ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

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

To: Hilary Semel, Director and General Counsel
Mayor's Office of Environmental Coordination
100 Gold Street, 2nd Floor
New York, NY 10038

CITY ENVIRONMENTAL QUALITY REVIEW
NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re:	**Monitor Point**
CEQR No.	25DCP068K
ULURP Nos.	Pending
SEQRA Classification:	Type I
Brooklyn Community District:	K01

The above-referenced application involves discretionary actions subject to City Planning Commission approval, and subject to review under the City Environmental Quality Review (CEQR), Executive Order No. 91, and the State Environmental Quality Review Act (SEQRA), 6 NYCRR 617. Pursuant to Sections 5.03 and 5.05 of the Rules of Procedure for CEQR, the Department of City Planning, acting on behalf of the City Planning Commission, is assuming lead agency status for this application.

Project Description: GO Quay, LLC (the Project Developer), and the Metropolitan Transit Authority (MTA) (an affiliate of the New York City Transit Authority (NYCTA)) (collectively, the Applicants), are seeking the approval of a series of discretionary land use actions including a zoning map amendment, zoning text amendment, zoning special permits and a City Map amendment (collectively, the Proposed Actions). The Proposed Actions would facilitate the construction of a mixed-use development containing approximately 1,215,000 gross square feet (gsf) on the Development Site (Block 2590, Lots 1 and 25, and the southern half of former Quay Street) located at 40 Quay Street in the Greenpoint neighborhood of Brooklyn, Community District 1. The Proposed Development would comprise three buildings consisting of up to approximately 1,150 dwelling units in approximately 1,106,500 residential gsf, approximately of 25 percent (up to approximately 288 units) of which would be affordable at an average of 60 percent AMI pursuant to the requirements of Mandatory Inclusionary Housing (MIH) Option 1. The Proposed Development would also include approximately 36,500 gsf of local retail, and approximately 35,000 community facility gsf for the Monitor Museum, approximately 150 accessory parking spaces (below-grade) and approximately 50,000 sf of open space, including a 43,000-sf Waterfront Public Access Area (WPAA). The Build Year for the Proposed Actions is 2031.

An Environmental Assessment Statement is attached. Please contact Stacey Barron, AICP of the Department of City Planning at sbarron@planning.nyc.gov if you have questions regarding the application.

Sincerely,

Stephanie Shellooe, AICP, *Director*

March 21, 2025
Date

Stephanie Shellooe, AICP, *Director,* (212) 720-3328 | sshellooe@planning.nyc.gov
Evren Ulker-Kacar, AICP, *Deputy Director,* (212) 720-3493 | eulker@planning.nyc.gov
120 Broadway, 31st Floor, New York, N.Y. 10271 | Fax: (212) 720-3488