why ongoing shoreline restoration work on Lot 25, interim public use, partial public access, separate museum-related actions, or other non-identical futures should be excluded from the baseline conversation.

In other words, the chapter appears to use the applicants' preferred deal structure—public lease, facility relocation, rezoning package—as the lens for defining what is "feasible" in No Action. CEQR requires a broader inquiry than that. The No-Action baseline is not supposed to be a rhetorical foil that makes the preferred proposal look indispensable. It is supposed to be a credible estimate of what could reasonably occur without the Proposed Actions.
Why this matters:
A narrow or overly static No-Action condition can artificially inflate the project's apparent benefits and minimize its incremental impacts. Because every technical chapter compares With-Action against No-Action, this flaw can propagate through the entire DEIS.
Requested correction / action:
City Planning should require the applicants to explain, with much greater rigor, why "existing conditions remain" is the appropriate No-Action scenario for the Development Site through 2031, and whether other plausible No-Action futures should also be disclosed or tested.
Comment 12: The Project Description improperly treats the future of Box Street Park as a project benefit even while disclaiming applicant control
Chapter / Section: Chapter 1, NYCTA Relocation Site and ERU Site / Open Space and Public Realm Improvements / Project Purpose and Need
DEIS Claim / Statement:
"While the relocation of the ERU Facility would allow for the full realization of the City's proposed Box Street Park… the Applicants have no control over what will be developed at this location in the future or the timing of any future improvements."
"In addition to the on-site open space, the relocation of the NYCTA ERU Facility … 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."
"By facilitating the relocation … the Proposed Actions would also allow for the full realization of Box Street Park by the City."
Response:
These statements are materially inconsistent. The chapter repeatedly advertises the future realization of Box Street Park as a major public benefit of the Proposed Actions, while also acknowledging that the applicants do not control what will happen on that site or when it will happen. That kind of contingent future outcome should not be presented as though it were a delivered project component. At most, it is a possible collateral consequence of the ERU relocation. It may be relevant background, but it is not the same thing as a committed project-generated improvement.
This matters especially because the Box Street Park narrative is used not just as an incidental observation, but as part of the project's policy and public-benefit justification. CEQR requires adequate and accurate project description. A project description that repeatedly credits the applicants with an off-site future park outcome, while disclaiming control over that same outcome, risks overstating benefits and understating uncertainty.
Why this matters:

Public benefits should be presented with the degree of certainty they actually possess. Treating contingent future park expansion as if it were a direct, committed project benefit can skew public understanding and agency balancing.
Requested correction / action:
City Planning should require the applicants to revise Chapter 1 so that Box Street Park is described as a contingent off-site future possibility unless and until the applicants can show that the relevant public actions are sufficiently committed and reasonably certain to occur on a known schedule.
Comment 13: The chapter does not adequately justify using removal of the park identification on Lot 25 to generate substantial additional development rights
Chapter / Section: Chapter 1, Description of Required Approvals / City Map Amendment
DEIS Claim / Statement:
"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 zsf on Lot 25, allowing for the construction of roughly 120 additional affordable DUs in the Proposed Development."
Response:
This is one of the most consequential statements in Chapter 1, and it is presented too casually. The chapter describes the City Map amendment as if it were simply a technical step needed to facilitate landscaped public access and the long-planned museum. But it also acknowledges that the same action would generate 367,228 zoning square feet on Lot 25, enabling roughly 120 additional affordable dwelling units within the larger Proposed Development. That is not a minor administrative consequence. It is a major land-use and development-rights consequence tied to the removal of a park identification from a waterfront parcel adjacent to Bushwick Inlet Park.
At a minimum, the Project Description should describe this tradeoff more candidly. The issue is not only whether NYC Parks intends to acquire the property. The issue is whether removing the park identification from this parcel is being used, in part, as a mechanism to increase the development capacity of the overall project. That is a core public-policy and alternatives issue that should be disclosed plainly in Chapter 1 rather than obscured within approval mechanics. The chapter's current wording understates the significance of the City Map amendment by foregrounding museum and landscaped-access purposes while only secondarily disclosing the development-rights gain.
Why this matters:
This action goes directly to how the project's bulk is assembled. If the City Map amendment on Lot 25 materially contributes to tower density elsewhere in the development, that should be transparent at the outset because it bears on alternatives, land use, open space, and the public's understanding of what is being traded for what.
Requested correction / action:
City Planning should require the applicants to revise Chapter 1 to describe more explicitly: how the removal of the park identification on Lot 25 contributes to the project's overall development rights and unit yield;

where that added floor area is functionally being realized; and
why this public-policy tradeoff was selected over other possible configurations or public-land outcomes.
Comment 14: The relocation of NYCTA operations to the North Brooklyn IBZ is described as an uncomplicated benefit, without adequate acknowledgment of the off-site tradeoffs it creates
Chapter / Section: Chapter 1, Introduction / NYCTA Relocation Site / Project Purpose and Need
DEIS Claim / Statement:
"The NYCTA Relocation Site, located in the North Brooklyn Industrial Business Zone (IBZ) in East Williamsburg, would be redeveloped…"
"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…"
"The Proposed Actions would provide numerous benefits to the community…"
Response:
The Project Description treats the NYCTA relocation largely as an enabling step and a benefit, but it does not squarely acknowledge that the proposal also shifts project burdens to a separate industrial area and raises its own land-use and policy questions there. CEQR does not forbid that outcome, but Chapter 1 should describe it more candidly. The fact that the relocation site is within the North Brooklyn IBZ may support industrial compatibility, but it does not eliminate the need to present the relocation as a real component of the project with real off-site consequences, rather than merely as a convenient solution to unlock waterfront redevelopment.
This matters because the relocation site is part of the Affected Area and is one of the core reasons the project can proceed at all. Yet the chapter's narrative is overwhelmingly written from the perspective of benefits at Quay Street. A more balanced Project Description would acknowledge that the project also depends on re-siting industrial transit operations within an IBZ and that the environmental review must therefore evaluate the relocation site as a meaningful part of the action, not a background implementation detail. CEQR's project description requirements are intended to ensure that decision-makers understand the full action being facilitated, including its off-site components.
Why this matters:
The relocation site is not incidental. It is a structural element of the project's feasibility, and it should be described in a way that makes clear that the project's impacts and tradeoffs are not confined to Quay Street.
Requested correction / action:
City Planning should require the applicants to revise Chapter 1 so that the NYCTA Relocation Site is described not only as a compatible industrial destination, but also as a material component of the overall action whose separate land-use, transportation, and neighborhood implications must be fully evaluated.
Comment 15: The Project Description front-loads asserted benefits and advocacy language in a way that weakens objective framing

Chapter / Section: Chapter 1, Introduction / Project Purpose and Need
DEIS Claim / Statement:
“The Proposed Actions would provide numerous benefits to the community…”
“The Proposed Development seeks to transform an underutilized and industrial segment of the Greenpoint-Williamsburg waterfront into a mixed-use, vibrant community hub…”
Response:
Chapter 1 reads at points more like a project advocacy statement than a neutral project description. Words such as “vibrant,” “enhance,” “benefits,” and “community hub” may be understandable from an applicant perspective, but they should be used carefully in a DEIS chapter whose purpose is to establish the factual and analytical frame for environmental review. The issue is not whether the applicants believe the project has benefits; the issue is that the Project Description should present the proposal in a sufficiently neutral manner that later technical chapters can be evaluated on their merits.
This is not a purely stylistic concern. When the introductory chapter is saturated with benefit language, it can subtly predetermine the reader’s understanding of later disputes over open space, public policy, alternatives, neighborhood character, and environmental tradeoffs. A Project Description should identify the project, its approvals, its physical characteristics, and its stated objectives clearly. It should not repeatedly present disputed public-policy conclusions as though they were established facts before the substantive chapters are even reached.
Why this matters:
The Project Description is the gateway chapter. If it is written in advocacy-oriented terms, it risks framing the entire review in favor of the preferred project before the technical analyses are examined.
Requested correction / action:
City Planning should require the applicants to revise Chapter 1 so that it uses more neutral descriptive language and distinguishes more carefully between:
factual project attributes;
stated sponsor objectives; and
claimed public benefits that remain subject to environmental review and agency judgment.
Comments on DEIS Chapter 20 – Alternatives
Under CEQR and SEQR, the alternatives chapter is not supposed to be a formality or a rhetorical defense of the sponsor’s preferred scheme. It is supposed to test a range of reasonable alternatives at a level detailed enough for comparative assessment, including the No-Action Alternative and, where appropriate, alternatives involving different scale, design, timing, use, or type of action. CEQR also makes clear that the size of the proposed project should not itself be treated as an essential objective that precludes consideration of a smaller-scale or lesser-density alternative.
Comment 16: The Alternatives chapter defines the choice set too narrowly and fails to evaluate a meaningful range of reasonable alternatives
Chapter / Section: Chapter 20, Introduction / Alternatives Considered
DEIS Claim / Statement:
“This chapter considers the following three alternatives to the Proposed Actions:

› A No-Action Alternative…
› An Existing Zoning Alternative…
› A No Unmitigated Significant Adverse Impacts Alternative…"
Response:
This is too narrow a choice set for a publicly controlled waterfront site with multiple discretionary actions, a co-applicant public landowner, a City Map amendment, and a project that itself relies heavily on claims of public purpose. The chapter offers only three alternatives: a static No-Action scenario, a stripped-down Existing Zoning Alternative, and a No Unmitigated Significant Adverse Impacts Alternative that is essentially a transportation sensitivity exercise. It does not evaluate any smaller-scale but still mixed-income alternative, any alternative design or configuration, any partial-development / partial-public-space scenario, any phasing alternative, or any other alternative use that could reduce impacts while still advancing some combination of housing, shoreline access, resiliency, museum, or public benefit goals.
That omission is especially important here because the MTA is not just a passive owner; it is a co-applicant and public landowner. The DEIS therefore cannot persuasively treat the applicants' preferred redevelopment concept as though it were the only serious option worth studying. CEQR does not require every imaginable alternative. But it does require a range of reasonable alternatives, and for a project of this nature the chapter should have examined more than one lower-density option and more than one way of configuring public-land outcomes.
Why this matters:
An alternatives chapter that begins with an artificially narrow universe of options risks turning CEQR review into a comparison between the sponsor's preferred scheme and a set of weak foils, rather than a genuine test of whether other feasible approaches could reduce or avoid impacts.
Requested correction / action:
City Planning should require the applicants to supplement Chapter 20 with additional reasonable alternatives, including at minimum:
a smaller-scale or lesser-density alternative;
an alternative design / configuration alternative;
a phased alternative; and
an alternative public-land use or partial-development / partial-public-open-space alternative appropriate to a publicly controlled site.
Comment 17: The No-Action Alternative is framed as a static status quo and as the absence of all public benefits, rather than as a rigorous reasonably foreseeable baseline
Chapter / Section: Chapter 20, Principal Conclusions / No-Action Alternative / Description of the No-Action Alternative
DEIS Claim / Statement:
"Under the No Action Alternative, the relocation of the existing NYCTA Facility and ERU Site would not occur and existing conditions would remain on the Development Site."
"Under the No-Action Alternative, the goals and objectives of the Proposed Actions would not be met."

“The No-Action Alternative would not provide for any new housing, including much-needed affordable housing, nor would it provide any public realm benefits…”
“As such, in the No-Action Alternative, it is assumed that the existing conditions would remain on the Development Site, NYCTA Relocation Site, and ERU Site.”
Response:
This is not a sufficiently rigorous or neutral No-Action framing. CEQR requires the No-Action Alternative to evaluate the adverse or beneficial site changes likely to occur in the reasonably foreseeable future in the absence of the proposed action. It is not supposed to function as a rhetorical foil that simply lists everything the sponsor says the project would provide and then declares that none of it would occur without the project.
Here, the chapter repeatedly frames No Action as a frozen continuation of existing conditions across the Development Site, NYCTA Relocation Site, and ERU Site, while simultaneously using that static scenario to dramatize the loss of housing, affordability, waterfront access, shoreline work, museum space, Box Street Park progress, and NYCTA investment. But the chapter does not adequately explain why that is the only reasonable No-Action future for a site that is already partly residentially zoned, publicly controlled in part, and subject to multiple possible public and private pathways. Nor does it grapple with the difference between benefits that are actually tied to the Proposed Actions and benefits that are merely claimed by the applicants.
The No-Action discussion is especially problematic in its treatment of the ERU Site and Box Street Park. The chapter assumes that without the Proposed Actions the ERU relocation would not occur and “that site would not be available for the full development of the City’s planned Box Street Park.” That may be one possible future, but the DEIS does not demonstrate that it is the only reasonably foreseeable one. A CEQR baseline should not be narrowed by embedding the applicants’ preferred deal structure into the definition of what “No Action” means.
Why this matters:
Every technical chapter compares With-Action to No-Action. If No Action is framed too narrowly or too statically, the project’s benefits appear larger and its incremental burdens appear smaller. That can distort the entire environmental review.
Requested correction / action:
City Planning should require the applicants to revise the No-Action discussion so that it more rigorously analyzes reasonably foreseeable site changes absent the Proposed Actions, and distinguishes between:
truly likely No-Action site conditions;
contingent public benefits claimed by the applicants; and
other plausible future conditions that may reasonably occur without the full Proposed Actions.
Comment 18: The Existing Zoning Alternative is a straw-man alternative because it is defined to strip out nearly all public-benefit and Lot 25 components rather than testing a serious lower-impact redevelopment option
Chapter / Section: Chapter 20, Existing Zoning Alternative / Description / Table 20-1
DEIS Claim / Statement:

“The Existing Zoning Alternative assumes that the Applicants would seek MTA Board Approval … and that subsequent development on the Development Site would be undertaken pursuant to the existing R6 and R6/C2-4 zoning district. Lot 25 would remain in its existing condition.”
“This alternative would include approximately 280 market-rate DUs and approximately 10,000 gsf of local retail space.”
“The Existing Zoning Alternative would not provide any affordable housing, and would not provide some of the public realm benefits of the Proposed Development, including a new Shore Public Walkway, long-term funding to the City/NYC Parks … and development of the Greenpoint Monitor Museum…”
“Open Space and Resiliency … Limited green space / No waterfront access / No shoreline restoration.”
Response:
This is not a meaningful test of a lower-impact alternative; it is a heavily stripped-down scenario designed to look inferior to the Proposed Development on virtually every public-interest dimension. The chapter assumes that under existing zoning, Lot 25 would remain untouched, there would be no affordable housing, no museum, no waterfront access, no shoreline restoration, no public-realm funding, and no significant public improvements beyond an upland connection and NYCTA replacement facility. That is not a neutral exercise in comparative assessment. It is a highly constrained conception of what a lower-density alternative is “allowed” to be.
The problem is not that the Existing Zoning Alternative provides fewer units. The problem is that the DEIS defines the alternative so narrowly that it excludes nearly every element that might make a smaller-scale public-land redevelopment more viable or publicly beneficial. The chapter does not meaningfully test whether there could be a lesser-density project with some affordability, some form of shoreline stabilization or public access, some different use of Lot 25, or some alternative configuration that reduces impacts while still advancing several project objectives. CEQR expressly contemplates alternatives involving different scale, design, timing, and use. An alternatives chapter should not be structured so that the only lower-density option is one with virtually all public benefits removed by assumption.
This is particularly important because the MTA’s role as public owner and co-applicant suggests a broader reasonable-alternatives universe than the chapter acknowledges. The Existing Zoning Alternative is therefore not just smaller; it is artificially deprived of tools, uses, and public-purpose components that make it easier for the DEIS to dismiss.
Why this matters:
An alternative cannot meaningfully illuminate the tradeoffs of the Proposed Actions if it is built as a weak foil from the outset. CEQR requires comparative assessment, not a deliberately impoverished comparison case.
Requested correction / action:
City Planning should require the applicants to analyze a serious lesser-density alternative that does not simply freeze Lot 25 and eliminate virtually all public-benefit elements by assumption. At minimum, the DEIS should test whether a smaller-scale redevelopment

could still include some combination of affordability, shoreline work, public access, museum/community-facility space, or other public uses.

Comment 19: The Existing Zoning Alternative analysis is internally inconsistent because it acknowledges major reductions in bulk and trip generation while still treating impacts as broadly similar without adequate explanation

Chapter / Section: Chapter 20, Existing Zoning Alternative / Transportation / Shadows / Construction / Neighborhood Character

DEIS Claim / Statement:

"The Existing Zoning Alternative would have a much smaller development program compared to the Proposed Development."

"The Existing Zoning Alternative would generate between approximately 75 percent to 76 percent fewer person trips… 72 percent to 75 percent fewer pedestrian trips, and between 74 percent to 79 percent fewer vehicle trips."

"Shadows from the Existing Zoning Alternative buildings would be smaller than under the Proposed Actions and incremental shadow durations and coverage … would be less…"

"The Existing Zoning Alternative could result in significant adverse impacts similar to those of the Proposed Actions…"

"The construction of the Existing Zoning Alternative would result in a reduction in the duration of construction but not the level of activities (intensity)…"

Response:

The chapter repeatedly acknowledges that the Existing Zoning Alternative would be materially smaller: far fewer units, far less retail, shorter buildings, smaller shadows, fewer person trips, fewer pedestrian trips, and many fewer vehicle trips. Yet it still repeatedly suggests that this alternative could have impacts "similar" to the Proposed Actions or that many of the same concerns would still arise. That may be true in some respects, but the chapter does not adequately explain where the impacts would truly remain similar, where they would be reduced, and by how much.

That is a problem because an alternatives chapter is supposed to permit a comparative assessment. If the alternative materially reduces height, bulk, trip generation, and population, then the chapter should be explicit about what that means for the magnitude, duration, and likelihood of impacts—not merely state that the alternative might still exceed screening thresholds or might still have "similar" impacts in some categories. The current presentation tends to collapse important gradations, which makes the preferred project appear less distinguishable from the smaller alternative than the underlying numbers suggest.

Why this matters:

A meaningful alternatives chapter should help decision-makers understand tradeoffs. If a materially smaller alternative is described in a way that obscures the degree to which it might reduce impacts, the chapter does not fully serve that function.

Requested correction / action:

City Planning should require the applicants to present a more transparent comparative analysis of the Existing Zoning Alternative, including where and how impact intensity,

geographic extent, duration, or significance would be reduced relative to the Proposed Actions.

Comment 20: The "No Unmitigated Significant Adverse Impacts Alternative" is not a genuine land-use alternative; it is a one-intersection transportation sensitivity exercise presented as a dispositive policy conclusion

Chapter / Section: Chapter 20, No Unmitigated Significant Adverse Impacts Alternative / Transportation

DEIS Claim / Statement:

"A sensitivity analysis was conducted at key intersections within the study area to determine the minimum level of travel demand that would result in any unmitigable transportation-related significant adverse impacts."

"This analysis determined that the addition of just three inbound project-generated vehicles … at the intersection of Franklin Street and Quay Street during the weekday PM peak hour would result in a significant adverse traffic impact that could not be mitigated."

"The Proposed Development would need to be reduced to just 45 residential DUs… or to 1,400 gsf of local retail space…"

"Therefore, to avoid any unmitigable transportation-related impact, the Proposed Development's program would have to be substantially reduced below the thresholds described above or the Development Site would have to remain in its existing condition."

Response:

This is not a genuine CEQR alternatives analysis. It is a sensitivity test centered on one transportation constraint, at one key location, translated into a sweeping conclusion that the project would have to shrink to 45 dwelling units or effectively remain as-is. That is analytically too narrow. A transportation sensitivity analysis may be useful, but it is not a substitute for a real alternative involving different scale, design, access, circulation, parking, phasing, or program.

CEQR's alternatives framework expressly contemplates alternatives involving scale or magnitude, design, timing, use, and type of action. The Technical Manual also explains that alternatives may include changes in access and circulation that reduce impacts without simply eliminating the project. Yet the chapter does not appear to test whether traffic and pedestrian impacts could be reduced through a different site plan, different parking/loading strategy, different trip distribution, altered access points, changed circulation patterns, or a differently phased program. Instead, it uses a one-intersection threshold finding to claim that almost any meaningful development would be environmentally unacceptable.

That is especially problematic because the chapter itself recognizes another alternative—the Existing Zoning Alternative—that would generate approximately 74 to 79 percent fewer vehicle trips than the Proposed Development. A serious alternatives analysis should not leap from "three inbound vehicles trigger an unmitigable traffic impact" to "therefore meaningful lower-density alternatives are not feasible" without testing a fuller set of design and circulation responses.

Why this matters:

This framing makes the transportation model, rather than CEQR's broader alternatives logic, dictate the public policy conclusion. That risks converting one narrow operational

bottleneck into a rationale for foreclosing a wide range of potentially feasible lower-impact alternatives.

Requested correction / action:

City Planning should require the applicants to supplement the No Unmitigated Significant Adverse Impacts Alternative with genuine land-use and site-planning alternatives, including alternatives that test different access, circulation, parking/loading, phasing, and configuration assumptions rather than only gross program reduction.

Comment 21: The chapter improperly treats the applicants' preferred density as the prerequisite for public benefits, contrary to CEQR's alternatives logic

Chapter / Section: Chapter 20, No Unmitigated Significant Adverse Impacts Alternative / Principal Conclusions

DEIS Claim / Statement:

"Without the density introduced by the Proposed Actions, it would not be feasible to deliver the intended community benefits, including the development of affordable housing and 50,000 sf of proposed new open space, the development of the Monitor Museum, and associated shoreline restoration and resiliency measures, or any long-term investment in Bushwick Inlet Park or NYCTA infrastructure."

"Therefore, no practicable alternative could be developed to avoid this temporary construction noise impact without substantially compromising the Proposed Development's purpose and need."

Response:

This is one of the chapter's most consequential analytical moves, and it is not adequately justified. The DEIS repeatedly treats the applicants' preferred density as though it were the necessary price of obtaining any meaningful public benefits. That is exactly the sort of reasoning CEQR warns against. The Technical Manual states that while alternatives should consider the sponsor's objectives and capabilities, "the size or scale of the project as defined by the proposed project should not be considered an essential objective … precluding consideration of a smaller size or lesser density as a reasonable alternative."

The chapter does not actually demonstrate that affordable housing, waterfront access, shoreline restoration, museum/community facility space, or some level of public investment are impossible below the preferred density. It simply asserts that they are not feasible without the proposed bulk. On a publicly controlled site with a co-applicant public owner, that assertion requires far more scrutiny than the chapter provides. It may be true that some specific package of benefits cannot be delivered at the exact same magnitude. But CEQR does not ask whether every sponsor-defined benefit can be maximized simultaneously. It asks whether reasonable alternatives could reduce or avoid impacts while still meeting some or all project goals and objectives.

Similarly, the statement that "no practicable alternative" could avoid temporary construction noise without substantially compromising purpose and need is too conclusory as written. CEQR alternatives can include changes in phasing, timing, design, or configuration. The chapter does not show that those possibilities were seriously tested before reaching such a broad conclusion.

Why this matters:

If the DEIS treats the proposed density as the prerequisite for any serious public benefit, the alternatives chapter becomes self-fulfilling. The result is not a genuine environmental comparison, but a defense of a predetermined development concept.
Requested correction / action:
City Planning should require the applicants to revise Chapter 20 so that it does not equate the applicants' preferred density with the feasibility of all public benefits. The DEIS should instead test whether different scales, configurations, phasing approaches, and use mixes could still deliver meaningful housing, affordability, shoreline, cultural, and public-space benefits while reducing impacts.
Comment 22: The Alternatives chapter relies too heavily on claimed project benefits and not enough on comparative environmental analysis
Chapter / Section: Chapter 20, Principal Conclusions / No-Action Alternative / Existing Zoning Alternative
DEIS Claim / Statement:
"The No-Action Alternative would not provide for any new housing, including much-needed affordable housing, nor would it provide any public realm benefits…"
"The Existing Zoning Alternative could result in significant adverse impacts similar to those of the Proposed Actions; however, it would provide for significantly less housing and no affordable housing. Further, many of the intended public benefits of the Proposed Actions would not be realized…"
Response:
The chapter repeatedly measures alternatives primarily by the extent to which they fail to reproduce the applicants' preferred package of benefits, rather than by the extent to which they might reduce or avoid environmental impacts. Of course CEQR allows the project sponsor's objectives and claimed benefits to be considered. But the alternatives chapter should remain, above all, a comparative environmental analysis. Here, the narrative repeatedly emphasizes what alternatives do not provide—fewer units, no museum, less open space, less funding, fewer benefits—while often giving much less attention to what those alternatives might do better environmentally.
That imbalance is especially visible where the chapter describes the Existing Zoning Alternative and No-Action Alternative in terms of foregone benefits almost immediately, while the discussion of reduced bulk, reduced height, reduced trip generation, and reduced shadow conditions is less developed and more fragmented. A balanced alternatives chapter should not read as if the principal test is whether an alternative fully satisfies the applicants' preferred redevelopment agenda. It should help decision-makers weigh environmental tradeoffs openly and honestly.
Why this matters:
An alternatives chapter that foregrounds sponsor benefits more than environmental comparison risks undermining the purpose of the EIS itself. The public and City Planning need a clear record of tradeoffs, not a repeated explanation of why the preferred project is best at delivering what the applicants already wanted to deliver.
Requested correction / action:

City Planning should require the applicants to rebalance Chapter 20 so that each alternative is evaluated more transparently in terms of comparative environmental outcomes—including reductions in bulk, trips, shadows, and construction intensity—rather than primarily through the lens of lost sponsor-defined benefits.

Comments on DEIS Chapter 2 – Land Use, Zoning, and Public Policy

Chapter 2 is important because it is where the DEIS makes one of its broadest threshold judgments: that this very large waterfront redevelopment, together with its public-land actions, special permits, City Map amendment, and off-site facility relocation, creates no significant adverse land use, zoning, or public policy issues. Where that chapter is framed too narrowly or too selectively, the DEIS can prematurely foreclose exactly the kinds of policy and compatibility questions City Planning is supposed to examine.

Comment 23: The chapter relies on an unduly narrow study area and excludes the ERU Site even while the applicants rely on that site to justify the project's public-policy benefits

Chapter / Section: Chapter 2, Methodology / Study Area Definition / Introduction

DEIS Claim / Statement:

"For this assessment, two study areas are used: a study area of a quarter mile surrounding the Development Site and a separate study area of 400 feet surrounding the NYCTA Relocation Site. Since the Proposed Actions would not directly affect land use or zoning on the ERU Site, it is not included in the assessment."

"The relocation of the ERU Facility … 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 25,000 sf of publicly accessible open space at the ERU Site."

Response:

This is too selective an analytical frame. The chapter excludes the ERU Site from the land use and public policy assessment on the ground that the Proposed Actions do not "directly affect" zoning or land use there, yet the DEIS repeatedly relies on the future vacancy of that site and the claimed advancement of Box Street Park as a major public benefit of the Proposed Actions. Those two positions are not analytically comfortable together. If the ERU Site is sufficiently connected to the project to be invoked as part of the project's public-policy case, then its treatment should be more transparent and more rigorous in this chapter.

The same problem appears in the study area size. The chapter notes that CEQR study areas for land use, zoning, and public policy can range "from 200 feet for a small project to 0.5 mile for a very large project," yet the Development Site analysis uses only a quarter-mile study area for a project that includes approximately 1.215 million gsf, towers up to approximately 600 feet and 450 feet, a waterfront public access system, a City Map amendment removing park identification, and relocation of critical public facilities. The chapter does not explain why the lower end of the range is appropriate for this particular waterfront and public-policy case.

Why this matters:

A narrow study area and selective exclusion of connected sites can make compatibility and policy questions appear simpler than they are. That is especially consequential where the applicants rely on off-site public-benefit claims to support the project.

Requested correction / action:
City Planning should require the applicants to:
explain why a quarter-mile land use/public policy study area is sufficient for this very large waterfront project;
clarify how the ERU Site is being treated for policy-analysis purposes; and
either expand the analysis to address the ERU Site's role more directly or stop relying on the future of that site as a major claimed policy benefit of the Proposed Actions.
Comment 24: The chapter's compatibility conclusion is overly broad and selectively framed, especially with respect to bulk, density, and adjacency to Bushwick Inlet Park
Chapter / Section: Chapter 2, Principal Conclusions / With-Action Condition / Land Use and Zoning
DEIS Claim / Statement:
"The increased bulk and density facilitated by the Proposed Actions would be compatible with the existing bulk and building densities along the waterfront in the study area."
"The Proposed Actions would not conflict with the surrounding zoning or existing uses. Rather, the Proposed Actions would facilitate development that would integrate well with the current built environment and the existing zoning framework within the study areas."
Response:
These conclusions are too categorical for the record described in the chapter. The site is not simply another generic stretch of waterfront. It sits immediately adjacent to Bushwick Inlet Park, includes Lot 25 and the former Quay Street area currently associated with future park/open-space logic, and introduces towers of approximately 600 feet, 450 feet, and 230 feet on a site that the chapter itself describes as part of a rapidly changing area where open space is concentrated along the waterfront and lower-scale residential neighborhoods remain nearby inland. A compatibility conclusion this broad needs more than a generalized reference to "ongoing trend."
The chapter's compatibility logic is also selective. It emphasizes recently completed or planned waterfront mixed-use projects, but does not meaningfully grapple with the project's immediate adjacency to future Bushwick Inlet Park, with the role that open-space edge conditions play in land use compatibility, or with the degree to which the requested actions are being used to produce a scale of development substantially beyond what current zoning would otherwise support. Simply pointing to other waterfront development does not resolve whether this particular concentration of bulk is appropriate at this park edge and public waterfront location.
Why this matters:
Land use compatibility is not just about whether housing exists somewhere else on the waterfront. It is about whether this project's scale, form, and location fit the specific surrounding conditions and planning context of this site. A conclusory "compatible" finding can obscure that analysis.
Requested correction / action:
City Planning should require the applicants to revise Chapter 2 to more specifically analyze compatibility in relation to:
the project's immediate adjacency to Bushwick Inlet Park and the future park edge;

the project's exceptional waterfront bulk and height; and
the distinction between a general trend of waterfront redevelopment and the compatibility of this particular project at this particular location.
Comment 25: The zoning analysis is circular because it treats the need for major waivers and map/text changes as proof of compatibility rather than as evidence of a substantial policy tradeoff
Chapter / Section: Chapter 2, Zoning / Principal Conclusions / Public Policy
DEIS Claim / Statement:
"The proposed special permits for a large-scale general development pursuant to Section 74-743 would allow for waivers to height and setback, waterfront yard, and loading…"
"The proposed zoning map amendment, zoning text changes, and special permit are necessary to facilitate the Proposed Development and are consistent with the objectives of waterfront zoning and the MIH program. The Proposed Actions would ensure the proposed site plan would maximize the residential development potential of the site, allow for development of the Monitor Museum, and create significant public open space along the waterfront. Therefore, the Proposed Actions would not result in a significant adverse impact to zoning."
Response:
This reasoning is circular. The chapter acknowledges that the project depends on major discretionary interventions: rezoning, text amendments, Large-Scale General Development waivers, waterfront-yard modifications, loading waivers, and related actions. It then treats the fact that those actions can be requested as proof that the resulting development is compatible with zoning and waterfront policy. That skips over the actual question. The need for extensive waivers and amendments does not itself establish compatibility; it underscores that the applicants are asking City Planning to make a substantial policy choice. The quoted language is especially revealing because it states that the Proposed Actions would "maximize the residential development potential of the site." That is not a neutral zoning compatibility criterion. It is an applicant objective. In a CEQR context, a chapter on zoning and public policy should candidly explain the tradeoffs created by using map changes, text changes, park-boundary revisions, and special-permit waivers to maximize residential yield on this waterfront site. It should not collapse those tradeoffs into a conclusory "therefore no zoning impact" statement.
Why this matters:
The zoning chapter should help decision-makers understand what the applicants are asking the City to waive, modify, and re-map, and why those choices matter. If the chapter treats those actions as self-justifying, it weakens meaningful review of the policy choices embedded in the proposal.
Requested correction / action:
City Planning should require the applicants to revise the zoning analysis so that it:
distinguishes between what current zoning permits and what the Proposed Actions newly enable;
explains the policy tradeoffs created by the requested waivers and amendments; and

avoids treating “maximizing residential development potential” as itself proof of zoning compatibility.

Comment 26: The public-policy analysis is one-sided and cherry-picks supportive policies without meaningfully grappling with competing waterfront, park, and public-land policy considerations

Chapter / Section: Chapter 2, Principal Conclusions / Public Policy / Housing Our Neighbors / Where We Live NYC / OneNYC 2050 / WRP

DEIS Claim / Statement:

“The Proposed Actions would be in line with the goals of several local public policies…”

“The Proposed Actions would support Goal 3 of OneNYC 2050: Thriving Neighborhoods…”

“The Proposed Actions would be consistent with this policy, and there would be no significant adverse impacts.”

Response:

The policy discussion is too one-directional. It repeatedly identifies policies that can be read in support of more housing, affordability, industrial relocation, resiliency, and waterfront access, and then concludes that the project is therefore “consistent” with applicable public policies. But it does not meaningfully grapple with competing policy considerations that are also central to this site: the role of Bushwick Inlet Park and open-space needs, the implications of removing park identification from Lot 25 and the former Quay Street, the public-land nature of key site components, the balance between waterfront access requirements and true park/open-space function, and the tensions between maximizing residential yield and preserving public waterfront options.

A public-policy chapter should not function as a checklist in which every broadly pro-housing or pro-resiliency policy is treated as support for the project, while policies and planning principles that cut the other way are minimized or omitted. A project can advance some policies while creating tension with others. The chapter’s current structure does not seriously engage those tensions. That is especially troubling here because the proposed actions include both a City Map amendment to remove park identification and special waterfront zoning actions whose public-policy implications are precisely what the chapter is supposed to examine.

Why this matters:

Land use and public policy review is supposed to illuminate tradeoffs, not flatten them. A one-sided policy analysis can make a contentious project appear consistent by definition, rather than showing where City Planning must actually weigh competing goals.

Requested correction / action:

City Planning should require the applicants to supplement Chapter 2 so that it addresses not only policies the project advances, but also the policies and planning principles with which the project may be in tension, including open-space, park-edge, public-land, and waterfront tradeoffs.

Comment 27: The Greenpoint-Williamsburg Waterfront Access Plan consistency analysis overstates the project’s public-space benefit and glosses over the role of required access areas and park-boundary changes

Chapter / Section: Chapter 2, Public Policy – Greenpoint-Williamsburg Waterfront Access Plan
DEIS Claim / Statement:
"The Proposed Development would include approximately 50,000 sf of open space including an approximately 34,000 sf WPAA, and approximately 9,000 sf of PAA…"
"The Proposed Development represents an opportunity to connect Bushwick Inlet Park … creating a fully continuous public waterfront and fulfilling the WAP. Therefore, the Proposed Actions would be consistent with this policy, and there would be no significant adverse impacts."
Response:
This conclusion is overstated. The chapter treats the project's approximately 50,000 sf of "open space" as a clear policy win under the Waterfront Access Plan, but that number includes substantial areas of required public access infrastructure, including WPAA and PAA space, rather than independently discretionary parkland. The chapter also does not squarely acknowledge that the project's WAP-based public access configuration is intertwined with requested actions that include removing the park identification from Lot 25 and the former Quay Street and obtaining special permits to modify waterfront controls. In that context, "fulfilling the WAP" is too strong and too simplified a conclusion.
The issue is not whether the project provides some new public access. It does. The issue is whether the chapter overstates that fact by conflating required waterfront access areas with broader public open-space or park benefits, and by failing to confront the policy tradeoff involved in reconfiguring a site that has long been closely tied to future park and waterfront-continuity expectations. A more rigorous chapter would distinguish between:
required public-access compliance elements;
truly additional public-space benefits; and
the policy costs of the accompanying map, zoning, and bulk actions.
Why this matters:
The WAP is one of the key public-policy frameworks for this site. If the chapter treats compliance-oriented waterfront access features as dispositive proof of policy consistency, it risks overstating the public-space benefit of the project and understating the associated land-use tradeoffs.
Requested correction / action:
City Planning should require the applicants to revise the WAP discussion so that it:
distinguishes required WPAA/PAA components from broader public open-space claims;
explains how the project's WAP consistency is affected by the requested park-boundary and zoning changes; and
avoids conclusory language that the project "fulfills" the WAP without a fuller discussion of these tradeoffs.
Comment 28: The chapter treats the NYCTA relocation as straightforwardly policy-consistent while understating the fact that the project shifts burdens and dependencies to another site
Chapter / Section: Chapter 2, Public Policy – Industrial Business Zones / NYCTA Relocation Site

DEIS Claim / Statement:
“The Proposed Actions would not affect any properties located within the IBZ.”
“The new facility would be consistent with the goals and objectives of the North Brooklyn Industry and Innovation Plan…”
“Therefore, the Proposed Actions would be consistent with this policy and would not cause a significant adverse impact.”
Response:
This discussion is incomplete as written. It is certainly relevant that the NYCTA Relocation Site is within the North Brooklyn IBZ and that transportation/utility uses may be appropriate there. But the chapter presents that point as though it fully resolves the land use and public-policy question. It does not. The relocation site is not incidental; it is a structural enabling component of the waterfront redevelopment. The project depends on shifting transit operations away from Quay Street and consolidating them elsewhere. That means the public-policy analysis should present the relocation as a real project tradeoff, not just as a policy-consistent background benefit.
The statement that the Proposed Actions “would not affect any properties located within the IBZ” is also too neat. The relocation site itself is within the North Brooklyn IBZ, and it is plainly being affected by the project through redevelopment into a 143,000-gsf turnkey NYCTA facility. The better point would be that the relocation use may be compatible with IBZ policy goals—not that the project does not affect IBZ properties. As written, the phrasing minimizes the extent to which the proposed waterfront redevelopment depends on off-site industrial siting decisions.
Why this matters:
A serious public-policy review should illuminate where the project’s benefits at one site depend on burdens, dependencies, or land-use shifts at another. That is especially important when a public agency is both co-applicant and operator of the relocated facility.
Requested correction / action:
City Planning should require the applicants to revise the IBZ discussion so that it:
acknowledges more clearly that the project does, in fact, rely on redevelopment of an IBZ site;
explains the policy tradeoffs of that relocation more candidly; and
analyzes the relocation site as a substantive component of the overall public-policy balance, not merely as a compatible destination.
Comment 29: The chapter’s conclusion that no further assessment is needed appears too cursory for a project of this scale and public-policy complexity
Chapter / Section: Chapter 2, Methodology / Principal Conclusions
DEIS Claim / Statement:
“If the Proposed Actions could conflict with the identified policies, a detailed assessment would be conducted; or
If the Proposed Actions are found to not conflict with the identified policies, no further assessment is needed.”
“Therefore, the Proposed Actions would be consistent with applicable public policies.”
Response:

The chapter's methodology is formally consistent with the CEQR preliminary-assessment framework, but the way it is applied here appears too cursory. This is not a modest infill project. It is a very large waterfront redevelopment involving new towers, a City Map amendment removing park identification, special waterfront and LSGD actions, public access and shoreline claims, off-site relocation of NYCTA functions, and repeated reliance on broader public-benefit narratives. In that context, the existence of genuine policy tensions is not hard to identify. Yet the chapter repeatedly resolves those tensions through broad conclusions of consistency and then stops there.

A preliminary assessment can be appropriate, but it still has to meaningfully test conflict, tension, and compatibility. Here, the chapter's repeated "therefore … no significant adverse impacts" conclusions often read more like advocacy findings than like a transparent examination of whether the project is in tension with important policy frameworks or local conditions. Given the scale of the requested actions and the prominence of the site, the chapter should have done more to explain where policies align, where they compete, and why the applicants believe those conflicts should nonetheless be resolved in favor of the Proposed Actions.

Why this matters:

If Chapter 2 ends the inquiry too quickly, it deprives City Planning and the public of a fuller record on one of the most important questions in the case: whether this is the right land-use and public-policy outcome for this waterfront site.

Requested correction / action:

City Planning should require the applicants to supplement Chapter 2 with a more robust public-policy analysis that does not simply catalog supportive policies, but instead addresses the principal policy tensions raised by the Proposed Actions and explains why those tensions do or do not warrant a more detailed assessment.

Comments on DEIS Chapter 5 – Open Space

Chapter 5 is one of the most important chapters in this DEIS because the project would introduce approximately 2,795 new residents into a neighborhood that the DEIS itself acknowledges already has a low active open-space ratio, even under No-Action conditions. CEQR does not allow an applicant to dismiss worsening open-space conditions merely because a deficiency already exists. To the contrary, the CEQR Technical Manual states that a project may result in a significant adverse open-space impact where it reduces open-space ratios in a way that overburdens existing facilities or further exacerbates an existing deficiency, and it specifically requires attention to the balance of active versus passive open space.

Comment 30: The chapter understates the significance of worsening an already severe active open-space deficit

Chapter / Section: Chapter 5, Principal Conclusions / Impact Determination / Tables 5-9 and 5-10

DEIS Claim / Statement:

"In the With-Action condition, the active OSR would decrease by approximately 8.1 percent, from 1.07 acres per 1,000 residents in the No-Action condition to 0.98 acres per 1,000 residents in the With-Action condition."

“Although the active OSR would remain below the City’s planning goal, as in the existing and No-Action conditions … no significant adverse impact to open space resources would occur.” “For passive open space, the 5 percent change threshold applies, and for active open space, the 3 percent change threshold applies…”

Response:

This conclusion is not persuasive under CEQR’s own logic. The DEIS’s numbers show the active open-space ratio falling from 1.07 to 0.98 acres per 1,000 residents—well below the City’s planning goal of 2.0 acres per 1,000 residents for active open space, and in fact below half that benchmark. The DEIS then dismisses that worsening on the ground that the area was already below the planning goal. That is backwards. CEQR specifically warns that significance may arise where a project further exacerbates an existing deficiency. It does not allow an existing shortfall to become a reason for finding no impact when a project makes conditions worse.

The DEIS’s own threshold discussion also cuts against its conclusion. Chapter 5 states that for active open space, the relevant percentage-change guidance is 3 percent in the OSR range at issue. Yet the DEIS reports an 8.1 percent decrease in the active ratio. That should, at minimum, trigger a far more searching explanation of why this reduction is not significant, especially in a neighborhood adjoining an incomplete waterfront park and already lacking sufficient active open space. Instead, the chapter effectively treats the deficiency as normal and the worsening as acceptable. That is precisely the kind of logic CEQR is designed to guard against.

Why this matters:

If City Planning accepts this reasoning, then neighborhoods that are already underserved by active open space will be the easiest places to worsen further. That is not a defensible approach to environmental review or equitable planning.

Requested correction / action:

City Planning should require the applicants to revise Chapter 5 to acknowledge that the project materially worsens an existing active open-space deficiency and to evaluate whether that worsening constitutes a significant adverse impact under CEQR. At a minimum, the DEIS should directly explain why an 8.1 percent decline in the active OSR—far exceeding the chapter’s own 3 percent guidance threshold—does not warrant a significance finding.

Comment 31: The chapter relies on improper qualitative offsets that do not actually substitute for public active open space

Chapter / Section: Chapter 5, Principal Conclusions / Qualitative Assessment / Impact Determination

DEIS Claim / Statement:

“Although the active OSR would remain below the City’s planning goal … the decrease in the active OSR would be offset by the provision of new public open space as part of the Proposed Development, long-term funding from the Project Developer to the City/NYC Parks, and private open space terraces for use by residents of the Proposed Development, thereby alleviating demand on nearby public open space resources.”

“Residents of the Proposed Development would also have access to approximately 18,000 sf of private terrace space as a building amenity, which would alleviate demand on public open spaces in the study area.”
Response:
The chapter’s qualitative “offset” logic is weak and, in several respects, not comparable to the public active-open-space deficit it is trying to explain away. First, private rooftop and terrace amenities are not the same thing as publicly accessible active open space serving the broader neighborhood. CEQR does allow private space to be considered qualitatively where it genuinely serves project residents and offsets some demand. But that does not make private terraces an adequate substitute for the shortage of neighborhood-serving active open space in a study area already below the City’s planning goal.
Second, annual funding for park operations is not itself open space. It may improve maintenance, but it does not create new acreage, expand the amount of active recreation area, or cure overcrowding. Third, the chapter repeatedly characterizes the project’s new waterfront access areas as supporting “active recreation” because people may walk or jog there. But CEQR explicitly requires consideration of the balance of active versus passive space and recognizes that active uses generally require more physical space than passive uses. A waterfront promenade or access corridor may be valuable, but it is not equivalent to a meaningful increase in active recreation acreage for a growing residential population.
In short, the DEIS does not persuasively show that the things it calls “offsets” are truly comparable to the type of open-space shortfall the project worsens.
Why this matters:
If the DEIS can avoid a significant adverse open-space finding by combining private resident amenities, maintenance funding, and linear waterfront circulation space, then CEQR’s distinction between public active open space and other forms of amenity becomes largely meaningless.
Requested correction / action:
City Planning should require the applicants to revise the qualitative assessment so that it clearly distinguishes between:
publicly accessible active open space;
passive or circulation-oriented waterfront access space;
private resident-only amenities; and
maintenance funding.
The DEIS should not treat all of these as interchangeable offsets for a worsening public active-open-space deficit.
Comment 32: The chapter overstates the project’s open-space benefit by conflating total open space, publicly accessible space, required waterfront access areas, and other non-equivalent spaces
Chapter / Section: Chapter 5, Introduction / With-Action Condition / Qualitative Assessment
DEIS Claim / Statement:
“The development would include the creation of over an acre of waterfront open space (approximately 50,000 sf or 1.15 acres).”

“In the With-Action condition, the Proposed Development would introduce approximately 50,000 sf of open space, including an approximately 0.99-acre publicly accessible landscaped WPAA (34,000 sf) and PAA (9,000 sf)…”
“The remaining 7,000-sf remainder of the new open space would consist of open space for museum visitors, as well as landscaping and planting areas…”
“The turnaround area would be considered PAA with a turnaround of approximately 2,000 sf.”
Response:
The chapter repeatedly markets “approximately 50,000 sf” of open space, but that headline number masks several important distinctions. The project description elsewhere clarifies that only 43,000 sf of that amount would be publicly accessible, consisting of 34,000 sf of required WPAA and 9,000 sf of PAA, and that the remaining 7,000 sf includes museum-related space and landscape areas. Another project chapter also states that approximately 2,000 sf of the turnaround area would be counted as PAA.
That matters because not every square foot credited under the “open space” label serves the same public function. Required waterfront access areas are not the same thing as discretionary new parkland. Museum-related open space and planting areas are not necessarily equivalent to freely usable public recreation space. And a vehicular turnaround area counted as PAA raises obvious questions about whether all of the credited acreage is truly comparable in usability and recreation value. CEQR requires not just quantity, but attention to usability and quality. A serious open-space analysis should therefore be much more precise about what acreage is publicly accessible, what acreage is ground-level and genuinely usable for recreation, what acreage is required by waterfront rules, and what acreage is constrained by vehicular or circulation functions.
This concern is closely related to other public comments already raised on the project: if vehicular turnarounds, planting areas, or other constrained spaces are being counted as though they were equivalent to genuinely usable public open space, the ratios and qualitative conclusions may be overstated.
Why this matters:
The open-space chapter should help City Planning understand what kind of public open space the project truly creates—not just the largest number that can be presented in summary form.
Requested correction / action:
City Planning should require the applicants to provide a recalculation and clearer breakdown of the project’s credited open space, distinguishing at minimum between:
total open space;
publicly accessible ground-level space;
required WPAA/PAA areas;
museum-related or landscaped areas; and
any spaces affected by turnaround, vehicular, or other functional constraints.
The DEIS should evaluate whether all credited areas are genuinely usable and comparable for public open-space purposes.

Comment 33: The chapter's reliance on the future 35.53-acre Bushwick Inlet Park figure requires more transparency about what is actually usable and available to residents
Chapter / Section: Chapter 5, Existing Conditions / No-Action Condition / Qualitative Assessment
DEIS Claim / Statement:
"When all parcels are fully built out, the future park will total 35.53-acres of public open space."
"In the No-Action condition, it is expected that the unimproved areas of Bushwick Inlet Park would be completed, providing a total of 35.53 acres of public open space."
"Future residents and members of the public would have access to the entire Bushwick Inlet Park…"
Response:
The DEIS relies heavily on the assumption that by 2031 residents will have access to the entire 35.53-acre Bushwick Inlet Park, and that this full acreage can be used in the quantitative and qualitative open-space analysis. That assumption may ultimately prove correct, but the chapter does not provide enough transparency about what exactly is included in that acreage and how much of it is truly usable for the kinds of active and passive recreation the OSR analysis is meant to reflect.
This is an area where other commenters have raised a serious concern that should be addressed directly in the DEIS: whether the 35.53-acre figure includes water areas, edge conditions, buffers, or other portions of the park that are not genuinely usable as publicly accessible recreational acreage. If that is the case, then the DEIS should disclose it and, if necessary, adjust the open-space calculations accordingly. Even if the applicants ultimately conclude that the full figure is appropriate, the chapter should show its work. Right now it does not.
The problem is especially important because Bushwick Inlet Park is carrying a great deal of analytical weight in this chapter. It is the main reason the total and passive ratios improve in the No-Action condition and remain above planning goals in the With-Action condition. When a future park assumption plays that large a role in the numbers, the DEIS should be more explicit about what acreage is counted, how it is classified, and whether that acreage is fully usable.
Why this matters:
If the Bushwick Inlet Park acreage is overstated or insufficiently explained, then the chapter's ratio calculations and no-impact conclusion may be materially skewed.
Requested correction / action:
City Planning should require the applicants to disclose in detail how the 35.53-acre figure for Bushwick Inlet Park was derived, including whether it includes water area, shoreline buffers, inaccessible or constrained portions, or other acreage that is not genuinely usable public open space. If necessary, the DEIS should recalculate ratios using only publicly accessible, usable park acreage.
Comment 34: The chapter improperly relies on speculative off-site Box Street Park benefits outside the study area as a qualitative factor supporting the no-impact conclusion
Chapter / Section: Chapter 5, Principal Conclusions / Study Area / Qualitative Assessment

DEIS Claim / Statement:
“Because the ERU Facility would move operations to the NYCTA Relocation Site in the With-Action condition, the 25,000-sf ERU Site would be vacant, which would allow for the full realization of the City’s long-anticipated plan for Box Street Park. Though located outside of the half-mile study area, the larger Greenpoint neighborhood would benefit from this additional open space resource that would not have an immediate path forward without the Proposed Actions.”
“However, the City’s future development on both the ERU Site and the Paratransit Site is not considered to be part of the Proposed Development, and is outside of the study area so is therefore not considered in the quantitative analysis. The existing and future conditions are shown for qualitative consideration.”
Response:
The chapter cannot have this both ways. It says Box Street Park is outside the study area and not part of the Proposed Development, so it is excluded from the quantitative analysis. Yet it still repeatedly invokes the future realization of Box Street Park as a qualitative reason to view the project more favorably. That is analytically inconsistent. A contingent off-site benefit that is not part of the study area and not part of the Proposed Development should not be used to soften the impact conclusion unless the DEIS clearly explains the degree of certainty, timing, and relevance of that benefit to the actual CEQR open-space question.
This is particularly important because the chapter already depends on a number of qualitative offsets—private terraces, maintenance funding, out-of-study-area resources, and circulation-oriented waterfront access—to explain away a worsening active OSR. Adding Box Street Park to that list further blurs the line between actual project-generated open-space mitigation and broader neighborhood aspirations that depend on separate City action. CEQR requires comparative assessment of the project’s effects; it does not authorize speculative off-site benefits to substitute for rigorous on-site analysis.
Why this matters:
Using Box Street Park as a qualitative “plus” while disclaiming it from the formal study area and project definition risks overstating the project’s open-space benefits and understating its local burdens.
Requested correction / action:
City Planning should require the applicants either to:
remove Box Street Park from the chapter’s qualitative justification for a no-impact finding; or
provide a much more rigorous explanation of why that off-site, non-project, outside-study-area benefit should be considered in the open-space significance determination.
Comment 35: The chapter over-relies on Walk-to-a-Park service area status without adequately confronting the specific shortage of active open space
Chapter / Section: Chapter 5, Walk-to-a-Park Initiative / Principal Conclusions / Impact Determination
DEIS Claim / Statement:

“The Development Site is located in a Walk-to-a-Park Service Area and would continue to be well served by nearby open space resources.”
“Conversely, in areas that are within a Walk-to-a-Park Service Area, a marginally greater percentage of change may be acceptable.”
Response:
The DEIS appears to use the site’s Walk-to-a-Park status as a major reason to accept what would otherwise be a substantial deterioration in the open-space ratios. But being within walking distance of some parkland is not the same thing as being adequately served by the type of open space the neighborhood needs. CEQR’s open-space framework explicitly requires attention to the balance of active and passive space, and it states that active open space generally requires more physical space than passive uses. Here, the central deficiency is not simply access to any open space; it is the worsening of an already inadequate active open-space ratio.
A Walk-to-a-Park designation may be relevant context, but it should not be allowed to override the project’s documented effect on the active OSR—especially where the DEIS’s own numbers show that the active ratio drops to 0.98 acres per 1,000 residents, far below the 2.0-acre planning goal. The chapter does not adequately explain why mere geographic access to parks is enough to overcome that shortfall.
Why this matters:
If Walk-to-a-Park status is treated as a broad excuse for worsening active-space deficits, then the analysis risks confusing geographic proximity with functional adequacy.
Requested correction / action:
City Planning should require the applicants to revise the chapter so that Walk-to-a-Park status is treated as one contextual factor only, not as a substitute for a rigorous analysis of whether the neighborhood has enough active open space to absorb the project’s new residents.
Comment 36: The chapter should more fully address whether direct open-space effects include the loss of a wider public-space opportunity at Lot 25 and the waterfront edge, not only the absence of direct displacement of existing parkland
Chapter / Section: Chapter 5, Direct Effects Analysis
DEIS Claim / Statement:
“The Proposed Actions would not result in a physical loss of public open space, affect the use of an open space so that it no longer serves the same user population, or limit public access to an open space. As such, no direct open space impacts would occur.”
“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 or parkland.”
Response:
This direct-effects discussion is too narrow and too formalistic for this site. It is true that the applicants are not directly displacing an existing public park on the Development Site. But the chapter’s analysis reduces direct effects to that question and largely ignores the more complicated public-space issue presented here: the site includes land identified as park on the City Map, sits at the edge of the future Bushwick Inlet Park system, and depends on a

project design that includes required waterfront access areas, privately maintained space, and a museum/open-space arrangement on Lot 25.
Even if the chapter ultimately maintains that Lot 25 is not "existing open space" for CEQR inventory purposes, that does not mean the direct-effects discussion should end there. CEQR's own guidance recognizes that direct effects can include changes that alter open-space usefulness, accessibility, or comparable replacement value. Here, the public-space question is not simply whether an existing park is being taken away. It is also whether the project forecloses or narrows a potentially broader public-space outcome at this waterfront edge and substitutes a more constrained configuration that the DEIS then credits as a benefit. That issue deserves a fuller explanation than the chapter provides.
Why this matters:
The public-space significance of this site cannot be captured solely by saying that no existing mapped playground or lawn is being demolished. The chapter should also reckon with the site's broader park-edge and waterfront-open-space context.
Requested correction / action:
City Planning should require the applicants to expand the direct-effects discussion to explain more fully how the Proposed Actions affect the public-space opportunity at Lot 25 and the waterfront edge, beyond the narrow question of whether existing public parkland is physically displaced.
Comments on DEIS Chapter 8 – Urban Design and Visual Resources
Chapter 8 is important because CEQR does not treat urban design as an aesthetic afterthought. It asks whether a project changes the arrangement, appearance, and functionality of the built environment in a way that negatively affects the pedestrian experience of public space, and it specifically calls out issues such as changed building scale, obstructed view corridors, altered context for public parks and waterfront views, and the need for objective and clear representation of No-Action and With-Action conditions.
Comment 37: The chapter's core compatibility conclusion is too conclusory for a project whose tallest tower exceeds nearby buildings by approximately 200 feet
Chapter / Section: Chapter 8, Principal Conclusions – Urban Design
DEIS Claim / Statement:
"The Proposed Actions are anticipated to have no significant adverse impacts on urban design within the study area."
"Although the taller of the two West Building towers would exceed the height of other buildings within a quarter mile of the Development Site by approximately 200 feet, there would be no impact to urban design as a result of the Proposed Actions as the Proposed Development would not negatively affect a pedestrian's experience of the area."
"The proposed buildings would be in context with trending high-rise waterfront development that has resulted from the 2005 Greenpoint-Williamsburg Rezoning."
Response:
This conclusion is too categorical and too lightly supported. The chapter acknowledges that the tallest tower would exceed other buildings within a quarter mile by approximately 200 feet, yet it simply asserts that there would be "no impact" because pedestrian experience would not be negatively affected. That is not enough. CEQR's urban-design framework does

not allow a major change in scale to be dismissed with a conclusory statement. The CEQR Technical Manual specifically notes that a detailed analysis may be needed where a project may "make substantial alterations to the streetscape of a neighborhood by noticeably changing the scale of buildings" and that matching context is not necessarily the sole benchmark for determining significance.

Here, the chapter leans heavily on "trending" waterfront development as though that trend resolves the compatibility issue. It does not. This site is not merely another anonymous waterfront parcel. It is adjacent to Bushwick Inlet Park, fronts Bushwick Inlet and the East River, and sits at a key break between large waterfront blocks and lower-scale inland fabric. The question is not simply whether there are other tall buildings somewhere nearby. The question is whether placing a roughly 600-foot / 640-foot with bulkhead tower and a roughly 450-foot / 490-foot with bulkhead companion tower at this specific waterfront and park edge changes the pedestrian experience and visual context in a materially adverse way. The chapter does not adequately show its reasoning on that point.

Why this matters:

A conclusory "compatible" finding can cause City Planning to underweight one of the project's most visible and enduring consequences: the creation of a substantially taller, denser, more dominant waterfront wall than what exists today or what current zoning would otherwise support.

Requested correction / action:

City Planning should require the applicants to revise Chapter 8 to provide a more rigorous explanation of why a tower approximately 200 feet taller than other buildings within a quarter mile does not create an adverse urban-design effect, especially given the project's adjacency to Bushwick Inlet Park, the waterfront, and the lower-scale inland neighborhood context.

Source: DEIS, Appendix D, Wind Study

Comment 38: The chapter over-relies on "trend" and "activation" language and does not sufficiently test whether the project alters the context of Bushwick Inlet Park and the waterfront edge in a significant way

Chapter / Section: Chapter 8, Principal Conclusions – Urban Design / Existing and With-Action Conditions

DEIS Claim / Statement:

"The Proposed Development would connect to a network of existing neighborhood open spaces, transforming the currently underutilized area into an inviting public space."

"The Proposed Development plays a critical role in establishing essential connections within this network of expanding neighborhood open spaces…"

"Pedestrians would benefit from an engaging and transparent ground plane, with active street frontage replacing the current blank wall and inactive block frontage."

Response:

These statements foreground project benefits without sufficiently addressing the urban-design tradeoff the project creates at the Bushwick Inlet waterfront edge. CEQR's urban-design analysis is not limited to whether a project "activates" a blank wall or introduces retail. It also asks whether the project changes the context of visual resources, including

public parks and waterfronts, and whether those changes alter the pedestrian experience in a meaningful way. The CEQR Technical Manual specifically identifies as a potential concern circumstances where a project changes the scale of surrounding buildings or removes open areas that serve as the setting for a visual resource.

Here, the chapter repeatedly describes the site as underutilized and the proposal as a connective improvement, but it does not seriously examine the countervailing issue: the project would insert extremely large towers and a much heavier built program directly adjacent to Bushwick Inlet Park and the East River waterfront. That may indeed create some new public access and ground-floor activity, but those asserted benefits do not answer whether the project also changes the setting, scale, openness, and visual character of this waterfront edge in a materially adverse way. The chapter's "activation" narrative reads more like project branding than a full CEQR balancing of gains and losses.

Why this matters:

Urban design is not only about enlivening streets. It is also about preserving or altering the spatial experience of public waterfronts, parks, and view corridors. A chapter that stresses activation while minimizing contextual loss can understate the real design consequences of the project.

Requested correction / action:

City Planning should require the applicants to supplement Chapter 8 with a more explicit analysis of how the project changes the urban-design context of Bushwick Inlet Park and the waterfront edge, including whether the scale and siting of the towers alter the public experience of openness, visual relief, and park adjacency.

Comment 39: The visual-resources conclusion is too absolute and insufficiently supported, especially the claim that the proposal would allow "uninterrupted and improved views"

Chapter / Section: Chapter 8, Principal Conclusions – Visual Resources

DEIS Claim / Statement:

"The visual resources located within the study area include the East River, the Manhattan skyline, and Bushwick Inlet Park."

"The proposed site plan would allow uninterrupted and improved views of the East River, the Manhattan skyline, and Bushwick Inlet Park. Therefore, no significant adverse impacts to these visual resources would occur because of the Proposed Actions."

Response:

This conclusion is too sweeping for a project that would place towers of roughly 600 feet and 450 feet directly on the waterfront. CEQR's visual-resources guidance does not stop at whether some views remain. It asks whether the project obstructs important visual resources, whether those effects are permanent, how many viewers are affected, whether the view is unique, and whether the project changes the context in which the resource is experienced.

The chapter's formulation—"uninterrupted and improved views"—suggests near-total visual enhancement, which is difficult to reconcile with the scale and waterfront siting of the proposed buildings. The project may indeed create some new north-south visual openings and some improved access to the waterfront. But that is not the same thing as showing that the project creates no meaningful obstruction, framing effect, or contextual

alteration for public views of the East River, the Manhattan skyline, and Bushwick Inlet Park. The chapter should be much more precise about where views improve, where they may narrow or change, and how the visual experience of these resources changes from actual public vantage points. As written, the conclusion sounds more promotional than analytical.

Why this matters:

Visual-resource conclusions can be especially misleading when they flatten a complex reality into "improved views." For a waterfront project of this size, City Planning needs a more nuanced record of what views are opened, what views are altered, and what public vantage points are most affected.

Requested correction / action:

City Planning should require the applicants to revise the visual-resources analysis so that it clearly identifies where views are improved, where they are narrowed or reframed, and how the project changes the public experience of the East River, the Manhattan skyline, and Bushwick Inlet Park from specific pedestrian vantage points.

Comment 40: The study area is too limited for a project whose visual and skyline effects plainly extend beyond a quarter mile

Chapter / Section: Chapter 8, Study Area / Methodology

DEIS Claim / Statement:

"Consistent with Chapter 2, Land Use, Zoning, and Public Policy, the area within a quarter mile of the Development Site is defined as the study area for this analysis."

"The Proposed Development is located adjacent to visual resources, and given its proposed height, would be visible among existing recognizable buildings in the skyline."

Response:

The chapter's study area is too cramped for the type of visual-resource effects it claims to analyze. The project's own methodology section acknowledges that, given its height, the proposed development would be visible in the skyline among recognizable buildings. Yet the analysis is bounded by a quarter-mile study area. That may be sufficient for some street-level urban-design questions, but it is not obviously sufficient for a visual-resources analysis involving the Manhattan skyline, the East River waterfront, Bushwick Inlet Park, and towers that the DEIS itself says would stand out in the skyline.

CEQR's visual-resource guidance specifically asks how many viewers would be affected and whether the visual resource can be seen from many other locations. Those are not inherently quarter-mile questions. A more rigorous chapter would at least explain why the chosen study area is adequate for evaluating skyline and waterfront visual-resource effects, or supplement the study with a broader set of public vantage points. The current analysis does not do that.

Why this matters:

A study area that is too limited can make visual-resource impacts appear more local and less significant than they actually are, especially for very tall waterfront buildings visible from multiple public locations.

Requested correction / action:

City Planning should require the applicants to explain why a quarter-mile study area is sufficient for the visual-resources analysis, and to supplement the record with a broader set of public waterfront and neighborhood vantage points if needed.

Comment 41: The chapter's graphics are too qualified and too non-committal to satisfy CEQR's need for objective and clear representation of No-Action and With-Action conditions

Chapter / Section: Chapter 8, Methodology / Figures 8-3 through 8-10

DEIS Claim / Statement:

"future conditions without and with the Proposed Action also rely on computer imaging and graphic renderings."

"Figure 8-3 Proposed Illustrative Site Plan … Site plan is conceptual and provided for illustrative purposes only."

"Figure 8-4 East and West Building Illustrative Elevation … For illustrative purposes only."

"Figure 8-5 West Building – East and West Illustrative Elevations … For illustrative purposes only."

"Figure 8-10 Comparative View Facing Northwest on Franklin Street … For illustrative purposes only."

Response:

This is a serious weakness in a chapter that depends so heavily on visual persuasion. The Urban Design chapter says it relies on computer imaging and graphic renderings, yet the key figures are repeatedly labeled "illustrative," "conceptual," and "for illustrative purposes only." CEQR's Urban Design guidance calls for objective and clear representation of the likely effects of the proposed project on the pedestrian experience, including comparative drawings and three-dimensional representations of No-Action and With-Action conditions. The Manual specifically says that changes should be clearly denoted on comparative drawings.

Here, the DEIS offers drawings and renderings that are explicitly disclaimed as conceptual and illustrative, rather than clearly presented as accurate, representative depictions of what the project would actually look like at scale in relation to its surroundings. That problem is not merely academic. As a factual matter, the applicants have not shown the public or Brooklyn Community Board 1's Land Use Committee an accurate, representative, true-to-scale model in their public presentations when such visuals were requested. The only actual to-scale physical model of the project that has surfaced in this record appears buried in the wind-study materials in Appendix D, as reflected in the attached image of the Gradient Wind wind-tunnel model.

That public-process fact matters because it underscores how much the chapter depends on softened or qualified imagery while avoiding a more candid, representative depiction of the project's true scale. If the only actual scale model available to the public appears in a wind appendix rather than in the Urban Design chapter itself, then the chapter has not presented the project's visual consequences with the clarity CEQR contemplates.

Why this matters:

Urban design and visual resources are inherently visual subjects. If the chapter relies on conceptual, illustrative graphics instead of clear, representative, to-scale depictions, then the public and decision-makers may not be seeing the project honestly.

Requested correction / action:
City Planning should require the applicants to supplement Chapter 8 with objective, clearly scaled, representative visual materials showing the No-Action and With-Action conditions from key public vantage points, including Bushwick Inlet Park, West Street, Franklin Street, and other relevant waterfront approaches. The DEIS should not rely primarily on conceptual or illustrative graphics where CEQR calls for clear comparative representation.
Comment 42: The chapter improperly uses project benefits such as affordable housing and open-space maximization to justify height in an urban-design analysis
Chapter / Section: Chapter 8, Principal Conclusions – Urban Design
DEIS Claim / Statement:
"Further, the additional height contemplated under the Proposed Actions would allow for an increased number of affordable housing units and would help to maximize the publicly accessible open space on-site."
Response:
This is not an adequate urban-design rationale. Whether height supports more affordable housing or allows the applicants to configure on-site open space in a particular way may be relevant to project objectives or policy arguments. But it does not answer the urban-design question CEQR asks: whether the resulting change in scale, arrangement, appearance, or functionality of the built environment negatively affects the pedestrian experience. CEQR does not allow a project to avoid an adverse urban-design finding simply because the applicant claims the added height pays for other benefits.
This sentence is especially problematic because it effectively treats project benefits as a substitute for impact analysis. The project may very well produce some public benefits. But the fact that greater height may support those benefits does not demonstrate that the height itself is urban-design neutral. Those are separate questions, and the chapter conflates them.
Why this matters:
If City Planning accepts benefit-justification as a substitute for urban-design analysis, then any increase in height can be defended simply by pointing to what it helps finance or fit on-site, rather than by assessing its actual design consequences.
Requested correction / action:
City Planning should require the applicants to revise Chapter 8 so that the urban-design significance discussion is based on CEQR's actual urban-design criteria, not on the asserted policy or programmatic benefits of added height.
Comment 43: The chapter's conclusion that no significant adverse visual-resource impact would occur is not sufficiently reconciled with the project's own wind-tunnel model, which reveals the true scale and massing more starkly than the illustrative chapter graphics
Chapter / Section: Chapter 8, Visual Resources / Wind / Appendix D relationship
DEIS Claim / Statement:
"The pedestrian wind study determined that the Proposed Development would adhere to the wind safety criteria and would conform to the respective pedestrian comfort standards."
"The wind analysis is based on the Pedestrian Level Wind Study conducted by Gradient Wind Engineering Inc. (Gradient Wind) for the Proposed Development, as provided in Appendix D."

Response:
The wind-study materials reveal something important beyond wind: they appear to contain one of the only true physical scale models of the project in the public record. The attached image of the Gradient Wind wind-tunnel model shows the massing of the proposed towers in their surrounding context in a way that is much more candid than the chapter's repeated "illustrative" site plans and elevations.
That matters because the DEIS's Urban Design chapter insists there would be no significant adverse impacts to urban design or visual resources, yet the clearest physical representation of the project's actual scale relative to its surroundings is effectively buried in a technical appendix devoted to wind. If a true-scale model exists for wind analysis, there is no good reason why similarly candid, to-scale visual materials should not have been centered in Chapter 8 and in public presentations. The difference between what is shown illustratively and what appears in the model raises a legitimate concern that the chapter does not present the project's bulk and skyline presence as plainly as it should.
Why this matters:
City Planning should not have to infer the real visual scale of a project from a wind appendix. For a waterfront project of this size, the core urban-design chapter should be the place where the project's true massing and public-realm consequences are shown most clearly.
Requested correction / action:
City Planning should require the applicants to place true-scale, context-rich visual depictions of the project front and center in Chapter 8, rather than relying on illustrative graphics while the clearest physical representation of the project appears only in Appendix D wind materials.
Source: DEIS, Appendix D, Wind Study
Comments on DEIS Chapter 17 – Neighborhood Character
Chapter 17 is not a minor wrap-up chapter. Under CEQR, neighborhood character is the place where the DEIS is supposed to synthesize whether the project's changes—individually or in combination—affect the defining features of the area. That is especially important here, where the Proposed Actions would introduce very large new towers at the Bushwick Inlet waterfront edge, worsen an already deficient active open-space ratio, alter the visual setting of Bushwick Inlet Park and the waterfront, and generate admitted significant adverse traffic, pedestrian, and construction-noise impacts. A neighborhood character chapter that simply restates prior "no impact" conclusions and then labels the project an "enhancement" does not satisfy that function.
Comment 44: The DEIS improperly limits Chapter 17 to a preliminary assessment even though the project presents both admitted significant adverse impacts and a combination of moderate effects that warrant deeper synthesis
Chapter / Section: Chapter 17, Introduction / Methodology / Principal Conclusions
DEIS Claim / Statement:
"This section includes a preliminary assessment of neighborhood character…"

“The Proposed Actions would result in significant adverse impacts to operational and construction traffic and pedestrian elements, and construction noise. Therefore, a preliminary assessment of neighborhood character impacts is provided below.”
“In the absence of an impact on any of the relevant technical areas, a combination of moderate effects to the neighborhood could result in an impact to neighborhood character.”
Response:
This is too thin a level of review for this project. The chapter acknowledges that the Proposed Actions would result in significant adverse operational and construction traffic impacts, significant adverse pedestrian impacts, and unavoidable significant adverse construction noise impacts. It also relies on prior chapters that describe a very large change in waterfront bulk and form, an admitted worsening of active open-space ratios, and substantial visual and park-edge changes. Yet despite that combination of admitted significant impacts and multiple moderate-to-strong contextual effects, the DEIS performs only a preliminary neighborhood character assessment and then reaches a categorical no-impact conclusion.
CEQR’s own guidance cuts the other way. The Technical Manual explains that neighborhood character may be affected either through the potential for a significant adverse impact in a contributing technical area or through a combination of moderate effects across several areas. It also states that if a project has the potential to affect defining features of a neighborhood, a detailed assessment may be appropriate, using field observations, photographs, and a fuller comparison of No-Action and With-Action conditions.
Here, the chapter does not really perform that kind of synthesis. Instead, it largely repeats the results of earlier chapters and then asserts that the project would “enhance” neighborhood character. For a project of this scale at this waterfront location, that is not enough.
Why this matters:
Neighborhood character is the chapter where City Planning should be able to see the full cumulative picture. If the chapter is kept at a cursory preliminary level despite admitted significant impacts and multiple moderate effects, the DEIS understates one of the most important planning judgments in the record.
Requested correction / action:
City Planning should require the applicants to prepare a more robust, detailed neighborhood character assessment that goes beyond a preliminary restatement of prior chapters and directly evaluates the combined effect of the project’s scale, open-space burden, waterfront siting, visual change, traffic, pedestrian, and construction impacts on the defining features of the area.
Comment 45: The chapter defines neighborhood character too generically and fails to identify the Bushwick Inlet waterfront, park edge, and public waterfront experience as central defining features
Chapter / Section: Chapter 17, Preliminary Assessment – Defining Features of the Neighborhood
DEIS Claim / Statement:

“The area within an approximate quarter-mile radius of the Development Site contains several distinct areas…”
“The Greenpoint neighborhood comprises much of the study area and encompasses the Development Site. This area presents a blend of residential, commercial, industrial, and institutional uses, all contributing to its dynamic urban landscape.”
“The waterfront is experiencing an increase in mixed-use high-rise buildings…”
“Adjacent to and south of the Development Site is Bushwick Inlet Park…”
Response:
The chapter’s definition of neighborhood character is too broad and too trend-driven. It describes the area as a “dynamic urban landscape” and emphasizes the increase in mixed-use high-rise buildings along the waterfront, but it does not adequately identify the more site-specific defining features that make this location distinct: the Bushwick Inlet waterfront edge, adjacency to Bushwick Inlet Park, the unfinished/open evolving character of that park system, public views and openness at the waterfront, and the transition between large waterfront blocks and lower-scale inland streets.
That omission matters because CEQR’s Technical Manual specifically notes that defining neighborhood features may include waterfront areas, local or destination parks, natural open spaces, view sheds and corridors, and proximity to other natural features. It also says that the neighborhood character discussion should focus on the area’s major characteristics and should not merely repeat generic technical-area information.
Here, the chapter effectively treats “ongoing waterfront development” as the dominant defining feature and then uses that framing to normalize this project’s scale. That is too convenient. The question is not only whether there are other waterfront towers nearby. It is also whether this particular site’s role as part of the Bushwick Inlet park and waterfront experience makes it more sensitive to changes in bulk, openness, traffic, and public-space configuration than the chapter acknowledges.
Why this matters:
If the defining features are framed too generically, then the rest of the neighborhood character analysis becomes tilted toward a finding that any additional waterfront development is simply part of the trend.
Requested correction / action:
City Planning should require the applicants to revise the defining-features discussion so that it squarely addresses the Bushwick Inlet waterfront, adjacency to Bushwick Inlet Park, public waterfront views and openness, and the site’s park-edge condition as major determinants of neighborhood character.
Comment 46: The chapter’s conclusion that the project would “enhance” neighborhood character is advocacy, not analysis, and it relies on contested assumptions from other DEIS chapters
Chapter / Section: Chapter 17, Principal Conclusions / Potential to Affect the Defining Features of the Neighborhood
DEIS Claim / Statement:
“The Proposed Actions would enhance the neighborhood character of the study area surrounding the Development Site.”

“Overall, the Proposed Actions would not adversely affect the defining features of the neighborhood and instead, would enhance them…”
“Relocating this facility would allow for more appropriate development along the waterfront.”
“By introducing a mix of new residential and commercial spaces, enhancing existing public amenities, and ensuring sustainable and accessible urban design, the Proposed Development not only preserves but actively contributes to the defining features of the Greenpoint neighborhood…”
Response:
This is not a neutral neighborhood character conclusion. It is a project-advocacy conclusion. The chapter repeatedly uses words like “enhance,” “improvement,” and “more appropriate development” while largely assuming away the very tradeoffs that neighborhood character is supposed to synthesize. It counts as benefits things that are actively disputed elsewhere in the DEIS record, including the claimed adequacy of the project’s open-space package, the assertion that the project improves views and pedestrian experience, and the idea that the site’s public waterfront role is better served by this tower-and-access configuration than by other public-land outcomes.
This is especially problematic because the chapter depends heavily on prior “no impact” conclusions that are themselves contestable. For example, the Open Space chapter reports an 8.1 percent decline in the active open-space ratio, taking it down to 0.98 acres per 1,000 residents, yet still finds no significant adverse open-space impact. The Urban Design chapter acknowledges that the tallest tower would exceed nearby buildings within a quarter mile by approximately 200 feet, yet still finds no significant adverse urban-design impact. Chapter 17 simply imports those conclusions and then labels the overall neighborhood result an enhancement. That is not a real synthesis.
Why this matters:
Neighborhood character is one of the places where decision-makers most need an honest balancing of project gains and losses. A chapter written in benefit-forward, advocacy-style terms can make a contested project appear settled rather than debatable.
Requested correction / action:
City Planning should require the applicants to revise Chapter 17 so that it describes the project’s effects in neutral, analytic terms and directly addresses the tradeoffs the project creates, rather than concluding in advance that the project “enhances” neighborhood character.
Comment 47: The chapter improperly dismisses significant traffic and pedestrian impacts by saying they are “similar” to conditions already found in the area
Chapter / Section: Chapter 17, Transportation – Traffic and Pedestrians
DEIS Claim / Statement:
“The resulting traffic and pedestrian conditions would be similar to those already seen in the neighborhood defining the study area, and would not be out of character with the surrounding neighborhood…”
“Although there would be an increase in traffic activity due to the Proposed Development, the resulting conditions would be like those typically found within the study area.

Therefore, the traffic impacts of the Proposed Development are not anticipated to cause substantial changes to the character of the neighborhood."
"Although there would be an increase in pedestrian activity due to the Proposed Development, the resulting conditions would be like those typically found within the study area. Therefore, the pedestrian impacts of the Proposed Development are not anticipated to cause substantial changes to the character of the neighborhood."
Response:
This is one of the chapter's weakest analytical moves. The DEIS admits significant adverse operational and construction traffic impacts and unmitigated pedestrian impacts, yet it dismisses them on the ground that congestion and pedestrian activity are already common in the area. CEQR does not allow an existing burden to become a reason for finding that adding more burden has no neighborhood character consequence. To the contrary, the Technical Manual gives the example that increased traffic and pedestrian activity on local streets—even if not dramatic in any single category—can, in combination, alter neighborhood character.
That point has special force here because the admitted pedestrian impact occurs at Franklin Street and Quay Street, directly adjacent to the project site and the Bushwick Inlet Park edge, not at some abstract point far from the project. The issue is not only whether congestion exists elsewhere in Greenpoint-Williamsburg. The issue is whether this project adds enough traffic and pedestrian intensity at this specific waterfront and park-edge location to alter the area's functioning and feel. The chapter does not really engage that question. It simply normalizes the increase by reference to a broader neighborhood trend.
Why this matters:
If preexisting congestion and activity are allowed to excuse further project-generated congestion and crowding, then neighborhood character review becomes least protective exactly where neighborhoods are already under strain.
Requested correction / action:
City Planning should require the applicants to revise the traffic and pedestrian discussion so that it evaluates whether the project's admitted significant impacts at and near the Development Site affect the functioning and feel of this specific waterfront / park-edge location, rather than dismissing them as merely "typical" of broader neighborhood conditions.
Comment 48: The chapter improperly treats unavoidable construction noise and related construction impacts as too "temporary" to matter, without accounting for their duration, immediacy, and combination
Chapter / Section: Chapter 17, Construction – Traffic / Pedestrians / Noise
DEIS Claim / Statement:
"Although there would be an increase in traffic activity due to the construction of the Proposed Development, the resulting conditions would be like those typically found within the study area and would be temporary."
"It is possible that construction activities could result in significant adverse pedestrian impacts… the potential for significant pedestrian impacts during construction would be no worse than what has been identified for the operational condition…"

“There would be potential for construction of the Proposed Development to result in significant adverse construction noise impacts at one receptor, 3 West Street, which is located across the street from the Development Site.”
“Although the construction noise impact would be unavoidable. It would be temporary in duration and would not be anticipated to cause substantial changes to the character of the neighborhood.”
Response:
The chapter leans far too heavily on the word “temporary.” Construction impacts may be temporary in the abstract, but that does not mean they are insignificant for neighborhood character—especially where the receptor experiencing unavoidable construction noise is directly across the street from the Development Site, and where the project also generates significant construction traffic and potential construction pedestrian impacts. CEQR does not establish a simple rule that a significant impact stops mattering because it ends when construction ends. The question is whether the effect is substantial enough, and sufficiently related to the defining features of the neighborhood, to alter the area’s character during the period in which it occurs.
That question is especially important for a project of this scale. The Proposed Development would involve multi-year construction of very large waterfront buildings. The Executive Summary itself identifies the peak construction quarter as Q4 2029, with an average of 636 construction workers and 45 trucks per day during the peak quarter. Even if those conditions are not permanent, they are not trivial. The chapter should not reduce them to “temporary” and move on.
The problem is compounded because the chapter treats each construction effect in isolation and then minimizes it. CEQR specifically contemplates that a combination of moderate or significant effects across several contributing elements may, together, alter neighborhood character. Here, the chapter should have examined the combined effect of unavoidable construction noise at 3 West Street, construction traffic, construction pedestrians, and the intense scale of waterfront construction activity immediately adjacent to Bushwick Inlet Park and nearby residences. It does not do so.
Why this matters:
For nearby residents and park users, a multi-year period of unavoidable construction noise and circulation disruption is not a negligible experience. A neighborhood character chapter that writes off those effects as merely temporary understates the real lived consequence of the project.
Requested correction / action:
City Planning should require the applicants to revise the construction discussion so that it evaluates the combined effect of unavoidable construction noise, construction traffic, construction pedestrian impacts, and large-scale waterfront construction activity on neighborhood character, rather than dismissing those effects individually as temporary.
Comment 49: The chapter improperly substitutes repetition of prior chapter conclusions for the CEQR-required synthesis of combined effects
Chapter / Section: Chapter 17, Potential to Affect the Contributing Elements of Neighborhood Character

DEIS Claim / Statement:
"As described in Chapter 2…"
"As discussed in Chapter 3…"
"As described in Chapter 5…"
"As discussed in Chapter 8…"
"Therefore, defining features of the neighborhood would not be adversely affected…"
Response:
Much of Chapter 17 simply repeats the conclusions of earlier chapters and then states that neighborhood character is unaffected. But CEQR's neighborhood character framework requires more than a chain of cross-references. The Technical Manual says the analysis should identify the major characteristics of the neighborhood, should not merely repeat information from the contributing technical areas, and should determine whether a project affects defining features either through significant impacts or a combination of moderate effects.
That is not what this chapter does. It does not meaningfully synthesize how worsening active open-space conditions, extremely large new waterfront bulk, altered visual context, admitted traffic and pedestrian impacts, and unavoidable construction noise interact at this particular site. Instead, it adopts earlier chapter conclusions and then announces that the project is consistent with neighborhood growth and would enhance neighborhood character. That is not a serious combined-effects analysis.
Why this matters:
Neighborhood character is supposed to be the place where the DEIS takes a step back and asks what the project means as a whole for the surrounding area. If it is reduced to a summary of earlier "no impact" findings, that function is lost.
Requested correction / action:
City Planning should require the applicants to revise Chapter 17 so that it performs an actual combined-effects synthesis, rather than largely repeating prior chapter conclusions. The revised chapter should directly evaluate how the project's scale, open-space burden, park-edge condition, visual change, traffic, pedestrian, and construction impacts interact to affect the defining features of the Bushwick Inlet / Greenpoint waterfront area.
Comments on DEIS Chapter 9 – Natural Resources
Chapter 9 is one of the most important chapters in this DEIS because the Proposed Actions would directly alter the Bushwick Inlet shoreline, replace the existing revetment with a new sheet-pile bulkhead and rock revetment, introduce very large new waterfront buildings, and rely on a broad claim that ecological conditions would ultimately improve despite temporary in-water and shoreline disturbance. CEQR's natural-resources framework does not allow the analysis to stop at whether the on-site uplands are degraded. It requires evaluation of both direct and indirect effects on the resources on or near the site, including the City's water, wetland, upland, and built resources, and it requires attention to short-term, long-term, and cumulative effects.
Comment 50: The chapter minimizes ecological significance by focusing too narrowly on the degraded condition of the upland site while understating the ecological importance of Bushwick Inlet and the East River immediately adjacent to it

Chapter / Section: Chapter 9, Existing Conditions / Principal Conclusions / Habitats and Vegetation / Bushwick Inlet–East River
DEIS Claim / Statement:
“Based on these existing conditions, the Development Site does not represent a significant source of vegetated habitats or native plant diversity.”
“The Development Site is currently characterized by disturbed and developed conditions, limited habitat value, low plant and wildlife species diversity, and high levels of invasive plant species.”
“Despite these conditions, the intertidal and subtidal waters of Bushwick Inlet and the East River that adjoin the Development Site support a diverse community of benthic, planktonic, and pelagic species, including finfish, shellfish and other macroinvertebrates…”
“Bushwick Inlet and the adjoining East River provide Essential Fish Habitat for adult, juvenile, larvae, and/or egg life stages for Winter Flounder … Atlantic Butterfish … Little Skate … and eight other species… As part of ongoing efforts to establish self-sustaining oyster reef populations … the Billion Oyster Project currently maintains and monitors a research station within Bushwick Inlet…”
Response:
The chapter’s framing is too dismissive. It repeatedly emphasizes that the upland portions of the Development Site are disturbed, fragmented, invasive-dominated, and not a significant source of native plant diversity. But CEQR’s natural-resources methodology does not ask only whether the upland lot is pristine. It asks whether natural resources occur on or near the site and whether the project would disturb them, directly or indirectly. Here, the chapter itself acknowledges that the immediately adjacent waters of Bushwick Inlet and the East River support a diverse aquatic community, provide NOAA-designated Essential Fish Habitat, and include an active oyster research station.
That distinction matters. The project is not confined to removing invasive plants on a degraded vacant lot. It would also reconstruct the shoreline edge, alter the intertidal interface, affect aquatic habitat during construction, and place large new buildings and public-access infrastructure directly at the inlet’s edge. The chapter’s repeated reliance on the site’s degraded upland condition risks minimizing the ecological significance of the actual resources most likely to be affected—namely the intertidal shoreline, adjacent estuarine waters, and the ecological functions of Bushwick Inlet as a rare urban cove supporting aquatic life and bird use. CEQR specifically warns that if the area of analysis is defined too narrowly, the project’s impacts can be diluted and appear insignificant.
Why this matters:
If City Planning accepts the premise that this is ecologically unimportant simply because the upland site is degraded, the DEIS will understate the significance of shoreline, aquatic, and habitat-function impacts in exactly the place where this project is most environmentally sensitive.
Requested correction / action:
City Planning should require the applicants to revise Chapter 9 so that it more clearly distinguishes between:
degraded upland vegetation on the site; and

the ecological significance of the adjacent Bushwick Inlet and East River shoreline and waters.
The chapter should evaluate the project against the actual resources likely to be affected, not primarily against the weakest ecological features of the upland lot.
Comment 51: The chapter treats future permitting and BMPs as though they resolve significance, rather than independently demonstrating under CEQR why impacts are not significant
Chapter / Section: Chapter 9, Principal Conclusions / Wetlands and Surface Waters / Essential Fish Habitat
DEIS Claim / Statement:
"Temporary impacts to Bushwick Inlet and the East River adjacent to Development Site due to site redevelopment, including bulkhead/revetment construction, noise, and vibration, would occur during demolition and construction activities along the shoreline."
"Both upland and in-water construction activities would employ BMPs and would comply with all conditions, restrictions, and avoidance/minimization measures of the anticipated United States Army Corps of Engineers and New York State Department of Environmental Conservation permits for the Proposed Development."
"Accordingly, the overall impacts to wetlands and surface water are expected to be minimal and temporary in nature…"
"Accordingly, the overall adverse effects to Essential Fish Habitat and all life stages of affected species within Bushwick Inlet and the East River are expected to be minimal and temporary in nature."
Response:
This is one of the chapter's central analytical weaknesses. The DEIS repeatedly acknowledges that the project would create temporary impacts to Bushwick Inlet and the East River from shoreline construction, noise, vibration, and in-water work. It then moves quickly to the conclusion that these impacts will be minimal because BMPs will be used and future permit conditions will apply. That is not enough. CEQR requires the DEIS itself to identify, characterize, and assess impacts. Regulatory permitting may be an important later layer of control, but it is not a substitute for CEQR significance analysis.
This problem is especially acute because the chapter does not merely mention permits as one factor; it leans on them as the main reason the impacts are considered minimal. The analysis should instead explain, with project-specific detail, the expected duration, extent, seasonal timing, and ecological consequences of shoreline and in-water disturbance. For example, the chapter should say far more clearly how much intertidal habitat would be disturbed at once, how long disturbance would last, what construction windows are assumed, how turbidity and vibration would be controlled in practice, and what uncertainties remain. CEQR allows reasonable and project-specific assumptions, but it does not permit impacts to be declared insignificant simply because later permit agencies may impose conditions.
Why this matters:

If permitting is allowed to stand in for CEQR analysis, then the DEIS will not give City Planning or the public a complete, independent understanding of what this project may do to Bushwick Inlet during construction and after completion.
Requested correction / action:
City Planning should require the applicants to supplement Chapter 9 with a fuller CEQR-based analysis of shoreline and in-water impacts that does not rely primarily on anticipated BMPs and permit conditions. The chapter should describe the likely ecological effects in project-specific terms first, and only then discuss what avoidance or minimization measures may reduce them.
Comment 52: The chapter glosses over the fact that the existing revetment is itself functioning habitat and assumes, without sufficient support, that the replacement bulkhead-and-revetment system will be ecologically equivalent or better
Chapter / Section: Chapter 9, Existing Conditions / With-Action Condition / Wetlands and Surface Waters / Marine Habitat
DEIS Claim / Statement:
"The Development Site shoreline along Bushwick Inlet and the East River has been altered with a revetment consisting of riprap, broken concrete slabs, and construction/demolition debris…"
"Vegetation observed during the field surveys within the intertidal zone of the revetment includes several species of seaweeds affixed to rock surfaces of the structure…"
"With respect to the Development Site, due to its varied rock surfaces, gaps, crevices, accumulated sediments, and affixed seaweed populations, the existing revetment that occurs within the intertidal zone along the Development Site shoreline is a source of high habitat heterogeneity for local estuarine species, including juvenile finfish, crustaceans, mollusks, and other macroinvertebrates."
"Implementation of the Proposed Development would result in the removal of the existing shoreline revetment and construction of a new sheet pile bulkhead and rock revetment within the same general footprint as the existing revetment, thereby avoiding permanent loss of tidal wetlands…"
"Following construction, similar intertidal habitat conditions to those of existing conditions would occur along the shoreline, and a similar species assemblage is expected to recolonize the intertidal and adjacent subtidal zones."
Response:
The chapter's treatment of the shoreline is too confident and too simplified. On the one hand, the DEIS acknowledges that the existing revetment is not just degraded debris; it currently provides varied rock surfaces, gaps, crevices, accumulated sediments, affixed seaweed populations, and high habitat heterogeneity for local estuarine species. On the other hand, it assumes that replacing this system with a sheet-pile bulkhead and toe revetment within the same general footprint will avoid permanent habitat loss and will lead to recolonization by a similar species assemblage. That may prove partly true, but the chapter does not sufficiently demonstrate it.
The concern is not simply that some new revetment will be installed. The concern is that the existing shoreline has developed ecological functions over time, and a new hard-edged

bulkhead system may not be functionally equivalent in the short or long term even if a rock toe is added. The chapter should have provided a more careful comparison of habitat conditions before, during, and after construction—including how much habitat complexity will be lost during the construction period, how long recolonization is expected to take, what evidence supports the assumption of functional similarity, and whether the new shoreline design is optimized for ecological value or primarily for structural stabilization. This gap is especially important because the chapter itself presents the shoreline as both a degraded failing structure and a currently functioning habitat. Once the DEIS acknowledges the latter, it cannot simply assume away the ecological significance of removing and replacing it.

Why this matters:

A shoreline can be degraded and still ecologically important. If the chapter assumes ecological equivalence without demonstrating it, City Planning will lack a sound basis for judging whether the project's shoreline intervention truly avoids significant adverse natural-resources impacts.

Requested correction / action:

City Planning should require the applicants to supplement Chapter 9 with a more rigorous comparative analysis of the existing revetment habitat and the proposed bulkhead/revetment system, including the expected duration and extent of habitat loss during construction, the basis for assuming recolonization, and whether the post-construction shoreline will be functionally equivalent or superior from an ecological perspective.

Comment 53: The chapter understates the significance of impacts to listed fish species and Essential Fish Habitat by framing them as merely temporary and by relying on the fact that the species were not "confirmed locally"

Chapter / Section: Chapter 9, Rare/Protected Species / Principal Conclusions / Essential Fish Habitat

DEIS Claim / Statement:

"Atlantic Sturgeon … An NYNHP species record exists for the East River, in the Development Site vicinity."

"Shortnose Sturgeon … An NYNHP species record exists for the East River, in the Development Site vicinity."

"Accordingly, both species have the potential to occur seasonally in the waters adjacent to the Development Site."

"Construction of the Proposed Development would result in minor, temporary displacement effects … including potential temporary effects to habitat for two listed fish species that are known to occur within the East River, but have not been confirmed locally."

"Accordingly, the overall adverse effects to Essential Fish Habitat and all life stages of affected species within Bushwick Inlet and the East River are expected to be minimal and temporary in nature."

Response:

The chapter downplays these effects too quickly. The DEIS itself acknowledges that Atlantic Sturgeon and Shortnose Sturgeon have NYNHP records in the East River in the

Development Site vicinity and may occur seasonally in adjacent waters. It also acknowledges that Bushwick Inlet and the East River provide Essential Fish Habitat for multiple species and life stages. Once those facts are established, the analysis should do much more than say impacts are temporary and that the species have not been "confirmed locally." Seasonal occurrence in adjacent waters is precisely the point. For mobile aquatic species and life-stage habitat, the relevant question is not whether an animal was observed at a given spot on a given survey day, but whether project timing, turbidity, vibration, noise, and shoreline work may affect habitat or use during the seasons when these species are present.

The chapter should therefore have been more explicit about what in-water or shoreline work windows are assumed, whether work would be timed to avoid periods of greater ecological sensitivity, what consultation or coordination with marine-resource agencies is anticipated beyond permit compliance, and how "temporary" effects on listed-species habitat are being judged in relation to seasonal use. Instead, the analysis uses the absence of direct local confirmation as a softening device even while acknowledging nearby records and seasonal occurrence potential.

Why this matters:

Listed species and Essential Fish Habitat are among the most environmentally sensitive resources in the record. If the DEIS minimizes these concerns through cautious wording rather than rigorous timing and habitat analysis, the natural-resources review is incomplete.

Requested correction / action:

City Planning should require the applicants to supplement Chapter 9 with a more detailed assessment of the project's effects on Atlantic Sturgeon, Shortnose Sturgeon, and Essential Fish Habitat, including seasonal timing assumptions, construction-window considerations, and a more explicit explanation of why temporary habitat effects do or do not rise to significance under CEQR.

Comment 54: The chapter recognizes substantial local and migratory bird use but does not appear to address operational bird-collision and lighting hazards from the proposed high-rise waterfront buildings

Chapter / Section: Chapter 9, Wildlife – Birds / Existing Conditions / Principal Conclusions

DEIS Claim / Statement:

"According to this local resource, observers noted 137 avian species at Bushwick Inlet Park … from September 2018 to December 2024…"

"Avian species diversity at the Development Site is likely greatest during the spring and early autumn periods, when warblers and other migratory species move through and temporarily inhabit the region."

"Beyond the Development Site, Bushwick Inlet and the East River provide important habitat for waterfowl, shorebirds, and other migratory and non-migratory birds."

"Following implementation of the Proposed Development, improvements to habitat quantity and quality, as well as wildlife species diversity are expected, and many local species, including birds and other terrestrial wildlife, would experience increases in individual population densities due to expanded habitat opportunities."

Response:
This discussion is incomplete because it appears to focus almost entirely on habitat removal and replacement while omitting another obvious pathway of avian impact: the operational collision and nighttime-lighting hazards associated with very large new waterfront towers. The DEIS acknowledges high local bird diversity at Bushwick Inlet Park, migratory use in spring and autumn, and bird use of the inlet and East River. But the chapter does not appear to meaningfully analyze whether the proposed towers—with extensive façades and substantial nighttime lighting potential—could create collision or disorientation risks for migratory and waterfront-associated birds.
That omission is important under CEQR's natural-resources logic because the manual expressly contemplates both direct and indirect effects on natural resources and includes built resources in the natural-resources context. For a waterfront high-rise project, the natural-resources analysis should not be limited to what grows in the soil or swims in the inlet. It should also address whether the built form itself may create new ecological stressors. Here, the chapter's optimistic prediction that bird populations may increase due to expanded habitat opportunities is not enough, because it does not grapple with whether the new buildings may also create a new source of avian mortality or disturbance.
Why this matters:
A natural-resources chapter that counts habitat gains but ignores building-related bird hazards risks overstating net ecological benefits and understating operational impacts.
Requested correction / action:
City Planning should require the applicants to supplement Chapter 9 with an analysis of potential bird-collision and lighting impacts associated with the proposed waterfront towers, and, if warranted, identify design or operational measures that would reduce those risks.
Comment 55: The chapter does not adequately address cumulative and interconnected ecological conditions at Bushwick Inlet, including adjacent park restoration, open-space use, shadow, stormwater, and shoreline change
Chapter / Section: Chapter 9, Methodology / Existing Conditions / With-Action Condition / Cross-Chapter Reliance
DEIS Claim / Statement:
"This assessment … follows the methods set forth in Chapter 11 of the CEQR Technical Manual for identifying and characterizing natural resources, evaluating the potential for a project to result in direct or indirect effects…"
"The proposed habitat zones include lowland and upland maritime shrub and grass habitats that would mimic the native plant associations and ecologies occurring in undisturbed shoreline habitats in local coastal areas, including those currently being installed by NYC Parks at Bushwick Inlet Park."
"As compared to existing conditions and the No-Action condition, implementation of the Proposed Development would result in minor incremental shading to Bushwick Inlet…"
"Following construction, adverse impacts due to stormwater runoff are not expected."
Response:

The chapter describes several overlapping ecological conditions at Bushwick Inlet—adjacent habitat restoration at the Motiva parcel, the project's own maritime planting zones, incremental shadow on Bushwick Inlet, shoreline reconstruction, contaminated-soil remediation, and reliance on other chapters for stormwater conclusions. Yet it does not fully synthesize these as a cumulative natural-resources picture. CEQR requires consideration of short-term, long-term, and cumulative impacts, and the natural-resources chapter should not read as though each effect can be evaluated in isolation and then pronounced insignificant.

For example, the DEIS repeatedly compares the project favorably to adjacent park restoration work, but does not seriously analyze the cumulative ecological effect of overlapping or sequential shoreline disturbance in the same inlet. It relies on the Shadows chapter for the conclusion that incremental shading is not significant, and on the Water and Sewer chapter for the conclusion that post-construction stormwater effects are not expected, but it does not itself pull those conditions together in ecological terms. Likewise, it emphasizes future native planting and shoreline stabilization while downplaying the cumulative effect of replacing an existing heterogeneous shoreline, increasing the intensity of built form and public use at the water's edge, and adding shadow and lighting associated with much larger buildings.

A natural-resources chapter for this site should not only say that each separate effect is minimal. It should explain how those effects operate together in a recovering urban estuary and whether, taken together, they may alter ecological function or resilience.

Why this matters:

Bushwick Inlet is not a generic vacant lot. It is a shoreline system already under ecological pressure and active restoration. A chapter that does not fully synthesize overlapping effects can understate the project's real ecological significance.

Requested correction / action:

City Planning should require the applicants to supplement Chapter 9 with a more explicit cumulative ecological analysis that addresses the combined effect of shoreline reconstruction, temporary habitat loss, shadow, stormwater assumptions, adjacent habitat restoration, and increased built intensity at the inlet edge.

Victoria Alexander
Resilient Red Hook

TESTIMONY OF RESILIENT RED HOOK
Before the New York City Planning Commission
Public Hearing on Monitor Point / [redacted] Rezoning
Application Nos. 2024K0358 (LSGD, ZM, ZR, Chair Cert) & 2025K0287 (City Map Amendment)
[redacted] & [redacted], Greenpoint, Brooklyn (CD 1)

March 18, 2026

I. Introduction and Position

Chair Sideya Sherman and Commissioners, thank you for the opportunity to testify on the Monitor Point proposal. Resilient Red Hook (RRH) is a community-based climate resilience and environmental justice organization in Red Hook, Brooklyn. We submit this testimony in solidarity with the residents of Greenpoint and Community District 1, drawing on over a decade of experience with waterfront land use, CEQR review, and one of our core principles that public land must deliver deep, lasting public benefit.

Resilient Red Hook urges the Commission to disapprove the Monitor Point rezoning applications. The proposal seeks a quadrupling of allowable density on government-owned waterfront land—from the existing R6 zoning that allows 13–14 stories to towers of 56, 41, and 21 stories, with an FAR of 7.2—primarily to build luxury housing adjacent to an environmentally sensitive tidal estuary and a still-incomplete public park. The proposal is inconsistent with the City's own Waterfront Revitalization Program, contradicts the Department's own Flood Resilience Text Amendment doctrine, and relies on a DEIS with critical analytical gaps in stormwater, displacement, and cumulative infrastructure impacts.

We note that Community Board 1's land use committee recommended disapproval of this project. CB1's full board conditionally approved the project with a 15-point list of demands that the developer has not committed to satisfying. The Borough President's recommendation is pending. CB1 voted 30-to-1 to reject the companion demapping of [redacted]. The Commission should give serious weight to this near-unanimous community opposition to the parkland demapping.

II. Public Land Must Serve the Public Interest

The site at [redacted] is owned by the Metropolitan Transportation Authority—a public agency leasing its land for 99 years to a private developer. This is not a routine land-use action. It is the effective privatization of irreplaceable public waterfront for a century. The standard applied to this project must be fundamentally different from a private-land rezoning.

The MTA has disclosed that the net present value of this deal is approximately $29 million—$51 million from the developer for the lease minus $22 million to the developer to sublease the 213 Meadow Street site for the replacement MTA facility. For 99 years of exclusive control over approximately one acre of public waterfront, this is a remarkably low return to the public. Under the Public Authorities Law, the MTA's "maximize value" provisions apply

to transfers to private parties. The MTA has the legal right to transfer this land to other public entities—such as NYC Parks—when that transfer furthers its mission, without being subject to the maximize-value requirement. The Commission should consider whether this deal structure is the highest and best public use of public land.

The Brooklyn Borough President's 2023 Comprehensive Plan states that housing developed on public land should be 100% permanently affordable. The proposal before you offers 25% affordable housing in its formal submission—the bare minimum required under MIH. The developer has publicized a 40% affordability figure, but that was not incorporated into the ULURP application. It is contingent on unsecured HPD financing for a separate tower. The Commission should evaluate this application on what is actually certified: 25% affordability.

III. Inconsistency with the Waterfront Revitalization Program and City Planning Frameworks

Over 30 years of City and State planning documents have consistently directed the same outcome for waterfront development in flood zones: limit density where flood risk is exceptional, protect maritime uses, prioritize nature-based shoreline treatments, and ensure public land serves public benefit. This proposal contradicts these directives. We urge the Commission to apply its own policies with rigor.

A. WRP Consistency Assessment (DEIS Appendix B)

The DEIS includes a WRP Consistency Assessment in Appendix B. We respectfully submit that the assessment's claims of consistency should be challenged on at least five policies:

* Policy 2 (Maritime & Industrial): The WRP directs the City to protect and promote water-dependent industrial and maritime uses, prioritizing them over non-water-dependent development where suitable. The MTA site has maritime heritage. The proposal converts it entirely to luxury residential—a non-water-dependent use. If the Consistency Assessment claims this action is consistent with Policy 2, that claim does not withstand scrutiny.

* Policy 4 (Ecological Resources): The WRP requires protection, restoration, and enhancement of coastal ecosystems. The proposed hardened steel bulkhead does the opposite. We note that Commissioners raised questions about the developer's ecological restoration claims at certification. Those concerns remain unresolved.

* Policy 6 (Flooding & Erosion): The WRP directs the City to guide development away from flood hazards and require risk-informed design accounting for sea-level rise. This site is in a FEMA-designated flood zone with a collapsing shoreline. The project design protects the market-rate towers via an elevated platform but does not provide equivalent protection for the affordable housing tower or the surrounding neighborhood. This is an inequitable, not risk-informed, design.

* Policy 8 (Public Access): The WRP requires expansion and enhancement of public waterfront access. The developer is seeking a waiver to narrow the Waterfront Public Access Area to just 30 feet—10 feet below the minimum required by the Zoning Resolution.

This constitutes a reduction of required public access, not an expansion.

* Policy 9 (Scenic Resources): The WRP requires that new development be context-sensitive. Three towers of 56, 41, and 21 stories on an R6-buffered shoreline—quadrupling the existing allowable density—cannot be characterized as context-sensitive. The existing R6 zoning was specifically designed to provide a sensitive transition to the park and low-density areas.

B. DCP Flood Resilience Text Amendment II (2017, Approved 2021)

The Department's own flood resilience framework states that zoning tools should "Limit" development where flood risk is exceptional—specifically "where sea level rise will lead to future daily tidal flooding." The Monitor Point site is in exactly that category: a FEMA flood zone on a collapsing shoreline adjacent to a tidal estuary. The Commission should reconcile this proposal with the Department's own stated policy. If the Flood Resilience Text Amendment does not apply here, where does it apply?

C. 2021 Comprehensive Waterfront Plan

The 2021 Comprehensive Waterfront Plan adopted Equity, Resilience, and Health as guiding beacons and called for reactivating waterfronts through community-led visioning processes. The Monitor Point process has been developer-driven with a compressed timeline, refusal to provide ground-level renderings, and community testimony largely dismissed at the Community Board stage. The Plan identifies the working waterfront as a vital economic engine and calls for maritime solutions that reduce trucking reliance. Converting this maritime-heritage site to luxury residential contradicts these directives.

D. EJNYC (2024) and Environmental Justice Principles

EJNYC calls on the City to follow the Principles of Environmental Justice and the Spectrum of Community Engagement to Ownership. The Monitor Point process has operated at the "Consult/Tokenization" end of that spectrum, with predetermined outcomes and community input treated as a procedural requirement rather than meaningful input. The Commission has an opportunity to demonstrate that environmental justice is an operational commitment, not a rhetorical one.

IV. DEIS Analytical Deficiencies

A. Misleading Affordability Representations

The formal application proposes 25% affordable housing under MIH. The additional 15% the developer has publicized depends on HPD financing for a separate all-affordable tower that has not been secured and is not part of the certified application. Gotham has claimed publicly that a person working full-time at minimum wage could afford to live at Monitor Point; in fact, the minimum qualifying income requires approximately $10,000 more per year than that worker earns. The Commission should not credit affordability claims that are not in the certified application.

B. Unequal Flood Protection: The "Poor Door" Design

The market-rate towers at 40 Quay sit atop an enormous elevated platform that insulates them from storm surge. The affordable building at 56 Quay has no such protection. In a flood event, luxury residents will be protected while lower-income residents bear the full force of inundation. This is environmental injustice built into the physical design of the

project. The platform itself is entirely impermeable and will redirect floodwater into the surrounding neighborhood. The DEIS does not model where this displaced floodwater will go or quantify the increased risk to adjacent properties and park infrastructure.

C. Stormwater Model Ignores Extreme Rainfall

The DEIS stormwater analysis (Table 11-16) tests only standard rainfall events up to 2.5 inches over 19.5 hours. It does not account for the extreme rainfall events that are now the new normal in New York City. As DEP testified to the City Council Committee on Environmental Protection, Resiliency, and Waterfronts, the four storms with the highest hourly rainfall rates at Central Park in the last 50 years have all occurred since 2021—including Hurricane Ida at 3.47 inches in a single hour. A stormwater model that does not test conditions the city has already experienced multiple times is analytically inadequate. DEP's own 2024 Green Infrastructure report is coordinating a citywide stormwater master plan aimed at reducing impervious surface runoff. Monitor Point's massive impermeable platform runs directly counter to that mandate.

Additionally, FEMA's Risk Rating 2.0 methodology means future residents—especially in the at-grade affordable tower—will face escalating flood insurance costs. These costs are nowhere disclosed in the DEIS's affordability analysis, creating a hidden burden that undermines the project's claimed public benefit that will be transferred to the landlord or the property owner if the affordable units are created for individual affordable ownership. We ask DCP to encourage a close look at creating an affordable ownership model instead of a landlord tenant model.

D. Unmitigated Traffic and Pedestrian Impacts

The DEIS's own Unavoidable Significant Adverse Impacts chapter (Chapter 21) concedes that the project will cause significant adverse traffic impacts at multiple intersections during all peak hours, with no feasible mitigation available:

* Franklin Street and Quay Street — unmitigated weekday midday, PM, and Saturday

* Franklin Street and Greenpoint Avenue — unmitigated weekday AM

* McGuinness Boulevard and Greenpoint Avenue — unmitigated Saturday

* West Street and Oak Street — unmitigated weekday AM

* Franklin Street and Milton Street — unmitigated Saturday

Two pedestrian elements at Franklin and Quay will also be significantly impacted with no feasible mitigation. The DEIS contains no analysis of cyclist impacts despite the Franklin/Kent bike lane being the 5th busiest in New York City. The analysis does not account for cumulative impacts from concurrent projects including OneLIC (G train capacity), River Ring and Domino (Bedford L station), or the forthcoming Brooklyn bus plan that will eliminate the B32 and B24 routes and reroute the B62 away from Manhattan Avenue.

Construction will require an estimated 5,000+ concrete truck deliveries. On pour days, 50–100 diesel trucks will idle for 8–10 hours with engines running continuously. P.S. 31 is directly in the path of the exhaust plume.

E. Shadow Impacts

The 56-story tower will cast shadows stretching approximately 1,946 feet at 2:00 PM on January 1st, growing to nearly 7,900 feet—1.5 miles—by 4:00 PM. Even on a spring afternoon in May, WNYC Transmitter Park will lose sunlight for approximately 20 minutes. Combined with shadows from West Wharf and other planned developments, the towers will create a wall of shadows across the neighborhood. The DEIS's own environmental assessment found the project could have significant adverse impacts on sunlight-sensitive areas including Bushwick Inlet Park and the East River.

F. Open Space: Waiver-Reduced and Largely Illusory

The developer seeks a waiver to narrow the WPAA to 30 feet—10 feet below the required minimum. Approximately 9,000 square feet of the claimed "open space" consists of planted areas and a vehicular turnaround. Private rooftop amenities on tower setbacks and the podium are accessible only to building residents. Under waterfront zoning, R8 developments must provide a minimum of 20 percent of lot area for public access. The combined lot area of approximately 131,645 square feet requires at least 26,329 square feet of genuinely public, usable open space. The Commission should scrutinize whether this threshold is being met.

The DEIS open space tables reveal that under the with-action condition—properly accounting for Bushwick Inlet Park's unusable water areas—the total open space ratio drops 17.4% from the no-action condition. The active open space ratio falls to 0.98 acres per 1,000 people, well below the CEQR goal of 2.00. This is a community that already ranks among the lowest in the city for per-capita open space.

G. Urban Design: Missing Ground Renderings and Context Failures

The DEIS Urban Design chapter claims Monitor Point's density is in sync with surrounding waterfront development. This claim ignores the as-of-right R6 zoning and its purpose: providing a sensitive transition to the park and low-density areas. Along West Street, high-density R8-zoned buildings are buffered by height-restricted R6 buildings. Monitor Point provides no such buffer.

The developer has refused to provide ground-level renderings—even when directly asked by Community Board members. Existing renderings show the 21-story east building severely reduced in scale to minimize its apparent impact; in reality, it is over twice as tall as 79 Quay Street across the street. Gotham has opted not to comply with the Waterfront Edge Design Guidelines (WEDG). Tower setback waivers will further reduce light reaching the park and Quay Street. The Commission should not approve a project that refuses to show the public what it will look like from the ground.

H. Brownfield Remediation Costs Likely Shifted to the Public

The site is a toxic brownfield after over a century of industrial use. Gotham has not committed to remediating to the highest residential-use standard. No environmental measurements have been taken from the 56 Quay property, where a prior owner was a fireproofing company. New York State and City offer Brownfield Cleanup Program tax

credits—including a cost-plus-5% incentive for sites involving affordable housing—that are designed to fully cover remediation costs. The public will likely bear these costs directly or indirectly, which means remediation should not be credited as a developer contribution.

V. The 2005 Rezoning: Unfulfilled Commitments

This Commission certified the 2005 Greenpoint-Williamsburg waterfront rezoning that rezoned 184 blocks and promised a 28-acre Bushwick Inlet Park as the centerpiece community benefit. Nearly 30,000 new apartments have been built in CB1 since 2010—more than any other district in New York City. Twenty years later, roughly 80 percent of Bushwick Inlet Park remains unfinished, fenced off, and in some areas used as a de facto city dumping ground. The City has spent over $350 million acquiring parkland that is still not a functioning park.

CB1's 2005 response to the rezoning set clear expectations: an FAR of 3.4 with mandatory affordable housing, or 3.7 with amenity incentives. The approved resolution set the ceiling at 4.7 with incentives. Monitor Point seeks an FAR of 7.2—nearly double the 2005 approved ceiling. The community was promised that the waterfront parcels around Bushwick Inlet would serve as a transition zone, not as sites for the tallest towers in the neighborhood.

The Commission should consider what message approval sends: that the City will continue to collect on private development while deferring its public obligations. Without a binding, fully funded commitment to complete the park, no additional upzoning adjacent to Bushwick Inlet should be approved.

VI. Developer Track Record

Gotham Organization and its partners have paid out over $2 million in penalties for violating federal civil rights laws mandating disability access in housing developments built in part with federal funds. These violations were found across three large Gotham developments in New York City, and Gotham remains under compliance monitoring. A developer with a documented pattern of civil rights violations in federally subsidized housing should face heightened scrutiny when proposing to build affordable housing on public land.

The project design segregates residents by income—one tower exclusively market-rate, another exclusively affordable—a configuration commonly known as a "poor door" model. The affordable tower lacks the elevated flood protection platform provided to the market-rate towers. Gotham has not disclosed whether affordable tenants will have access to the full range of services and amenities available to market-rate residents. The museum partnership with the Greenpoint Monitor Museum appears to function primarily as an air-rights transfer vehicle: the proposal contains no evidence the museum is financially viable, the 33,000-square-foot space is out of scale with the museum's demonstrated needs, and the principal certainty is the sale of air rights to Gotham for additional tower height.

VII. Displacement Risk

Research on waterfront rezonings across Brooklyn documents a consistent pattern: large waterfront rezonings trigger a three-phase cycle of pre-rezoning gentrification, an intense speculation phase after approval, and a post-development maturity phase that produces a distinct "rezoning premium" in rent growth. In Williamsburg, median rents increased by approximately 222% in the four years following the 2005 rezoning. In Gowanus, rents rose

about 40% in just four years after the 2021 rezoning. Monitor Point would add approximately 850 market-rate units to one of the most expensive waterfront markets in Brooklyn, further accelerating displacement pressures. The DEIS does not contain an adequate displacement analysis.

Explore affordable homeownership models over landlord-tenant structures. We urge the Commission to encourage a serious examination of affordable homeownership models for this site — including community land trusts, limited-equity cooperatives, and mutual housing associations — as an alternative to the conventional landlord-tenant rental model. On public land with a 99-year lease, the City has both the leverage and the obligation to pursue housing structures that build lasting wealth for lower-income residents rather than generating perpetual rental income for a private developer. Rental affordability is inherently time-limited and subject to regulatory erosion; ownership models create permanent stakes in the neighborhood, stabilize communities against displacement, and ensure that the long-term value appreciation of public waterfront accrues to residents rather than to investors. If the justification for this project is housing the public on public land, then the housing model should reflect public values — and ownership, not tenancy, is the model that does so. We encourage you to look at the Red Hook Co-ops model which has been a great success here in Red Hook.

VIII. Recommendations to the Commission

We respectfully urge the Commission to disapprove the applications. The proposal contradicts the Waterfront Revitalization Program on at least five policies, ignores the Department's own Flood Resilience Text Amendment doctrine, relies on a DEIS with critical gaps in stormwater, displacement, and cumulative impact analysis, and would be built by a developer with documented civil rights violations—on public land, for a return of $29 million over 99 years.

Should the Commission choose to condition approval rather than disapprove, we urge at minimum the following:

1. 100% affordable housing, consistent with the Borough President's Comprehensive Plan standard for public land. At minimum, no less than 50% permanently affordable, with set-asides at 30% AMI and below. The 25% MIH minimum is inadequate for publicly owned waterfront.

2. Binding, fully funded commitment to complete Bushwick Inlet Park as a condition of any additional upzoning adjacent to the park.

3. Substantial FAR and height reduction. The proposed FAR of 7.2 and tower heights of 56, 41, and 21 stories are incompatible with the R6 transitional context, the 2005 framework, and the ecological sensitivity of Bushwick Inlet. Any development must respect the buffer function this parcel was designed to serve.

4. Reject the [redacted] demapping consistent with CB1's 30-to-1 vote.

5. Equal flood protection for all residents. The “poor door” flood design—platform protection for luxury, none for affordable—must be eliminated. No below-grade parking in the flood zone.

6. Nature-based shoreline, not a steel bulkhead. Consistent with WRP Policy 4, the Comprehensive Waterfront Plan, and the City’s Salt Marsh Strategy, the hardened steel retaining wall must be replaced with a living shoreline or nature-based design.

7. Full WPAA compliance—no waivers. The full required WPAA width must be provided, and the 20% public access lot area requirement must be met with genuinely public, accessible, permeable open space—not vehicular turnarounds and private rooftop amenities.

8. Revised DEIS stormwater analysis reflecting actual extreme rainfall conditions (3+ inches/hour), modeling displaced floodwater from the elevated platform, and disclosing projected FEMA Risk Rating 2.0 flood insurance costs for future affordable housing residents.

9. Ground-level renderings and WEDG compliance. Including views from within Bushwick Inlet Park looking north and from the Motiva section adjacent to the 40 Quay site.

10. Substantial, long-term park maintenance contribution far exceeding the proposed $300,000/year, proportionate to the scale of this development and its impact on an already-underfunded park.

11. Enforceable community benefits agreement with independent oversight, anti-displacement protections, local hiring, community preference for affordable units, and ongoing monitoring of rents and displacement in the surrounding area.

IX. Conclusion

This Commission oversees the land-use framework that shapes New York City’s waterfront. You have adopted policies—in the WRP, the Flood Resilience Text Amendment, the Comprehensive Waterfront Plan—that are designed to prevent exactly the kind of development this proposal represents: oversized, luxury-dominated, ecologically destructive, inequitably designed, and built on public land at a fraction of its public value. Greenpoint has already absorbed more housing growth than any other district in the city since the 2005 rezoning this Commission certified. The promises made to justify that rezoning remain largely unfulfilled. The community is now being asked to accept a further quadrupling of density on its waterfront—on public land, adjacent to the still-incomplete park, with unequal flood protection for rich and poor residents, and a $29 million return to the public for 99 years of irreplaceable waterfront.

The standard for this Commission is not whether this project is better than the status quo. The standard is whether it is consistent with your own adopted policies and whether it

represents the best possible use of public waterfront. By that standard, this proposal fails. We urge the Commission to disapprove and find engage in a community led process.
Respectfully submitted,
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Victoria Hagman
Resilient Red Hook

RESILIENT RED HOOK
Written Testimony on the Draft Environmental Impact Statement
Monitor Point / Bushwick Inlet Park
CEQR No. 24DCP070K | ULURP Nos. 25DCP068K et al.
[redacted]
Submitted to the New York City Planning Commission
March 26th, 2026 I. Opening Statement Resilient Red Hook (RRH) submits these comments on the Draft Environmental Impact Statement (DEIS) for the Monitor Point project and respectfully urges the City Planning Commission to reject the proposed upzoning in its current form. We have reviewed the DEIS Executive Summary and find that the environmental review contains significant analytical failures, systematically understates adverse impacts, and does not meet the standard of "hard look" review required under SEQRA and CEQR. We write in solidarity with Friends of Bushwick Inlet Park, Save the Inlet, and Greenpoint residents who have fought for twenty years to see a promised public park completed. The issues raised by Monitor Point—the treatment of public land, the adequacy of environmental review for waterfront development in a climate-vulnerable coastal zone, and the displacement dynamics of large-scale upzoning—are of direct relevance to Red Hook, which faces the same pressures at Brooklyn Marine Terminal. II. The DEIS Mischaracterizes the Project's Relationship to the 2005 Rezoning DEIS: Lot 1 was rezoned to an R6 zoning district as part of the 2005 Greenpoint-Williamsburg Rezoning… 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. RRH Response: This framing is misleading. The 2005 rezoning established R6 zoning—a medium-density district with a maximum FAR of 2.54 (3.05 with UAP)—as the appropriate scale for this site, precisely because of its location 50 feet from the water's edge adjacent to Bushwick Inlet Park. The current proposal seeks to nearly triple the FAR to 7.2 in an R8 district. Characterizing a radical upzoning as a "fulfilment" of the 2005 vision is inaccurate—it is a fundamental departure from the scale, density, and community expectations established twenty years ago.
Community Board 1's 2005 response to the rezoning set clear height and bulk expectations: an FAR of 3.4 with mandatory affordable housing, or 3.7 with amenity incentives. The approved resolution set the ceiling at 4.7 with incentives. Monitor Point seeks an FAR of 7.2—nearly double the 2005 approved ceiling and more than double the community's own recommendation. Notably, even the Borough President's conditional approval undercuts the DEIS's framing. In his March 20, 2026 recommendation, Borough President Reynoso described Monitor Point as a "proxy for the continued outcomes of the 2005 Greenpoint-Williamsburg rezoning"—an acknowledgment that the project cannot be separated from the broken promises of the original rezoning. Reynoso conditioned his approval on increasing affordability to at least 50% of units, increasing floor area to accommodate more affordable units, converting some market-rate units to affordable ones for moderate-income

households (90–120% AMI), and identifying a strategy to fully fund the completion of Bushwick Inlet Park. Community Board 1 similarly conditioned its approval on doubling the developer's annual funding for Bushwick Inlet Park and ensuring a 50% local preference in the housing lottery. These conditions reveal a critical gap: the DEIS analyzes a project proposing 25% affordability under MIH Option 1, but both the Borough President and the Community Board have signaled that this level is unacceptable. The DEIS does not analyze a 50% affordable scenario, a 75% affordable scenario (as CB1's Land Use Committee unanimously recommended before being overridden by the full board), or a 100% affordable scenario consistent with the Borough President's own Comprehensive Plan standard for public land. The environmental review is therefore evaluating a project that every advisory body to have considered it has found inadequate on affordability—yet the DEIS treats the developer's preferred 25% as the operative program. The Borough President also dismissed the alternatives of park acquisition or fully affordable development, stating these are "not viable development alternatives for the site given the site constraints, development costs, and the need to relocate the MTA facility." This conclusion accepts the developer's cost structure as a given rather than requiring the DEIS to independently analyze whether the public interest would be better served by a fundamentally different use of this publicly owned site. The developer has publicly stated that anything above 40% affordability could compromise the project's economic viability—a position that makes the Borough President's own 50% condition appear aspirational rather than achievable. When the developer's stated ceiling is below every advisory body's stated floor, the Commission should ask whether the project itself—not just its affordability percentage—is the right approach for this site. III. Public Land Demands a Public Standard The 40 Quay Street parcel is owned by the MTA—a public agency. The 56 Quay Street parcel is mapped as parkland on the City Map, though privately held by the Greenpoint Monitor Museum. The DEIS states that the West and East Buildings would be developed under a 99-year land lease with NYCTA, generating revenue for MTA's capital program. This means public land is being leased to a private developer for nearly a century, primarily for market-rate luxury housing. The Borough President's own Comprehensive Plan for Brooklyn establishes that housing on public land should be 100% permanently affordable. The DEIS confirms that only 25% of units (approximately 300 of 1,150) would be affordable under MIH Option 1. The developer's publicized "40%" figure depends on an unfunded HPD financing arrangement for the East Building that is not part of the formal ULURP application. IV. The Demapping of Lot 25 Parkland Is Unjustified DEIS: Although mapped as a park on the City Map, Lot 25 and the former Quay Street are not owned by the City… NYC Parks has stated that it does not intend to acquire the property for use as a public park. RRH Response: The DEIS treats NYC Parks' current non-interest in acquisition as a settled fact rather than a policy choice that should itself be examined. The 56 Quay Street lot was mapped as park as part of the 2005 rezoning's promise of Bushwick Inlet Park. Twenty years later, the park is roughly 80% unfinished, the City has spent over $350 million on land acquisition, and rather than completing the park, the City now proposes to demap its boundary and hand the parcel to a private developer. The DEIS should have analyzed a "park acquisition" alternative in which the City or MTA transfers 40 Quay to NYC Parks and

acquires Lot 25 to complete the park as originally promised. The City Map amendment to remove the park designation from Lot 25 would generate 367,228 zsf for the developer and enable approximately 120 additional affordable units. This creates a perverse incentive structure: parkland is demapped to generate development rights that subsidize a project whose primary beneficiary is a private developer on a 99-year lease. V. The Socioeconomic Analysis Is Fundamentally Flawed DEIS: The average income of households occupying the proposed residential units would range from $179,036 to $180,557… Because the estimated average incomes of the new population would be similar to the average incomes of the study area populations… the Proposed Actions would not be expected to significantly alter socioeconomic conditions. RRH Response: This analysis is designed to produce a predetermined conclusion. The DEIS uses a half-mile study area where median household income is already $141,735 and median rent is $2,819—figures that reflect two decades of post-rezoning gentrification. By measuring the new population against an already-gentrified baseline, the analysis mechanically concludes "no impact," regardless of the project's actual displacement effects on remaining lower-income and rent-stabilized tenants. The DEIS does not analyze the three-phase displacement dynamics that documented research shows are predictable consequences of waterfront upzoning: pre-rezoning gentrification, a speculation/announcement phase, and a post-development maturity phase. In Williamsburg, median rents jumped approximately 222% in the four years after the 2005 rezoning. In Gowanus, they rose approximately 40% in four years after the 2021 rezoning. The CEQR methodology's reliance on average income comparison systematically fails to capture these dynamics—and the DEIS makes no effort to supplement the standard methodology with a rezoning-specific rent and displacement analysis. The DEIS also fails to analyze the cumulative displacement burden on Community District 1, which has absorbed nearly 30,000 new apartments since 2010—more than any other district in the city—while losing more than 15,000 Latino residents. A project that introduces 850 market-rate luxury units into this context cannot credibly be assessed as having no socioeconomic impact. The Commission should require: 1.A rezoning-specific rent and displacement analysis using the three-phase waterfront framework and historical comparables from Williamsburg, Gowanus, and Long Island City. 2.An environmental justice analysis evaluating cumulative displacement burdens on CB1 since 2005, including demographic change, rent escalation, and small business turnover. VI. The Open Space Analysis Understates Impacts DEIS: The active OSR would decrease by approximately 8.1 percent, from 1.07 acres per 1,000 residents… to 0.98 acres per 1,000 residents… Although the active OSR would remain below the City's planning goal [of 2.0], as in the existing and No-Action conditions… no significant adverse impact to open space resources would occur. RRH Response: The DEIS's own numbers show the active open space ratio falling to 0.98—less than half the CEQR guideline of 2.0 acres per 1,000 residents. The DEIS then dismisses this critical deficit by noting it already existed before the project. This is precisely the logic that environmental review is supposed to prevent: using an existing deficiency to justify making it worse. A project that drives the active open space ratio further below half the CEQR standard, adjacent to an incomplete park, should be found to have a significant adverse impact. The DEIS also states that upon completion, Bushwick Inlet Park will

encompass 35.53 acres. This figure is materially misleading. The 35.53-acre total includes approximately 8 acres of water areas within Bushwick Inlet and unusable buffer zones that cannot function as recreational open space. When these are excluded, the actual usable parkland is closer to 27–28 acres—roughly one-fifth less than the headline figure the DEIS uses in its open space calculations. This discrepancy has a direct, quantifiable effect on the DEIS's impact finding. The DEIS reports that the study area's open space ratio would decrease by approximately 8% from the No-Action to the With-Action condition. However, when the open space ratio is recalculated using the accurate usable acreage of Bushwick Inlet Park (27–28 acres rather than 35.53 acres), the decrease is approximately 18%—more than double what the DEIS reports and well above the threshold at which CEQR methodology requires a finding of significant adverse impact. The DEIS's conclusion of "no significant adverse impact" to open space is therefore built on an inflated baseline that obscures the true severity of the project's effect on an already critically underserved community. The Commission should require the open space analysis to be rerun using only genuinely usable, publicly accessible parkland acreage—and should treat the corrected 18% decrease as the operative figure for its impact determination. The developer seeks a waiver to narrow the Waterfront Public Access Area to 30 feet—10 feet below the required 40-foot minimum. The DEIS counts approximately 9,000 sf of vehicular turnaround and planted areas as "public access area." Private rooftop terraces (approximately 18,000 sf) are cited as offsetting demand on public open space—but these are exclusively for building residents and should not be credited against a public open space deficit. The Commission should require: 1.Recalculation of open space ratios using only publicly accessible, ground-level, usable open space—excluding water areas, vehicular turnarounds, and private rooftop amenities. 2.Denial of the WPAA waiver, or a finding that the reduced WPAA constitutes a significant adverse impact. 3.A finding that driving the active OSR further below half the CEQR standard constitutes a significant adverse impact requiring mitigation. VII. The Shadow Analysis Minimizes Impacts to Bushwick Inlet Park DEIS: For the six open space resources studied… incremental shadows would be of limited duration and would occur on spaces that receive uninterrupted sunlight during other periods of the analysis day. Thus… incremental shadows would not adversely affect the public's enjoyment of the space. RRH Response: The DEIS's conclusion that 56-story tower shadows on Bushwick Inlet Park are of "limited duration" and would not "adversely affect public enjoyment" does not withstand scrutiny. At 3:00 PM on a winter solstice day, the shadow extends approximately 2,970 feet—over half a mile. By 4:00 PM, the shadow extends nearly 7,900 feet—1.5 miles—covering approximately 30 city blocks. The DEIS does not model cumulative shadow impacts when combined with the approved West Wharf towers, Calyer Place, and other pipeline projects. The combined shadow wall these developments create will fundamentally alter the usability of the park and the character of the neighborhood. The Commission should find that permanent, unavoidable shadow impacts to a public open space serving an underserved neighborhood—particularly one that is still under construction after twenty years of delay—constitute a significant adverse impact that cannot be mitigated. VIII. The Stormwater and Climate Resilience Analysis Is Inadequate DEIS: Based on the four rainfall events provided in the New York City Department of

Environmental Protection (NYC DEP) Flow Volume Calculation Matrix, the increment of sanitary and stormwater flows to the combined sewer system (CSS) would be between 0.036 and 0.187 mgd. RRH Response: The DEIS relies on four standard DEP rainfall events from the Flow Volume Calculation Matrix. It does not model the extreme rainfall events that have become the defining feature of New York City's climate reality. The four highest hourly rainfall events in NYC history have all occurred since 2021—including the September 2021 Ida remnants and the September 2023 storm. For a project sited 50 feet from the East River, in a FEMA AE flood zone, using pre-2021 design storms as the basis for stormwater analysis is not conservative—it is an analytical failure. The DEIS states that the site is in the 1.0% annual chance floodplain and includes resiliency measures such as a new bulkhead, wet and dry floodproofing, and green infrastructure. However, the DEIS does not address a critical environmental justice concern: the affordable housing tower (East Building, 21 stories) is sited at grade while the market-rate luxury towers are elevated on a shared podium. This design choice effectively transfers flood risk to the residents who can least afford it. The Commission should require: 1.Stormwater modeling incorporating post-2021 extreme rainfall events and NPCC climate projections for the 2050s and 2080s. 2.Equivalent flood protection for the affordable tower as for the market-rate towers—no differential flood risk based on income. 3.Analysis of how the project's stormwater increment interacts with CSO outfalls along Bushwick Inlet during extreme events. IX. The DEIS Acknowledges Unmitigated Transportation Impacts The DEIS identifies significant adverse traffic impacts at multiple intersections during all peak periods analyzed, and acknowledges that impacts at five intersections would remain unmitigated. The DEIS also identifies unmitigated pedestrian impacts at the intersection of Franklin Street and Quay Street during all peak hours. The DEIS's own No Unmitigated Significant Adverse Impacts Alternative reveals the severity of these impacts: the project would need to be reduced to just 45 residential units (4% of the proposed 1,150) to avoid unmitigable traffic impacts. Rather than grappling with what this finding means for the project's appropriateness, the DEIS treats it as evidence that the impacts are unavoidable—a conclusion that assumes the project's scale is a given rather than a choice. The transportation analysis also confirms that the G train is already operating at over-capacity conditions in the peak direction during both AM and PM peak hours. Adding 1,150 new units to a transit system already operating above capacity, in a neighborhood the DEIS itself identifies as within the Inner Transit Zone, is inconsistent with transit-oriented development principles. X. The Alternatives Analysis Is Inadequate The DEIS analyzes only three alternatives: No-Action (existing conditions remain), Existing Zoning (280 market-rate units under R6), and No Unmitigated Significant Adverse Impacts (45 units). This range is insufficient under SEQRA, which requires the EIS to evaluate a reasonable range of alternatives that could reduce or eliminate impacts while meeting the project's stated purpose. The DEIS fails to analyze any of the following reasonable alternatives: 1.Park Acquisition Alternative: MTA transfers 40 Quay Street to NYC Parks; the City acquires Lot 25 to complete Bushwick Inlet Park as promised in 2005. 2.100% Affordable Alternative: Development at the proposed or reduced scale with 100% permanently affordable housing, consistent with the Borough President's public-land standard. 3.Reduced Density Alternative: A development at R6 scale (or moderate upzoning

to R7) with higher affordability, smaller towers, and no WPAA waiver—preserving the R6 buffer function. 4.Community Benefit Alternative: A community-driven program incorporating park completion, deeply affordable housing, and public waterfront uses without luxury towers. The omission of a park-completion alternative is particularly egregious given that Lot 25 is currently mapped as parkland and the 2005 rezoning explicitly contemplated this area as part of Bushwick Inlet Park. XI. Hazardous Materials: Insufficient Investigation DEIS: Subsurface investigations were conducted in December 2017 (for Lot 25) and September 2023 (for Lot 1) to evaluate for the presence of contamination. The results… indicate the presence of contaminants in historic/urban fill materials that exceed applicable NYSDEC Part 375 cleanup criteria. Furthermore, chlorinated volatile organic compounds (VOCs) were detected in one soil vapor sample above NYSDOH regulatory criteria. RRH Response: The DEIS confirms contamination exceeding cleanup standards on both lots, including chlorinated VOCs in soil vapor. Yet the subsurface investigation for Lot 25 dates to December 2017—over eight years ago—and was conducted before significant shoreline erosion events. No Phase II environmental sampling has been conducted on the 56 Quay Street property, where a prior owner was a fireproofing company (an industry associated with asbestos and other hazardous materials). The DEIS relies entirely on E-Designations and future BCP enrollment to manage contamination, deferring actual characterization and remediation to after approval. The Commission should not approve residential construction on a confirmed contaminated site without comprehensive, current Phase II sampling—particularly for a property where 200 affordable housing units would be occupied by families with children. XII. Natural Resources: The Steel Bulkhead Violates the BIP Master Plan The DEIS proposes a new sheet pile bulkhead and rock revetment along the shoreline. This hardened shoreline treatment directly contradicts the Bushwick Inlet Park master plan's requirement for a "soft edge" treatment—a design standard developed through extensive community process and adopted to protect ecological function in one of the few remaining urban estuarine habitats in the harbor. Bushwick Inlet is a Recognized Ecological Complex. The DEIS acknowledges the inlet supports habitat for Atlantic Sturgeon and Shortnose Sturgeon (both listed species) and states that construction would cause "minor, temporary displacement effects" to aquatic fauna. The DEIS does not analyze whether a living shoreline or hybrid soft-edge design could achieve equivalent flood protection while preserving ecological function consistent with the BIP master plan. XIII. Response to the Borough President's Recommendation Borough President Reynoso recommended approval with conditions on March 20, 2026, calling for at least 50% affordability and full funding of Bushwick Inlet Park. The developer has already publicly stated that anything above 40% affordability could compromise viability. The Borough President's conditions are recommendations, not binding requirements. The Commission should not approve a project on the basis of conditions the developer has already signaled it cannot or will not meet. The Borough President's recommendation states that fully affordable development or park acquisition are not "viable alternatives" given development costs and the need to relocate the MTA facility. This conclusion accepts the developer's cost structure as a given rather than examining whether the public interest would be better served by a fundamentally different

approach to this publicly owned site. XIV. Developer Track Record Gotham Organization and its partners have paid over $2 million in penalties for violating federal civil rights laws mandating disability access in housing developments built with federal funds. These violations were found across three large Gotham developments in New York City, and Gotham remains under compliance monitoring. The Commission should consider this record when evaluating the credibility of community-benefit promises. XV. Conclusion and Recommendations The DEIS for Monitor Point does not meet the standard of "hard look" review required under SEQRA and CEQR. It systematically understates adverse impacts in socioeconomic conditions, open space, shadows, stormwater, and climate resilience. It fails to analyze reasonable alternatives including park completion. And it proposes to demap parkland and lease public land for 99 years to a private developer for predominantly luxury housing—on a site where the Borough President's own standard calls for 100% permanent affordability. We ask the Commission to: 1.Reject the proposed upzoning and direct the MTA to evaluate a direct transfer of the 40 Quay Street site to NYC Parks for completion of Bushwick Inlet Park. 2.If any housing is approved, require 100% permanently affordable housing consistent with the Borough President's Comprehensive Plan standard for public land. 3.Require a Supplemental EIS correcting the analytical deficiencies identified in this testimony—including a rezoning-specific displacement study, updated stormwater modeling with post-2021 extreme events, accurate open space calculations, cumulative shadow analysis, and a meaningful alternatives analysis including a park-completion alternative. 4.Require comprehensive, current Phase II environmental sampling at both lots before any land-use approval. 5.Require a binding, fully funded commitment to complete Bushwick Inlet Park before any additional upzoning is approved adjacent to the park. 6.Deny the WPAA waiver and require compliance with the Waterfront Edge Design Guidelines (WEDG). 7.Require that any affordable housing tower receive equivalent flood protection to market-rate towers—no differential flood risk by income. Respectfully submitted, Victoria Hagman Resilient Red Hook ResilientRedHook@gmail.com

Vincent Dipietra
Save the Inlet

Re. Project: C 260105 ZMK - Monitor Point
Submitted by:
Name: Vincent DiPietra

Zip: [redacted]
I represent: A local community group or organization
Details for “I Represent”: Save the Inlet
My Comments:
Vote: I am opposed
Have you previously submitted comments on this project? No

If yes, are you now submitting new information? No
I have attended or will attend the City Planning Commission's Public hearing on this project: No
Additional Comments:

I am writing this testimony to demonstrate my opposition to the Monitor Point project. I am a lifelong Greenpointer who has done a tremendous amount of volunteer work in my neighborhood over the past couple of years. I have seen firsthand the amount of high rise apartments and luxury condo towers that have sprung up all over my neighborhood over the years. The Monitor Point project, in my opinion, is a controversial proposal that will do more harm to the natural ecosystem of Bushwick Inlet than good. Adding nearly 1,200 units, most of which will be luxury apartments, to a flood zone right on the inlet will not only accelerate displacement and contribute to rising rents throughout Greenpoint and Williamsburg (which already has some of the highest rents in the city), but it will also threaten the habitats of birds and marine life who call the inlet home. With all of the work that has been done to protect the Bushwick Inlet Park parcels and develop them into parkland for the thousands of people living in Greenpoint and Williamsburg, the Monitor Point project will threaten that work and may lead to many more towers planned without any infrastructure upgrades to support the increased density. I urge the Borough President's office to consider the environmental impacts this project will have, as well as the overabundance of luxury units in an area that is already drowning in them. Please consider this testimony an official opposition to the Monitor Point project.

William Meehan

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To the City Planning Commission:
I am writing in strong support of the Monitor Point project in Greenpoint. While I now live in Prospect Heights, I lived in North Williamsburg for years, and I used to walk or run along that part of the greenway often. I think this proposal is ideal for the site. Quay Street would be greatly improved by public waterfront access, and the neighborhood would benefit greatly from the new mixed-income housing.
Sincerely,

William Meehan

Yee Chow

Re. Project: C 260105 ZMK - Monitor Point
Submitted by:
Name: Yee Chow

Zip: [redacted]
I represent: Myself
Details for “I Represent”:
My Comments:
Vote: I am opposed
Have you previously submitted comments on this project? Yes

If yes, are you now submitting new information? Yes
I have attended or will attend the City Planning Commission's Public hearing on this project:
Additional Comments:

Please oppose this project! While the city needs new housing, these luxury units are an abomination and do not serve the community. This steals parkland from residents, and represents an ecological disaster to the wildlife that depend on the inlet. Why would the city approve luxury housing to be built in a 100 year flood zone? Stop these greedy developers!

Zoē Raphael
Cómo No

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CAUTION! EXTERNAL SENDER. Never click on links or open attachments if sender is unknown, and never provide user ID or password. If suspicious, report this email by hitting the Phish Alert Button. If the button is unavailable or you are on a mobile device, forward as an attachment to phish@oti.nyc.gov <mailto:phish@oti.nyc.gov> .
Hello,
I'm Zoē. I live on West Street in Greenpoint, I am a member of the community garden at [redacted], and I can see Bushwick Inlet from my apartment. The proposed project, Monitor Point, is egregious. Its height will cast shadows all over Greenpoint, putting our community garden at MAJOR RISK of losing ALL of our sunlight. Greenpoint and North Brooklyn are already starved for community gardens and green space, and the space we need sits right there behind a fence waiting for the city to open it. This construction project would not only make living here incredibly uncomfortable but would also seriously delay the opening of the Inlet, which it seemingly already has. The photos I saw show them building quite literally INTO the inlet, completely disturbing the natural life there and delaying (again) the completion of a park that North Brooklyn has been waiting for for 20 years. The people deserve a fast track to open the park, not another ten-year delay. It is a complete slap in the face to everyone who's been fighting for this green space. With 67 West and 90 West now sold, the whole waterfront will become unrecognizable if we don't do something. Many small businesses are being pushed out, and the little architectural detail and history are in jeopardy of being washed away by people who do not care about this neighborhood or its residents. They claim we need more housing, but this project will only raise rent prices for everyone, especially since they have already increased so exponentially. This would make living on the waterfront miserable for the next 10 years while they pollute our air and disturb us with noise and construction hazards. Their claim that the MTA will make money means nothing because Greenpoint won't benefit from it at all. The MTA has already upgraded our G train stations. If the MTA really cared about working with the monitor museum, they'd simply rent the already standing building to them so they could build their museum there. As more towers are built, residents will have less green space. Let us have the inlet. Do not allow anyone to build multiple buildings under the guise of "more housing", it's simply ridiculous.
Signed, a resident who cares.
Zoē Raphael
Cómo No

Social Media Manager + Brand Ambassador

[redacted]
@drinkcomono

Elizabeth Adams, Brent Bovenzi, Hunter Armstrong, Bronwyn Breitner, Kevin Lacherra, Sara Lind, Solveig Entwistle
Transportation Alternatives

"March 30, 2026

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

Dear City Planning Commissioners,

As organizations committed to open green space and safe streets in North Brooklyn, we urge the City to ensure that the Monitor Point development at 40–56 Quay Street is accompanied by critical greenway and pedestrian and bike infrastructure.

The proposed Monitor Point project at 40–56 Quay Street will bring over a thousand new homes and significantly change waterfront access in Greenpoint. It will reshape this stretch of the waterfront for generations. But if the City approves thousands of new residents and a major waterfront destination without investing in safe walking and biking access, we will be repeating the same planning mistakes that have left too many parts of the Brooklyn Waterfront Greenway incomplete, narrow, unkempt, and unsafe.

The Brooklyn Waterfront Greenway was envisioned as a continuous, safe corridor connecting neighborhoods along the East River. But today, the section near Kent Avenue and Quay Street remains incomplete, narrow, and disconnected to the surrounding street network. 40 Quay is a high density project that is distant from public transportation. At the same time, we've learned from the 2024 Brooklyn Waterfront Greenway User Study that many residents of North Brooklyn rely on the greenway for commuting to their jobs, running errands, and recreating – in fact, according to DOT, in 2025 it was the fifth busiest bike lane in New York City. Monitor Point will add thousands of new residents relying on the greenway for similar needs. A waterfront rezoning should improve the safety of residents, both new and old.

For this reason, we urge the approval of Monitor Point to include meaningful street and greenway improvements. We ask the City Planning Commission to push for the following requirements:

First, meaningfully invest in widening the bike lane and sidewalks along Kent Avenue and Quay Street. This area already serves tens of thousands of new residents, with thousands more anticipated, on top of local and international tourists traveling to the waterfront and nearby open space. The current design does not meet the demand that this project will

create. We need a true greenway-standard bike lane and sidewalks wide enough to safely accommodate heavy pedestrian activity.

Second, complete the bike connection along Quay to the street end and remove street parking on the southern curb. Cyclists should not be forced into confusing gaps or vehicle conflicts just to reach the waterfront. A greenway only works if it is continuous, well designed, and intuitive.

Third, provide a capital commitment to build out a permanent portion of the Brooklyn Waterfront Greenway (between Clymer and N. 14th) as part of this project. Major waterfront developments must help deliver permanent greenway infrastructure that meets the standards New Yorkers deserve.

Fourth, the project should not connect Quay Street to Wharf Drive for cut-through traffic. Connecting these streets would invite additional car traffic onto small waterfront street ends that should instead prioritize people. Maintaining limited vehicle access will help ensure the area supports walking, biking, and public access to the waterfront rather than encouraging new car trips.

Fifth, the project should reduce proposed parking garage capacity. Providing excessive parking encourages additional car trips and increases local traffic, instead of prioritizing sustainable transportation investment.

Finally, create stronger pedestrianization at the street ends leading to the waterfront. Where streets meet the water, people should encounter welcoming public space and safe connections. These intersections should prioritize pedestrians with raised crosswalks, curb extensions, and other traffic-calming measures that reinforce the waterfront as a pedestrian-first space. Currently, nearby sections along Kent Ave have unsafe crossings for its high pedestrian and cyclist volumes.

Monitor Point will reshape the Greenpoint waterfront for the next 100 years. The project proposes hundreds of feet of new publicly accessible shoreline and open space, but waterfront access does not begin at the water's edge—it begins with the streets that bring people there. For a safe, connected, and truly public waterfront for all New Yorkers, we urge you to demand these recommendations.

Sincerely,

Elizabeth Adams
Deputy Director of Public Affairs, Transportation Alternatives

Brent Bovenzi
Co-Chair Transportation Alternatives North Brooklyn Committee

Hunter Armstrong
Executive Director of Brooklyn Greenway Initiative and Co-Chair of NYC Greenways Coalition

Bronwyn Breitner
Kevin LaCherra
Founders, Make McGuinness Safe

Sara Lind
Co-Executive Director, Open Plans

Solveig Entwistle
Organizer, North Brooklyn Open Streets"

Laura Hofmann
Friends of Bushwick Inlet

March 18, 2026 Department of City Planning Hearing regarding Monitor Point testimony
I am submitting to you the words I spoke at the 2018 Seminar for Friends of Bushwick Inlet, and my testimonies before Brooklyn Community Board One and the Brooklyn Borough President regarding Monitor Point as my testimony to the Department of City Planning. I've been intimately involved with multiple planning processes leading up to this moment including our waterfront's rezoning. My entire family has been supporters of the Monitor Museum and attended many of their events. My father used to be in the honor guard for the organization when he was alive.
My husband and I also worked hard to advocate for the Museum to keep its land. However, that support does not include a massive 65 story residential tower that would destroy years of community planning and destroy the Bushwick Inlet, a natural resource and much needed and promised buffer.
Please reject the plans for Monitor Point. And please read the following history that puts into context the amount of community work and participation that is in danger of being overridden.
January 24, 2018 Seminar for Friends of Bushwick Inlet
In 1989, the year my daughter (my sixth and last child) was born, there was extensive outreach in the community to gather input for the Greenpoint and Williamsburg 197A planning process. The two plans were worked on separately because Greenpoint and Williamsburg didn't agree on the vision for the Bushwick Inlet. But both communities had a common goal to put a stop to the environmental degradation and health impacts that consumed all of us. Once the197A plans were completed and accepted by the city the entire community was slapped with a major rezoning planning process which was presented as the alternative to having a power plant sited at the inlet. This was when Greenpoint and Williamsburg united on the issue of the inlet and truly began working together.

The Bushwick Inlet has long been a community dream space and an environmental battle zone. The community fought and said good riddance to a major solid waste operation there. And the community successfully fought off that proposed TGE power plant. The inlet is a place where community members envisioned our community's history to forever be and a place where environmental degradation could be reversed and turned into a pristine refuge for urban wildlife and people. In many ways it represents a place where the community can stick its flag in the ground and say that we completely won this land in environmental battle together. Therefore, the Bushwick Inlet was a big topic of conversation during the rezoning process. I was a member of the Brooklyn Community Board Rezoning Task Force and chaired the Parks and Open Space subcommittee. It was one of four subcommittees which included:
Affordable Housing
Economic Development
Height and Bulk
Parks and Open Space

I've been going through paperwork at home. But I have this big box full of papers that I held onto. Many of those papers are from around the time of the Greenpoint/Williamsburg Rezoning.. In my box of papers I have two calendars from 2003 and 2004 and my sub-committee's individual vision statements. On June 17, 2003 I have the Community Board Task Force kickoff noted on the calendar. And on June 18th (my birthday) I see that I attended a rezoning hearing at City Hall. In fact, I had meetings every day that week. Every Brooklyn Community Board One Rezoning Task Force member had a full calendar. The amount of meetings and events happening in this community were astounding.

The Parks and Open Space subcommittee had 6-7 members. Our job was to develop a document, a vision of what the community as a whole wanted in terms of Parks and Open Space. To do that, we had to meet and reach out to various stakeholders with only the community board as a resource. We collected input and letters from organizations such as the Audubon Society, Riverkeeper, Urban Divers, the Municipal Arts Society, the Waterfront Museum, Monitor Museum, Trees NY and many others.

Each of the Parks and Open Space subcommittee members volunteered and took this job seriously and honed in on the issues that meant the most to them. Noa Bornstein worked to increase bird habitat along the waterfront. Ann Marie DeGennero worked with the city to add native plant species to the Waterfront Access Plan. Mike Hofmann's naval ship experience helped the committee understand boating infrastructure. Irene Klementowicz worked to keep the Monitor Museum property a priority so it would not be taken by eminent domain. My own priorities were for the city to require safer guardrails and to increase tree canopy cover. Robert Bratko and Robert McKeithen urged to meet with developers so our committee could understand all stakeholders. All were successful.

The amount of meetings that took place to compile a realistic vision was overwhelming. We met weekly as a sub-committee. But we also met with the Rezoning Task Force. We attended full board meetings to hear community member comments. We attended public hearings. We had specific meetings with waterfront stakeholders and with other sub-committees. We toured the Bushwick Inlet by boat with the Urban Divers. We toured the waterfront with the Audubon Society. We toured a variety of the city's water front parks with Amanda Burden the commissioner of the New York City Department of City Planning so we would see which designs work and which don't.

If that schedule doesn't sound intense enough, the community was also deeply involved with a major sewage treatment facility upgrade, the Kosciuszko Bridge Project, a lawsuit against Newtown Creek polluters, and much, much more. In addition, those of us that were involved with other coalitions and organizations looked for ways to expand the parks and open space vision statement so the community would get as much Parks and Open Space as possible. So as suggested by sub-committee member Joe Vance, the Parks and Open Space sub-committee worked closely with the Trust for Public Land, Fox and Fowle Architects, GWAPP and others to create a map, a color vision of what the community wanted overall. And we touched base with groups such as the North Brooklyn Alliance that worked on the environmental justice and social justice asks that came along with a change as big as the rezoning.

Since we needed to understand the City Environmental Quality Review (CEQR) process, we all knew and still know that the community needed and still needs far more parks and green space to meet the growing needs for open space. We also knew and still know that the community needed and still needs government agencies to pay more attention to the entire picture, the whole vision and to plan for the needs that circle our parks. That includes transportation, sustainability, green infrastructure, solid waste and so on. The fact that the city has to rely on fake grass and react to problems rather than prevent them, says a lot about the poor state of city planning.

Because of what seems to be the prioritization of the desires of the wealthy, and the community's lack of confidence in itself, we didn't get the pie in the sky version of what we wanted. But we did achieve what we put our minds to and fought for. That's what the community needs to know about the entire process. You need to go after your vision to make it happen.

Following the rezoning process, came a Master Planning Process initiated by the Municipal Arts Society. That process resulted in community members and organizations being brought to the table again and working directly with the Municipal Arts Society and the NYC Parks Department to fine tune the overall parks plan for our waterfront. People like Katie Naplatarski took advantage of that process, pursued meetings with community members, organizations and the NYC Parks Department so that important changes could be made to the plan. Among community concerns was that the Bushwick Inlet had a straight edge design rather than an interesting and user friendly water's edge with form. The plan didn't include creative extras such as urban forests and places that boast about our history in an artistic way. And the plan didn't allow the Monitor Museum to exist. Katie's initiative resulted in changes.

As a community I hope we've learned a lot more and are prepared to speak up in a big, big way so that future parks planning reflects what WE want. Our community has wanted real grass, lots of shade trees, working and clean toilets and more for a long time. We deserve them and shouldn't settle for less. We deserve the extras as well as the long term maintenance. So let's do it. Let's speak up and get everything we want into the plan.

January 20, 2026

Brooklyn Community Board 1 hearing regarding Monitor Point

My testimony is in opposition to the Monitor Point project. My family has supported the creation of the Monitor Museum on Bushwick Inlet for many decades and still does. Our history with the museum goes back as far as when my father marched color guard for the museum. Even on his deathbed he clutched a Monitor Museum medallion given to him by museum representatives and friends. But I cannot support a plan that I know would be destructive to this community and literally cast a shadow on all the work the community put into the planning of this waterfront that suffered noxious environmental uses. My dad, who valued the museum so much died from an environmentally linked rare disease. As did other members of my family. So, it's a devastating feeling to unpack.

I won't support Monitor Point's plan to take back the scant amount of open space that was won during these decades of still ongoing, environmental battle. Starting with the 197A processes and rezoning process, we as a community were fighting for our lives. We were

fighting to get rid of environmental offenders and fighting for a waterfront rich in greenery to help heal the community and to give back to the people and environment that were harmed by offenders. How dare you try to take back the little bit that we were able to get! The CEQR shows just how much space we should have as a community, in contrast to what is planned. Even what was promised in 2005 was greatly below CEQR recommendations. During the Greenpoint Williamsburg waterfront rezoning, city officials including the DCP commissioner lied and coerced the community and community board with fear tactics. We were made to believe that if we didn't accept the development of residential towers then our fate was to face having the TranGas Energy Systems powerplant on Bushwick Inlet. We were made to believe that the highest towers on this waterfront would be 40 stories at Northern Greenpoint. We were made to believe that the city wanted the power plant proposal to go away as much as we did. They made us believe that they wanted Bushwick Inlet to be a "jewel" a "buffer".

And what benefits does Monitor Point really offer? Developers want us to believe that affordable housing and a museum can only happen by building towers. But that isn't true. Community members themselves conducted studies, worked with organizations and proved so. But they were ignored. And community members like me who've been involved all along know the truth. Our community is already overdeveloped, and has already suffered displacement, flooding issues and more at the hands of city officials and developers whose end goal is clearly not in our interest. The building proposals keep getting denser and taller, but infrastructure and rising sea levels aren't being talked about enough. And frankly nearly nothing has been done to adequately plan for future events. As an example, take the future school development in Northern Greenpoint. Now a school is being developed feet away from a phthalate and TCE plume! City planning needs to do better and be forward thinking when it comes to future potential impacts.

There are so many issues involved in the decision to propose such a high building on Bushwick Inlet that it's unbelievable to me that it's even being proposed. My hope is that the Monitor Museum happens without building a monstrous tower on land that should be boasting environmental victory.

I am including a copy of my 2018 presentation at the 1st Envisioning Bushwick Inlet Seminar "that was held at Bushwick Inlet Park. Although my words were targeted toward other issues, it includes history which I believe provides clarity regarding the amount of process and community input that went into the 2005 rezoning agreement to keep Bushwick Inlet as a sensitive buffer and receptor. That is an agreement that Monitor Point seeks to break. And one that I know is unacceptable.

January 20, 2026 1 minute testimony CB 1 hearing

This afternoon, right after I emailed my written testimony to oppose the Monitor Point project, I received an email from Dignity Memorial remembering today the anniversary of Irene Klemenowicz death.

I thought; how sad it is that I must oppose the project. And how sad is it that city officials and developers coerced and lied to us throughout the community planning processes all these years. Irene was very much a part of the Monitor Museum history. But she was also very much a part of the rezoning process history and subcommittee that I chaired

I can't help but wonder if she would support the Monitor Point project because the museum might be built. Or would she oppose the horrific height of the building. She loved the museum but hated those high rises.

Anyway, I've submitted my written testimony opposing the project along with words I said during a 2018 Bushwick Inlet seminar. And I pray that our environment, parks, waterfront and history survive greed and bad planning.

March 11, 2026 Borough Presidents hearing

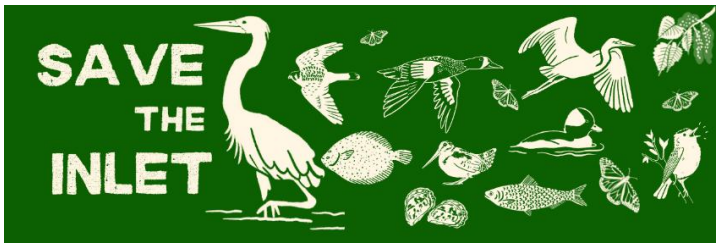
I've submitted to you my January 20, 2026 testimony to Brooklyn CB1. In that testimony, I spoke about my family's long-time support of the Monitor Museum. However, that support does not include a 65-story residential tower that would greatly impact an important natural resource, the Bushwick Inlet.

At the last hearing about Monitor Point we heard organizations stating the need for affordable housing.

I worked as a housing counselor for about 10 years. I know how difficult it is for the people who need housing the most to qualify for those apartment lotteries. I also know that the housing counseling agencies and union workers are paid to be at the hearing. I also know as a community member that the housing lottery process is unfair to the people who actually live in the community. The word affordable has been very deceiving.

For instance, as much as the Nuhart facility affected our community health, the bar was set too high for affected community members to qualify for the apartments that were developed there. I know my husband and I didn't qualify.

Community members fought many years to get noxious polluters out of our community and we fought through a major rezoning so that our health would improve. But it seems to me that the community never really gets the housing and parks that it was promised. And the little open space we do get is overwhelmed by over development. Say no to this massive tower.



March 30, 2026

25DCP068K_DL@planning.nyc.gov
Ms. Stephanie Shellooe, AICP
Director, Environmental Assessment and Review Division
New York City Department of City Planning (DCP)
120 Broadway, 31st Floor
New York, New York 10271

Re: Save the Inlet's Public Comments for Monitor Point CEQR No. 25DCP068K / DEIS

Dear Ms. Shellooe,

Save the Inlet (STI) is opposed to the Monitor Point upzoning application by the Gotham Organization, the Metropolitan Transportation Authority (MTA) and the Greenpoint Monitor Museum (together, the Applicants). Save the Inlet views the Applicants' draft Environmental Impact Statement (DEIS) with alarm because it puts the project in a context that does not exist – where climate change is not accelerating and the adjacent land along the waterfront already zoned R8 for high density residential use will not continue to be built out to the existing zoning limits, straining the natural surroundings and infrastructure at every level.

First, a threshold request. Save the Inlet members have attended the public meetings on Monitor Point and noticed that there are often large differences between what the Applicants say publicly and what is in their formal submission (for example, the public comments indicate even those most engaged largely believe the project is 40% affordable, but the application is for a 25% affordable project). We ask the DCP to require the Applicants to review their public presentations made throughout this process, redline the statements that were false at the time they were made, and to release those redlined documents to the public.

Save the Inlet's members have specific questions and concerns related to the Applicants' DEIS.

Appendix B: NYC Waterfront Revitalization Program: Consistency Assessment Form

"The Proposed Actions would facilitate a mixed-use development on the Development Site at 40 and 56 Quay Street"

STI response: Please specify what alternative uses of the site were considered that (1) do not involve variances to the existing zoning; or (2) would allow more open space on the site, or (3) would allow the MTA Lot 1 to become a park. If the answer to any of these options is none, please explain the rationale for not considering such an alternative.

Monitor Point "would be comprised of three buildings totaling approximately 1,214,000 gross square foot [sic] . . . including residential space for up to 1,150 total dwelling units"

STI response: Please explain the rationale for placing 1,150 families in a NYC Evacuation Zone 1, in buildings planned to be up to 600 feet tall. Please provide the evacuation plan for those families.

Please also explain which floors of each building in the proposed development, if any, are considered "subject to flooding" under New York City's Building Codes, and what restrictions on their use are planned.

Monitor Point will have "approximately 37,000 gsf of below-grade parking (approximately 140 spaces) on Lot 1.

STI response: Please explain the rationale for placing underground parking on a Zone 1 floodplain, and the flood evacuation plan for that space.

Monitor Point will "include the creation of over an acre of waterfront open space (approximately 50,000 sf or 1.15 acres).

STI response: Please detail what portion of that space will be accessible to the public, and what portion will not be, and specify the particular uses of each space, indicating square footage and acreage. Please also specify what amount of the open space will be porous ground, and for the portions that are impermeable, identify their uses and level of impermeability.

The proposal includes payments of "$300,000 annually . . to the City/NYC Parks for the operation of Bushwick Inlet Park"

STI response: Please specify if NYC Parks has agreed to make any changes to the existing Bushwick Inlet Park to accommodate the proposed Monitor Point project, and the cost of any such changes. Please identify in detail any portion of Bushwick Inlet Park that would be ripped up if the Monitor Point project is developed, the amount of time the land will be inaccessible to the public, and the rationale for allowing these actions. Please specify the net present value of any contributions the developer will make to NYC Parks, and of any costs to NYC Parks incurred by the proposed development.

The Proposed Development would also 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."

STI response: Please explain what work has been done to assess the impact of this proposed development on the resiliency and flood protection for the surrounding community. Please include within that not only possible future floods, but storm surges and changes in the water table. Please indicate the size of the surrounding community included in any such assessments – both the distance from the site covered and the number of people living within the area.

Please provide information on how any water blocked from Monitor Point's luxury tower by the bulkhead and podium is expected to flow. We are concerned that the bulkhead could amplify wave action, increase erosion along the adjacent shoreline, and sever the natural relationship between the upland and the tidal inlet. If you disagree with these ideas, please explain why.

Provide any assessment concerning the impact of this upzoning on water events within the half mile study zone, including Bushwick Inlet, the existing buildings and planned buildings that can be built as of right, the MTA tunnels through Greenpoint and Williamsburg, and the Greenpoint Avenue and Nassau Street subway stations.

Given that Lot 1 is owned by the MTA, we expect that the environmental assessment would include any impact on the MTA's existing infrastructure including the nearest two train stations. If that is not so, please state so clearly.

Provide information on how this development will impact the combined sewer system assuming the neighboring area is developed to the full amount allowable under current zoning.

Provide information on how this development will impact the combined sewer system assuming the neighboring area is developed to the full amount allowable under current zoning.

If the answer to any of these questions is that such work has not been done, please explain the rationale. (We have more detailed concerns on this issue in the water section below.)

The Applicants claim "The current proposal is the fulfillment of the City's vision for this site as established by the 2005 rezoning".

STI response: This statement is clearly false, as the Applicants seek a massive upzoning from the 2005 rezoning in place. Please provide an explanation of whether the Applicants

considered using the site consistent with the current R6 zoning, and whether they considered a development without an upzoning feasible, and if not, why not.

The Waterfront Revitalization Plan expects to support and facilitate commercial and residential redevelopment in areas well-suited to such development, and to encourage commercial and residential redevelopment in appropriate Coastal Zone areas.

STI response: The Applicants have not adequately addressed the "well-suited" and "appropriate coastal zone" portion of the siting requirements. While the Applicants acknowledge the land they hope to build on is both adjacent to and partially within Community Board 1's only "recognized ecological complex" that should be protected, placing luxury towers on the land is not a solution that makes any sense. The Applicants plan to fortify this parcel without adequately internalizing the cost to the people and natural resources around it.

The Applicants claim the proposed development enhances public access to the waterfront compared to the existing building.

STI response: The existing NYCTA facility has existed for decades as a single-story industrial building much like the surrounding buildings along Franklin and upland Greenpoint. It is not out of character. However, the proposed enormous trio of high rises will dramatically change the character of Quay Street from historic industrial Greenpoint waterfront with light and air into a massive wall pushed up against the sidewalk soaring 21 stories, a multi-story podium with 2 high rise towers protruding at 41 and 56 stories. This will obliterate light from the South casting Quay Street and upland Greenpoint into shadow. Contrary to DEIS, the views will be obliterated. The connector street, which the Applicants claim credit for, is required by the zoning restriction.

The Applicants say: "a key element of the Proposed Development design is the protection and restoration of natural resources within and adjacent to Bushwick Inlet, including its habitats, flora, and fauna. Accordingly, the Applicant is undertaking extensive shoreline restoration as part of the proposed waterfront open space, including shoreline stabilization to address existing erosion and sedimentation impacts to Bushwick Inlet, as well as habitat restoration and establishment. In contrast to the current dominance and proliferation of non-native/invasive plant species at the Development Site under existing conditions, the planting plan for the Proposed Development includes the installation of native tree, shrub, and herbaceous plant species that occur in New York coastal habitats."

STI response: The Applicants' description of their project is self-serving and disingenuous, to say the least, as the main feature of the project is a 40-foot steel bulkhead that hardens the shoreline, while the two largest towers will be built over an enormous podium encompassing a great deal of the parcel's land. STI requests that the proposed plan be compared to a natural

alternative that would protect and restore the tidal wetlands and allow the shoreline and land to provide a buffer to the surrounding neighborhood and adjacent embayment.

We are concerned that the applicant's response to the policy guidelines to protect natural resources are not detailed enough in how the proposed project will impact the area.

- We ask how placing three high rise towers on 1.8 acres of land 50 feet from the water's edge of the Bushwick Inlet will impact the environment in a positive way and protect vulnerable plant, fish and wildlife species, and rare ecological communities?

- How would an excavation to support these enormous towers impact the already full water table on the land? Will construction disturb toxic soil and compounds, and shift contaminated soil and water to the Bushwick Inlet? A portion of Bushwick Inlet Park has been built out and now contains new rip rap, marsh edge, and earthen berm. How will this be protected?

- The proposal claims to enhance wetlands and vegetated tidal high and low marsh plant communities. However, the plan is an elevated walkway that can be described as a narrow esplanade, and contains a variance request to reduce the waterfront access plan area from 40 feet to 30 ft. How can the plan be reconciled with the claims?

The Waterfront Revitalization Plan looks to protect the quality and quantity of groundwater, streams, and the sources of water for wetlands.

The Bushwick Inlet is the outlet for the historic Bushwick Creek which began in Bushwick and meandered through the marshy wetlands until it reached the East River and Bushwick Inlet tidal estuary. This creek still runs underground along N.15th Street and it is visible in daylight puddling and floods during weather events. 40 Quay sits on landfilled wetlands and the historic Creek is still active today. (Please see Exhibit E).

How can the Applicants reconcile the plan to place an enormous podium that spans over 60% of the Monitor Point footprint, creating a hardened landscape abutting the narrow 50' wide Bushwick Inlet Park with this obligation to protect the groundwater?

Save the Inlet contends the abundant hardscape in the design is counter to goals of the Waterfront Revitalization Plan which emphasizes nature-based designs.

The Waterfront Revitalization Plan looks to integrate consideration of the latest New York City projections of climate change and sea level rise (as published in New York City Panel on Climate Change 2015 Report, Chapter 2: Sea Level Rise and Coastal Storms) into the planning and design of projects in the city's Coastal Zone.

STI notes that building Monitor Point in a flood zone goes against New York State's and City's own recommended policies. New York State issued revised FEMA assessment in 2025 (found here: NYSClimateimpacts.org). The new assessment predicts the sea-level in the Bushwick Inlet will be 23" higher by 2050, less than 20 years from the proposed build date of this project. The assessment strongly recommends that publicly owned properties on climate risk waterfront should not be developed into residential housing. How can this project on government agency land be reconciled with that directive?

The Waterfront Revitalization Plan seeks to minimize environmental degradation and negative impacts on public health from solid waste, toxic pollutants, hazardous materials, and industrial materials that may pose risks to the environment and public health and safety.

This project would require a Brownfield remediation. What is the projected range of cost of such a remediation, and how much of that cost would be covered by the taxpayers either (1) directly or (2) indirectly through tax incentives, rebates, or other means?

How much, for how long, and by what methods are toxic materials expected to be transported from the site in the remediation process?

The Waterfront Revitalization Plan seeks to Provide public access to, from, and along New York City's coastal waters.

Save the Inlet contends that the proposed development would not enliven the waterfront, instead it would ruin the public Bushwick Inlet Park by building enormous, bulky buildings adjacent to the park and only 50' from the water's edge, essentially privatizing the public park as an amenity for the high-rise dwellers. We refer the Department to the Alternative vision Nick Shannon has proposed, which is attached to this submission.

Water and Sewar Infrastructure

For context, according to NYC Overview of Climate, the sea level around New York City is rising twice as fast as the global average. When the ground is easily saturated, more stormwater will run off into streets and homes. The City's average annual rainfall is increasing at a rate of almost an inch per year, according to the Department of Environmental Protection. The Bushwick Inlet is in a designated flood zone within Evacuation Zone 1 at the site of historic wetland marshes. The water table in Greenpoint is full. As recently as July 2025, an everyday downpour dropped 2.7 inches of rain on the city in just an hour. In 2021, Hurricane Ida left nine inches of rain, falling at a peak rate of 3.47 inches per hour in Central Park, record breaking for the City. New York City's sewar capacity is just 1.75 inches per hour.

During Hurricane Sandy 14 years ago, storm surge rose 12ft at the Bushwick Inlet. Greenpoint sewers were completely overwhelmed and homes were flooded.

The CEQR manual lists the thresholds where a project's potential to result in a significant adverse impact to the environment. A preliminary infrastructure analysis would be needed if the project is located in a combined sewer area and would exceed the following incremental development of residential units or commercial, public facility, and institution and/or community facility space above the predicted No-Action scenario: (1) 1,000 residential units or 250,000 sq. ft. of commercial, public facility, and institution and/or community facility space or more in Manhattan; or, (2) 400 residential units or 150,000 sq. ft. of commercial, public facility, and institution and/or community facility space or more in the Bronx, Brooklyn, Staten Island, or Queens. This project meets these thresholds, so STI offers these questions to the Dept of City Planning commissioners to consider:

- Has the proposed development adequately plan for its massive overloading of a sewer overflow system already at overcapacity?
- Has the proposal adequately explained the feasibility of connecting the MP development to existing sewer infrastructure?
- Has the proposal contributed to or harmed climate change preparedness and investment in long term infrastructure solutions for Greenpoint?
- Given that the project exceeds 400 residential units and is located within the Newtown Creek combined sewer drainage area, can DCP clarify whether a full detailed hydraulic analysis (not just preliminary analysis) was conducted, as recommended in the CEQR Technical Manual for areas of concern?
- Have the Applicants studied how the extra wastewater generated by their development could potentially adversely affect marine life in these bodies of water and park goers who inhale air during these periods of released wastewater?
- The CEQR Technical Manual identifies Newtown Creek as a sensitive drainage area requiring infrastructure assessment. How does the DEIS account for this designation beyond standard threshold analysis?
- Has the study area appropriately included all downstream infrastructure components, including regulators, interceptors, and CSO outfalls such as NCB-004 and NCB-005?

The proposal also raises concerns around Combined Sewer Overflow (CSO) Impacts. During rain events, the NCB-004 CSO's are discharged in the Bushwick Inlet. The average discharge is 164 million gallons per year for the Bayside (Southside of mouth of the Bushwick inlet park site) and 19 million gallons per year for the Quay Street / Monitor Park site BEFORE the addition of the thousands of the proposed project's toilets and showers.

- The DEIS concludes that the project would not result in a significant adverse impact because flows represent a small percentage of WRRF capacity. How does this conclusion account for localized CSO conditions, where impacts are driven by peak flow and storm events, not plant capacity alone? (For context, Greenpoint- Bushwick Creek Watershed is within the 12 ft flood zone, which was reached during Hurricane Sandy).
- Existing data indicates significant annual CSO discharge volumes at Bushwick Inlet and along Quay Street. How does the DEIS evaluate the project's contribution to cumulative CSO volumes and frequency, particularly during wet weather events?
- Was CSO modeling conducted, as recommended in the CEQR Technical Manual when increases may exacerbate overflow events such as the recent extreme weather events? If not, why not?
- Did the DEIS model cloudburst and other storm surge flooding impacts upon upland areas? If not, why not?
- How does the project align with the City's Long-Term Control Plan (LTCP) commitments for Newtown Creek, which are intended to reduce—not increase—CSO discharges?

We ask the DCP to require detailed analysis under Peak Flow and Real-World Usage Scenarios. (We also refer you to Exhibits A – D showing the local sewer maps including the CSOs).

This proposed development is not happening in isolation, it would compound population density with new residential construction.

- The analysis references average daily flow increases. How does the DEIS account for peak discharge scenarios, such as simultaneous residential usage (e.g., large-event usage spikes), which can stress combined sewer systems?
- What assumptions were used for per capita wastewater generation, and how do these translate to total flows for approximately 1,100+ residential units? Did the study include anticipated new population density?
- Can DCP provide the maximum instantaneous flow estimates, rather than only daily averages?
- How does the analysis take into account expected as of right development nearby? According to CB1 there are 4600 new as-of-right housing units being planned for West Street from Quay to Greenpoint Ave. From what we can see, these are not included in the modeling for impacts on sewer capacity demands. In addition, properties on

Greenpoint Ave are being prepared to be sold or re-developed. CB1 estimates 15,000 new residents within a two-block radius of Monitor Point.

Save the Inlet is concerned with the project's burden on sewer capacity and infrastructure constraints.

- The project discharges to a 36-inch combined sewer leading to a 66-inch pipe and downstream interceptors. What is the existing utilization rate and available capacity of these pipes during dry and wet weather conditions?
- Has a hydraulic capacity analysis been performed for the Franklin Street interceptor system, including the 96" x 90" interceptor, to confirm it can accommodate additional flows?
- Will any off-site sewer upgrades or enlargements be required to accommodate the project? If so, where are these disclosed?
- How will the addition of 15,000 new residents impact the demands on the capacity of the Franklin St interceptor system
- Recently, the city announced the redesign of the long-term control plan at Newtown Creek —a small waterway that separates Brooklyn and Queens and connects to the East River—causing delays in the reduction of combined sewer overflow into the creek. Though the redesign would lead to a 67 percent reduction in overflow into the creek, rather than 62 percent, community leaders want to see further reductions if the project is to be delayed to 2040. How would this project further strain that system?

STI concerns regarding Elevation, Pumping, and Flood Risk (see Chapter 11, p. 9 figure 11-1)

Does the DEIS model scenarios for 2040 (less than 25 years) when NYS predictions of sea-level rise is 23"?

- How will the sewer pipes from the west end of Quay connect to Franklin given the grade?
- Flow Requirements: The invert elevation of the outfall must be lower than the upstream pipe to ensure gravity-driven flow. What is the invert elevation and depth of the receiving sewer infrastructure, and how does this affect system reliability under flood conditions?
- Given that portions of the site appear to be at a lower elevation than downstream connections (e.g., Franklin Street), will the project require pumping systems to convey wastewater?

- If pumping of water is required:
    - What are the design flood elevations for pump equipment?
    - What redundancy and backup power systems are proposed?
    - How does the DEIS assess failure risk during flood events, when pumps are most vulnerable?

STI concerns regarding Stormwater Management and Best Management Practices (BMP) effectiveness

The DEIS relies on Best Management Practices (BMPs) such as detention tanks and green infrastructure. Can DCP please provide:

- The required retention volume for the site?
- The assumed performance during extreme storm events, not just small rainfall events?
- Reduce density and wastewater generation?
- Increase on-site retention beyond minimum requirements?
- How will BMP performance be ensured over time, and what enforcement mechanisms are in place?
- Given climate projections, were BMP systems evaluated under future rainfall intensity scenarios?
- Where will the tanks be placed, and how will they be protected from climate events?

STI concerns regarding Floodplain and System Interaction

- The project is located within a designated floodplain area. How does the DEIS evaluate the interaction between:
    - Storm surge flooding, and
    - Combined sewer system backflow or surcharge conditions?
- Could flooding conditions lead to untreated sewage discharge into the East River via outfalls such as NCB-004?

STI concerns regarding Regulatory Consistency and Compliance- Cumulative and Future Conditions

- How does the conclusion of “no significant adverse impact” align with (1) Clean Water Act requirements, and (2) Municipal Separate Storm Sewer System (MS4) permit obligations, which require reductions in pollutant discharge?
- Has the project been evaluated for consistency with citywide stormwater management goals, including reducing CSO events and improving water quality?
- How does the DEIS account for cumulative development in the North Brooklyn waterfront and its impact on the combined sewer system?
- Were future climate conditions, including increased rainfall intensity and sea level rise, incorporated into the infrastructure analysis?

STI concerns regarding Alternatives and Resilience Planning- Bushwick Creek Watershed Catchment Zone

Bushwick Inlet sits within historic wetlands which reach all the way from the East River past McCarren Park.

- Given the location within the Bushwick Inlet watershed, was the site evaluated as part of a broader flood mitigation or stormwater capture strategy, similar to NYC’s Cloudburst initiatives?

Given the project’s location within a combined sewer system, a designated drainage area of concern, and a flood-prone waterfront, Save the Inlet’s position is that a more robust, site-specific, and future-oriented analysis is warranted to fully assess potential impacts on wastewater and stormwater infrastructure.

Open Space

Save the Inlet is concerned the proposed development will directly and severely degrade the design and user experience of Bushwick Inlet Park.

We ask the DCP to consider the quality of the open space available to the public. Erecting 640’, 490’, and 260’ towers abutting the inlet section of the park will negate the ‘open’ aspect of open space here. A development of this scale towering so close to the inlet and the park will be oppressive in its visual impact. It will effectively serve as the front yard for about 3,000 people, who are primarily in the top 10% of income earners, who will live in these immense towers, which will have the net effect of privatizing the park. Public parks are the great equalizer, and should be open and inviting to all, regardless of background and economic status. The out-of-scale with-action development will lessen the park’s essential feeling of openness and as being an inviting, welcoming space within the public realm.

STI is also concerned with the amount of open space available to the public in the Greenpoint and Williamsburg neighborhoods. For decades, Brooklyn Community District #1 has ranked in the bottom percentile for Open Space Ratio (OSR) in the City, at a measly .6 acres per 1,000 people, where the City average is 1.8 acres and the City's goal is 2.5 acres. The proposed development will lower the local ratio even further with the addition of nearly 3,000 new residents, because the small amount of open space in this project does not even keep pace with the existing low open space ratio, because it would add so many residents.

STI urges the Department of City Planning to expand the scope of its open space review to capture the reality of a fast-growing residential neighborhood. Consideration must be given to the tsunami of new waterfront and upland development in Greenpoint and North Williamsburg over the last 20 years, which has shown no signs of slowing down. Tens of thousands of new residents have moved into these areas, especially on the East River waterfront near the 40 Quay site. Current nearby public open spaces are inundated to full capacity during peak periods.

Natural Resources

The Bushwick Inlet is a unique tidal embayment and estuary, the only registered ecological complex within the Community District. It is a remnant of the original marshland and the Bushwick Creek, which fed and protected the shoreline. This vital ecosystem supports both breeding and migrating marine life and an enormous array of avian species that breed, winter, and migrate through the environs of the Inlet. The building height and number of windows in the proposed project could be devastating to thousands of migrating birds, as they could fall victim to window collisions, despite the 2019 City legislation that protects new construction up to 70 feet. This phenomenon is currently happening at epic levels in the New York City area, as this region lies along a major avian migratory flyway (the Atlantic Flyway).

Our geographic location as a City poses an immense challenge for the billions of birds that migrate twice a year along the Atlantic flyway. The documentation provided in the DEIS is not comprehensive in capturing the vulnerabilities posed by human interaction (e.g., habitat loss, lead poisoning, various types of pollution). "Artificial light at night (ALAN) is a rapidly expanding pollutant, raising concerns about its impact on species that rely on natural light cues for critical behaviors" (Winter, 2025).

Applicants state (in Appendix E, page 2) *The avian species listed below were observed (i.e., seen and/or heard) during field surveys conducted on January 8 and April 18, 2025 (*indicates species observed within Bushwick Inlet and/or Bushwick Inlet Park). This observed bird species list is not intended to be an all-inclusive inventory of the avian species present at the Development Site.*

Indeed, the list fails to capture the avian species seen in the area, especially given the continuous nature of the waterfront shoreline conveyed in the Waterfront Plan, and the adjacent areas utilized for nesting, foraging, and rest (e.g., Bushwick Inlet Park's parcels at 86 or 50 Kent, WNY Transmitter Park, or even the immediate West Wharf's park). The provided list also fails to take into account the Near Threatened species, Killdeer (*Charadrius vociferus),* which have actively used the span of the waterfront as their nesting grounds "Killdeer are often found away from shores as well as near them, frequenting mudflats, gravel bars, short-grass meadows, and their twentieth-century counterparts, such as construction sites, road shoulders, gravel roads and driveways, graveled rooftops, lawns, pastures, and golf courses" with nesting beginning in "May in the northern tier of states and southern Canada." Already seen in March 2026, this returning nesting migrator was also seen on the Inlet's soft shore beach via a local Naturalist, July 6, 2025, where adults and juveniles were observed (https://ebird.org/species/killde/L2987635) directly in front of the 40 Quay site. This specific species of birds is active both day and night, creating immense challenges for concurrent construction projects in North Brooklyn and Long Island City, where citizen scientists have documented their sightings on Cornell's eBird platform (Jackson, B. J., & Jackson, J. A., 2020).

Continued research needs for these taxa of bird are needed, specifically, "Nocturnal behavior of the species has received scant attention. In particular, more information is needed on the extent of feeding at feeding, possible variation in nocturnal foraging with moon phase, the roles of the sexes in incubation and brooding at night, and the nature of social interactions at night"—while research may not be conducted at this site, the proposition of a highlighted need for the data suggests a vulnerability to the species based on the prioritized behaviors as noted by Jackson and Jackson (2020).

Additionally, this population of birds has been identified as particularly sensitive to collisions with *stationary and moving objects*, such as buildings—the MTA's single-story height poses minimal conflict with their migratory passage. Noted as "more" prone than other shorebirds to strike television towers and tall buildings during nocturnal movements. Because the gravel aprons frequently present along roadsides are attractive to this species as potential nest sites, and the raised open beds of roads are attractive as display sites, Killdeer are particularly vulnerable to being struck by vehicles" (Jackson, B. J., & Jackson, J. A., 2020).

Further, while we have over 150 species recorded at Bushwick Inlet Park, it doesn't account for all 408 migratory bird species that utilize the Atlantic flyway, or the 280 birds known to pass through New York City during migration. Additionally, the Natural Resources section does not investigate the IUNC Red List categories of species (23, 6% globally threatened) that have been noted in the inlet and the subsequent protections to ensure their continued

rebound, given the 2025 State of Birds (in appendices) deep concern about the accelerated decline and impact on humans and our environment (NABCI, 2025).



Figure 1- IUCN Red List Category of Species, American Flyways, The IUCN Red List Categories and Criteria are an objective and widely accepted system for classifying species according to their extinction risk. Species are divided into eight categories—Extinct (EX), Extinct in the Wild (EW), Critically Endangered (CR), Endangered (EN), Vulnerable (VU), Near Threatened (NT), Least Concern (LC), and Data Deficient (DD). Those categorized as Vulnerable, Endangered, or Critically Endangered are considered globally threatened

Species on the IUNC Red List observed in the Inlet include:

- Chimney Swift (*Chaetura pelagica)*
- Horned Grebe (*Podiceps auritus)*
- Greater Yellowlegs (*Tringa melanoleuca)*
- Killdeer *(Charadrius vociferus)*
- Blackpoll Warbler (Setophaga striata)

What protections are in place for this animal life, which face multiple threats from this project?

The New York City Bird Alliance's DBird.org is a citizen-science portal for documenting avian deaths from reported collisions in North America. The Wild Bird Fund (the only wildlife rehabilitation center in the five boroughs) continues to see window-collision injuries and deaths despite the City's new construction requirements for new buildings—these compulsory additions nevertheless did not account for additional factors involved with collisions such as light pollution, whether from construction or residents, which can create fatigue, and disorientation leading to collisions with a structure. The State of the Birds report: United States of America. North American Bird Conservation Initiative. https://www.stateofthebirds.org/2025/wp-content/uploads/2025/03/state-of-the-birds-sotb-2025-pages.pdf is a useful source of information on birds.

While the design of the building is not a *wall* of glass, collisions still are possible above the 70-foot mark of protection, as well as the physical disruption of the airspace so close to the water's edge. Additionally, habitat loss, construction impacts, various types of pollution, and the threat of car strikes are not eliminated by the 70 feet of bird-friendly building materials required by City law. ALAN not only increases the likelihood of collisions but can also influence marine life (Winter, 2025). Less than 150 feet from the water, this proposed project would inherently impact estuary wildlife and the East River ecosystem, including other forms of life beyond reptiles and mammals.

Naturalists have recently observed Diamondback Terrapins (Malaclemys terrapin), an endangered species, nesting on land slated for development and in areas of Bushwick Inlet Park that would be disrupted by the proposed project. According to the National Fish and Wildlife Service (2025), "homes closer to the shoreline or with bright lights near windows may need [a] darker tint […] to effectively eliminate light" that disorients and disrupts the quality of life for the protected species noted, as well as the other wildlife in the proposed project corridor. At the time of authorship, New York State and the City of New York had no lighting requirements or standards enacted to minimize light pollution after 9 PM during the migratory or nesting seasons, both critical times for their continued distribution. Relying upon developer or builder-driven intervention has shown promise; however, researchers recommend additional measures of protection given the "unrealistic and unlikely to enact meaningful change given the sweeping geographic need, not just in North America but worldwide "to help navigate the complexity and confusion associated with enforcing national and regional (provincial and state) legislation around ALAN, and building materials (Klem, 2025). Killdeer and Diamondback Terrapins face threats as species from human conflict, including habitat loss, pollution (including light pollution, which disorients both marine and terrestrial species), and car strikes.

Additionally, how will pile driving and drilling potentially adversely affect marine life in the inlet?

Transportation

[T]he Proposed Development would generate 206 subway passengers in the northbound direction through the Greenpoint Avenue station maximum load point during the weekday AM peak hour. The increase in subway passengers per car would be 4.58. The Proposed Development would generate 97 subway passengers in the southbound direction through the 21st Street station maximum load point during the weekday AM peak hour. The increase in subway passengers per car would be 3.95. As these passenger-per-car increments are both less than five passengers per car, significant adverse impacts to subway line haul conditions are not anticipated.

The impact on subway crowding is quite close to what seems to be an arbitrary limit on when an increase in ridership will be perceptible. As the study shows, the G line in Greenpoint is operating at and over capacity during peak hours. Adding four passengers per car to an overcapacity car is more impactful than adding four passengers to a car where there's space. Particularly given that the proposed project site is MTA owned, why does the proposal not attempt to mitigate the proposed project's anticipated contribution to overcrowding?

STI also encourages the DCP to consider the impact of the project in instances of climate events. Has a comprehensive review been done to compare the impact on the area's infrastructure by using this land to build luxury residential towers of up to 600 feet rather than using the land for natural climate resiliency?

Land Use, Zoning, Public Policy

New York City's housing crisis has dominated the discussion of this project's review. One point that all sides agree on is that more affordable housing is needed in the City to accept and retain residents, and that the 2005 Greenpoint Williamsburg rezoning has added significant populations, both through market-rate and affordable developments, in the area. Close to the proposed development site, on the Greenpoint waterfront alone, on Commercial Street and West Streets, almost 5,800 new housing units have been created over two decades, with almost 1,800 income restricted dwellings. Another 3,300 new units (56% more) are still planned. This community board has demonstrated willingness to grow. The community has also repeatedly expressed its interest to add deeply affordable housing – something this project emphatically does not provide. Thomas Hameline, longtime President and CEO of HELP USA, has spoken publicly about this issue. The least expensive apartment requires $10,000 more in yearly income than a minimum wage earner makes. A review of Community Board 1's statements have been clear over time that the community seeks deeply affordable housing.

Additionally, the community objects to this project because it adds largely luxury housing while not adding even a proportionate increase in open space and infrastructure improvements, and without meaningful resiliency added through natural, living shorelines.

What makes this particular parcel unique, aside from its ecological sensitivity, is that the bulk of the land is owned by a public agency, the MTA. Local residents contend there is greater intrinsic value for public land that provides a shared open community space which supports and connects people to nature, while also offering storm resilience. This idea is *Public Land for Public Good.* The health and well-being of residents which public accessible open space provides is invaluable. Overcrowding and downward financial pressure promote the opposite effect and reduce the intrinsic value of a publicly owned land.

Save the Inlet has been surprised by how information has slowly come out to show that the public is paying for this project, and by how often during the public-facing portion of the ULURP process the Applicants have presented significant changes in their expectations for the project, while the content of the proposal remains the same.

With that in mind, please provide answers to these questions:

- Please explain how this project will be insured, particularly against climate risk.

- Please explain with what economic risks the MTA is taking by retaining ownership of the land.

- Please explain what role the public, and taxpayers, will play in building this project, insuring this project, and absorbing risks related to any aspect of this project.

- Will tax-exempt financing be used for this project? If so, how much?

- Which programs within the federal, state, and city government will contribute to this project, in what way, and in what amounts?

In relation to 56 Quay Street, the site was transferred from Motiva to the Greenpoint Monitor Museum through a restrictive deed that is directly incompatible with the zoning changes the Applicants seek. The land is meant for non-profit use, and the restrictions run with the land.

- Does the DCP action need to comply with the deed restrictions? If not, please explain.

Urban Design and Visual Resources

Save the Inlet has grave concerns regarding the potential significant adverse effects the proposed development will have on Urban Design and Visual Resources. The 2005 Greenpoint-Williamsburg Waterfront Rezoning described their decision this way: "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. …The proposed 65-foot height limits along the west side of Commercial Street, West Street, and Kent Avenue require waterfront development to meet the neighborhood at a low scale."

The communities of Greenpoint and North Williamsburg consider these design principles to be critical to preserving a human-scale experience on the nearby streets and within

Bushwick Inlet Park, where this immensely out-of-scale proposed development would be built. A large-scale development with a rezone from height-restricted R6 to R8, 10 times taller than the as-of-right limit (and up to 240' taller than any waterfront building north of Domino Park), would be an assault on these design principles and create an oppressive user experience in Bushwick Inlet Park and on the streets near 40 Quay Street. It would be an incredibly insensitive assault on the human experience on the ground.

Hazardous Materials

Save the Inlet members have the following questions:

- During the remediation and construction phases of the project, how will exposure to construction-produced particulate matter and volatile organic compounds be addressed?

- How will the potential migration of contaminated groundwater and soil vapor into Bushwick Inlet Park and Bushwick Inlet be prevented?

- How will the park, park goers, the inlet, and marine life be protected?

Shadows

One Save the Inlet supporter has estimated that the shadow cast by a 60-story building is significant throughout the year but will be especially brutal to Greenpoint during the low winter sun. This is how long it'll stretch on January 1st:

2:00 PM 1,946 feet .37 miles about 7.4 blocks
2:30 PM 2,323 feet .44 miles about 8.8 blocks
3:00 PM 2,970 feet .56 miles about 11.3 blocks
3:30 PM 4,257 feet .81 miles about 16.1 blocks
4:00 PM 7,899 feet 1.5 miles about 29.9 blocks

Similarly, on a nice spring day like May 15th, once a 600-foot tower is built, the STI supporter estimates Transmitter Park will fall into darkness for about 20 minutes during the afternoon from 12:10 to 12:30 PM.

Do you agree with these assessments? If not, please explain. Please explain how these shadows are justified.

Construction

Please detail how many truckloads of concrete would be needed to build this development.

- During construction, how many trucks will be used on pour days, and how long will they idle in the construction area? How long will that aspect of the project last?

- What efforts will be made to protect the nearest school, PS 031, from the impact of these diesel trucks?

Wind

Wind Impacts on Migratory Birds & Public Open Space

Save the Inlet doesn't think that the Pedestrian-Level Wind (PLW) Study included in Appendix D of the Monitor Point DEIS sufficiently evaluates wind impacts on both migratory birds and passive recreation conditions at Bushwick Inlet Park, a recognized ecological complex and critical public open space resource.

The report concludes that wind conditions are "acceptable" because they do not exceed a 56 mph gust threshold. According to The National Weather Service, official Beaufort Wind Scale, 39-46 mph are "Gale" force winds. Winds at 56 mph are registered as level "Storm- trees uprooted; considerable structural damage occurs." This seems like an inappropriately high bar that ignores widely accepted thresholds for comfort, usability, and everyday safety in an urban environment.

In New York City, winds in the range of 40 to 50 mph are already considered dangerous, creating walking difficulties, increasing the risk of falling debris, and making streets and open spaces hazardous. The National Weather Service issues High Wind Warnings when sustained winds reach 40 mph, and pedestrian balance is known to be significantly affected at gusts around 55 mph. It is notable that the DEIS Wind Study itself predicts conditions approaching approximately 39 mph, with multiple locations reaching into the mid-40 mph range. These are not trivial conditions—they are borderline dangerous for pedestrians and widely recognized as uncomfortable and unsuitable for passive recreation.

This is especially concerning given the site's immediate adjacency to Bushwick Inlet Park, which is intended to serve as a place for sitting, relaxing, waterfront viewing, children's play, and informal gathering. CEQR requires evaluation of whether a project would diminish the usability of public open space. Winds in the 30 to 45 mph range on are well known to discourage sitting and lingering, create harsh and unpleasant conditions along waterfronts, and will reduce the overall accessibility and enjoyment of Bushwick Inlet Park. Save the Inlet believes that the DEIS does not meaningfully evaluate these comfort and usability thresholds and deserves more scrutiny.

The Wind Study does not include consideration of impacts on migratory and habitating birds in the inlet. Save the Inlet thinks this is a severe oversight and study of wind impacts on birds and ecology should be studied. Winds in the range of 25 to 30 mph are known to begin stressing birds and disrupting migration, while gusts of 35 to 40 mph or higher can force landings, displace birds from flight paths, and impair navigation (NYC Bird Alliance). The project, however, is predicted to generate wind conditions at approximately 39 mph sustained equivalents, with gusts in the mid-40 mph range—levels that exceed thresholds known to disrupt bird behavior.

The Bushwick Inlet is a recognized migratory corridor in Eastern Long Island and a designated ecological complex identified in the Waterfront Revitalization Program. Bushwick Inlet functions as a critical stopover and navigation point, where birds depend on relatively calm conditions to land, rest, and feed. The DEIS Wind Study should study the impact from the bird's point of view where the construction of three high-rise towers—21, 41, and 56 stories—directly adjacent to this habitat which could generate downwash, wind acceleration, and turbulent shear zones that can increase energy expenditure, cause disorientation, and lead to migration "fallout" events where birds are forced to land in suboptimal and hazardous urban environments. These impacts should be analyzed in the DEIS.

The wind study does not thoroughly look at cumulative neighborhood conditions because it does not include anticipated as-of-right development along West Street extending north toward Greenpoint Avenue. The combined impact of the proposed Monitor Point towers, existing high-rise development, and likely future buildout could result in a continuous corridor of elevated wind conditions along West Street and into Bushwick Inlet Park. Without modeling this reasonably foreseeable full build-out scenario, Save the Inlet does not believe that the DEIS Wind Study meets CEQR requirements and should be expanded to include all of West St.

Save the Inlet questions why the Wind Study only models conditions at approximately five feet above grade, which is irrelevant to bird flight behavior. The model explicitly excludes vegetation and landscape features which seems peculiar as we know is affected by wind. The study also excludes extreme weather events such as Hurricanes and Super Storms, despite increasing climate volatility, and does not integrate its findings with ecological or open space impact analyses. Last July 2025, NYC experienced several very damaging "storms" which brought gusty winds of 50-65 mph to the NYC area, resulting in downed trees and power line damage, and massive flooding. It seems at the very least, the wind study should include what are now fairly common weather events.

The study concludes that wind conditions are "safe," yet it acknowledges wind speeds are in the official Gale force range of approximately 39 to 45 mph. These everyday conditions are near-dangerous for pedestrians, uncomfortable and disruptive for park use, and well above

thresholds known to harm birds. And all of this is occurring within a public waterfront park that also functions as a recognized ecological complex supporting bird habitat and vegetation.

Save the Inlet believes that the conclusion of no significant adverse impact should be questioned by the commission and, to meet CEQR standards, a revised analysis should be required that includes pedestrian comfort criteria, full build-out of cumulative wind modeling, and multi-level wind analysis extending through the vertical range of bird flight. Given that the Bushwick Inlet is a Recognized Ecological Complex in the Waterfront Revitalization Plan, Save the Inlet wonders if the Wind Study model should include a formal ecological assessment of migratory pathways and habitat use at Bushwick Inlet, include vegetation and landscape features to reflect actual conditions, and evaluate extreme weather scenarios, including storm-driven and climate-adjusted wind patterns.

Alternatives

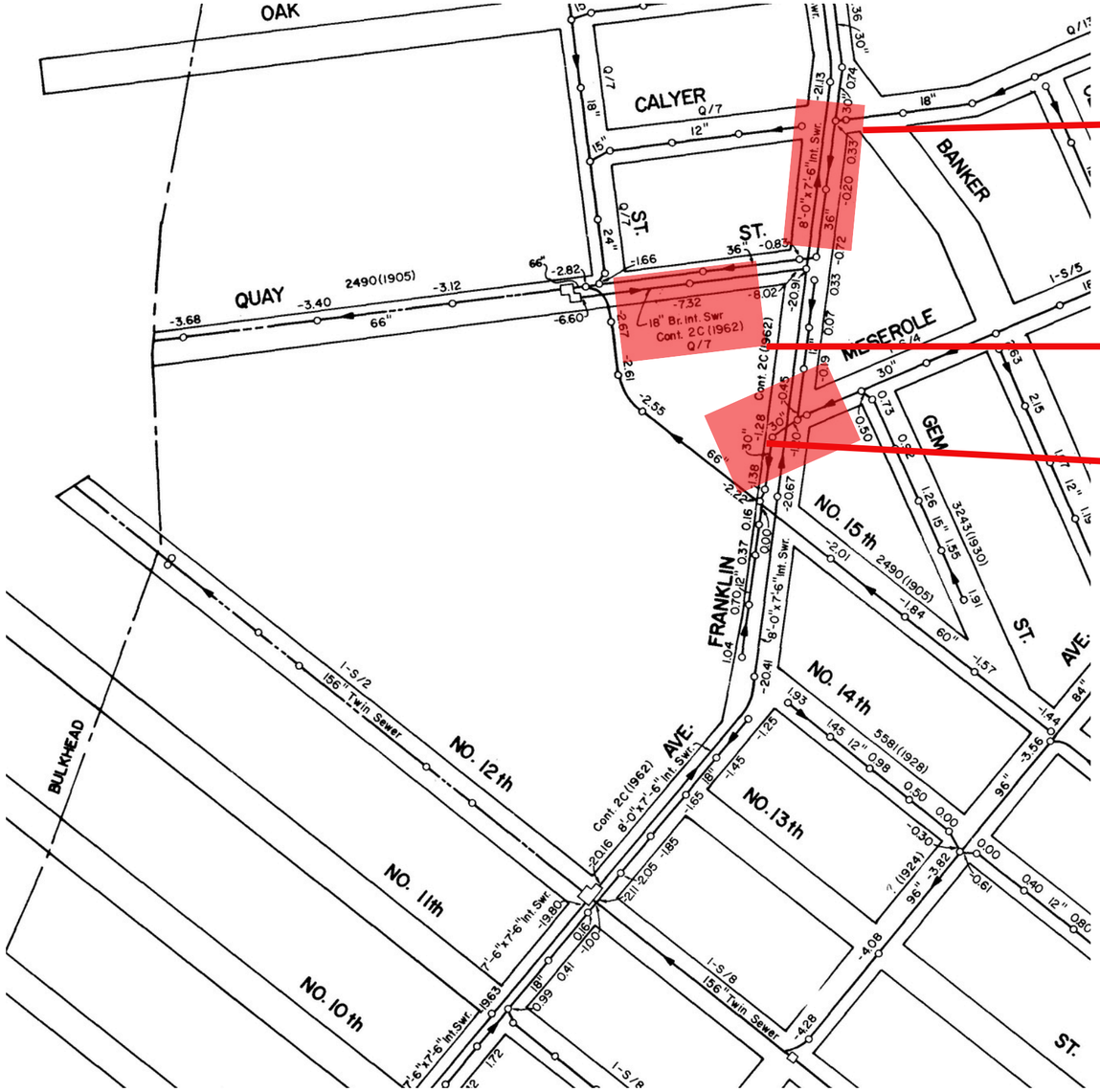
Save the Inlet encourages the MTA to work with government stakeholders to convert the 40 Quay site into public open space. This plan will increase the amount of open space in North Brooklyn, improving the district's very low open space ratio, and create a nature-based defense against storm risk. Stakeholders should consider utilizing a program such as the NYS Environmental Bond Act, along with City, State and Federal environmental grant programs to create a new resilient public open space, help relocate the MTA facilities and, as offered for many years, assist the Greenpoint Monitor Museum to steward their property in an environmentally rational manner consistent with their mission to inform the public about both the history of Monitor ship and the environmental hazards of neighborhood's industrial past.

Save the Inlet encloses Nick Shannon's renderings of an alternative use for the site, one that works with and respects the natural surroundings. See attached Exhibit F.

Respectfully submitted,

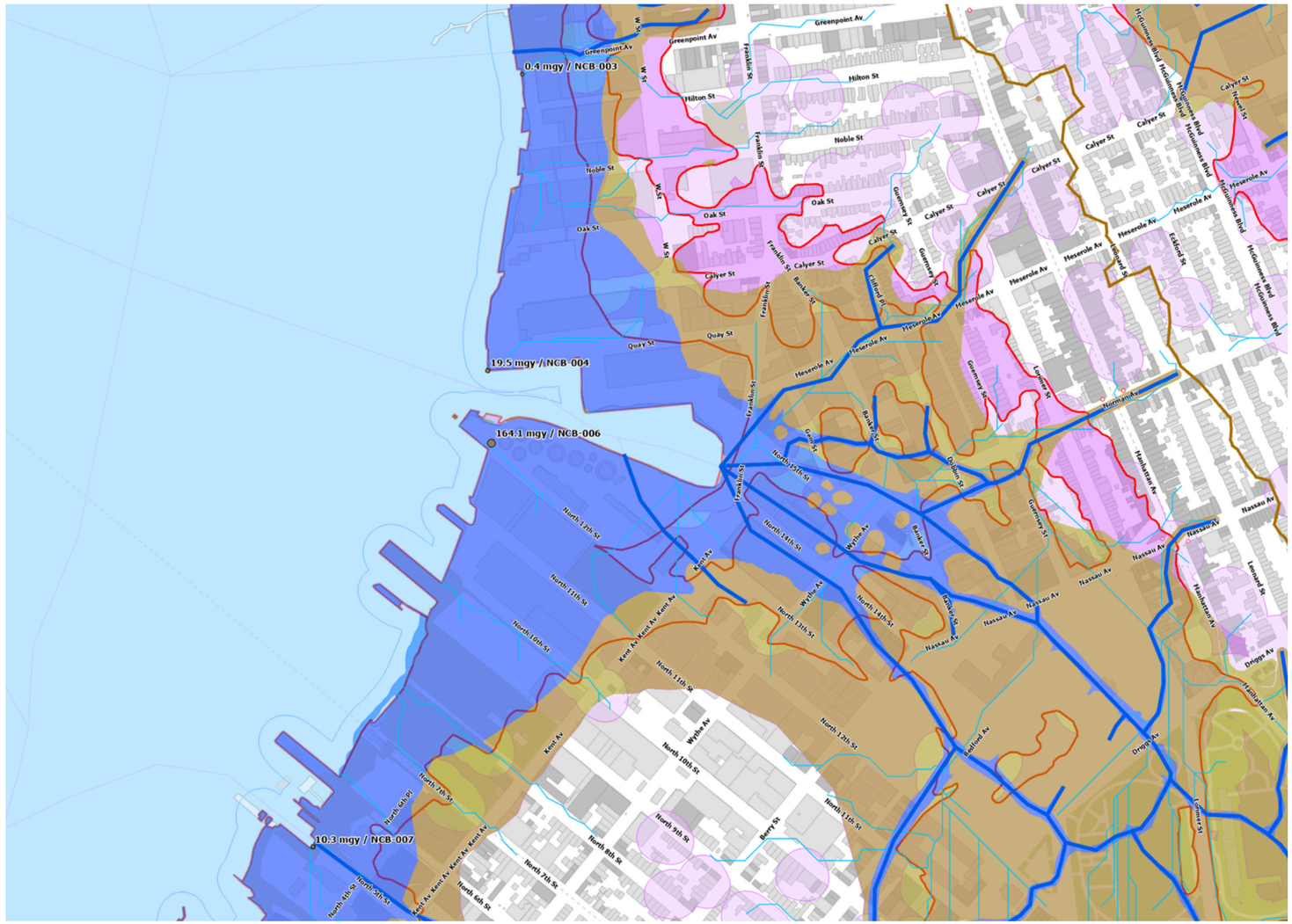
Save the Inlet Team

Exhibit A Quay Street Brooklyn Sewer pipe map_linc18 crop.jpg



- How will the sewer pipes from the west end of Quay connect to Franklin given the grade
- Flow Requirements: The invert elevation of the outfall must be lower than the upstream pipe to ensure gravity-driven flow. What is the invert elevation and depth of the receiving sewer infrastructure, and how does this affect system reliability under flood conditions?
- Given that portions of the site appear to be at a lower elevation than downstream connections (e.g., Franklin Street), will the project require pumping systems to convey wastewater?
- If pumping is required:
  - What are the design flood elevations for pump equipment?
  - What redundancy and backup power systems are proposed?
  - How does the dEIS assess failure risk during flood events, when pumps are most vulnerable?

Exhibit B Bushwick Inlet Park Flood and Sewage Overflow with Historic Streams, Marshand, Atmospheric Rivers, Sandy 12 ft Storm Surge



MAP KEY

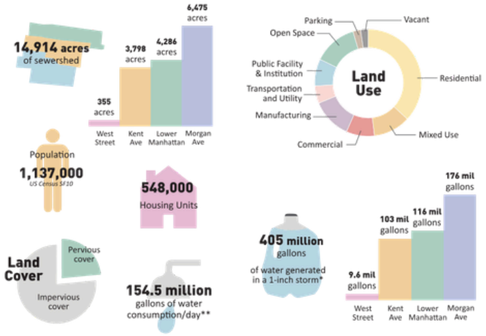
- COMBINED SEWER OVERFLOWS IN MILLIONS OF GALLONS PER YEAR
  - MG_CSO
  - 700
- WATERSHED BOUNDARY
- HISTORIC STREAMS (approximate locations off old maps and Eymund CSI Model)
  - STR_KeySimple
  - HISTORIC STREAM
  - EXISTING STREAM
  - PROPOSED STREAM
  - HISTORIC CANAL
- SURFACE STORM WATER RUNOFF DIRECTIONS (assuming storm drains full and no buildings)
- HISTORIC WETLAND ECOSYSTEMS (approximate - adjust to updated historic streams)
  - ECOTYPE_SIMPLE
  - OPEN WATER - EXISTING
  - OPEN WATER - HISTORIC
  - WETLAND - EXISTING
  - WETLAND - HISTORIC
  - WETLAND - HISTORIC FOREST CORE
- FLOODPLAIN - STORM SURGE (2013 Federal Emergency Agency Post Sandy estimates)
- FLOOD AREA - UPLAND RUNOFF / HIGH RISK (NYCDEP 2022 Runoff Modeling)
- FLOOD AREA - UPLAND RUNOFF / MEDIUM RISK (NYCDEP 2022 Runoff Modeling)
- SUBWAY ENTRANCE

Exhibit C Newtown Creek_Open Sewer Atlas Map_via_Pratt

NEWTOWN CREEK SUB-SEWERSHEDS AND BOWERY BAY SEWERSHEDS

Interceptors are the largest pipes in the sewer system and are typically found in low elevations. Interceptors drain flow from smaller pipes, primarily via gravity but occasionally with the help of pump stations. Interceptors then convey this flow to a waste water treatment plant. Understanding the geographies that drain to an interceptor can provide insight into the impacts of development and also improved stormwater management. These drainage areas can be referred to as sub-sewersheds. This map shows the three sub-sewersheds of the Newtown Creek sewershed, and one of the Bowery Bay sewersheds that impact Newotwn Creek.

NEWTOWN CREEK SEWERSHED



NEWTOWN CREEK

1,472 million gallons/year
CSO discharge into Newtown Creek

577 million gallons/year
Stormwater discharge into Newtown Creek

NEWTOWN CREEK WASTEWATER TREATMENT PLANT

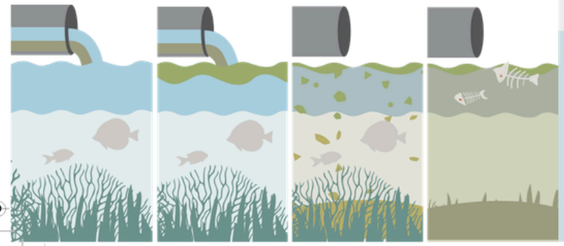
Dry weather capacity
310 million gallons/day

Wet weather capacity
700 million gallons/day

*The following formula was used to calculate the gallons of water generated in a one inch storm: Area (sq ft) / 12 * 7.48. This calculates the area of the entire sewershed and does not account for impervious surface or points of water infiltration.
**To calculate water consumption, formulas from the 2014 CEQR Technical Manual were used to estimate water consumption per person for residential usage and per square foot for commercial and retail usage.

DEADZONES

When untreated sewage flows into NYC waterways, it brings excessive levels of nutrients causing algal blooms. When the nutrient load stops, the algae die and decompose, taking up dissolved oxygen in the water column in the process. Waterbodies with low levels of dissolved oxygen are called deadzones because they cannot sustain aquatic life.



SUB-SEWERSHEDS

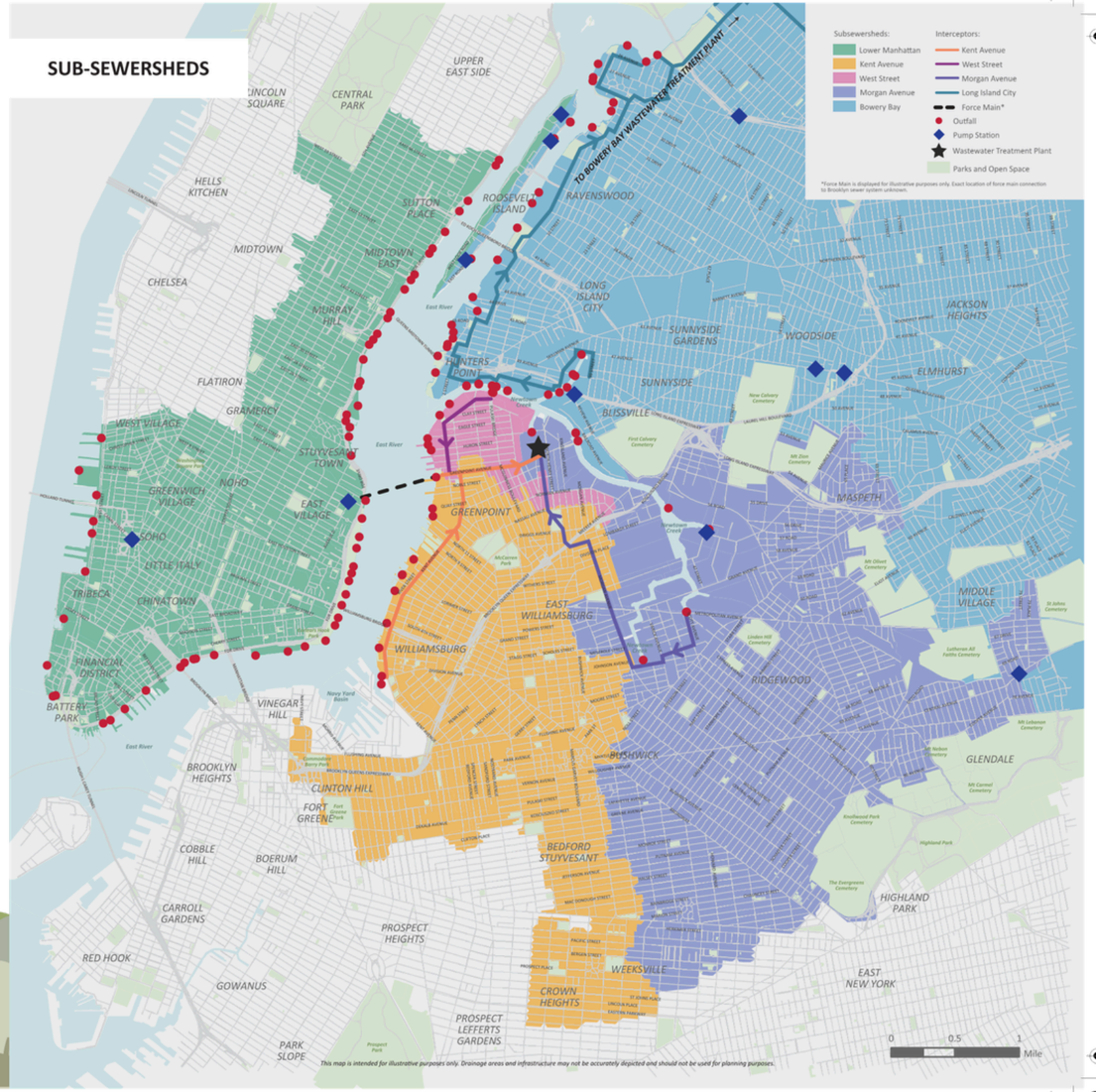


Exhibit D Newtown Creek_Open Sewer Atlas Map_via_Pratt





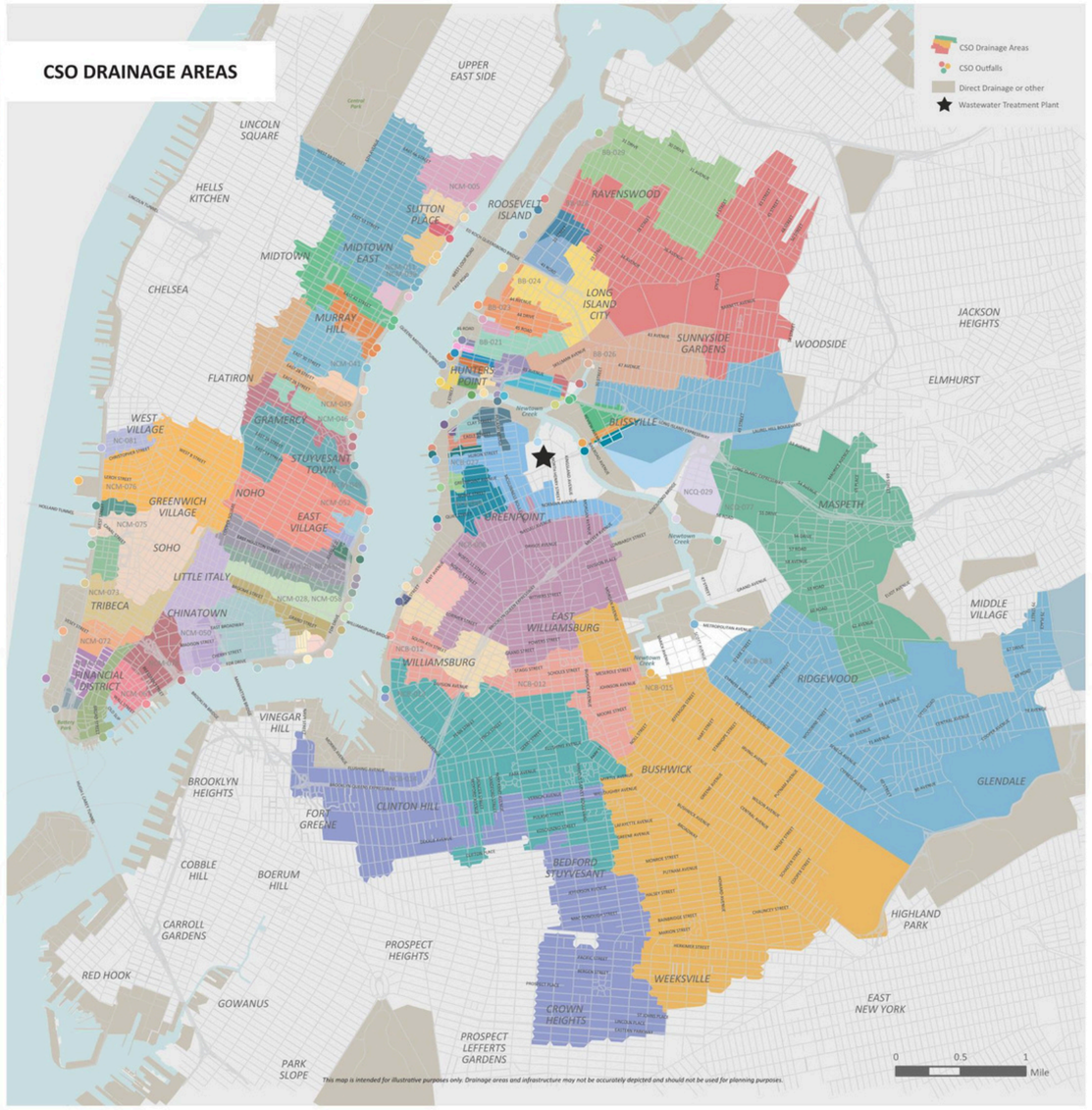
OSA NYC

For more information about this project or questions about Open Sewer Atlas NYC please contact us at opensewageratlasnyc@gmail.com. You can follow our project as well as check out our interactive sewer map at opensewageratlas.tumblr.com.

Open Sewer Atlas NYC was funded through a Taconic Fellowship grant generously provided by the Pratt Center for Community Development.

Project Manager: Josh Eichen
GIS Analysis, Technical Support: Korin Tangtrakul
Graphic Design and Web Development: Miriam Bowring
Community Outreach and Support: S.W.I.M. Coalition

Information used in the creation of this document was sourced from the NYC DEP Watershed Waterbody Facility Plans, Environmental Impact Statements, NYC DEP Long Term Control Plan reports and presentations and Newtown Creek Alliance. GIS shapefiles were sourced from the NYC DEP, NYC DCP, NYC DOT and NYC DoITT.



OUTFALL DRAINAGE AREAS

Each stormwater outfall and CSO outfall has a drainage area that conveys stormwater and/or wastewater to the nearest waterbody during overflow events. NYC Department of Environmental Protection (DEP) has mapped out the drainage area for each outfall according to topography and the location of large sewer lines. This map uses the model DEP created in 2007 to visualize the drainage areas for each outfall. It was pieced together through several datasets and local knowledge. It may not be 100% accurate but does facilitate understanding of where larger drainage areas are that will undoubtedly contribute a higher volume of wastewater and stormwater through its outfall.

COMBINED AND SEPARATE SEWER SYSTEMS

About 70% of New York City is part of a combined sewer system, one in which stormwater and sanitary waste water are conveyed to a wastewater treatment plant through the same system. The rest of the city is part of a separate sewer system, where stormwater is conveyed directly to the nearest water body without going to a wastewater treatment plant and sanitary sewage moves to a wastewater treatment plant.

During rainstorms, combined sewer systems can become inundated with stormwater and will divert excess flow directly to the nearest waterbody through a combined sewer overflow, or CSO. In separate sewer areas, stormwater will never make it to a wastewater treatment plant and may deposit contaminants and heavy metals to a water body. Capturing stormwater prior to entering either sewer system will produce the most benefit for the environment.

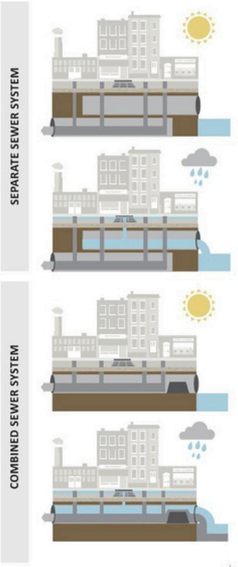


Exhibit E Historical Streams of Bushwick Inlet



Exhibit F

Concept for Nature-based Climate Adaptive Waterfront at Bushwick Inlet



Sarah J Roberts

[redacted]

[redacted]

Environmental Assessment and Review Division
CC: Ms. Stephanie Shellooe, Director

NYC Department of City Planning120 Broadway - 31st Floor, New York, NY 10271

RE: ONGOING DEIS PROJECTS-MONITOR POINT (**RE: Ongoing DEIS Projects,** Monitor Point (HTTPS://ZAP.PLANNING.NYC.GOV/PROJECTS/2024K0358)

Dear Stephanie Shellooe, Director of City Planning Commission:

I am reaching out in regard to the **Monitor Point DEIS**, as I have voiced my concerns at each level of the ULURP Procedure around the Natural Resources evaluated in the DEIS by the applicant, Gotham/Monitor Point. Please find the testimony provided to the Commission on the date of the hearing in March 2026, **followed by my questions regarding the chapter on Natural Resources.**
Following the final DEIS of Questions pertaining to the Natural Resources:

1. **During the Parks Department's capital project at 1 Franklin Street, the Motiva parcel, Summer Flounder was identified as breeding in the Inlet. How will pile driving and drilling potentially affect marine life in the inlet?**
2. **What detailed and scientifically backed strategies is the developer going to put into place to protect the near-threatened species that have been seen in the Inlet?**

DEVELOPER'S CHARACTER AND ETHICS

Regarding the assertions regarding the developer's character within the community, as well as their strategies of obfuscation—namely, their avoidance of community inquiries and reliance on selectively presented full renderings of the proposed building.

Regarding character concerns, over the past few weeks, a website has emerged impersonating Save the Inlet [dot] org and advocating for the "restoration of Bushwick Inlet." The Save the Inlet community group's failure to register multiple domains led to a misleading website intended to appear as a sabotaged action by Gotham. (When you type "*SavetheInlet*" to auto-complete in a browser, the default domain is. "[dot] com." The hidden owner of this site (owners as of 2025) redirects "savetheinlet.com" to https://www.restorebushwickinlet.com/home; a PDF of the website is included in the Appendices.

GREENWASHING/DEIS DATA SETS

Claims related to native plant propagation and land maintenance at the soon-to-open Bushwick Inlet Park Motiva Parcel are factual due to the efforts of land management of North Brooklyn Parks Alliance and the Friends of Bushwick Inlet Park on opened parcels, and were part of the planned Capital project for the Motiva Passive Seating. Additionally, the park's delay was due to the project's focus on climate resilience.

Preservation of our marine habitat is essential for biodiversity and directly benefits the neighborhood: an inlet with thriving wetlands directly supports the protection of the many human communities facing challenges to coastal resiliency from rising sea levels. Action is needed now to defend this irreplaceable ecological resource, home to a diverse population of wildlife from the sky to the water. Bushwick Inlet is also a crucial habitat for bird species, whether resident, breeding, or migratory. NYC is under the Atlantic Flyway, meaning our open spaces are more important now than ever before, as populations are seeing impacts from climate change.

Post-2020 policy amendments now ***require*** compliance with Gotham's Bird Safe building standards; however, they fail to address the overall role of impact of birds on buildings, as well as the role of nighttime illumination from these structures, which will adversely affect species, as light pollution is well-documented to disrupt nocturnal bird behavior and impact marine life.

The absence of data on threatened and endangered species, well documented on Citizen Science platforms iNaturalist and eBird.org in Gotham, is deeply concerning, especially given the various populations documented near the Inlet. I am currently a staff member at NYC's only wild bird rehabilitation center, The Wild Bird Fund, where, in 2026, on our busiest day, we admitted 115 birds for care and saw over 13,000 patients. While the City Council created provisions for bird-safe buildings adopted for new construction, we're still seeing a decline in bird populations for myriad reasons, but human behavior is the key driver and occurring at an alarming rate, calling for "urgent conservation action."

Relevant to the Monitor Point, low-altitude dusk and dawn migrants such as the American Woodcock will inevitably suffer and die from neurological trauma from colliding with glass. The only digital record of this species (AWC) in the Inlet came from a well-known birder, who reported that the Woodcock was found dead, likely from a collision. While many different causes afflict our patients, the primary cause is collision. Humans have context for glass; birds do not. 230+ birds pass through the Atlantic flyway and often stopover in NYC— ***if*** they successfully navigate our landscape of reflective glass. The Inlet is one of the spaces that offer them respite, and is one of the last remaining estuaries on the East River.

Killdeer, which nests along the shore and on neighboring parcels (and just returned to nest this past week during the warm weather). These birds are impacted by not only stationary buildings (bird-safe materials are only required for 70'f high (where some species migrate at heights as low as 500'f). to

construction and the “unavoidable” consequences (e.g., pesticides, stationary and moving objects such as windows or vehicles, contamination of food resources) of building near these seasonal nesting sites are directly cited by scientists as the many reasons this species distribution is declining.

TOXICITY-BURDENED LAND

Gotham acknowledges ongoing land erosion and contamination issues, evidenced by their BrownfieldRemediation Application and hearing. The proposed residential development—particularly affordable housing units—may disproportionately impact populations already vulnerable to environmental inequities and systemic racism. The development's structural design further increases risk, as the affordable units are more susceptible to evacuation barriers during extreme weather events. As early as 2013, Columbia University research found that updated FEMA flood maps failed to incorporate scientifically predicted sea-level rise levels. Additionally, drilling to install building foundations raises concerns about destabilizing adjacent land features on the Motiva parcel, including shoreline protections such as riprap, marshlands, and berms, particularly given the area's low-lying, saturated geography and the proximity of the construction activities.

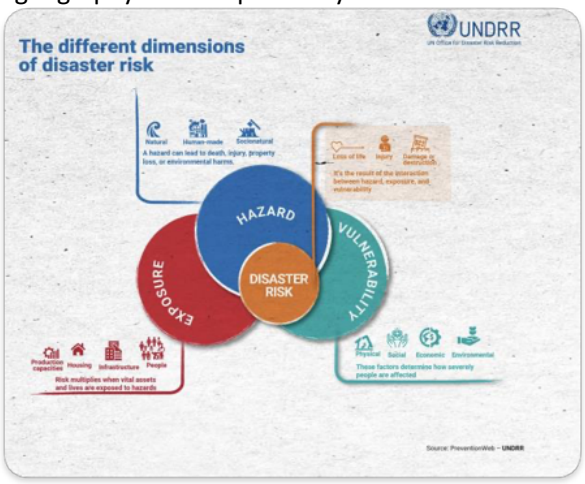


Figure 1 Prevention Web- UNDRR (UN Office for Disaster Risk Reduction)

CB1 PHASE AND MONITOR MUSEUM BUSINESS PLAN

At the local level (CB1), over 5,000 community members have signed a detailed petition engaging in discourse about the project’s negative impacts and green-washed claims. The Land Use Committee voted unanimously “No with Conditions”; however, CB1's full board approved the application with a "yes, without conditions," thereby circumventing the commitment to providing deeply affordable housing as outlined in community proposals. Additionally, the CB1 failed to convey that over 5,300 residents had voiced their opposition (“no”) to using this public land for inequitable housing and a museum, where no community input was offered before an RFP was issued.

Notably, the 40% affordable housing figure publicly promoted by Gotham was not incorporated into their ULURP submission and remains contingent upon securing public financing, which has yet to be finalized per the Zoning Portal documentation. CB1’s Land Use Committee confirmed with HPD that it had received only an application, a fact acknowledged during the January 20, 2026, hearing, when Gotham’s president reluctantly conceded this point. Furthermore, Gotham’s financial contributions to the North Brooklyn Park Alliance serve to further fragment community cohesion and undermine collective interests.

The Brooklyn Chamber of Commerce has expressed support; however, questions remain regarding the future of the Monitor Museum. As neighbors of the existing Monitor Point Museum, they lack the operational capacity to administer a facility of the proposed scale, equivalent to the Whitney

Museum expansion square footage. The current proposal appears to lack a viable business plan or a clear articulation of how the space will serve the greater community's interests, especially given the community's lack of support for Gotham/Monitor Museum in the petition, which garnered only approximately 480 signatures. Moreover, this is the **third** institution to bear homage to the USS Monitor—the necessity and strategic planning for subsequent succession are unclear.

Following the final DEIS of Questions pertaining to the Natural Resources:

1. **During the Parks Department's capital project at 1 Franklin Street, the Motiva parcel, Summer Flounder was identified as breeding in the Inlet. How will pile driving and drilling potentially affect marine life in the inlet?**

2. **What detailed and scientifically backed strategies is the developer going to put into place to protect the near-threatened species that have been seen in the Inlet?**

"The IUCN Red List Categories and Criteria are an objective and widely accepted system for classifying species according to their extinction risk. Species are divided into eight categories—Extinct (EX), Extinct in the Wild (EW), Critically Endangered (CR), Endangered (EN), Vulnerable (VU), Near Threatened (NT), Least Concern (LC), and Data Deficient (DD). Those categorized as Vulnerable, Endangered or Critically Endangered are considered globally threatened."

The Bushwick Inlet is a unique tidal embayment and estuary, the only registered ecological complex within the Community District. It is a remnant of the original marshland and the Bushwick Creek, which fed and protected the shoreline. This vital ecosystem supports both breeding and migrating marine life and an enormous array of avian species that breed, winter, and migrate through the environs of the Inlet. Giant curtains of windows in the proposed project could be devastating to thousands of migrating birds, as they could fall victim to window collisions, despite the 2019 City legislation that protects new construction up to 70 feet. This phenomenon is currently happening at epic levels in the New York City area, as this region lies along a major avian migratory flyway (the Atlantic Flyway).

Our geographic location as a city poses an immense challenge for the billions of birds that migrate twice a year along the Atlantic flyway. The documentation provided in the DEIS is not comprehensive in capturing the vulnerabilities posed by human interaction (e.g., habitat loss, lead poisoning, various types of pollution). "Artificial light at night (ALAN) is a rapidly expanding pollutant, raising concerns about its impact on species that rely on natural light cues for critical behaviors" (Winter, 2025).

Appendix E, page 2 states, "The avian species listed below were observed (i.e., seen and/or heard) during field surveys conducted on January 8 and April 18, 2025(*indicates species observed within Bushwick Inlet and/or Bushwick Inlet Park). This observed bird species list is not intended to be all-inclusive and fails to capture the avian species seen in the area, especially given the continuous nature of the waterfront shoreline conveyed in the Waterfront Plan, and the adjacent areas utilized for nesting, foraging, and rest (e.g., Bushwick Inlet Park's parcels at 86 or 50 Kent, WNY Transmitter Park, or even the immediate West Wharf's park). The provided list also fails to exclude the Near Threatened species, Killdeer (*Charadrius vociferus),* which have actively used the span of the waterfront as their nesting grounds "Killdeer are often found away from shores as well as near them, frequenting mudflats, gravel bars, short-grass meadows, and their twentieth-century counterparts, such as construction sites, road shoulders, gravel roads and driveways, graveled rooftops, lawns, pastures, and golf courses" with nesting beginning in "May in the northern tier of states and southern Canada." Already seen in March 2026, this returning nesting migrator was also seen on the Inlet's soft shore beach via a local Naturalist,

July 6, 2025, where adults and juveniles were observed (https://ebird.org/species/killde/L2987635) directly in front of the 40 Quay site. This specific species of birds is active both day and night, creating immense challenges for concurrent construction projects in North Brooklyn and Long Island City, where citizen scientists have documented their sightings on Cornell's eBird platform (Jackson, B. J., & Jackson, J. A., 2020).

Continued research needs for these taxa of birds are needed. Specifically, "Nocturnal behavior of the species has received scant attention. In particular, more information is needed on the extent of feeding at feeding, possible variation in nocturnal foraging with moon phase, the roles of the sexes in incubation and brooding at night, and the nature of social interactions at night"—while research may not be conducted at this site, the proposition of a highlighted need for the data suggests a vulnerability to the species based on the prioritized behaviors as noted by Jackson and Jackson (2020).

Additionally, this population of birds has been identified as particularly sensitive to collisions with *stationary and moving objects*, such as buildings—the MTA's single-story height poses minimal conflict with their migratory passage. Noted as "more" prone than other shorebirds to strike television towers and tall buildings during nocturnal movements. Because the gravel aprons frequently present along roadsides are attractive to this species as potential nest sites, and the raised open beds of roads are attractive as display sites, Killdeer are particularly vulnerable to being struck by vehicles" (Jackson, B. J., & Jackson, J. A., 2020).

Further, while we have over 150 species recorded at Bushwick Inlet Park, it doesn't account for all 408 migratory bird species that utilize the Atlantic flyway, or the 280 birds known to pass through New York City during migration. Additionally, the Natural Resources section does not investigate the IUNC Red List categories of species (23, 6% globally threatened) that have been noted in the inlet and the subsequent protections to ensure their continued rebound, given the 2025 State of Birds (in appendices) deep concern about the accelerated decline and impact on humans and our environment (NABCI, 2025).



Figure 1- IUCN Red List Category of Species, American Flyways, The IUCN Red List Categories and Criteria are an objective and widely accepted system for classifying species according to their extinction risk.
Species are divided into eight categories—Extinct (EX), Extinct in the Wild (EW), Critically Endangered (CR), Endangered (EN), Vulnerable (VU), Near Threatened (NT), Least Concern (LC), and Data Deficient (DD). Those categorized as Vulnerable, Endangered, or Critically Endangered are considered globally threatened

Species on the IUNC Red List observed in the Inlet include:

3. Chimney Swift (*Chaetura pelagica)*
4. Horned Grebe (*Podiceps auritus)*
5. Greater Yellowlegs (*Tringa melanoleuca)*
6. Killdeer *(Charadrius vociferus)*; Seen on July 6, 2025, on the soft beach that is now behind 40 Quay St, following the completed capital improvement project.
7. Blackpoll Warbler (Setophaga striata)

The New York City Bird Alliance's DBird.org is a citizen-science portal for documenting avian deaths from reported collisions in North America. The Wild Bird Fund (the only wildlife rehabilitation center in the five boroughs) continues to see window-collision injuries and deaths despite the City's new construction requirements for new buildings—these compulsory additions nevertheless did not account for additional factors involved with collisions such as light pollution, whether from construction or residents, which can create fatigue, and disorientation leading to collisions with a structure.

While the design of the building is not a *wall* of glass, collisions still are possible above the 70-foot mark of protection, as well as the physical disruption of the airspace so close to the water's edge. Additionally, habitat loss, construction impacts, various types of pollution, and the threat of car strikes are not eliminated by the 70 feet of bird-friendly building materials required by City law. ALAN not only increases the likelihood of collisions but can also influence marine life (Winter, 2025). Less than 150 feet from the water, this proposed project would inherently impact estuary wildlife and the East River ecosystem, including other forms of life beyond reptiles and mammals.

Naturalists have recently observed Diamondback Terrapins (*Malaclemys terrapin*), an endangered species, nesting on land slated for development and in areas of Bushwick Inlet Park that would be disrupted by the proposed project. According to the National Fish and Wildlife Service (2025), "homes closer to the shoreline or with bright lights near windows may need [a] darker tint […] to effectively eliminate light" that disorients and disrupts the quality of life for the protected species noted, as well as the other wildlife in the proposed project corridor. At the time of authorship, New York State and the City of New York had no lighting requirements or standards enacted to minimize light pollution after 9 PM during the migratory or nesting seasons, both critical times for their continued distribution. Relying upon developer or builder-driven intervention has shown promise; however, researchers recommend additional measures of protection given the "unrealistic and unlikely to enact meaningful change given the sweeping geographic need, not just in North America but worldwide" to help navigate the complexity and confusion associated with enforcing national and regional (provincial and state) legislation around ALAN, and building materials (Klem, 2025).

Killdeer and Diamondback Terrapins face threats as species from human conflict, including habitat loss, pollution (including light pollution, which disorients both marine and terrestrial species), and car strikes (Winter, 2025). Pollution of all kinds affects wildlife. For example, strychnine, a chemical used to control rodents, is lethal to Killdeer (Jackson, B. J., & Jackson, J. A., 2020). Requirements to

ensure a human-safe construction environment could adversely affect this and other species, such as the Red-tailed Hawk, through the food chain.

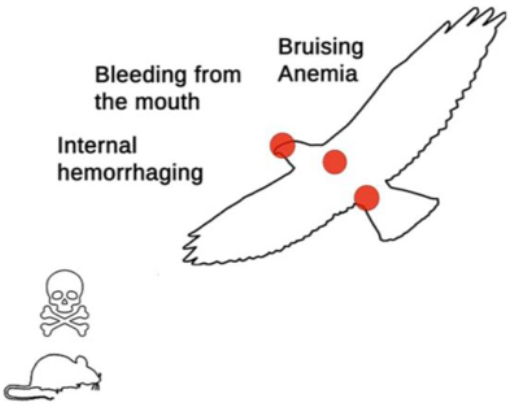


Figure 2 Signs of rodenticide poisoning in birds of prey. Graphic: NYC Bird Alliance (New York City Bird Alliance, 2026)

There are currently no regulatory requirements against the use of rodenticides in New York City, and in fact, Local Law 37 simply ***limits*** pesticide use and "mandates bait stations be locked, secured, and placed to avoid harming non-target wildlife, pets, or children (New York City Health, 2025). **While the use of these chemicals is nearly impossible to avoid, when paired with tall buildings, glass, and other human-driven conflicts, amount to poor outcomes in wildlife rehabilitation following collision, car strike, or other conflict.**

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About

Members 1

Bushwick Inlet's ecology at a glance (Kings Co., NY).

Read More › Your Membership

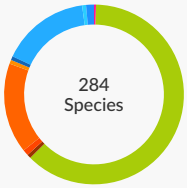
Edit Project Project Journal

Overview 688 OBSERVATIONS 284 SPECIES 352 IDENTIFIERS 167 OBSERVERS Stats

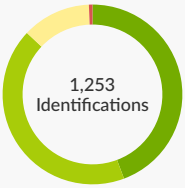
Stats



- Research Grade
- Needs ID
- Casual

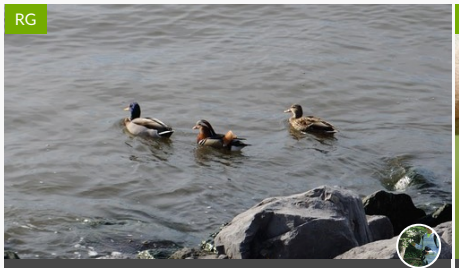


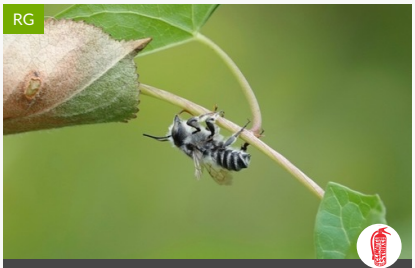
- Unknown
- Protozoans
- Fungi
- Plants
- Chromista
- Mollusks
- Insects
- Arachnids
- Ray-Finned F...
- Amphibians
- Reptiles
- Birds
- Mammals
- Other Animals



- Improving
- Supporting
- Leading
- Maverick

Most Comments and Faves











Inappropriate content? Flag As Inappropriate

eBird Field Checklist

Bushwick Inlet Park (btwn Quay St.-N 9th St.)

Kings, New York, US

ebird.org/hotspot/L2987635

153 species (+17 other taxa) - Year-round, All years

Date:_____
Start time:_____
Duration:_____
Distance:_____
Party size:_____
Notes:

This checklist is generated with data from eBird (ebird.org), a global database of bird sightings from birders like you. If you enjoy this checklist, please consider contributing your sightings to eBird. It is 100% free to take part, and your observations will help support birders, researchers, and conservationists worldwide.

Go to ebird.org to learn more!

Waterfowl

___Brant *Branta bernicla*
___Canada Goose *Branta canadensis*
___Mute Swan *Cygnus olor*
___Trumpeter Swan *Cygnus buccinator*
___Wood Duck *Aix sponsa*
___Mandarin Duck *Aix galericulata*
___Blue-winged Teal *Spatula discors*
___Northern Shoveler *Spatula clypeata*
___Gadwall *Mareca strepera*
___American Wigeon *Mareca americana*
___Mallard *Anas platyrhynchos*
___American Black Duck *Anas rubripes*
___Mallard x American Black Duck (hybrid) *Anas platyrhynchos x rubripes*
___Mallard/American Black Duck *Anas platyrhynchos/rubripes*
___Greater Scaup *Aythya marila*
___Lesser Scaup *Aythya affinis*
___Greater/Lesser Scaup *Aythya marila/affinis*
___Long-tailed Duck *Clangula hyemalis*
___Bufflehead *Bucephala albeola*
___Common Goldeneye *Bucephala clangula*
___Hooded Merganser *Lophodytes cucullatus*
___Red-breasted Merganser *Mergus serrator*
___Common/Red-breasted Merganser *Mergus merganser/serrator*
___Ruddy Duck *Oxyura jamaicensis*
___duck sp. *Anatidae (duck sp.)*

Pigeons and Doves

___Rock Pigeon *Columba livia*
___Mourning Dove *Zenaida macroura*

Cuckoos

___Yellow-billed Cuckoo *Coccyzus americanus*

Swifts

___Chimney Swift *Chaetura pelagica*

Hummingbirds

___Ruby-throated Hummingbird *Archilochus colubris*

Rails, Gallinules, and Allies

___American Coot *Fulica americana*

Shorebirds

___Killdeer *Charadrius vociferus*
___American Woodcock *Scolopax minor*
___Spotted Sandpiper *Actitis macularius*
___Solitary Sandpiper *Tringa solitaria*
___Greater Yellowlegs *Tringa melanoleuca*
___Least Sandpiper *Calidris minutilla*
___shorebird sp. *Charadriiformes sp. (shorebird sp.)*

Gulls, Terns, and Skimmers

___Bonaparte's Gull *Chroicocephalus philadelphia*
___Laughing Gull *Leucophaeus atricilla*
___Ring-billed Gull *Larus delawarensis*
___American Herring Gull *Larus smithsonianus*
___Great Black-backed Gull *Larus marinus*
___Larus sp. *Larus sp.*
___gull sp. *Larinae sp.*
___Forster's Tern *Sterna forsteri*
___Common Tern *Sterna hirundo*

Grebes

___Horned Grebe *Podiceps auritus*

Loons

___Red-throated Loon *Gavia stellata*

___Common Loon *Gavia immer*

Cormorants and Anhingas

___Great Cormorant *Phalacrocorax carbo*
___Double-crested Cormorant *Nannopterum auritum*

Herons, Ibis, and Allies

___Black-crowned Night Heron *Nycticorax nycticorax*
___Green Heron *Butorides virescens*
___Great Egret *Ardea alba*
___Great Blue Heron *Ardea herodias*

Vultures, Hawks, and Allies

___Osprey *Pandion haliaetus*
___Cooper's Hawk *Astur cooperii*
___Northern Harrier *Circus hudsonius*
___Bald Eagle *Haliaeetus leucocephalus*
___Red-shouldered Hawk *Buteo lineatus*
___Red-tailed Hawk *Buteo jamaicensis*

Kingfishers

___Belted Kingfisher *Megaceryle alcyon*

Woodpeckers

___Yellow-bellied Sapsucker *Sphyrapicus varius*
___Red-bellied Woodpecker *Melanerpes carolinus*
___Downy Woodpecker *Dryobates pubescens*
___Northern Flicker *Colaptes auratus*

Falcons and Caracaras

___American Kestrel *Falco sparverius*
___Peregrine Falcon *Falco peregrinus*
___falcon sp. *Falco sp.*

Parrots, Parakeets, and Allies

___Budgerigar *Melopsittacus undulatus*
___Monk Parakeet *Myiopsitta monachus*

Tyrant Flycatchers: Pewees, Kingbirds, and Allies

___Eastern Wood-Pewee *Contopus virens*
___Willow Flycatcher *Empidonax traillii*
___Alder/Willow Flycatcher (Traill's Flycatcher) *Empidonax alnorum/traillii*
___Least Flycatcher *Empidonax minimus*
___Empidonax sp. *Empidonax sp.*
___Eastern Phoebe *Sayornis phoebe*
___Ash-throated Flycatcher *Myiarchus cinerascens*
___Eastern Kingbird *Tyrannus tyrannus*

Vireos

___Blue-headed Vireo *Vireo solitarius*
___Eastern Warbling Vireo *Vireo gilvus*
___Red-eyed Vireo *Vireo olivaceus*

Jays, Magpies, Crows, and Ravens

___Blue Jay *Cyanocitta cristata*
___American Crow *Corvus brachyrhynchos*
___Fish Crow *Corvus ossifragus*
___crow sp. *Corvus sp. (crow sp.)*
___Common Raven *Corvus corax*
___crow/raven sp. *Corvus sp.*

Tits, Chickadees, and Titmice

___Black-capped Chickadee *Poecile atricapillus*
___Tufted Titmouse *Baeolophus bicolor*

Martins and Swallows

___Tree Swallow *Tachycineta bicolor*
___Barn Swallow *Hirundo rustica*

Kinglets

___Ruby-crowned Kinglet *Corthylio calendula*
___Golden-crowned Kinglet *Regulus satrapa*

Nuthatches

___White-breasted Nuthatch *Sitta carolinensis*
___Red-breasted Nuthatch *Sitta canadensis*

Treecreepers

___Brown Creeper *Certhia americana*

Wrens

___Northern House Wren *Troglodytes aedon*
___Winter Wren *Troglodytes hiemalis*
___Marsh Wren *Cistothorus palustris*
___Carolina Wren *Thryothorus ludovicianus*
___wren sp. *Troglodytidae sp.*

Starlings and Mynas

___European Starling *Sturnus vulgaris*

Catbirds, Mockingbirds, and Thrashers

___Gray Catbird *Dumetella carolinensis*
___Brown Thrasher *Toxostoma rufum*
___Northern Mockingbird *Mimus polyglottos*

Thrushes

___Eastern Bluebird *Sialia sialis*
___Veery *Catharus fuscescens*
___Swainson's Thrush *Catharus ustulatus*
___Hermit Thrush *Catharus guttatus*
___American Robin *Turdus migratorius*

Waxwings

___Cedar Waxwing *Bombycilla cedrorum*

Old World Sparrows

___House Sparrow *Passer domesticus*

Wagtails and Pipits

___American Pipit *Anthus rubescens*

This field checklist was generated using eBird (ebird.org)

Finches, Euphonias, and Allies

___House Finch *Haemorhous mexicanus*
___Purple Finch *Haemorhous purpureus*
___Pine Siskin *Spinus pinus*
___American Goldfinch *Spinus tristis*
___finch sp. *Fringillidae sp.*

New World Sparrows

___Chipping Sparrow *Spizella passerina*
___Clay-colored Sparrow *Spizella pallida*
___Field Sparrow *Spizella pusilla*
___American Tree Sparrow *Spizelloides arborea*
___Fox Sparrow *Passerella iliaca*
___Dark-eyed Junco *Junco hyemalis*
___White-crowned Sparrow *Zonotrichia leucophrys*
___White-throated Sparrow *Zonotrichia albicollis*
___Vesper Sparrow *Pooecetes gramineus*
___Savannah Sparrow *Passerculus sandwichensis*
___Song Sparrow *Melospiza melodia*
___Lincoln's Sparrow *Melospiza lincolnii*
___Swamp Sparrow *Melospiza georgiana*
___Eastern Towhee *Pipilo erythrophthalmus*
___new world sparrow sp. *Passerellidae sp.*

Blackbirds

___Bobolink *Dolichonyx oryzivorus*
___Orchard Oriole *Icterus spurius*
___Baltimore Oriole *Icterus galbula*
___Red-winged Blackbird *Agelaius phoeniceus*
___Brown-headed Cowbird *Molothrus ater*
___Common Grackle *Quiscalus quiscula*

Wood-Warblers

___Ovenbird *Seiurus aurocapilla*
___Northern Waterthrush *Parkesia noveboracensis*
___Black-and-white Warbler *Mniotilta varia*
___Tennessee Warbler *Leiothlypis peregrina*
___Orange-crowned Warbler *Leiothlypis celata*
___Nashville Warbler *Leiothlypis ruficapilla*
___Connecticut Warbler *Oporornis agilis*
___Common Yellowthroat *Geothlypis trichas*
___American Redstart *Setophaga ruticilla*
___Cape May Warbler *Setophaga tigrina*
___Northern Parula *Setophaga americana*
___Magnolia Warbler *Setophaga magnolia*
___Bay-breasted Warbler *Setophaga castanea*
___Northern Yellow Warbler *Setophaga aestiva*
___Chestnut-sided Warbler *Setophaga pensylvanica*
___Blackpoll Warbler *Setophaga striata*
___Black-throated Blue Warbler *Setophaga caerulescens*
___Palm Warbler *Setophaga palmarum*
___Pine Warbler *Setophaga pinus*
___Yellow-rumped Warbler *Setophaga coronata*
___Prairie Warbler *Setophaga discolor*
___Black-throated Green Warbler *Setophaga virens*
___Wilson's Warbler *Cardellina pusilla*
___new world warbler sp. *Parulidae sp.*

Cardinals, Grosbeaks, and Allies

___Scarlet Tanager *Piranga olivacea*
___Northern Cardinal *Cardinalis cardinalis*
___Rose-breasted Grosbeak *Pheucticus ludovicianus*
___Indigo Bunting *Passerina cyanea*
___Dickcissel *Spiza americana*

This field checklist was generated using eBird (ebird.org)

Change Region

Bushwick Inlet Park (btwn Quay St.-N 9th St.)

Kings, New York, United States

Directions
Map

Overview
Iconic Birds
Bird List
Recent Checklists
eBirders
Illustrated Checklist

VIEW MY...
My eBird
Life List
Target Species
Checklists

EXPLORE...
Hotspot Map
Bar Charts
Media
Rare Bird Alerts

Bird List

Updated ~13 seconds ago

151	46	37
All Years	This Year 2026	This Month Mar 2026

Last Observed | First Observed | High Count

Custom Time Period | Sort by | Show details

1. **Canada Goose** *Branta canadensis*
   # 7 29 Mar 2026 Dylan Escoll
   Bushwick Inlet Park (btwn Quay St.-N 9th St.)

2. **Bufflehead** *Bucephala albeola*
   # 4 29 Mar 2026 Dylan Escoll
   Bushwick Inlet Park (btwn Quay St.-N 9th St.)

3. **Rock Pigeon** *Columba livia*
   # 1 29 Mar 2026 Dylan Escoll
   Bushwick Inlet Park (btwn Quay St.-N 9th St.)

4. **Mourning Dove** *Zenaida macroura*
   # 2 29 Mar 2026 Dylan Escoll

Printable Checklist

2 29 Mar 2026 Dylan Escoll
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

5. **Ring-billed Gull** *Larus delawarensis*
7 29 Mar 2026 Dylan Escoll
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

6. **American Herring Gull** *Larus smithsonianus*
25 29 Mar 2026 Dylan Escoll
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

7. **Blue Jay** *Cyanocitta cristata*
1 29 Mar 2026 Dylan Escoll
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

8. **European Starling** *Sturnus vulgaris*
6 29 Mar 2026 Dylan Escoll
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

9. **Northern Mockingbird** *Mimus polyglottos*
1 29 Mar 2026 Dylan Escoll
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

10. **American Robin** *Turdus migratorius*
6 29 Mar 2026 Dylan Escoll
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

11. **House Sparrow** *Passer domesticus*
14 29 Mar 2026 Dylan Escoll
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

12. **Song Sparrow** *Melospiza melodia*
11 29 Mar 2026 Dylan Escoll
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

13. **Gadwall** *Mareca strepera*
10 26 Mar 2026 Sarah Roberts
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

14. **Mallard** *Anas platyrhynchos*

2 26 Mar 2026 Sarah Roberts
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

15. **Red-breasted Merganser** *Mergus serrator*
3 26 Mar 2026 Sarah Roberts
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

16. **White-throated Sparrow** *Zonotrichia albicollis*
2 26 Mar 2026 Sarah Roberts
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

17. **Northern Flicker** *Colaptes auratus*
1 26 Mar 2026 Greg Thornberg
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

18. **Dark-eyed Junco** *Junco hyemalis*
4 26 Mar 2026 Greg Thornberg
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

19. **Northern Cardinal** *Cardinalis cardinalis*
1 26 Mar 2026 Greg Thornberg
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

20. **Killdeer** *Charadrius vociferus*
1 25 Mar 2026 Greg Thornberg
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

21. **Northern Harrier** *Circus hudsonius*
1 22 Mar 2026 Christine Gu
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

22. **Red-tailed Hawk** *Buteo jamaicensis*
1 22 Mar 2026 Christine Gu
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

23. **Mute Swan** *Cygnus olor*
1 22 Mar 2026 Sarah Roberts
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

24. **Trumpeter Swan** *Cygnus buccinator*

1 22 Mar 2026 Sarah Roberts
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

25. **Bald Eagle** *Haliaeetus leucocephalus*

2 21 Mar 2026 Austin Johnson
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

26. **American Black Duck** *Anas rubripes*

2 17 Mar 2026 Greg Thornberg
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

27. **Greater Scaup** *Aythya marila*

4 16 Mar 2026 Sara Baumberger
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

28. **Brant** *Branta bernicla*

6 15 Mar 2026 Claire Cromwell
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

29. **American Kestrel** *Falco sparverius*

1 15 Mar 2026 Joe Weisbord
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

30. **Ruddy Duck** *Oxyura jamaicensis*

1 13 Mar 2026 Greg Thornberg
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

31. **American Crow** *Corvus brachyrhynchos*

1 11 Mar 2026 Greg Thornberg
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

32. **Wood Duck** *Aix sponsa*

1 10 Mar 2026 Nate L-S
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

33. **Lesser Scaup** *Aythya affinis*

1 8 Mar 2026 Maddy P
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

34. **Hooded Merganser** *Lophodytes cucullatus*

2 8 Mar 2026 landry birds
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

35. **Double-crested Cormorant** *Nannopterum auritum*
7 8 Mar 2026 landry birds
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

36. **Northern Shoveler** *Spatula clypeata*
1 6 Mar 2026 Caroline Quinn
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

37. **Great Black-backed Gull** *Larus marinus*
1 3 Mar 2026 Greg Thornberg
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

38. **Red-throated Loon** *Gavia stellata*
1 28 Feb 2026 ddebie d.
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

39. **Horned Grebe** *Podiceps auritus*
1 26 Jan 2026 Joe Weisbord
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

40. **Common Raven** *Corvus corax*
1 22 Jan 2026 Dave Spangenburg
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

41. **Downy Woodpecker** *Dryobates pubescens*
2 22 Jan 2026 Austin Johnson
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

42. **Carolina Wren** *Thryothorus ludovicianus*
1 22 Jan 2026 Austin Johnson
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

43. **Cooper's Hawk** *Astur cooperii*
1 22 Jan 2026 Al Duvall
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

44. **Common Loon** *Gavia immer*
1 10 Jan 2026 Joe Weisbord

Bushwick Inlet Park (btwn Quay St.-N 9th St.)

45. **Field Sparrow** *Spizella pusilla*

1 6 Jan 2026 Joe Weisbord
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

46. **Swamp Sparrow** *Melospiza georgiana*

1 4 Jan 2026 Caroline Quinn
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

47. **Eastern Towhee** *Pipilo erythrophthalmus*

1 27 Dec 2025 Melissa Ainley
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

48. **Peregrine Falcon** *Falco peregrinus*

1 21 Dec 2025 Joe Weisbord
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

49. **House Finch** *Haemorhous mexicanus*

2 18 Dec 2025 Al Duvall
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

50. **Orange-crowned Warbler** *Leiothlypis celata*

1 11 Dec 2025 Austin Johnson
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

51. **Savannah Sparrow** *Passerculus sandwichensis*

1 10 Dec 2025 Al Duvall
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

52. **American Goldfinch** *Spinus tristis*

2 1 Dec 2025 Al Duvall
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

53. **Hermit Thrush** *Catharus guttatus*

1 24 Nov 2025 Al Duvall
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

54. **Great Blue Heron** *Ardea herodias*

1 20 Nov 2025 ddebie d

Bushwick Inlet Park (btwn Quay St.-N 9th St.)

55. **Belted Kingfisher** *Megaceryle alcyon*

1 12 Nov 2025 Greg Thornberg
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

56. **Gray Catbird** *Dumetella carolinensis*

1 12 Nov 2025 Greg Thornberg
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

57. **Yellow-rumped Warbler** *Setophaga coronata*

1 10 Nov 2025 Greg Thornberg
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

58. **Cedar Waxwing** *Bombycilla cedrorum*

2 3 Nov 2025 Greg Thornberg
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

59. **Lincoln's Sparrow** *Melospiza lincolnii*

1 1 Nov 2025 Sarah Roberts
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

60. **Palm Warbler** *Setophaga palmarum*

1 29 Oct 2025 Greg Thornberg
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

61. **Golden-crowned Kinglet** *Regulus satrapa*

1 29 Oct 2025 landry birds
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

62. **Eastern Phoebe** *Sayornis phoebe*

1 28 Oct 2025 Sarah Roberts
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

63. **Yellow-billed Cuckoo** *Coccyzus americanus*

1 28 Oct 2025 Sarah Roberts
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

64. **Ruby-crowned Kinglet** *Corthylio calendula*

1 27 Oct 2025 Greg Thornberg

Bushwick Inlet Park (btwn Quay St.-N 9th St.)

65. **Brown Creeper** *Certhia americana*

1 27 Oct 2025 Greg Thornberg
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

66. **Common Yellowthroat** *Geothlypis trichas*

1 23 Oct 2025 Greg Thornberg
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

67. **Winter Wren** *Troglodytes hiemalis*

2 23 Oct 2025 landry birds
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

68. **Black-crowned Night Heron** *Nycticorax nycticorax*

1 22 Oct 2025 Al Duvall
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

69. **White-crowned Sparrow** *Zonotrichia leucophrys*

1 17 Oct 2025 Austin Johnson
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

70. **Chipping Sparrow** *Spizella passerina*

1 17 Oct 2025 Al Duvall
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

71. **Brown Thrasher** *Toxostoma rufum*

1 16 Oct 2025 Al Duvall
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

72. **Northern Parula** *Setophaga americana*

1 15 Oct 2025 Sarah Roberts
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

73. **Laughing Gull** *Leucophaeus atricilla*

2 11 Oct 2025 Caroline Quinn
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

74. **Yellow-bellied Sapsucker** *Sphyrapicus varius*

1 11 Oct 2025 Caroline Quinn

Bushwick Inlet Park (btwn Quay St.-N 9th St.)

75. **Red-bellied Woodpecker** *Melanerpes carolinus*

1 11 Oct 2025 Sarah Roberts
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

76. **Fox Sparrow** *Passerella iliaca*

1 11 Oct 2025 Sarah Roberts
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

77. **Baltimore Oriole** *Icterus galbula*

1 11 Oct 2025 Bianca Bello
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

78. **American Redstart** *Setophaga ruticilla*

1 11 Oct 2025 Bianca Bello
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

79. **Magnolia Warbler** *Setophaga magnolia*

1 11 Oct 2025 Bianca Bello
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

80. **Blackpoll Warbler** *Setophaga striata*

2 11 Oct 2025 Bianca Bello
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

81. **Black-throated Blue Warbler** *Setophaga caerulescens*

1 7 Oct 2025 Al Duvall
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

82. **Ovenbird** *Seiurus aurocapilla*

1 5 Oct 2025 Adalea Khoo
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

83. **Tennessee Warbler** *Leiothlypis peregrina*

1 5 Oct 2025 Al Duvall
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

84. **Scarlet Tanager** *Piranga olivacea*

1 1 Oct 2025 Greg Thornberg
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

85. **Black-and-white Warbler** *Mniotilta varia*
3 30 Sep 2025 Sarah Roberts
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

86. **Bay-breasted Warbler** *Setophaga castanea*
1 30 Sep 2025 Sarah Roberts
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

87. **Northern House Wren** *Troglodytes aedon*
1 23 Sep 2025 Paul Saraceni
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

88. **Clay-colored Sparrow** *Spizella pallida*
1 23 Sep 2025 Paul Saraceni
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

89. **Northern Yellow Warbler** *Setophaga aestiva*
1 18 Sep 2025 Al Duvall
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

90. **Ruby-throated Hummingbird** *Archilochus colubris*
1 11 Sep 2025 Al Duvall
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

91. **Nashville Warbler** *Leiothlypis ruficapilla*
1 11 Sep 2025 Al Duvall
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

92. **Wilson's Warbler** *Cardellina pusilla*
1 11 Sep 2025 Al Duvall
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

93. **Red-eyed Vireo** *Vireo olivaceus*
1 2 Sep 2025 Greg Thornberg
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

94. **Great Egret** *Ardea alba*

1 1 Sep 2025 Tianying Lei
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

95. **Northern Waterthrush** *Parkesia noveboracensis*
1 1 Sep 2025 Christine Gu
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

96. **Spotted Sandpiper** *Actitis macularius*
1 30 Aug 2025 Greg Thornberg
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

97. **Forster's Tern** *Sterna forsteri*
1 27 Aug 2025 Jim Coogan
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

98. **Common Tern** *Sterna hirundo*
1 27 Aug 2025 Jim Coogan
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

99. **Red-breasted Nuthatch** *Sitta canadensis*
1 27 Aug 2025 Greg Thornberg
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

100. **Solitary Sandpiper** *Tringa solitaria*
1 27 Aug 2025 Al Duvall
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

101. **Cape May Warbler** *Setophaga tigrina*
1 27 Aug 2025 Al Duvall
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

102. **Chimney Swift** *Chaetura pelagica*
1 26 Aug 2025 Adalea Khoo
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

103. **Greater Yellowlegs** *Tringa melanoleuca*
1 16 Aug 2025 Sarah Roberts
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

104. **Barn Swallow** *Hirundo rustica*

2 16 Aug 2025 Sarah Roberts
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

105. **Brown-headed Cowbird** *Molothrus ater*

2 10 Aug 2025 Frank Durso
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

106. **Tree Swallow** *Tachycineta bicolor*

1 6 Aug 2025 Sarah Roberts
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

107. **Red-winged Blackbird** *Agelaius phoeniceus*

1 27 Jul 2025 Tianying Lei
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

108. **Fish Crow** *Corvus ossifragus*

2 1 Jul 2025 Sarah Roberts
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

109. **Willow Flycatcher** *Empidonax traillii*

1 11 Jun 2025 Nate L-S
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

110. **Eastern Wood-Pewee** *Contopus virens*

1 2 Jun 2025 Greg Thornberg
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

111. **Least Sandpiper** *Calidris minutilla*

1 24 May 2025 landry birds
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

112. **Osprey** *Pandion haliaetus*

1 24 May 2025 Greg Thornberg
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

113. **Least Flycatcher** *Empidonax minimus*

1 19 May 2025 Greg Thornberg
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

114. **Blue-headed Vireo** *Vireo solitarius*

1 19 May 2025 Greg Thornberg

1 19 May 2025 Greg Thornberg
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

115. **Common Grackle** *Quiscalus quiscula*
1 13 May 2025 Greg Thornberg
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

116. **Orchard Oriole** *Icterus spurius*
1 23 Apr 2025 Greg Thornberg
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

117. **Pine Warbler** *Setophaga pinus*
1 17 Apr 2025 Greg Thornberg
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

118. **Vesper Sparrow** *Pooecetes gramineus*
1 16 Apr 2025 Greg Thornberg
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

119. **American Coot** *Fulica americana*
1 11 Apr 2025 Greg Thornberg
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

120. **Red-shouldered Hawk** *Buteo lineatus*
1 25 Dec 2024 Joe Weisbord
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

121. **American Wigeon** *Mareca americana*
2 22 Dec 2024 Paul Sweet
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

122. **Black-capped Chickadee** *Poecile atricapillus*
1 8 Nov 2024 Greg Thornberg
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

123. **Eastern Bluebird** *Sialia sialis*
5 4 Nov 2024 Greg Thornberg
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

124. **Indigo Bunting** *Passerina cyanea*
1 17 Oct 2024 Greg Thornberg

Bushwick Inlet Park (btwn Quay St.-N 9th St.)

125. **Prairie Warbler** *Setophaga discolor*
1 9 Sep 2024 Al Duvall
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

126. **Black-throated Green Warbler** *Setophaga virens*
1 9 Sep 2024 Al Duvall
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

127. **Veery** *Catharus fuscescens*
1 13 May 2024 Greg Thornberg
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

128. **Eastern Kingbird** *Tyrannus tyrannus*
1 9 May 2024 Greg Thornberg
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

129. **American Pipit** *Anthus rubescens*
1 25 Nov 2023 Al Duvall
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

130. **Eastern Warbling Vireo** *Vireo gilvus*
1 5 Oct 2023 Alan V. Bacchiochi
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

131. **Rose-breasted Grosbeak** *Pheucticus ludovicianus*
1 1 Oct 2023 Al Duvall
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

132. **Swainson's Thrush** *Catharus ustulatus*
1 26 Sep 2023 mark alan iantosca
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

133. **Connecticut Warbler** *Oporornis agilis*
1 24 Sep 2023 Nate L-S
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

134. **Dickcissel** *Spiza americana*

1 20 Sep 2023 Al Duvall
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

135. **Bonaparte's Gull** *Chroicocephalus philadelphia*

1 29 Apr 2023 Alan V. Bacchiochi
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

136. **American Tree Sparrow** *Spizelloides arborea*

1 28 Dec 2022 Al Duvall
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

137. **Tufted Titmouse** *Baeolophus bicolor*

6 19 Nov 2022 Al Duvall
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

138. **Pine Siskin** *Spinus pinus*

1 3 Nov 2022 Al Duvall
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

139. **Purple Finch** *Haemorhous purpureus*

1 23 Oct 2022 Al Duvall
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

140. **White-breasted Nuthatch** *Sitta carolinensis*

1 22 Oct 2022 Al Duvall
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

141. **Bobolink** *Dolichonyx oryzivorus*

1 14 Oct 2022 Al Duvall
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

142. **Chestnut-sided Warbler** *Setophaga pensylvanica*

1 10 Oct 2022 Alan V. Bacchiochi
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

143. **Marsh Wren** *Cistothorus palustris*

1 9 Oct 2022 Al Duvall
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

144. **Green Heron** *Butorides virescens*

1 10 May 2021 Anne Rapaport
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

145. **Great Cormorant** *Phalacrocorax carbo*
1 27 Mar 2021 Ermilo Novelo
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

146. **Blue-winged Teal** *Spatula discors*
2 26 Mar 2021 Alan V. Bacchiochi
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

147. **Long-tailed Duck** *Clangula hyemalis*
1 15 Apr 2020 Christopher Chilton
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

148. **American Woodcock** *Scolopax minor*
1 29 Feb 2020 Caroline Craig
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

149. **Monk Parakeet** *Myiopsitta monachus*
1 28 May 2019 Alan V. Bacchiochi
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

150. **Common Goldeneye** *Bucephala clangula*
1 18 Mar 2018 Alan V. Bacchiochi
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

151. **Ash-throated Flycatcher**
Myiarchus cinerascens
1 19 Nov 2016 Heydi Lopes
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

EXOTIC: ESCAPEE (2)

Budgerigar *Melopsittacus undulatus*

1 20 Aug 2024 Eric Stanton
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

Mandarin Duck *Aix galericulata*

1 30 Jan 2019 Alan V. Bacchiochi
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

HYBRIDS (1)

Mallard x American Black Duck (hybrid)
Anas platyrhynchos x rubripes

1 27 Jan 2025 Greg Thornberg
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

ADDITIONAL TAXA (16)

Larus sp. *Larus sp.*

10 15 Mar 2026 Joe Weisbord
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

crow sp. *Corvus sp. (crow sp.)*

1 15 Mar 2026 Joe Weisbord
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

Greater/Lesser Scaup *Aythya marila/affinis*

2 28 Feb 2026 Joe Weisbord
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

gull sp. *Larinae sp.*

10 17 Feb 2026 Greg Thornberg
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

duck sp. *Anatidae (duck sp.)*

2 4 Feb 2026 Joe Weisbord
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

Mallard/American Black Duck

Anas platyrhynchos/rubripes

3 23 Jan 2026 Greg Thornberg
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

Alder/Willow Flycatcher (Traill's Flycatcher)
Empidonax alnorum/traillii

1 21 Aug 2024 Al Duvall
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

Empidonax sp. *Empidonax sp.*

1 21 Aug 2024 Al Duvall
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

shorebird sp. *Charadriiformes sp. (shorebird sp.)*

1 17 May 2024 Joe Weisbord
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

falcon sp. *Falco sp.*

1 9 Nov 2023 Joe Weisbord
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

finch sp. *Fringillidae sp.*

2 8 Oct 2023 June Ap
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

wren sp. *Troglodytidae sp.*

1 21 Sep 2023 Nate L-S
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

new world sparrow sp. *Passerellidae sp.*

3 6 May 2021 Anne Rapaport
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

crow/raven sp. *Corvus sp.*

2 29 Mar 2021 Anne Rapaport
Bushwick Inlet Park (btwn Quay St.-N 9th St.)

Common/Red-breasted Merganser
Mergus merganser/serrator

1 5 Dec 2018 Alan V. Bacchiochi

Bushwick Inlet Park (btwn Quay St.-N 9th St.)

new world warbler sp. *Parulidae sp.*

1 28 Sep 2018 Evan Schumann

Bushwick Inlet Park (btwn Quay St.-N 9th St.)

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The effect of artificial light at night on sea turtle hatchling early dispersal: A systematic review of methods, impacts and findings☆

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Skyglow

ABSTRACT

Artificial light at night (ALAN) is a rapidly expanding pollutant, raising concerns about its impact on species that rely on natural light cues for critical behaviours, such as for sea turtle early dispersal. After emergence, sea turtle hatchlings orient themselves using natural light cues to quickly crawl to the ocean (sea-finding) and swim offshore. Numerous studies have shown that artificial light disrupts their capacity to orient during their early dispersal with varying consequences, although variability exists in the methodologies used and the results. Here, we systematically reviewed the literature (74 publications) to summarise the methods and findings on the impacts of ALAN on sea turtle hatchlings during early dispersal. The review highlights key findings on how hatchling orientation during early dispersal is disrupted by different light types, light intensity, and distance to the light source. We review the visual capabilities of sea turtles and relate this ability to their behavioural attraction to different light types. Additionally, we discuss the availability of empirical evidence for energetic, behavioural, and physiological costs and consequences of disrupted orientation, along with management strategies that have been proposed to reduce the risk posed by ALAN. We conclude that more studies measuring the consequences of disrupted orientation are required to determine the long-term impacts of artificial lighting for turtle populations. Further, we suggest that research move towards identifying light intensity thresholds for artificial lights of different spectra and develop light exclusion zones to assist with management and promote best practice for lighting in coastal areas to protect these endangered species.

1. Introduction

Humans have transformed the nighttime environment by the large-scale introduction of artificial lighting (Falchi et al., 2016; Gaston et al., 2014; Kyba et al., 2017). As such, artificial light at night (ALAN) has emerged as a rampant and ubiquitous form of pollution that threatens global biodiversity (Hölker et al., 2010; Longcore and Rich, 2004; Marangoni et al., 2022). Light pollution can originate from individual light fixtures that illuminate the nearby environment or as scattered light in the atmosphere through 'skyglow', which increases ambient light levels and obscures natural light rhythms of light and dark (Bará and Falchi, 2023; Kyba and Hölker, 2013). There is also a changing trend in the spectral signatures produced by artificial lights – a shift from narrow spectrum (e.g., low pressure sodium, LPS) to broad spectrum lighting (e.g., high pressure sodium, HPS; light emitting diodes, LEDs) – as new light types are developed and adopted (Gaston et al., 2014; Longcore et al., 2018). These advancements in lighting technology provide improved colour rendering capabilities for humans and are more cost-effective (Jiang et al., 2015), but a shifting and broadening of light spectra could have unforeseen impacts on wildlife.

ALAN poses a significant threat to wildlife because it introduces light into environments at times, wavelengths, and intensities that are not found in nature (Davies et al., 2013b; Gaston et al., 2013). Some of the strongest effects of ALAN have been documented for species that rely on

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natural light cues for critical behaviours and life history processes (Sanders et al., 2021), such as for sea turtle dispersal (Berry et al., 2013; Kamrowski et al., 2015; Witherington and Bjorndal, 1991a). Sea turtle hatchlings usually emerge from their nests at night and instinctively crawl towards the ocean in a behaviour known as sea-finding (Lohmann et al., 1997). Under dark night conditions, turtle hatchlings integrate visual and shape cues across a wide '*cone of acceptance*' to orient towards a low, bright horizon typical of the seaward direction and away from tall, dark silhouettes of the dune (Lohmann et al., 1997; Verheijen and Wildschut, 1973; Fig. 1). However, artificial lights interfere with natural orientation cues (Mrosovsky and Carr, 1967; Tuxbury and Salmon, 2005) and turtles can be drawn towards the much brighter lights on land instead of heading towards the ocean. The disruption of sea-finding by ALAN is described in two ways: misorientation, whereby hatchlings crawl in a straight path towards a light source, or disorientation, where hatchlings crawl in circular paths unable to decipher directional cues (Salmon and Witherington, 1995). Hatchlings that are misdirected by artificial lights face increased predation risk (Erb and Wyneken, 2019), and could suffer from desiccation and exhaustion the longer they spend on the beach (Pankaew and Milton, 2018).

The threat of ALAN extends to the hatchlings in-water dispersal. Turtle hatchlings have evolved a rapid, hyperactive, and prolonged (~24–48 h) offshore transit to limit mortality in predator rich nearshore environments — a period termed the frenzy (Booth, 2009; Wyneken and Salmon, 1992). However, turtle hatchlings exposed to ALAN during the early part of their offshore dispersal, exhibit slower swimming speeds and altered trajectories, causing them to spend more time in the predator-rich nearshore waters (Thums et al., 2016; Truscott et al., 2017; Wilson et al., 2018).

ALAN levels on and around nesting beaches have steadily climbed in recent decades due to the rising industrial and urban development of the coastal zone (Fuentes et al., 2016; Kamrowski et al., 2014). For example, significant increases in light exposure have been reported for several turtle management units in Australia (Kamrowski et al., 2014), while the proportion of nesting areas exposed to light pollution along the Brazilian coastline rose from 34 % in 1992–1996 to 61 % between 2008 and 2012 (Colman et al., 2020). Staggeringly, 98 % of sea turtle nesting areas in the United States are exposed to some level of light pollution (Fuentes et al., 2016). Given its ubiquity and the detrimental impacts that it has on sea turtle hatchlings, light pollution is listed as a key threat to sea turtle populations (CMS, 2024; Department of the Environment and Energy, 2017). This combined with the threatened status of most sea turtle species (six of seven sea turtle species listed on the IUCN Red List; Abreu-Grobois et al., 2008; Casale and Tucker, 2017; Mortimer et al., 2008; Seminoff, 2023; Wallace et al., 2013; Wibbels and Bevan, 2019) has created an urgency to understand the impact of ALAN and to enable its management around sea turtle nesting areas.

Substantial literature has been produced since Hooker (1911) first described the effect of artificial lighting on sea turtle hatchlings. This literature has covered a broad scope of research (e.g., Pankaew and Milton, 2018; Robertson et al., 2016; Young et al., 2012), spanned multidisciplinary fields, and contributed to light pollution guidelines for the conservation and management of sea turtles (e.g., DCCEEW, 2023; Witherington and Martin, 2003). However, these studies also reveal a complex picture of the threat posed by ALAN on turtle hatchlings with variable responses reported among and within species owing to the variety of artificial light types tested, differences in testing environment, and due the anatomical and behavioural differences among sea turtle species (Fig. 1). In addition, all artificial light is not equal; artificial lights can emit different wavelengths, are of varying intensities, vary in their positioning and shielding, and humans use different artificial lighting for different activities (Davies et al., 2013b; Gaston et al., 2012; Longcore et al., 2018), meaning that risk assessment of artificial lighting on turtle hatchlings is complex. Given the variation in the responses of and impact to turtle hatchlings exposed to ALAN, a synthesis of available literature is needed to identify knowledge trends and data gaps to help further conservation efforts of these threatened species.

Here, we systematically searched and reviewed the literature on the impact of artificial light on sea turtle hatchlings. The aims of this review were five-fold. (1) To summarise the visual capabilities of sea turtles. (2)

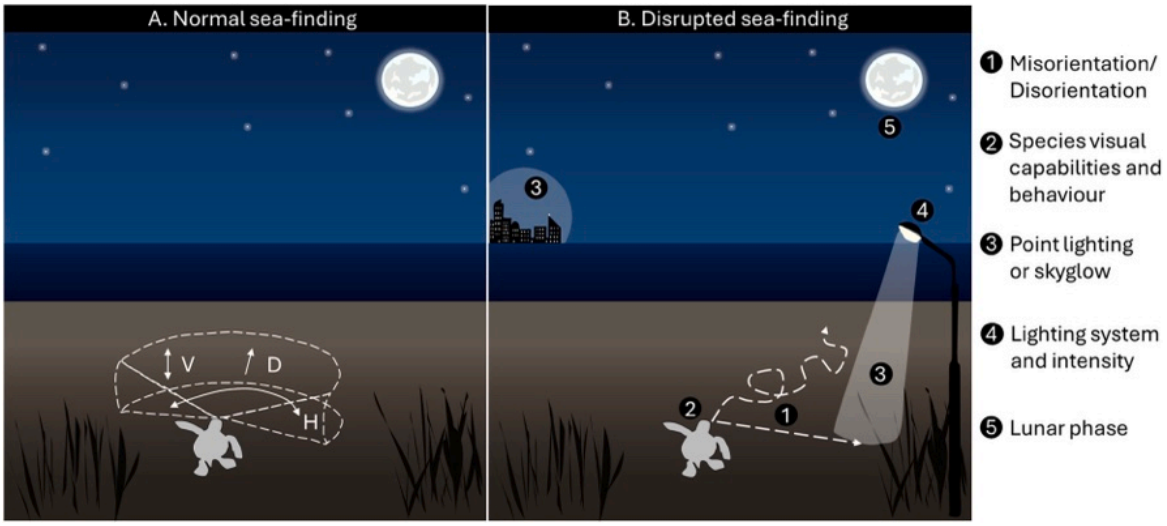

Fig. 1. Impact of artificial light on sea-finding behaviour of sea turtle hatchlings. Under normal dark night conditions (A), turtle hatchlings integrate visual and shape cues across a wide '*cone of acceptance*' to orient towards a low, bright horizon typical of the sea-ward direction and away from tall, dark silhouettes of the dune. The vertical component (V) of the cone ranges 10°–30° above the horizon, while the horizontal component (H) spans about 180°. Light falling within this cone of acceptance contributes to the assessment of brightness for the direction (D). However, artificial light can disrupt sea-finding (B). Sea turtle hatchlings can be misoriented (straight, dashed line) or disoriented (curved, dashed line) by artificial light (1), depending on the direction, wavelength, and intensity of the lights relative to their spectral sensitivity and behavioural preference, which can vary by population and species (2). Artificial light on nesting beaches can occur from point lighting or from skyglow (3), which is influenced by atmospheric visibility (cloud cover, lunar phase, and elevation). The impact of artificial light is dependent on the light type used and on the intensity of the light (4). Moonlight illumination can aid sea-finding by enhancing natural cues and reducing background light intensity gradients imposed by artificial lights (5).
Figure adapted from Verheijen and Wildschut (1973) and Witherington and Martin (2003).

To understand how properties of artificial light (light type, intensity, direction) impact the orientation of turtle hatchlings during early dispersal (sea-finding and frenzy). (3) To understand the costs and consequences of disrupted dispersal. (4) To summarise the extent and efficacy of light management strategies. (5) To highlight knowledge gaps for future research directions.

2. Methods

2.1. Systematic literature search

Our review protocol followed PRISMA-EcoEvo (Preferred Reporting Items for Systematic Reviews and Meta-Analyses for Ecology and Evolution; O'Dea et al., 2021; Fig. 2) guidelines. We followed the ROSES (RepOrting standards for Systematic Evidence Syntheses; Haddaway et al., 2018) reporting standards and the ROSES form is available as supplementary (Table S1).

An initial scoping search was conducted in Google Scholar, and we identified 13 benchmark articles (Table S2) that met our decision criteria (Fig. S1). The titles, abstracts and key words of these articles were used to generate our search string. Our search string used the following terms: (turtle OR chelonoidea OR chelonia OR *Natator depressus* OR flatback OR *Lepidochelys olivacea* OR olive ridley OR *Caretta caretta* OR loggerhead OR *Lepidochelys kempii* OR Kemp's ridley OR *Dermochelys coriacea* OR leatherback OR *Eretmochelys imbricata* OR hawksbill OR *Chelonia mydas* OR green turtle) AND (light OR lighting OR light pollution OR photopollution OR ALAN OR lamp OR street lamp* OR streetlamp* OR sky glow* OR skyglow* OR beacon$ OR beam $ OR flash* OR flare$ OR flaring OR brightness OR intensity OR wavelength OR spectr* OR lumen) AND (spectral sensitivity OR vision OR retin* OR seafinding OR sea finding OR *orient* OR migrat* OR movement OR nest* OR phototaxis OR dispers* OR direct* OR crawl OR swim* OR energ* OR matabo* OR oxygen* OR blood OR lactate OR glucose OR cort* OR protein OR stress OR endocrin* OR surviv* OR mortality OR exhaust* OR predat*). Searches were performed using online databases (Scopus, Web of Science Core Collection, ProQuest dissertation and theses) on the 23rd of July 2024 and we did not apply a timespan limit. Our search identified 1983, 2004, and 208 studies meeting our research string on Scopus, Web of Science, and ProQuest, respectively (Table S3). To further our search, we performed backwards and forwards searches to find additional studies cited in/citing four highly cited publications on the impact of artificial light on turtle

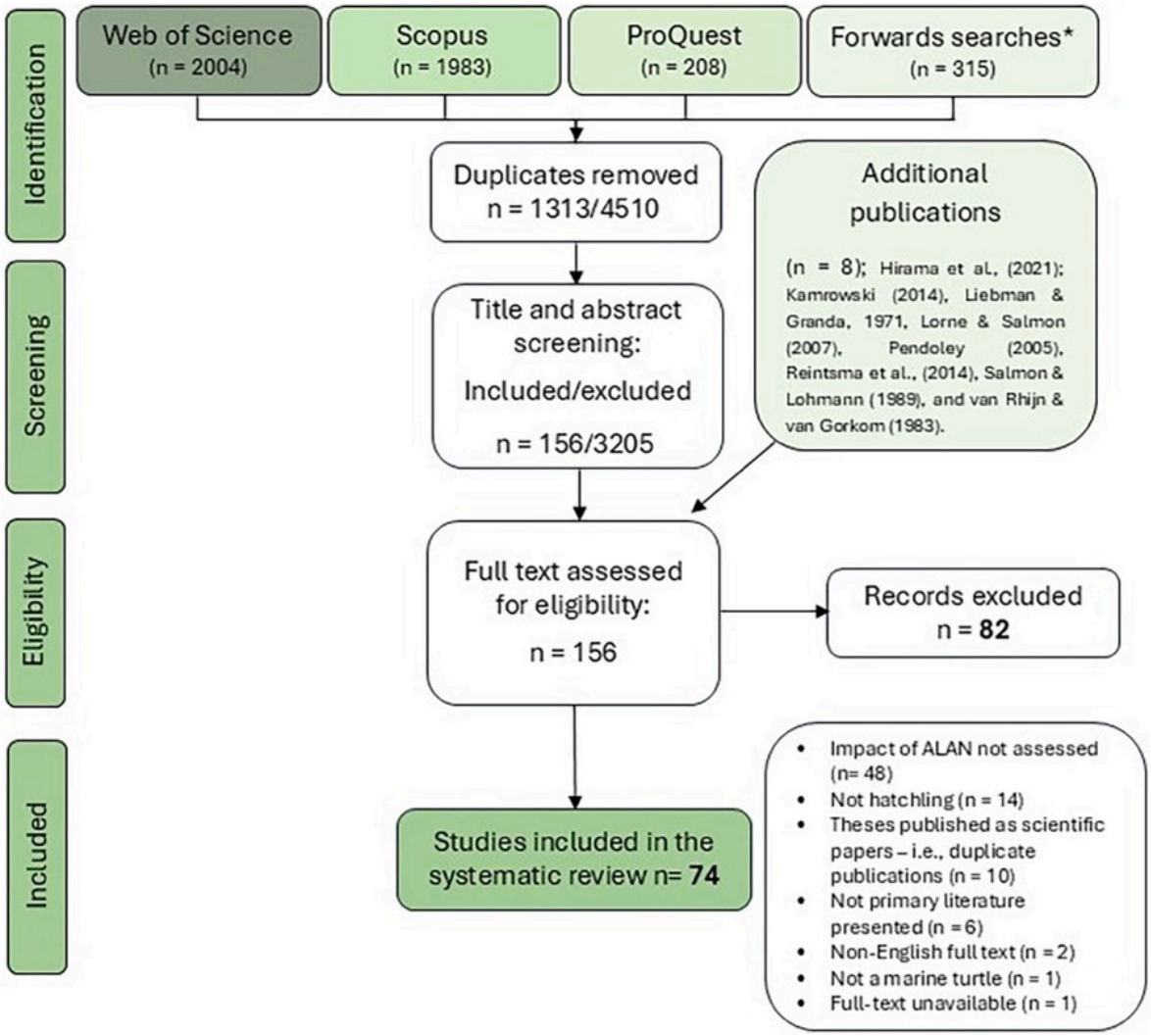

Fig. 2. PRISMA-EcoEvo diagram showing the systematic search for literature on the effects of artificial light at night (ALAN) on marine turtles. The diagram summarises our search methods (see main text for details), number of studies excluded, and the reasons for exclusion. Articles were screened based on a pre-defined decision tree (Fig. S1). *Forward and backwards searches were performed on four influential papers: Marangoni et al. (2022); Salmon (2003); Thums et al. (2016); and Tuxbury and Salmon (2005).

hatchlings using Scopus (Marangoni et al., 2022; Salmon, 2003; Thums et al., 2016; Tuxbury and Salmon, 2005). Our literature search did not extend beyond the English language, which is a known limitation in the field of conservation science (Amano et al., 2021). After removing duplicates, 3205 studies remained for title and abstract screening (Fig. 2).

2.2. Eligibility screening

We used Rayyan (Ouzzani et al., 2016) to screen the title and abstract of 3205 studies based on a predefined decision tree (Fig. S1). Articles were considered eligible if they: (1) investigated the impact of ALAN; (2) presented data on a species of sea turtle hatchling (not adult); and (3) provided data on the impact, threat, or response of sea turtle hatchlings to artificial light. Studies that did not present primary data (e.g., reviews, meta-analyses, and modelling studies) were excluded. We also excluded theses if all data were later published as scientific article/s as these datasets are deemed as duplicates. We were unable to obtain the full text of one publication (Fletemeyer, 1991). The full text of 156 publications were screened, and 74 studies met our inclusion criteria. A list of all included articles is provided in Table S4.

2.3. Data extraction

Articles were classified into four main research themes: (1) sea turtle visual capabilities; (2) properties of artificial light and hatchling orientation; (3) costs/consequences of disrupted orientation; and (4) ALAN management. From each article, we extracted basic information, including study species, location, light measurement (if any), light measurement unit, and bibliographic information (author names, dates, journals). From orientation studies, we extracted the type of lighting used, light intensity, distance to the light, direction of the light source, lunar phase, study species, misorientation rate (%), and the mean bearing of the turtle hatchlings (relative to the shortest direction to the ocean). From studies investigating the visual capabilities (spectral sensitivity and behavioural preference) of sea turtles, we extracted the method used, spectral peak, spectral range, species, and the study population. From light-orientation studies, the mean bearing of hatchlings in response to artificial light treatments was classified based on the hatchling orientation index proposed by Witherington et al. (1996). For orientation studies presenting light at 90° to the ocean, sea-finding orientation was classified if mean bearing was: <30° = no disruption; 30–60° = moderate disruption; and >60° = severe disruption. For studies presenting light at 180° to the ocean, sea-finding was classified if mean bearing was: <30° = no disruption; 30–90° = moderate disruption; and >90° = severe disruption. If multiple treatments, intensities, distances, or species were used, all were extracted and are treated as independent effects in this review. Extracted data are presented in Table S4.

Due to the paucity of studies using comparable study designs (e.g., light type, light intensity, light direction, beach profile) on the responses of turtle hatchlings to artificial light, a quantitative meta-analysis was not possible. We therefore limit this review to vote counting analysis and narrative descriptions of the literature. Vote counting involves counting the number of positive, negative, or non-significant effects between control (no/low light) and treatment (artificial light) groups. However, it does not reflect the magnitude of the effect, statistical power, or the variance and sample size used in the studies (Gurevitch et al., 2018). In the absence of appropriate studies for meta-analysis, vote counting is a valuable approach to complement a narrative description of available evidence across multiple sources (Campbell et al., 2020; Pullin and Stewart, 2006). Plots were created using the *ggplot2* package v. 3. 5. 1 (Wickham, 2016) of *R* v.4.4.1 (R Core Team, 2013).

3. Results and discussion

Our systematic review found 74 studies that examined the impact of artificial light on marine turtle hatchlings matching our selection criteria (Fig. 2). Short-listed studies spanned from 1947 to 2023, with most having been published since 2000 (74 % of studies; Fig. 3A). The responses of loggerhead (*Caretta caretta*; $n = 44$) and green (*Chelonia mydas*; $n = 28$) turtles to ALAN have been the primary focus of investigation. Considerably less is known about how the remaining species of sea turtle respond to artificial light (Fig. 3B; flatback $n = 12$; leatherback $n = 8$; hawksbill $n = 5$; Olive Ridley n = 5; Kemp's Ridley $n = 0$). Research has focused on understanding hatchling early dispersal in relation to artificial light (including rates of misorientation; $n = 31$ studies), the visual capabilities of sea turtles ($n = 26$ studies), and management of ALAN ($n = 13$ studies). Much less is known about the responses of turtle hatchlings to artificial light in the nearshore ($n = 10$ studies) and of the costs and consequences of disrupted orientation by ALAN ($n = 7$ studies). Most studies were done in the United States (particularly Florida; 45 % of studies) and Australia (22 % of studies), and limited studies originating elsewhere (Fig. 3C). These results support global trends in sea turtle research (see Robinson et al., 2023) — highlighting species, geographic, and methodological biases in sea turtle research.

3.1. Visual capabilities of sea turtles: anatomical, physiological and behavioural insights

Uncovering the visual capabilities of sea turtles is needed to design light sources that do not attract them. As such, research into sea-finding disruption has focused on understanding the spectral sensitivity and behavioural preference of sea turtles to lights of different wavelengths and intensities (Fig. 4). Investigations into the visual capabilities of sea turtles has involved anatomical (Liebman and Granda, 1971; Mäthger et al., 2007), electrophysiological (Crognale et al., 2008; Granda and O'Shea, 1972; Horch and Salmon, 2009; Horch et al., 2008; Levenson et al., 2004), and behavioural experiments (Celano et al., 2018; Ehrenfeld, 1968; Fritsches, 2012; Pendoley, 2005; Trail and Salmon, 2022a; Witherington and Bjorndal, 1991b). Although there are some differences between methods and among species, these data generally indicate peak spectral sensitivity and behavioural attraction to high intensity, short wavelength light (violet and blue light) and spectral attenuation and behavioural avoidance of longer wavelengths (amber-red light) in sea turtle hatchlings (Fig. 4).

Use of microspectrophotometry (MSP) found that green turtles have four classes of photoreceptors that differ in their preferred wavelength (Liebman and Granda, 1971). Green turtles have one rod photoreceptor with maximum absorption at 500–505 nm and three cone photoreceptors that show peak absorption at 440, 502, and 562 nm. The presence of the cone receptors with different visual pigments provided the first evidence of potential colour vision in green turtles. Another feature of the green turtle ocular anatomy is the presence of coloured oil droplets in cone photoreceptors that are hypothesised to reduce the overlap between photoreceptor spectral sensitivities and sharpen their capacity to discriminate wavelengths. These oil droplets are clear (paired with the 440 nm pigment), yellow (paired with the 502 nm pigment), and orange (paired with the 562 nm pigment; Granda and O'Shea, 1972; Mäthger et al., 2007). Two types of clear oil droplets fluoresce most under UV light (Mäthger et al., 2007), and ocular media transmitted wavelengths down to ~325 nm, suggesting visual capabilities in the UV range in green turtles. Anatomical data are only available for green turtles. Conversely, electroretinograms (ERGs) are available for a few sea turtle species (Fig. 4). ERGs measure the electrical responses of photoreceptor cells in response to light to provide insight into visual capabilities. ERG data for loggerhead and green turtles show that these two species generally have similar spectral sensitivities, with spectral peaks at a wavelength of ~580 nm for loggerhead (Levenson et al., 2004), and multiple peaks for green turtles, occurring at 520 and 580 nm and secondary peaks at 460 and 600 nm (Granda and O'Shea, 1972; Levenson et al., 2004). Loggerheads are slightly less sensitive to short wavelengths

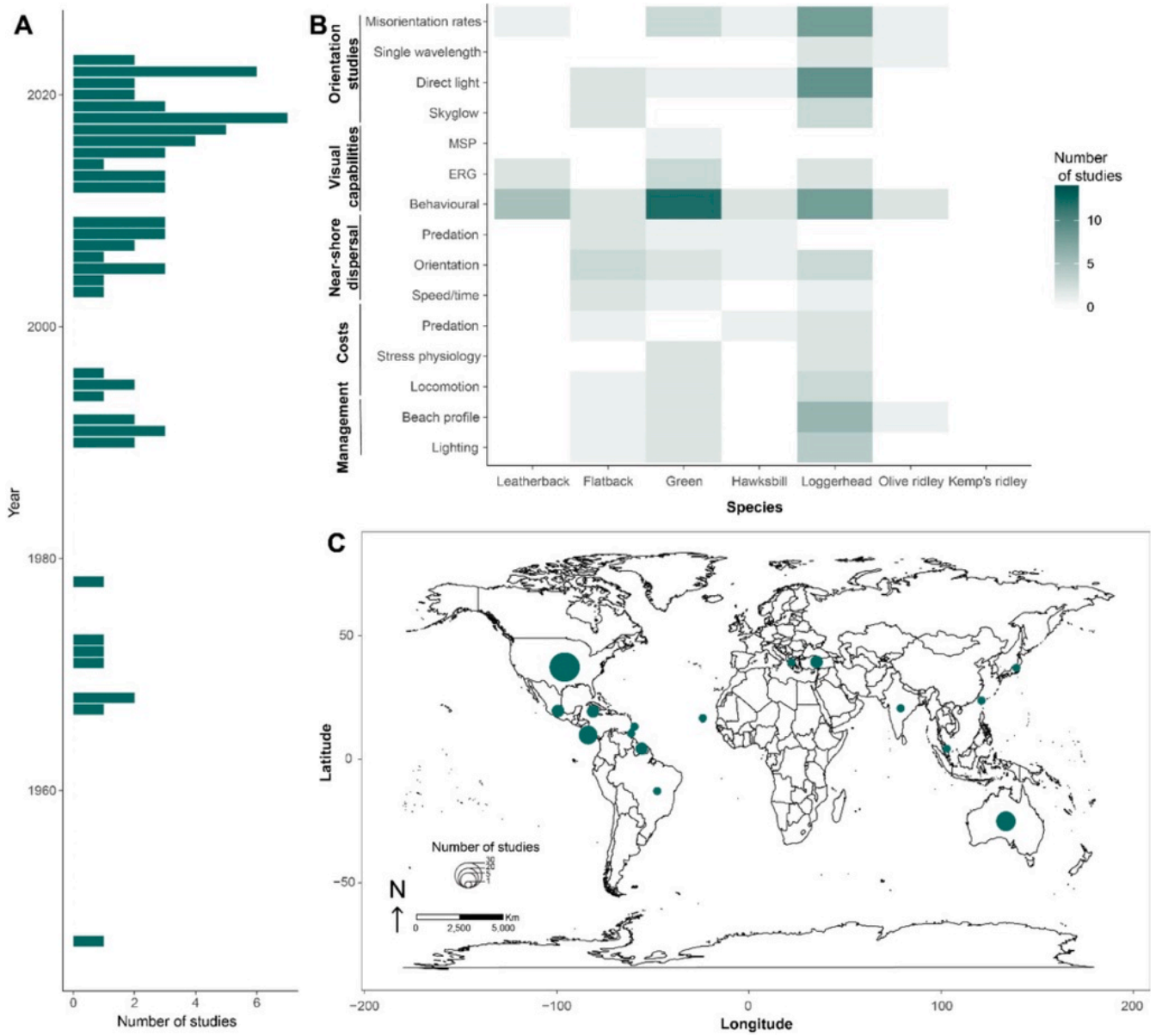

Fig. 3. Summary of the studies identified in the systematic literature search and review. (A) Number of studies published over time. (B) The publications on the impact of artificial light on sea turtle hatchlings ($n = 74$ studies) classified into five main research themes, with the heatmap representing the number of studies in each research theme and on each species of sea turtle. (C) Geographic distribution of studies, with the size of the circles representing the number of studies conducted in each country. Abbreviations: MSP = microspectrophotometry, ERG = electroretinogram.

of light (minimum ~440 nm) compared to green turtles (400 nm). The spectral sensitivity of leatherback turtles differs from those of green and loggerhead turtles; leatherback turtles show peak sensitivity in the 480–540 nm range and their spectral sensitivity quickly attenuates at long wavelengths (Crognale et al., 2008; Horch et al., 2008). Morphological and electrophysiological data provide pivotal evidence of the visual capabilities of sea turtles to light but do not provide information on how turtles react behaviourally to light. Understanding how turtles respond behaviourally to light was therefore a critical next step.

Behavioural studies have predominantly used narrow-band filters in two-choice behavioural tests to determine the wavelengths of light turtle hatchlings can perceive (e.g., Celano et al., 2018; Witherington and Bjorndal, 1991b) These tests present hatchlings with a choice between a narrow-wavelength light in one arm of a Y-maze and no light in the other arm of the maze (e.g., Celano et al., 2018). Behaviours are classified as attraction to narrow light wavelengths if hatchlings choose the illuminated arm more frequently than would be expected by chance (i.e., >50 % of the time), and as avoidance of light if hatchlings choose the dark arm >50 % of the time. Behavioural studies show that sea turtles are more attracted to shorter wavelength light (Fig. 4). Hooker (1911) was the first to observe behavioural attraction towards blue light in sea turtles. Since this study, there as been consistent reports of a behavioural attraction for lights of short wavelengths (360–500 nm) across six of the seven species of sea turtle, and, for the most part, avoidance of long wavelength light (>550 nm; yellow–red light) (Celano et al., 2018; Cruz et al., 2018; Ehrenfeld, 1968; Fritsches, 2012; Pendoley, 2005; Trail and Salmon, 2022a; Witherington and Bjorndal, 1991b). No data were available for the spectral sensitivity of Kemp's Ridley turtles (Fig. 4). The behavioural attraction towards short wavelengths during sea-finding is not obvious since sea turtles can physiologically detect lights of much longer wavelengths from 440 to 700 nm and peak sensitivity in at ~520–580 nm (Granda and O'Shea, 1972; Horch et al.,

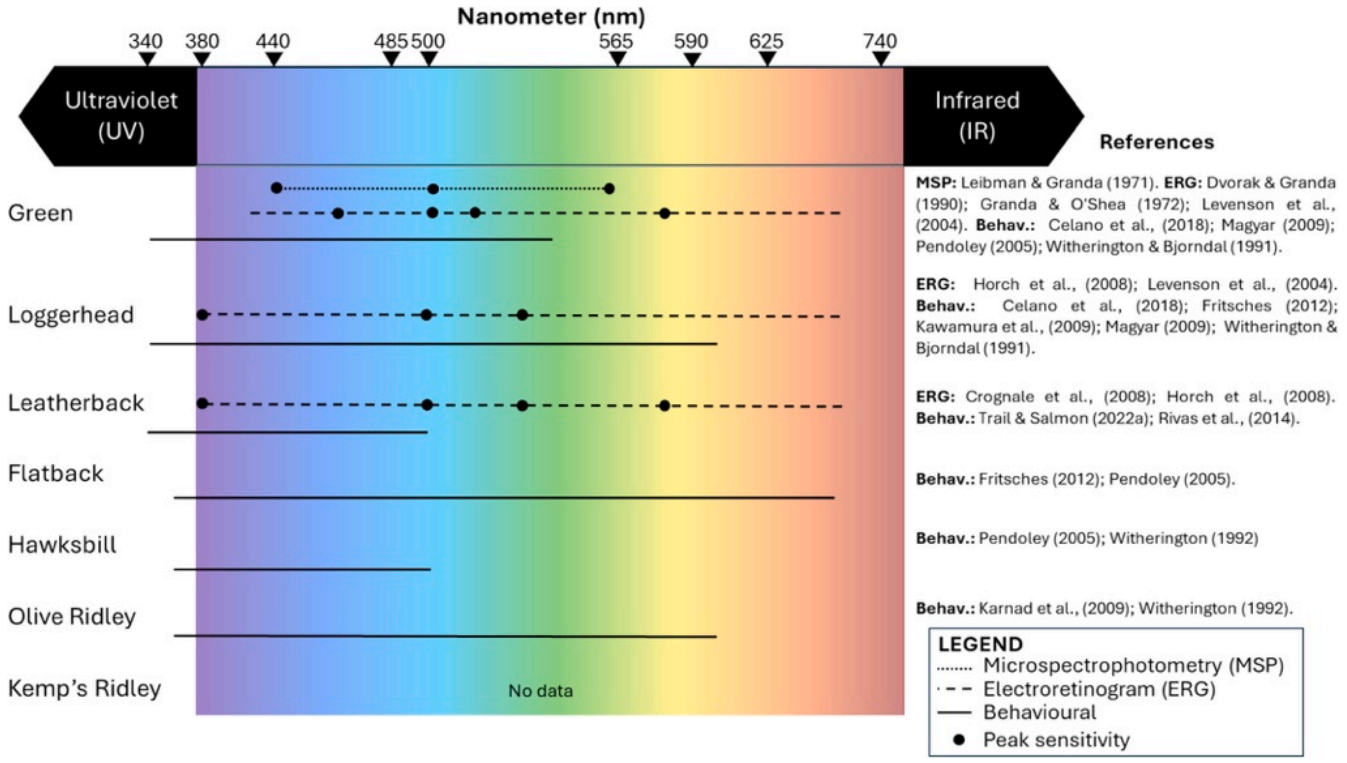

Fig. 4. Comparative light perception among the seven sea turtle species. Data presented for different methods, including microspectrophotometry (MSP; dotted line), electroretinogram (ERG; dashed lines) and behavioural spectral preferences (Behav; solid lines). Reported peak sensitivity for MSP and ERGs are shown by black dots. No data are available for Kemp's ridley sea turtle.

2008; Levenson et al., 2004). However, measurements taken from darkened beaches show that UV and short wavelength light levels are consistently higher in the seaward direction, irrespective of lunar phase and cloud cover, due to a higher scattering coefficient of surface water for short wavelength light, suggesting that short wavelengths could be a consistent and reliable cue for sea-finding in sea turtles (Kawamura et al., 2009).

Replicate studies have revealed interesting population and species differences in their behavioural responses to light. Australian populations of loggerhead and flatback turtles were attracted to yellow light (Fritsches, 2012; Pendoley, 2005), whereas loggerhead turtles from Florida avoided yellow light (Witherington and Bjorndal, 1991b). Loggerhead hatchlings from Xcacel, Mexico, only avoided yellow light at the highest intensity (21.5 lx) (Magyar, 2009). The reasons for these subtle differences in behaviour among studies are unclear but highlight the importance of replicate studies. Future studies could examine if population and species level differences in behaviour are linked to physiological and anatomical differences.

Turtle hatchlings tend to show an increased attraction to lights of high intensity. Positive phototaxis by turtle hatchlings is exhibited to all visible wavelengths at high enough intensities, though red lights need to be ~five orders of magnitude more intense than blue lights for hatchlings to exhibit positive phototaxis towards these longer wavelengths (Celano et al., 2018; Mrosovsky and Shettleworth, 1968; Trail and Salmon, 2022b; Witherington and Bjorndal, 1991b). However, a recent study by Trail and Salmon (2022b) exposed leatherback turtle hatchlings to a choice between 380 nm or 500 nm lights at three perceptually equivalent intensities. They found no behavioural preference for light of either wavelength, suggesting that light intensity, not wavelength, is more important for sea-finding under dark conditions when vision is dominated by rods (scotopic vision), which provide no colour discrimination. Therefore, avoidance of longer wavelength light likely only occurs at high light intensities and is probably dependent on the photopic (cone) colour vision, which can be the case in beaches illuminated by artificial light. Behavioural two-choice experiments in a y-maze have provided insight into the visual capabilities of sea turtle hatchlings; however, they may not represent the sea-finding behaviour of turtle hatchlings on the beach.

3.2. *Artificial light and sea turtle hatchling orientation*

The main documented impact of ALAN is the disruption of sea-finding. Sea-finding disruption by artificial lights has been primarily quantified using standardised circular arena experiments on the beach where hatchings are placed in the centre of an arena and their pathways are examined in relation to visual cues (e.g., Pendoley and Kamrowski, 2015; Shimada et al., 2023). Despite the development of this common method to assess the impact of ALAN on sea-finding, available evidence shows mixed results due to differences in the light types used, distance, moon phase, and other experimental differences (Figs. 5, 6).

Different light types can create an artificial light environment with differing spectral properties that can have varying impacts on sea turtle hatchling sea-finding. As such, studies have quantified sea-finding disruption to different light types (Fig. 5). Our vote-counting approach found that studies using light types that emit longer wavelength (yellow-red light) or narrow spectrum of light, such as LPS lighting, have less impact on hatchling sea-finding orientation compared with broader spectrum or 'whiter' light sources (LEDs and metal halide [MH] lamps; Fig. 5). For example, misorientation is not reported for studies using LPS ($n = 2$ independent responses), moderate and severe misorientation is reported in 45 % of cases using MH ($n = 9$ out of 20 independent responses), while the use of cool LEDs has reports of misorientation in 90 % of trials ($n = 9$ out of 10 independent responses; Fig. 5). This result raises concern for turtle hatchlings given the shift towards broad spectrum lighting, and especially the adoption of LEDs for coastal lighting (Gaston et al., 2014; Longcore et al., 2018). Disrupted orientation during

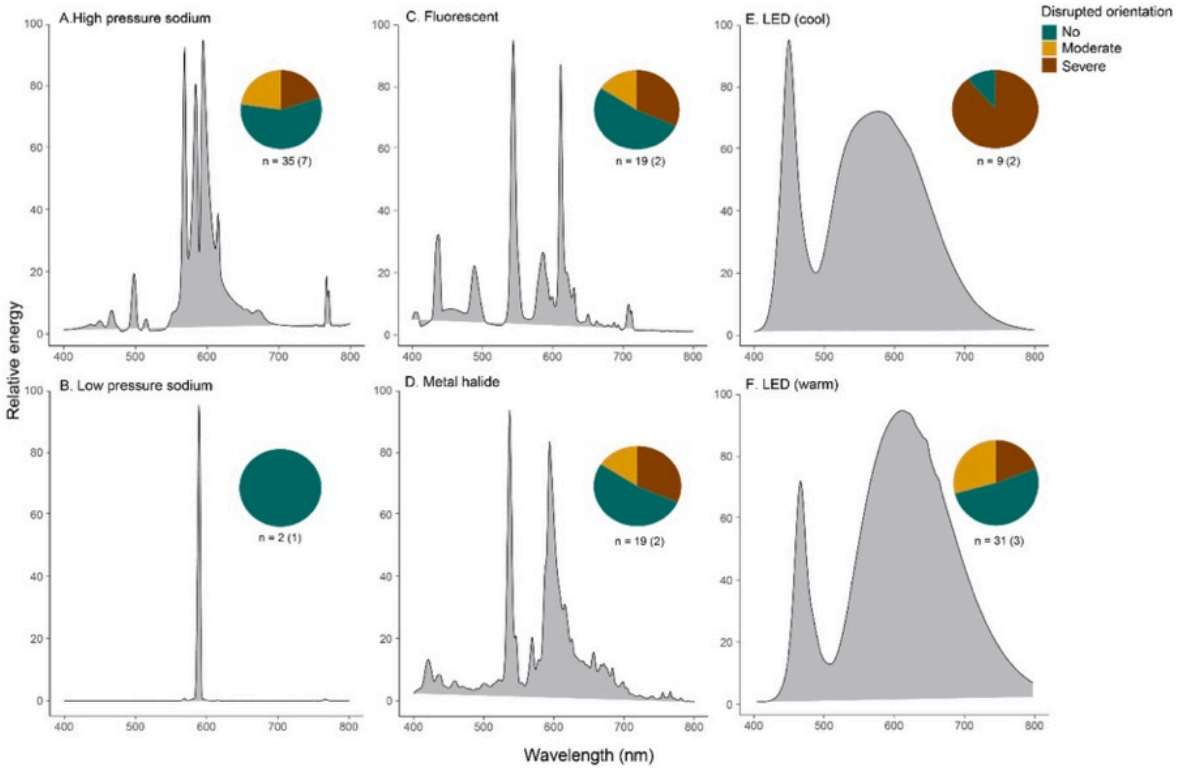

Fig. 5. Spectral profiles of (A) high pressure sodium; (B) low pressure sodium; (C) fluorescent; (D) metal halide; (E) cool light emitting diode (LED); and (F) warm LED lighting. Note: some studies have used light filters to block the blue light in warm LEDs (e.g., Long et al., 2022; Robertson et al., 2016; Yen et al., 2023). Pie charts on each graph represent the proportion of independent effects across studies that tested for orientation disruption for each light type. Orientation was classified as either not disrupted (green), moderate disruption (yellow) or severe disruption (brown) based on the hatchling orientation index proposed by Witherington et al. (1996), see Methods section for details. Sample sizes (*n*) for each pie chart are presented as the number of independent effects and the number of studies (in brackets). The spectral profiles are representative and do not necessarily represent the spectra presented in each of studies. Artificial light spectra were sourced from: https://www.ngdc.noaa.gov/eog/night_sat/spectra.html. (For interpretation of the references to colour in this figure legend, the reader is referred to the web version of this article.)

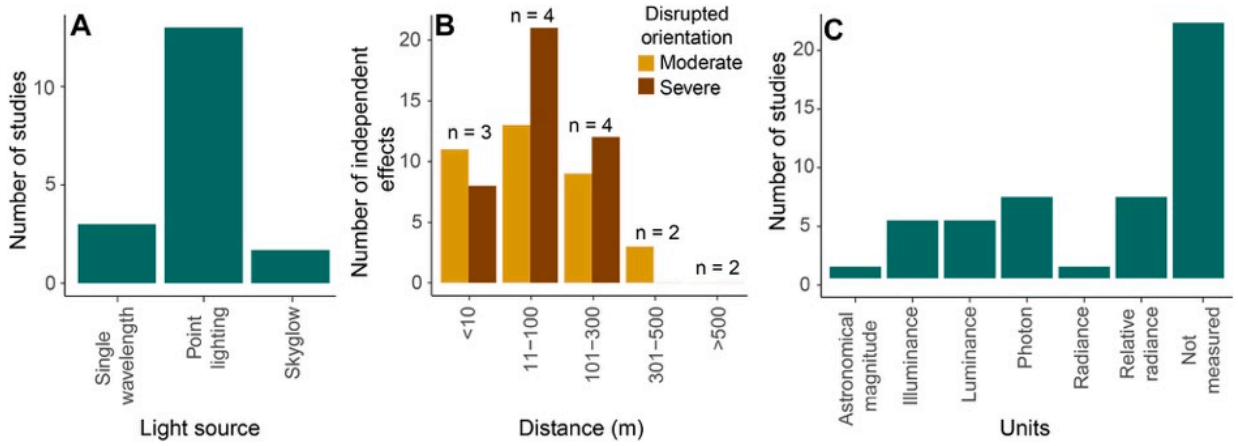

Fig. 6. (A) Number of studies identified in the systematic search for literature on the impact of artificial light on sea turtle hatchlings that assessed the orientation to single wavelength light, point lighting, or skyglow using circular arenas on the beach. (B) Number of independent effects showing moderate (yellow) and severe (brown) disorientation across studies to point lighting presented at different distances. The number above each distance group represents the number of studies that tested each distance. (C) A summary of the units in which artificial light is presented across studies. (For interpretation of the references to colour in this figure legend, the reader is referred to the web version of this article.)

sea-finding tends to be more severe at higher light intensities, though light intensity is seldom manipulated in arena experiments (but see Pendoley and Kamrowski, 2016; Witherington and Bjorndal, 1991a; Yen et al., 2023) and therefore light intensity limits for specific light types are unavailable. As an example, Pendoley and Kamrowski (2015) used three luminaire types (HPS, MH, fluorescent white [FW]) and found that hatchling orientation was not disrupted at the lowest intensity tested (500 W), but sea-finding was disrupted when light intensity was increased to 1000 and 1300 W at a distance of 150 m. Contrarily, disrupted orientation was found for hatchlings exposed to a broad spectrum

white light irrespective of light intensity (1.9 and 6.2 lx; Witherington and Bjorndal, 1991a). Therefore, determining light intensity thresholds to various light types is a crucial next step to identify levels that do not impact hatchling sea-finding.

Dispersing hatchlings may be exposed to point-light illumination and scattered light from skyglow. However, sea-finding disruption of turtle hatchlings by ALAN has been predominantly recorded in response to single point-lighting (Fig. 6A). Arena experiments typically add lights on the beach ($n = 12$), but a few make use of preexisting lights on nesting beaches ($n = 6$). Our database reveals that the sea-finding of hatchlings has been tested with lights placed at a mean distance of 164.8 m (median = 55 m, range = 1.5–800 m). Unsurprisingly, independent effects showing disrupted orientation are more common when lights are at a close distance to the arena and less severe with increasing distance (Fig. 6B). However, this could be because few studies have tested hatchling orientation to lights at distances beyond 500 m ($n = 2$ studies). Studies placing lights beyond 500 m provided no evidence of disrupted orientation to point lighting at such distances. This finding would indicate that 500 m is a suitable lighting exclusion distance for single point lighting that does not impact turtle hatchling sea-finding. Pendoley and Kamrowski (2016) suggest the same light exclusion distance of 500 m, which was determined by positioning single lights (500 W HPS, MH, and FW lights) at distances of 100, 200, 500 and 800 m from the arena assay and recording the sea-finding ability of flatback and green turtles. Sea-finding disruption occurred when lights were positioned at 200 m or closer, but not when lights were placed 500 m from the hatchlings.

A challenge of determining a light exclusion zone to point lighting relates to the physical behaviour of light. The basic physical behaviour of isolated light sources is that light intensity (i) declines as the inverse-square of the distance (d) from the source according to the inverse-square law, $i \propto 1 / d^2$. Most external lighting sources (such as streetlights) fall close to the inverse-square law, and their illuminance will tend to decline quickly (Bennie et al., 2014). However, for some spotlights, floodlights, vehicle headlights, and some modern LED fixtures, which emit more parallel beams of light, luminance decreases with distance at a significantly slower rate (Gaston et al., 2021; Schreuder, 2008). In addition, the degree of light attenuation across space is complex, and is a product of lighting technology, wavelength, intensity, orientation, shielding, height, atmospheric scattering and absorption, among other factors (Aubé, 2015; Bennie et al., 2014; Luginbuhl et al., 2009). The spread of light within a landscape can also vary, with landscapes with complex profiles leading to stronger attenuation of light compared to open landscapes with no/little vegetation (Bennie et al., 2016; Bennie et al., 2014). Further complicating matters is that environments are lit by numerous light fixtures, and the orientation of hatchlings could differ when presented with one versus multiple light sources. There is a need to couple physical measures of light, habitat variables, and behaviours of dispersing hatchlings to establish appropriate light exclusion zones.

Sea-finding ability can also be disrupted by skyglow, but our understanding of its impact and pervasiveness is limited to three studies (Dimitriadis et al., 2018; Kamrowski et al., 2015; Shimada et al., 2023). Two of these studies were conducted on offshore islands (Peak, Curtis, Avoid, and Flinders Islands) on the east coast of Australia that are subject to altered light horizons from industrial and urban lighting in the coastal zone (Kamrowski et al., 2015; Shimada et al., 2023). The two studies report cases of misorientation from distant skyglow. Most significantly, misorientation was observed at rookeries where skyglow was visible from distances of ~50 km from the light source (Shimada et al., 2023). Similarly, Dimitriadis et al. (2018) assessed the impact of skyglow on hatchling sea-finding, showing that orientation was most disrupted on beach segments with highest light intensity. The influence of skyglow on biodiversity is growing among ALAN research, but key research gaps remain in our understanding of the impacts of skyglow on turtle hatchlings. For instance, light intensity and wavelength thresholds at which hatchlings become disoriented needs to be established for skyglow.

As the presence of moonlight aids hatchlings during sea-finding, lunar phase is a key variable to predicting whether sea-finding orientation will be disrupted by artificial lights and the magnitude of the impact. Turtle hatchlings are not attracted to the moon itself; rather, moonlight reduces background light intensity gradients imposed by artificial lights that counter the light trapping effect (Salmon and Witherington, 1995; Van Rhijn, 1979; Witherington, 1992). Additionally, moonlight illumination can heighten the contrast between the beach and the seaward directions and sharpen shape and elevation cues used in sea-finding (Fig. 1; Limpus and Kamrowski, 2013; Salmon et al., 1992). Many hatchling orientation studies have compared orientation to artificial light in the presence and absence of moonlight. Here, we compiled the number of reports of disrupted orientation under moonlight (any moonlight illumination) and new moon scenarios (Fig. 7). In studies using point-light sources, we found that disrupted orientation (either moderate or severe misorientation) by ALAN is reported in 29 % of trials when conducted under moonlight illumination but reports of orientation disruption double to 62 % when trials are conducted under new moon (Fig. 7). The moderating effect of moon phase is not as strong for studies measuring hatchling sea-finding to skyglow, with orientation disruption reported in ~30 % of trial regardless of moon phase. Since the moon phase significantly influences hatchling orientation (Salmon and Witherington, 1995), artificial lights could be turned off or dimmed during new moon periods in sea turtle hatchling season at important rookeries where possible.

Salmon and Witherington (1995) were first to provide evidence of moonlight as a celestial cue for sea turtle sea-finding. In their study, they conclude that normal orientation is restored when background illumination reaches 'some critical level'. This latter led to the formation of the cue competition hypothesis by Tuxbury and Salmon (2005), which proposes that hatchling responses (sea-finding, disorientation, or misorientation) depend upon the perceived magnitude of artificial lighting and the natural cues used to locate the sea (Fig. 7A). In essence, the cue competition hypothesis predicts that sea-finding is normal when there is no moonlight or artificial illumination, or when both are present, as moonlight diminishes the contrast in irradiance between the artificial light source and the background. Misorientation happens when artificial light is perceived as significantly stronger than natural cues. Disorientation arises when the competing stimuli have a similar perceived intensity. Our review is unable to test the cue competition directly, but our literature summary provides some support for the hypothesis (Fig. 7B). Given that moonlight likely provides a competing cue, future research should continue to conduct hatchling orientation studies in the presence and absence of moonlight to establish best-case and worst-case scenarios to artificial light.

Examining the direction of hatchling tracks emerging from nests is commonly used ($n = 9$ studies) to estimate the impact of ALAN on hatchling sea-finding. Generally, these surveys record the percentage of individuals that are misoriented by light and therefore take a path that differs from the main emergence (Table 1). Misorientation rates as high as 60 % have been reported, however, these misorientation rates are typical of only nesting beaches near metropolis with high levels of light pollution, like coastal Florida (USA; Stanley et al., 2020; Watson and Lamont, 2022) and Rio de Janeiro (Brazil; Colman et al., 2020). More conservative estimates of misorientation rates average around 10–20 % (Table 1). A main finding of beach survey studies is that misorientation of turtle hatchlings by ALAN is estimated to be the greatest cause of nest-to-surf mortality on beaches subject to high levels of light pollution, often exceeding natural predation rates by several orders of magnitude (Erb and Wyneken, 2019; Oliver de la Esperanza et al., 2017; Türkozan et al., 2003; Villegas Vindiola, 2019). Despite a wealth of data on misorientation rates, we still lack a predictive understanding of hatchling orientation rates at nesting beaches that are most exposed to ALAN. While data on misorientation rates are essential for monitoring, research

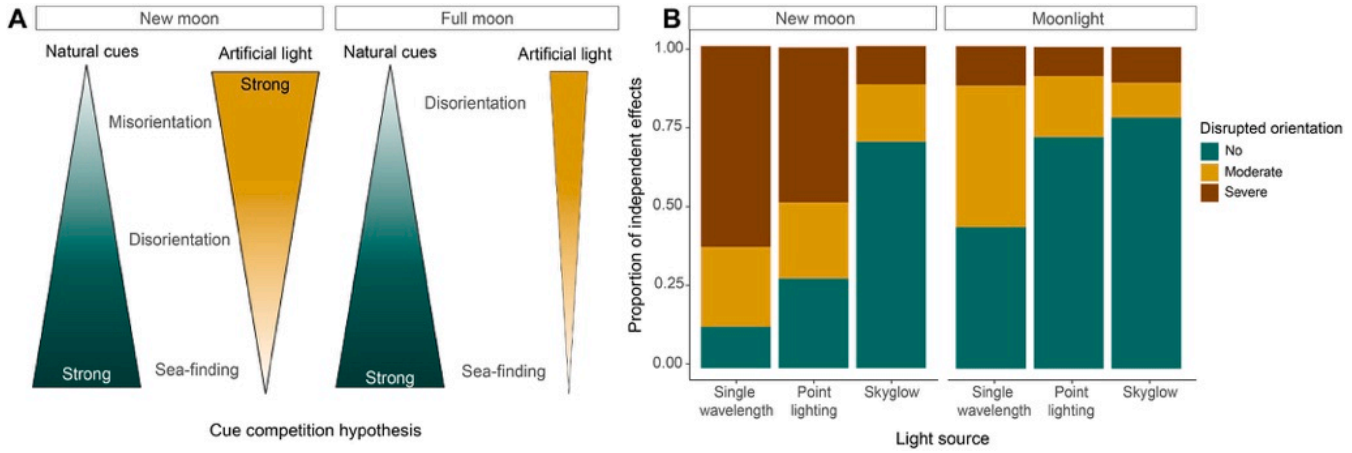

Fig. 7. (A) The cue competition hypothesis (CCH), modified from Tuxbury and Salmon (2005). The CCH posits that hatchling sea-finding responses (normal, disorientation, or misorientation) to artificial light depend on the perceived intensity of artificial lighting relative to the natural cues used to orient towards the sea. The intensity of these stimuli is represented as triangles, with their width representing the perceived intensity. Normal sea-finding occurs when there is no lunar illumination and no artificial lighting (lower left), or when both moonlight and artificial light are present (lower right) because the presence of moonlight reduce the directivity of artificial lighting. Misorientation happens when the perceived intensity of artificial lighting is much stronger than that of the natural cues (upper left), while disorientation arises when the competing stimuli have similar perceived intensities (upper right). (B) Evidence for the CCH hypothesis in turtle hatchlings from published studies in response to single wavelength, point lighting, or skyglow presented as a proportion of independent effects across studies. Rates of moderate and severe disrupted orientation occur at greater proportions with the absence of moonlight (i.e., during new moon) when hatchlings are exposed to ALAN, while normal sea-finding orientation (green) is more common under all three lighting conditions in the presence of moonlight.

Table 1
Summary of the misorientation rates (%) of sea turtle hatchlings in studies that assessed the impact of ALAN on misorientation. Data are presented as average misorientation rates as reported in each study. Misorientation rates are separated by onshore (top) and nearshore (bottom) orientation studies. Most studies do not specify the light type or spectra, but they are provided in the table in brackets if specified. Abbreviations: metal halide (MH), light emitting diodes (LED), high-pressure sodium (HPS), United States of America (USA).

Location	Species	Misorientation rate	Reference
On shore orientation			
Cayman Islands	Loggerhead, Green	14 %	Blumenthal et al. (2021)
Brazil	Olive riley, Hawksbill, Leatherback Green	61 %	Colman et al. (2020)
USA	Loggerhead	38 %	Erb and Wyneken (2019)
Mexico	Loggerhead, Green	4.7 %	Oliver de la Esperanza et al. (2017)
USA	Loggerhead	10.4 %	Price et al. (2018)
USA	Loggerhead	62 %	Stanley et al. (2020)
Turkey	Loggerhead	42 %	Türkozan et al. (2003)
USA	Loggerhead	2.9 %	Villegas Vindiola (2019)
USA	Loggerhead	56 %	Watson and Lamont (2022)
Nearshore orientation			
Australia	Green	88 % (MH)	Thums et al. (2016)
Australia	Green	24 %	Truscott et al. (2017)
Australia	Flatback	27 % (LED)	Wilson et al. (2022)
Australia	Flatback	80 % (MH); 63 % (HPS)	Wilson et al. (2018)

must move beyond simply documenting the threat of ALAN to hatchlings and focus on developing light intensity thresholds to better assess the risk and inform mitigation.

A big challenge with developing light intensity guidelines stems from the difficulty and inconsistency when measuring artificial light. Few studies measure or report artificial light levels on nesting beaches (Fig. 6C). In fact, our database shows that 46 % of the studies found here do not provide a measure of light intensity. When presented, there is little consistency in the way light is measured or the unit of measurement for monitoring light (see Hänel et al., 2018; Mander et al., 2023 for discussions on light measurements). Most commonly, light measurements are presented as spectral irradiance to provide the relative magnitude (no units) of individual wavelengths produced by artificial lights. Equally common is that illumination is presented in photons per square meter per second. Beach illumination is also commonly measured as illuminance (in lux, lx) or luminance (in candelas per square metre, cd/m^2) but these measures quantify the brightness of light as perceived by the human eye, which differs from how sea turtles perceive light. Given the variation in the way that beach illumination is measured (or not measured) and the units used for reporting, comparisons between studies becomes complicated, as does providing recommendations for light levels that do not impact sea turtle orientation for conservation and management. Current suggestions are that light measurements be made using digital camera-based photography to capture whole-of-sky imagery to provide qualitative (imagery) and quantitative (skyglow radiance) data (recommendations and discussions in Hänel et al., 2018; Jechow et al., 2019; Longcore et al., 2020; Mander et al., 2023), and for units to be presented in Dark Sky Units (DSU) using $nW/m^2/sr/nm$, which is an SI-traceable unit introduced by Kolláth et al. (2020). We recommend that studies follow best practice recommendations (Kolláth et al., 2020). However, we acknowledge that light monitoring equipment is specialised, expensive, and is not accessible to all working in the field. Agreement and standardisation on methods and units is still required between biologists, lighting designers, lighting engineers, and environmental regulators, but we advocate for light to be measured and presented in a manner that is biologically meaningful (i.e., in radiometric not photometric units).

3.3. Attraction to artificial lights during in-water dispersal

Once sea turtle hatchlings reach the ocean, they rely primarily on directional cues from waves to orient towards the open sea (Salmon and Lohmann, 1989; Wilson et al., 2021), and the role of visual cues is thought to be lessened (Salmon and Wyneken, 1990). However, light

pollution has been flagged as a threat during this phase of their dispersal (Truscott et al., 2017; Wilson et al., 2019). Although a quantitative analysis of these data was not possible due to the small number of studies, available literature concluded that ALAN significantly disrupts the nearshore dispersal of turtle hatchlings with misorientation rates ranging 20–80 % of hatchlings (Table 1).

Early studies attached 'tracking floats' to turtle hatchlings and an observer followed them in the nearshore to determine the fate of the hatchlings under artificial light (Harewood and Horrocks, 2008; Lorne and Salmon, 2007; Witherington, 1991). Witherington (1991) found that turtles dispersing from lighted beaches had a greater angle of dispersion than hatchlings from dark beaches, suggesting possible confusion from artificial lights on land. Hatchlings can be attracted back to artificial lights on-shore and hatchlings leaving dark beaches can then be attracted to lights from neighbouring beaches (Harewood and Horrocks, 2008; Truscott et al., 2017), indicating a need to manage light levels on and around nesting beaches.

The miniaturisation of telemetry instruments has allowed researchers to track turtle hatchlings as they traverse the nearshore environment with greater ease and with less interference from humans that may mask natural behaviours (Thums et al., 2013). Telemetry studies revealed that turtle hatchlings spend more time in the nearshore, reduce swim speeds, and actively swim against currents in their attempts to swim towards artificial light sources (Thums et al., 2016; Thums et al., 2013; Wilson et al., 2022; Wilson et al., 2018). Wilson et al. (2022) established critical threshold data by releasing flatback turtle hatchlings in the nearshore and tracking their movements using acoustic telemetry in response to graded intensities of LEDs ranging from 10 to 120 W, plus an ambient control. Hatchlings were attracted by the two highest intensity treatments (70 and 120 W), indicating a critical threshold above which in-water orientation is impacted (Wilson et al., 2022). Spending more time in the nearshore means that hatchlings must expend more energy navigating towards artificial lights (either back to land or towards in-water structures) and may perish due to predation from spending additional time in the predator-rich nearshore (Truscott et al., 2017; Wilson et al., 2018). These data have uncovered that artificial light poses a threat to hatchlings during their nearshore dispersal, but it is still unknown how long attraction to light occurs for. Currently, hatchling telemetry studies are limited to the nearshore as only acoustic telemetry devices are small enough for attachment to turtle hatchlings with satellite telemetry devices being too large. Empirical studies have therefore not been extended to offshore environments, but given the results of nearshore studies, similar impacts are expected offshore. Indeed, studies using particle tracking modelling suggest that the threat of artificial light could last weeks during the offshore dispersal (Wilson et al., 2023), so attraction to artificial lights could occur for an extended period.

3.4. Costs and consequences of disrupted orientation by ALAN

It is often noted that disrupted orientation by ALAN leaves turtle hatchlings exposed to environmental and predation pressures. However, few studies have quantified the costs and consequences of sea-finding disruption (Fig. 3). The main consequence is obvious; disoriented hatchlings spend more time on the beach/ in the nearshore and face increased predation from terrestrial and marine predators (Erb and Wyneken, 2019; Thums et al., 2016). Depending on beach conditions, the typical nest-to-surf duration on dark beaches lasts a few minutes (~5–30 min) as hatchlings traverse a short distance (5–80 m) to reach the ocean (Burger and Gochfeld, 2014; Santidrián Tomillo et al., 2010). Once they reach the sea, hatchlings quickly transit the nearshore during their swim frenzy offshore to begin their oceanic life stage (Booth, 2009; Wyneken and Salmon, 1992). Yet ALAN can extend the nest-to-surf journey and their time in the nearshore. ALAN can cause hatchlings to travel extended distances upwards of 400 m–1 km over several hours (Pankaew and Milton, 2018; Triessnig et al., 2012). An extended crawl increases the conspicuousness to predators, thereby increasing predation rates on artificially illuminated beaches (Erb and Wyneken, 2019; Oliver de la Esperanza et al., 2017; Türkozan et al., 2003). The risk of mortality is likely higher for hatchlings that wander into the dune, but obtaining in-situ estimates of mortality on hatchlings is challenging (Avenant et al., 2024). ALAN in the nearshore also extends the time hatchlings spend in the nearshore zone (Thums et al., 2016; Wilson et al., 2018), which can result in high levels of predation from aquatic predators (Wilson et al., 2019).

Extended crawling periods are thought to lead to exhaustion, dehydration, and over-heating, but reports are largely anecdotal (Mann, 1977; McFarlane, 1963; Philibosian, 1976). Recent empirical data suggest that an extended crawl period from ALAN misorientation can increase energetic costs to hatchlings (Pankaew and Milton, 2018; Williams, 2012). The main physiological cost of the crawl period is the energy expenditure of terrestrial locomotion, which can be significant for turtle hatchlings. For instance, oxygen consumption (a proxy for metabolic rate) of green and loggerhead turtle hatchlings was ~threefold greater during crawling (200 m crawl) than at rest, and the total energetic costs increase with longer crawling durations (Pankaew and Milton, 2018). The elevated energy demand of an extended crawl suggest that overall energy stores will be depleted more rapidly in disoriented turtles than in non-disoriented turtles. Hatchlings exposed to artificial light also tend to reduce their crawling speeds, likely because of confusion caused by ALAN, but slower crawling speeds could increase predation risk by spending more time on the beach (Asp, 2017). Extended crawling durations could therefore have implications for the hatchlings during the initial days of life at sea where they must use finite energy store to swim continuously offshore (Pankaew and Milton, 2018; Williams, 2012). However, studies have shown that the swimming performance (measured as the power stroke) of hatchlings was unaffected in the first ~30 min after an extended crawl (Lorne and Salmon, 2007; Williams, 2012), though further investigations into the consequences of an extended crawl are required. It is possible that hatchlings perish from dehydration and over-heating as they crawl on the beach, but this review found no supporting evidence for these claims. The greatest consequence of an extended crawl caused by misorientation from ALAN is therefore the expenditure of energy reserves and the extended exposure time to predators on the beach and in the nearshore. We recommend that future work focus on understanding the physiological costs (exhaustion, dehydration, locomotion) and predation risk associated with disrupted orientation both on land and at sea. Various tools could be used to uncover any physiological costs, like markers of bioenergetics (lactate, glucose, metabolic rate, accelerometers), stress (glucocorticoids, heat shock proteins), and dehydration (water loss, plasma ions) (Madliger et al., 2018). Similarly, predation risk could be estimated using non-disruptive tools (e.g., infrared videography; Avenant et al., 2024) to track the fate of hatchlings exposed to artificial lighting. Understanding the physiological costs and predation risk of ALAN on hatchlings could help justify for stronger light mitigation to aid in their conservation.

4. Management of ALAN for sea turtle hatchling dispersal

An understanding of the threat posed by ALAN on sea turtle hatchlings has stimulated research into devising management strategies to reduce disrupted orientation (Fig. 3). Several strategies have been suggested to reduce the threat of artificial light on nesting beaches. Management strategies can be divided into two main categories: 1) lighting design and 2) beach and dune restoration.

4.1. Lighting design

Modifying artificial lights near nesting beaches has been suggested as a management tool for preventing disorientation of turtle hatchlings. These studies suggest excluding short wavelengths of light in common

luminaires, which are most attractive to turtle hatchlings (Robertson et al., 2016; Sella et al., 2006). For example, Sella et al. (2006) used light filters to exclude the most disruptive wavelengths (530 and 570 nm) from HPS luminaires, and, although filtered lighting was less attractive to hatchlings than non-filtered lighting, light filtering was deemed of limited utility for light management. Similarly, 'turtle friendly' LED lights have been designed with little blue light and sharp spectral peaks at ~620–640 nm (Long et al., 2022; Robertson et al., 2016; Yen et al., 2023). Across studies, these long wavelength LEDs are less disruptive than typical LEDs (Fig. 5E, F) but reports of moderate and severe disorientation are still common, especially in the absence of moonlight (Robertson et al., 2016; Yen et al., 2023). Together, these studies show that controlling the spectral profile of artificial lights can minimise but not prevent sea-finding disruption.

Artificial light sources can be shielded and lowered to protect sea turtle hatchlings. Light shielding has long been suggested as a light management option for coastal lighting (Salmon et al., 2003; Witherington and Martin, 2003) but empirical evidence of its effectiveness in curtailing sea-finding disruption has only recently emerged (Long et al., 2022; Pendoley and Kamrowski, 2016; Yen et al., 2023). Long et al. (2022) and Yen et al. (2023) found that shielded, long wavelength LED lamps did not impact hatchling orientation or circling and suggested that the shielded LED lamps could serve as a lighting option on coastal roadways to minimise hatchling disorientation rates. Similarly, shielding of industrial light sources (HPS, MH, and FW) considerably improved hatchling sea-finding (Pendoley and Kamrowski, 2016). It has also been suggested that lights can be positioned lower to minimise orientation disruption, but only one study has tested its effectiveness. Bertolotti and Salmon (2005) compared street lighting to embedded roadway lighting to determine whether lowered lighting is a suitable alternative light type that minimises hatchling disorientation. Unlike street lighting, embedded lighting reduced light scattering on the beach and hatchlings oriented normally towards the sea. Further research is still required to fully understand if lowering lights limits sea-finding disruption on coastal pathways. However, available evidence suggest that lowered and shielded lights are effective management options for preventing sea-finding disruption.

4.2. *Horizon profile can enhance orientation cues*

The restoration or enhancement of dune vegetation and beach slope can enhance the horizon profile that aids seaward orientation of sea turtle hatchlings (Fig. 1). Unfortunately, it is common for dune vegetation on urban beaches to be removed or reduced meaning that turtle hatchlings orient towards the brightest visible horizon – the artificial lights. Preliminary laboratory studies showed that tall, dark silhouettes mimicking the dune behind the beach can provide adequate cues for seaward crawling in the presence of artificial lighting (Salmon et al., 1995; Salmon et al., 1992; Tuxbury and Salmon, 2005). Various field experiments provide corroborating evidence, showing that turtle hatchlings orient away from elevated tall dunes and dense vegetation on nesting beaches faced with artificial lighting (Barrett and Sella, 2022; Hirama et al., 2021; Karnad et al., 2009; Limpus and Kamrowski, 2013; Pendoley and Kamrowski, 2015). It is hypothesised that tall, continuous silhouettes provide greater contrast between the dark dune and the bright ocean horizon to turtle hatchlings thereby aiding seaward orientation (Limpus, 1971; Salmon et al., 1992; Van Rhijn and Van Gorkom, 1983). The presence of a dune is therefore critical for correct orientation of turtle hatchlings. Indeed, hatchlings emerging from nests that are located at shorter distances from the dune show more precise seaward orientation (i.e., narrower angle of dispersion) than hatchlings from nests located further from dunes (Hirama et al., 2021). The restoration of dune vegetation and beach slope (to enhance natural cues) can serve as a management option to minimise hatchling disorientation by ALAN.

5. Knowledge gaps and future research

While research on the impact of ALAN on sea turtles is growing, some major knowledge gaps remain. We suggest five broad areas of future research: i) identification of light pollution thresholds that minimise hatchling sea-finding disruption; ii) impact of skyglow on sea turtle hatchlings; iii) physiological costs and consequences of misorientation; iv) effectiveness of light mitigation techniques; and v) species and population data gaps. First, there is a strong body of evidence from arena studies and beach surveys that document misorientation rates to artificial light (e.g., Pendoley and Kamrowski, 2016; Shimada et al., 2023; Witherington and Bjorndal, 1991a). However, we are far from reaching a predictive framework of how artificial lights, including how different light types with different spectral profiles and light intensity, impact hatchling sea-finding and therefore how to best manage the threat posed by ALAN. Research must go beyond just documenting rates of misorientation and push towards understanding how attributes of artificial light (spectra, intensity, positioning, etc.) and beach profile interact to influence hatchling orientation. These data could take shape in the form of light intensity thresholds to different light types that do not impact sea-finding coupled with beach topographic variables and measurements of artificial light, which could help predict whether a nesting site is at risk from ALAN. This may facilitate the establishment of light exclusion zones around nesting beaches. The establishment of light intensity thresholds to different light types could justify the use of less harmful light types to be applied to new projects and lighting upgrades (retrofitting) where there is evidence of hatchlings being affected by existing artificial light. Alongside light thresholds, measurements of ALAN need to be made so that the full extent of the threat can be understood, and the risk assessed. Measurements of artificial light on nesting beaches needs to be standardised and conducted in a manner that is ecologically relevant (i.e., in radiometric units) for sea turtles and other wildlife. To achieve this, collaborations between biologists, lighting designers, lighting engineers, and environmental regulators is required to ensure that everyone is speaking a 'common language' with regards to artificial lighting and its units. Standardised measurements of ALAN will open opportunities for understanding how multiple light types, and not just individual luminaires, impact hatchling orientation.

Second, available literature has focused on the responses of turtle hatchlings to point lighting, but the impacts of distant light (presented >500 m away) and skyglow are limited. It is recognised that skyglow will continue to increase as an unavoidable consequence of using artificial light outdoors (Kyba et al., 2017), especially with the ongoing adoption of LEDs that produce more skyglow (Falchi et al., 2011). In addition, the adoption of broad wavelength lighting (particularly LEDs) has created a spectral power distribution of skyglow across wavelength ranges of light that turtles are visibly sensitive to (Davies et al., 2013a; Kocifaj et al., 2021). Yet, our understanding of the impacts of skyglow on turtle hatchlings is limited to three studies (Dimitriadis et al., 2018; Kamrowski et al., 2015; Shimada et al., 2023). It is critical that we understand what impacts, if any, skyglow poses on sea turtle hatchlings, including the impacts of broad spectral ranges of ALAN, and if these impacts differ from those of direct lighting. This knowledge will be critical in identifying appropriate light exclusion zones to direct lighting and skyglow.

Third, it is often stated that misorientation by artificial lights results in exhaustion, dehydration, and over-heating, but these claims are largely unsubstantiated. Future research needs to investigate the physiological costs of an extended dispersal during sea-finding and the swim frenzy period, and how these costs may impact the ability of turtle hatchlings from completing their dispersal. The swim frenzy is an energetically demanding period for sea turtle hatchlings, and presumably energetic expenditure from an extended crawl will have some detrimental impacts. Available evidence suggests the energetic demands of extended crawl are substantial (Pankaew and Milton, 2018; Williams, 2012), but longer term (>2 h) data are required given that

misorientation can result in hatchlings travelling long distances for many hours (Erb and Wyneken, 2019; Triessnig et al., 2012). In addition, hatchlings may be drawn to lights (either back to land or towards in-water vessels or structures, like jetties, oil and gas platforms and, ships at anchorage), and it is important to understand how long turtle hatchlings respond to artificial lights (hours, days, weeks), from what distance (10s or 1000s of meters), and what costs this attraction may pose.

Fourth, numerous light mitigation techniques have been proposed (e.g., reducing light intensity, shielding, altering wavelength, lowering lights), but evidence of their effectiveness in reducing misorientation in turtle hatchlings is rare. It is likely that evidence of light mitigation measures is available in grey literature, which were therefore missed by our search. However, among published scientific literature, evidence of the efficacy of light mitigation is limited. As such, research on their effectiveness in reducing rates of misorientation in hatchlings is required. This includes the testing of new lighting sources (e.g., LEDs), which are rapidly being developed and adopted. Longcore et al. (2018) have proposed to assess the potential adverse effects of newly developed lights by utilising sea turtle spectral response curves and spectral emission curves to develop a standardised index that weights the spectral output by the response curves. This approach would provide a rapid assessment of hatching responses to different light types, but the approach is not readily understandable to many biologists, conservationists, and managers, which could limit its application. Instead, the testing of light mitigation techniques could use standardised methods, such as arena experiments, to evaluate their effectiveness.

Finally, this review uncovered a substantial species bias in our understanding of the impacts of ALAN focused on loggerhead and green turtles, and much less is known about how the other species of sea turtles are impacted by ALAN. These species biases are significant and include gaps in our understanding of their ocular anatomy, behaviour, and physiological responses to ALAN. Secondary to this is the recognition of population-level differences that could exist in how sea turtles respond to ALAN. Given the substantial geographic bias in our understanding of the impacts of ALAN on sea turtle hatchlings, studies need to be replicated across sea turtle populations to account for possible population differences to artificial light. Research on the understudied sea turtle species and populations needs to be prioritised to ensure appropriate conservation and management actions to ALAN.

6. Conclusions

Artificial light at night poses a significant threat to sea turtle hatchlings during their early dispersal. With ongoing coastal development, the threat of ALAN on sea turtle nesting sites is expected to rise, requiring appropriate mitigation measures to curb its impact. We reviewed available evidence from 74 articles demonstrating the ways in which ALAN impacts sea turtle hatchling orientation, and the physiological costs and predation risk from extending time on the beach and in the nearshore during the early part of their dispersal. Our review confirms that artificial lights that emit short wavelengths are most disruptive to hatchling sea-finding orientation, which (mostly) matches the behavioural attraction and visual acuity of sea turtle species. We found a strong body of evidence documenting rates of disrupted orientation to point lighting; however, we recommend that future work shift towards identifying light thresholds for lights of different spectra, intensity, different distances, different directions (i.e., seaward, behind dunes, parallel to shore), and skyglow, to predict which nesting sites are at risk from ALAN and mitigate accordingly. Additionally, an evidence base of the effectiveness of light mitigation techniques and the physiological costs and consequences of misorientation is required to help guide management and policy recommendations for artificial lighting near turtle nesting areas.

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CRediT authorship contribution statement

Daniel F. Gomez Isaza: Writing – review & editing, Writing – original draft, Visualization, Project administration, Methodology, Investigation, Formal analysis, Conceptualization. **Ross Jones:** Writing – review & editing, Supervision, Funding acquisition, Conceptualization. **Phillipa Wilson:** Writing – review & editing, Conceptualization. **Kellie Pendoley:** Writing – review & editing, Conceptualization. **Sabrina Fossette:** Writing – review & editing, Conceptualization. **Michele Thums:** Writing – review & editing, Supervision, Funding acquisition, Conceptualization.

Declaration of competing interest

The authors declare that there is no conflict of interest.

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Data availability

Data are available as supplementary material.

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