NOTICE

On Wednesday, March 18, 2026, a public hearing is being held by the City Planning Commission (CPC), accessible in-person and remotely, in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning an application by GO Quay, LLC (the Project Developer) and the New York State Metropolitan Transportation Authority (MTA) (an affiliate of the New York City Transit Authority [NYCTA]) (collectively, the Applicants). The Applicants are seeking several discretionary actions including a zoning map amendment, zoning text amendment, zoning special permits, certification, and a City Map amendment (collectively, the Proposed Actions) that would apply to a rezoning area consisting of Brooklyn Block 2590, Lot 25, the majority of Lot 1, and the northern half of the former Quay Street in the Greenpoint neighborhood of Brooklyn, Community District (CD) 1 (the Rezoning Area); the remaining portion of Lot 1 (which would not be rezoned); and a relocation site that would house two NYCTA facilities that are being relocated from their existing locations and consolidated into a new turnkey facility located at 213 Meadow Street (Block 2951, Lots 1, 5, and 45) in the East Williamsburg neighborhood of Brooklyn CD 1 (the NYCTA Relocation Site) that would be constructed by the Project Developer. The Rezoning Area, the remaining portion of Lot 1 that would not be rezoned, and the NYCTA Relocation Site are, collectively, the Affected Area.

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

and a permanent home for the Greenpoint Monitor Museum as part of the Proposed Development.

The Proposed Actions would facilitate construction of the Proposed Development: a mixed-use development on the Development Site (Brooklyn Block 2590, Lots 1 and 25) comprising three buildings totaling approximately 1,215,000 gross square feet (gsf), including 1,106,500 gsf of residential space for up to approximately 1,150 total dwelling units ([DUs], 230-345 of which would be affordable), 36,500 gsf of commercial (local retail) space, 37,000 gsf of below-grade accessory parking (approximately 140 spaces), approximately 35,000 gsf of community facility space earmarked as a permanent home for the Greenpoint Monitor Museum, and 50,000 gsf of open space (including 43,000 sf of public open space). It is the Project Developer's intent to pursue Mandatory Inclusionary Housing (MIH) Option 1, under which 25 percent (up to approximately 300) of the proposed DUs would be affordable at an average of 60 percent Area Median Income (AMI), pursuant to MIH requirements; however, the Project Developer intends to provide the affordable units at an average of 56 percent AMI. The anticipated build year is 2031.

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

Written comments on the DEIS are requested and will be received and considered by the Lead Agency through 5:00 PM on Monday, March 30, 2026.

For instructions on how to submit comments and participate, both in-person and remotely, please refer to the instructions at the beginning of this agenda.

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 25DCP068K.