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February 10, 2026

COMMITTEE REPORT

Land Use, ULURP, and Landmarks (Subcommittee) Committee

TO: Chairperson Dealice Fuller and CB1 Board Members

FROM: Ms. Del Teague, Committee Chair
Mr. Stephen Chesler, Land Use Committee Co-Chair
Ms. Bozena Kaminski, Landmarks Subcommittee Co-Chair

RE: Land Use Committee Report from February 3, 2026

The Committee met on the evening of February 3, 2026, at 6:00 PM at Swinging Sixties Senior Center, 211 Ainslie Street (Corner of Manhattan Avenue), Brooklyn, NY 11211.

Members of the Land Use, ULURP and Landmarks [subcommittee] Committee

Teague, Land Use Committee Chair; Chesler, Land Use Committee Co-Chair; Kaminski, Landmarks Subcommittee Co-Chair; Isaacs; Kawaguchi; Kelterborn; Rabbi Niederman; Pferd, Sofer; Vega; Weiser; Kantin*; Kawochka*; Nieves*; Salgado* (*) *Non-Board Member*

ATTENDANCE

Present: Teague, Chair; Chesler, Co-Chair; Kaminski; Dennis; Isaacs; Kawaguchi; Kelterborn; Pferd; Sofer; Vega; Weiser; Kantin*; Kawochka*; Nieves*; Salgado* (*) *Non-Board Member*.

Absent: Rabbi Niederman

Nine members constitute a quorum for this committee, a quorum was achieved.

AGENDA

1. **PRESENTATION PROJECT MONITOR POINT: APPLICATION # C260105ZMK, CEQR 25DCP068K:**
 1. **IN THE MATTER OF** an application submitted by GO Quay LLC and the NYS Metropolitan Transportation Authority pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning

- Map, Section No. 12c: 1. changing from an M3-1 District to an R6 District property bounded by a northerly boundary line of former Inlet Park*, an easterly boundary line of former Inlet Park*, the westerly centerline prolongation of Quay Street, and the U.S. Bulkhead Line;**
- 2. changing from an R6 District to an R8 District property bounded by Quay Street, a line 100 feet westerly of Franklin Street, the southwesterly prolongation of a line 175 feet northwesterly of Meserole Avenue, a line 25 feet easterly of the southerly prolongation of the easterly street line of West Street, a northerly boundary line of Inlet Park* and its westerly prolongation, and an easterly boundary line of former Inlet Park*;**
 - 3. changing from an M3-1 District to an R8 District property bounded by the westerly centerline prolongation of Quay Street, an easterly and northerly boundary line of former Inlet Park*, a westerly, northerly, easterly and northerly boundary lines of Inlet Park*, and the U.S. Bulkhead Line; and**
 - 4. establishing with a portion of the proposed R8 District a C2-4 District bounded by Quay Street, a line 225 feet easterly of an easterly boundary line of former Inlet Park*, a northerly boundary line of a park and its westerly prolongation, and an easterly boundary line of former Inlet Park*; Borough of Brooklyn, Community District 1, as shown on a diagram (for illustrative purposes only) dated December 15, 2025, and subject to the conditions of CEQR Declaration E-870. Applications related: N260106ZRK, C260107ZSK, N260108ZCK, C260109ZSK, C250326MMK.**

Mssrs. Sanyal, Kelly, and Mileah presented.

This rezoning application for 40 and 56 Quay Street by the MTA (MTA) and GO Quay LLC (Gotham) seeks approval of a 102-year ground lease from the MTA to Gotham for 40 Quay Street, which is owned by MTA and occupied by an MTA facility. Gotham plans to build residential facilities, of which 40% will be affordable.

Note: Officially, under the application only 25% must be affordable, however Gotham states it intends to provide 40% affordable units with AMI's ranging from 40% to 100%. The subsidy for the additional 15% has not yet been approved.

56 Quay Street is owned by the Monitor Museum.

The 40 Quay Street complex will consist of two buildings on the MTA site, the East Building with 200 units, and the West Building with 950 units, comprised of approximately 20-25% studios, 40-45% one bedroom, 30% two and three-bedroom units. There will be approximately 460 affordable units, 420 at 40 – 80% AMI, 40 at 80 – 100% AMI.

Under the lease Gotham will make pre-construction rent payments totaling \$10.5 million before base rent begins. Once construction is complete, base rent will commence at \$2,114,275 in the first lease year and will increase by 10% every 5 years, for a total of \$710.4 million. MTA will use a portion of the proceeds to lease land at 213 Meadow Street where Gotham will invest approximately \$60 million in the construction of a new facility that will replace the one currently

located at 40 Quay Street. This new facility will also house the NYCT Emergency Response unit (ERU), replacing the one that currently occupies a site on Commercial Street that is designated for the future Box Street Park. The rest of the revenue will be allocated to the MTA Capital Program for the improvement and expansion of the NYC transit infrastructure.

Gotham has also committed to installation of a new bulkhead wall, open space grading, and a \$300,000 annual contribution to the parks Department for maintenance of the Bushwick Inlet Park, improvement of the shore public walkway, and a permanent home for the Monitor Museum on the 56 Quay Street site. The Museum will receive funds from the sale of its air rights to Gotham.

Public hearing:

The public hearing was held on January 20, 2026. It was very well attended with approximately half of the people advocating on behalf of the application and the affordable housing that it promises, and the other half objecting because of environmental and overcrowding/infrastructure concerns. Over 80 persons signed up to speak, and we received hundreds of letters, pro and con. Additionally, Save the Inlet', a local group opposing the rezoning, submitted a petition containing 4,747 signatures supporting the opposition stance. See the 1/20/26 hearing minutes for copies of these submissions.

Councilmember Restler spoke at the hearing and told us that as it stands, he will vote "No" on the application. He stated public land should be used for public good. He also spoke about this district's excellent track record for prioritizing and creating housing. The Councilmember stated to get his support there would have to be a healthy majority of affordability and a fully funded Bushwick Inlet Park. Katherine Dembe, representing Sen. Gonzalez, and Miranda Agostine, representing Assemblymember Gallagher, spoke in support of Councilmember Restler's statements.

Committee Discussion and Resolution:

Additional questions to presenters:

The committee members confirmed with the presenters that that there is as of yet no concrete number regarding how much money will be going to the museum. In addition, the subsidy for the 100% affordable East building has not yet been finalized, nor has the additional subsidy for the additional 15% affordable units (above the required 25%) that Gotham has promised. In response to our question about whether the applicant is amenable to explore using water-born delivery of construction materials, the presenters said they are looking into that possibility. We also confirmed that Gotham will be responsible for building and maintaining the shore public way.

Committee Discussion:

We started with a review of the current Board's policy regarding the issuance of an RFP for 40 Quay Street by MTA. On November 12, 2019 the CB! Community Board voted unanimously that MTA should withdraw its RFP for residential development on this site and should work with the community board regarding use of this land, the favored use being for open public space.

We recognized the importance and validity of the various concerns expressed by the community regarding environmental and infrastructure issues, the need for affordable housing in our community (and the city as a whole), and the need for maintenance and development of open space. We also acknowledged the argument that public land should have a priority of benefiting the public need. We further acknowledged the fact that this community has gone above and beyond almost all other districts in prioritizing and obtaining affordable housing at the expense of having to accept high levels of density and burdens on our infrastructure. We found it ironic that our “reward” has been a decrease in our local affordable preference from 50% to the current 20%, pursuant to a stipulation entered into by the city.

After much discussion, we agreed that the allowance of residential development on this public land must include at minimum a healthy majority of affordable units.

We decided to support Councilmember Resler’s demand for more housing affordability and more support for Bushwick Inlet Park.

Finally, we discussed whether our resolution should be a “Yes with conditions” or a “No with conditions”. We agreed that a vote of “No with conditions” gives more gravity to our conditions. Several members remembered that our “Yes with conditions” vote regarding the River Ring project was publicized as the Board having simply voted “Yes”, while the conditions were generally ignored.

Resolution:

Motion:

Deny the application unless the following conditions are met:

- 1) The anticipated \$300,000 yearly payments for Bushwick Inlet Park maintenance should be increased to \$600,000 with annual increases equal to the consumer price index, with payments commencing at the start of construction.
- 2) The portion of affordable units must be increased to from 40% to 75%.
- 3) A special provision should be made with this publicly owned property to give this district a 50% local preference for the affordable units.
- 4) Water-born transportation for construction items must be used where possible.
- 5) There must be a transparent process for the affordable lottery.
- 6) In order to relieve some of the anticipated burden on transportation, there must be an increase in the number of cars on the G line.
- 7) In line with the statistics showing that CB1 built more than its fair share of affordable housing units, there should be an equitable city-wide upzoning.
- 8) The public access areas and esplanade at 40 and 56 Quay Street must be completed before applicant receives its TCO for any of the residential units.
- 9) The applicant’s TCO must be conditioned on the creation of the Monitor Museum.
- 10) Before receiving a TCO for the MTA facility at Meadow Street and after the transfer of the ERU facility, the applicant must perform the demolition of the surface structures and pave the lot at the 65 Commercial Street section of the future Box Street Park.

- 11) The applicant shall fully fund and construct a robust, fully grade-separated Brooklyn Waterfront Greenway segment along Quay Street physically separated from vehicular traffic.
- 12) The applicant will maintain the bike lanes unimpeded by trucks during construction.
- 13) The waterfront public green area should remain 40 feet in its entirety.

Vote – 14 yes; 0 no; 0 abstentions

2. **MONITOR POINT - 56 QUAY DEMAPPING: APPLICATION # 250326MMK, CEQR 25DCP068K: IN THE MATTER OF** an application submitted by GO Quay, LLC and The Greenpoint Monitor Museum pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving the elimination of a portion of Inlet Park between Quay Street and the U.S. Bulkhead Line including authorization for any acquisition or disposition of real property related thereto, in Community District 1, Borough of Brooklyn, in accordance with Map No. X-2780 dated December 15, 2025, and signed by the Borough President. Applications related: 260105ZMK, 260106ZRK, 260107ZSK, 260108ZCK, 260109ZSK, 260110LDK. 3 Presenters: Bryan Kelly, Gotham; Simeon Maleh, Gotham; Varun Sanyal, Gotham; Dan Kaplan, FX Collaborative; Gena Wirth, Scape; John Coyne, MTA; Sean Fitzpatrick, MTA; Eugene Travers, Greenpoint Monitor Museum; Adam Taubman, HSF Kramer.

The committee ascertained confirmation from DCP that the current park designation does not legally prevent the development of the Monitor Museum lot or the use of floor area generated by that lot. Essentially, the reason for asking for the demapping is to help the city have more consistent record keeping.

The committee members agreed that there may come a time when it would be beneficial for that portion of land to retain its park designation. Since denying the request for a demapping will not interfere with the proposed development, the committee agreed to recommend denial of this request.

Resolution:

Motion:

A motion was made to deny the 56 Quay demapping application, and to express our continued support for the Greenpoint Monitor Museum and our hope that it is completed as soon as possible.

Vote – 14 yes; 0 no; 0 abstentions

3. **DISCUSSION** – Preparation for future meeting with DCP regarding the need for a uniform rezoning plan for properties that are zoned for manufacturing but are surrounded by residential uses.

4. **NEW BUSINESS:**

Motion:

A motion was made to censure Chairperson Fuller for directing issuance of an Amended Notice that attempted to add a Land Use committee meeting to the

January 20, 2026 Monitor Point public hearing in violation of the notice requirements of our Bylaws.

Vote – The motion was unanimously approved.

Background for the above motion:

On the Friday before the Monitor Point public hearing, scheduled for Tuesday, January 20, 2026, the Land Use /Landmarks chair (the committee chair) was asked to approve an Amended Notice adding a Land Use/Landmarks committee meeting onto the Public Hearing Notice. However, the committee chair refused to approve the Amended Notice on the grounds that it was illegal because it was in violation of the Bylaws notice requirement for a 5-business day notice. This Amended Notice was to be issued only two weekend days and a holiday (Martin Luther King Day) before the hearing date.

Despite the committee chair's objection to the attempt to ignore the Bylaws' notice requirement and despite her written demand that her name not be used on the Amended Notice, the Amended Notice went out under the committee chair's name at the direction of Chair Fuller.

At the end of the January 20th public hearing, the Land Use/Landmarks committee members, who were present at the hearing, agreed the Amended Notice was invalid and, therefore, we could not have a committee meeting that night. The committee members agreed to meet, as previously scheduled, on February 3, 2026, to deliberate on comments made at the public hearing and to make recommendations to the full board.

The members also agreed that the untimely Amended Notice caused unnecessary confusion for the applicants, the community residents, and the committee members.



February 2nd, 2026

Community Board No. 1 Brooklyn
Land Use Committee
455 Graham Avenue
Brooklyn, New York 11211

Re: Monitor Point Project by Applicants: GO Quay, LLC and the Metropolitan Transportation Authority

Community Board No. 1 Land Use Committee:

Thank you for the time and effort you committed to the January 20th, 2025 Community Board 1 Public Hearing for the Monitor Point project, applications #2025K0287 and #2024K0358. We appreciate the opportunity to present this project to the Board and to the community and to respond to the questions and issues raised.

The Applicants, Gotham Organization and the Metropolitan Transportation Authority (MTA) with the Greenpoint Monitor Museum, have been working with the Greenpoint – Williamsburg community over the past few years to develop a project that responds to both the Community Board 1’s Statement of Community District Needs and the Brooklyn Borough President’s 2025 Comprehensive Plan (refer to Exhibit A). The Applicants have completed over 150 outreach meetings to community organizations, religious groups, neighbors, and elected officials and conducted a voluntary presentation to the Community Board in June 2025. Monitor Point has been redesigned and the programming adjusted in response to the feedback that we have received. As a result, the Monitor Point project we presented to you on January 20 provides meaningful solutions to long standing community concerns in the Greenpoint neighborhood.

Foremost among these changes has been the increase in the overall level of affordability. The overall level of affordability was increased from 25% utilizing MIH Option 1 to 40% with the addition of a 100% affordable HPD sponsored East Building, a consequential increase. That equates to permanently affordable homes for ~460 families. Families that we’re sure would appreciate the Board’s support in delivering these homes. In addition to this important affordable housing benefit, Monitor Point delivers multiple public goods that will enrich the community, including:

- Upfront investment in the relocation of the NYCT Mobile Wash and Material Storage functions currently at 40 Quay Street, and the NYCT Emergency Response Unit (ERU) at 75 Commercial Street, to a newly-constructed facility in the North Brooklyn Industrial Business Zone.
- Unlocking the front door to Box Street Park as result of the ERU relocation.
- Construction of a new bulkhead to mitigate future flooding and additional investments to augment the native habitat.

- Creation of ~51,500 square feet of publicly accessible waterfront open space linking Greenpoint to Bushwick Inlet Park.
- An all-electric, flood resilient building design.
- Providing critical funding for the MTA for 99 years and long-term maintenance support for Bushwick Inlet Park.
- A permanent home for the Greenpoint Monitor Museum celebrating Greenpoint's history.
- Annual payments of \$300,000 to the Parks Department to fund Bushwick Inlet Park maintenance.

We ask that the Board recognize the deep-seated support of this project including thousands of project followers and a significant volume of petitions signed in support of the project. Monitor Point is an opportunity to build a partnership and move beyond the status quo to create something better for everyone. While it may not meet every community need we heard expressed during the January 20th hearing, Monitor Point offers a sustainable solution to many of these needs, and does it in a way that strengthens the community as a whole.

Monitor Point and Housing

Opponents of this project claim that public land should be used for public good. We agree. The existing MTA facility site was zoned R6 as part of the 2005 rezoning. The MTA site is a housing site. While functionally important, the facility's industrial use, frequent truck traffic, and full-lot single-story structure are increasingly incompatible in this growing residential and mixed-use neighborhood. Despite being rezoned for residential use nearly 20 years ago, no housing has been built due to the lack of a viable relocation site for the MTA operations until the current proposal. Monitor Point will deliver ~1,150 homes, of which ~460 homes (40%) will be permanently affordable.

The proposal to build Monitor Point comes at a time when New York City's housing crisis is especially acute. According to the 2023 Housing and Vacancy Survey, the city's residential vacancy rate fell to 1% - a fifty-year low - reflecting a housing market where demand continues to far outpace supply. Monitor Point will help address this crisis. The project will help advance critical housing production goals, expand access to opportunities in an amenity-rich and high-cost area, and reduce rent and displacement pressure on lower-income households within Greenpoint, surrounding neighborhoods, as well as adjacent areas within the broader Community District. Monitor Point's proposed affordable program exceeds the City's Mandatory Inclusionary Housing (MIH) provisions and fills critical local and city housing gaps, especially in deeply affordable units in high-demand, high-cost markets. The creation of affordable housing is also in alignment with Brooklyn Community Board 1's long-stated need and priority.

Housing is proposed in two buildings on the MTA site, the East (~200 homes) and West Building (~950 homes) each with a robust set of interior and exterior amenity spaces to enhance residents' lifestyles including health and wellness, social spaces, coworking, and outdoor space. Affordable and market-rate tenants will be provided with equal access to all amenities. Home distribution will include 20-25% studios, 40-45% one bedroom, and two and three bedrooms. Up to 40% family sized units (two and three bedrooms) with a minimum 30% across the project will be provided in response to feedback received at the June 2025 Community Board meeting. Affordability will be distributed as follows:

- In the West building, overall 25% affordable complying with MIH Option 1:
 - Overall average AMI of 56%.
 - 10% at 40% AMI
 - 10% at 60% AMI
 - 5% at 80% AMI
- In the East building, overall 100% affordable in partnership with NYC HPD allowing for deep AMI affordability.
 - 80% at 40-80% AMI with the majority at 40-60% AMI
 - 20% at >80-100% AMI
- In total between the West and East buildings, 460 permanently affordable homes will be provided:
 - 420 homes at 40-80% AMI including 300 at 60% AMI or less
 - Up to 40 homes at >80-100% AMI

This level of affordability is critical due to significant shortages of housing affordable to lower income families. The number of households earning 60% of AMI far exceeds the supply of rental units affordable at that income level, resulting in a shortfall of nearly 60,000 units. In 2023, more than half of Brooklyn renters were cost burdened. Meanwhile, the borough is expected to lose 27,000 deed-restricted affordable units by 2040. Without developments like Monitor Point, these affordability gaps will continue to widen, leaving families and individuals without viable housing options in their communities.

Monitor Point and the MTA

There are some that have characterized this project as a land grab. It is not. Both MTA and the Museum will maintain ownership of their sites. MTA will grant Gotham a 102-year ground lease on 40 Quay Street, which will cover 3 years of construction and 99 years of stabilized operation. Over the life of the ground lease, the MTA will receive significant ground rent revenue from Gotham.

MTA is required by New York State law to receive fair market value for any real property it sells or leases. MTA will apply the cash proceeds it receives as ground lessor to Monitor Point to its Capital Program, which funds the repair, modernization, and expansion of the New York City's transit infrastructure, including accessibility upgrades, state-of-good-repair work, signal and power improvements, new rolling stock, resiliency investments, and safety enhancements across the subway, bus, commuter rail, and paratransit systems. These investments will meaningfully improve the transit experience of people throughout the City, including those in Brooklyn Community Board 1, as they navigate the city. In particular, the 2025-29 Capital Program calls for subway structure repairs at various locations along the G line, and to fully implement signal modernization for this line.

The only way to unlock 40 Quay Street for housing and the various other public goods that Monitor Point will provide is through the relocation of the NYCT uses currently housed at 40 Quay Street. This relocation involves considerable time and expense. Gotham will invest approximately \$60 million in the construction of a new approximately 143,000 square foot NYCT facility at 213 Meadow Street in East Williamsburg, Brooklyn. MTA will ground lease this relocation site from the land owner and will own the new facility that Gotham builds for it outright. In addition to housing the NYC Mobile Wash and Material Storage divisions, this new facility will house the NYCT Emergency

Response Unit (ERU) currently located at 75 Commercial Street, a site that has been designated for the future Box Street Park for more than two decades. The new facility will house these functions, which are vital to the day-to-day operation of the subway system, in a state-of-the-art, resilient facility, while unlocking 40 Quay Street's potential to deliver significant housing and new open space both along the Bushwick Inlet and on Commercial Street.

Today, MTA's facility at 40 Quay Street obstructs access to and views of the East River from Quay Street, creating a significant barrier to achieving the public access and housing goals envisioned in the 2005 Greenpoint-Williamsburg Rezoning. The continued existence of this building benefits neither the public nor the environmental longevity of the Bushwick Inlet. Monitor Point is a singular opportunity to realize the long-standing demands of the community for open space at this location.

Monitor Point and the Greenpoint Monitor Museum

Opponents of this project claim that this project is stealing promised parkland. This is not true. The Monitor site was donated to the Museum by Motiva Enterprises in 2003 with the express purpose of creating a museum dedicated to the famous Civil War battleship USS Monitor. The Museum's land has always been privately owned. The Museum's land was never acquired as a park. In fact, the Museum spent over a decade defeating a condemnation action. The City has since confirmed in writing that it has no intention of acquiring the Museum's land, and that the Museum is free to pursue its project and fulfil its mission. As a project partner, the Greenpoint Monitor Museum seeks to leverage their site for public benefit through the realization of a museum celebrating Greenpoint's ship building history and a publicly accessible waterfront. It is only through the transfer of development rights from the Museum's site to the MTA site that allows us to deliver substantially more affordable housing. More than half of the Museum's development rights are being used to deliver affordable housing.

The Greenpoint Monitor Museum Building on the Monitor site is proposed with an envelope of up to 33,000 square feet that would rise to three to four-stories (up to 75 feet in height). The Museum Building would be a permanent home for the Greenpoint Monitor Museum. Museum programming would include an immersive experience demonstrating how the Monitor was constructed, revealing the remarkable engineering that created the ship. The Museum would anchor the west end of the project site and would be surrounded on three sides and framed by the publicly accessible open space.

The Museum will retain ownership of 56 Quay Street land and proceeds from the purchase of excess development rights by Gotham will be used to substantially fund construction and maintenance of the new Museum on the waterfront parcel.

The Museum is proposing an envelope as part of the certified land use application. This is just the first step. Upon ULURP approval, the Museum in collaboration with Gotham will advance the museum design. Following an RFP process to assemble a consulting team, the Museum will coordinate the design with exhibition goals and operational and maintenance requirements advancing the pre-construction process through project documentation and construction approvals.

Monitor Point and Public Open Space

Monitor Point will provide ~51,500 square feet of new publicly accessible waterfront open space. Public access from the upland neighborhood to the new open spaces would be provided at the western end of Quay Street, and through the Park Portal at the southern terminus of West Street, where it intersects Quay Street. The publicly accessible open space is privately funded and maintained for the public benefit via Monitor Point's public-private partnership. Additionally, the partnership has committed to providing \$300,000 annual donations to the Parks Department for the maintenance and upkeep of the adjacent Bushwick Inlet Park.

The Park Portal, separating the West and East buildings, is a generous proposed width between 85- and 175-feet totaling ~18,000 square feet in area and creating a new view corridor from the upland Greenpoint neighborhood to Bushwick Inlet Park and the Bushwick Inlet. The Park Portal would lead pedestrians south and directly into Bushwick Inlet Park. The Park Portal would contain pathways, native plantings, benches, and fixed and moveable tables and chairs, as well as an elevated grove, an interactive water feature, and a dry creek bed feature with natural boulder accents that would reference the tidal creek that once flowed through the property. To mitigate inland flooding, the Park Portal will be raised to elevation +13 (NAVD88), where it would meet the elevation of Bushwick Inlet Park.

The waterfront open space will serve as a welcoming transition space between Bushwick Inlet Park to the south and the East River esplanade to the north. The design of this space will incorporate industrial materials and interpretive signage that evoke the site's heritage as home to the Continental Iron Works, which built the USS Monitor. This space will also include pathways, plantings, and a range of seating options, including a picnic area that overlooks the Bushwick Inlet to the south and west. The open space would surround the Museum on three sides. The waterfront public open space would be accessed from Bushwick Inlet Park to the east, the East River esplanade to the north, and the terminus of Quay Street. The shore public walkway would also provide a new view corridor to the East River when looking west along Quay Street.

When considering the open space improvements that Monitor Point will bring, we ask that the Board recognize the alternative: opposition to this project on the grounds that this property should be incorporated into Bushwick Inlet Park would likely result in the NYCT facility remaining, which would seal off the northern access to Bushwick Inlet Park indefinitely and prevent the construction of ~1,150 homes.

Monitor Point and Resilience

Monitor Point was carefully designed in response to the current flood plain and future sea level rise. The waterfront open space would create a landscaped gradient rising from the waterfront up to the proposed buildings and upland connection. A new bulkhead wall would be installed along the shoreline ranging from approximately +6 feet to +9.5 feet (NAVD88) stepping down to the southeast to tie into Bushwick Inlet Park. The proposed waterfront open space would be landscaped to tie-in to Quay Street at an elevation of +9 feet (NAVD88). Additional grading would create transitions between the open space and proposed building frontages. The proposed open space would not contain any vulnerable or critical features. Storm water retention systems throughout the project would decrease the load on local sewers during storm events.

The proposed residential and museum ground floor levels and commercial uses would be built to a minimum design flood elevation above the anticipated 2080 sea level rise. The entrances of the residential buildings, museum, commercial space, and parking garage will be protected with flood gates or similar flood protection at grade level entrances to protect against water infiltration. All critical MEP equipment would be located either on the ground floor or above.

Compared to existing conditions today, the shoreline addresses wave action by adding a hardened riprap and bulkhead edge that significantly raises the land at the water's edge. All design elements in the landscape are solid, robust, and securely embedded into the landscape to mitigate damage risk during wave action from a storm event. This includes stone boulder benches and heavy timber and galvanized metal picnic tables. Additionally, plants along the shoreline are selected to tolerate salt spray and periodic inundation.

Both the Monitor Point site and MTA replacement facility site will be remediated via oversight of the NYC Office of Environmental Remediation and NYS Department of Environmental Conservation through the Brownfield Cleanup program. The existing sites have been historically used for industrial and manufacturing purposes. Preliminary investigation includes the presence of contaminated fill, petroleum impacts in soil and groundwater and elevated solvents in soil vapor. This project provides the opportunity for environmental cleanup improving natural conditions and the quality of the waterfront.

Required Land Use Actions

Summary

The proposed land use actions, referenced in Exhibit B, create the opportunity to deliver increased affordability, significant publicly accessible open space, a new museum, and a multitude of economic benefits. The existing as of right R6 zoning limits housing development to all market rate housing at a 2.54 FAR or market rate with 20% affordable housing at 3.05 FAR via the universal affordability preference. Upzoning the site to a majority R8 provides for an average 7.11 FAR creating the density needed to construct all of the community benefits described above. In the absence of these changes, the current as-of-right zoning is insufficient to deliver any of these vital public benefits. The Monitor site cannot be improved with the museum or the publicly accessible shore public walkway without modification to the existing site's manufacturing zone.

Height and Bulk

As of right zoning allows for a maximum height of 150' plus a penthouse. The building heights of the two residential buildings proposed are contextual within the existing Greenpoint-Williamsburg waterfront. The East Building at 230' and the West Building with two high rise portions, 450' and 600', rise as they move westward facilitating a comfortable transition from neighborhood to waterfront high rises.

The project's massing and siting are carefully calibrated to enhance the experience of Bushwick Inlet Park. Terracing, substantial setbacks, and the concave geometry of the high rises pull bulk away from the park edge, reducing visual impact and creating a more open and legible relationship between buildings and landscape.

The high-rise portions are set back and located on the north side of the park, resulting in minimal shadow impacts and preserving light, air, and views within the park. Façade coloration, texture, and layered setbacks further soften the interface, creating a visual continuity with the park environment and reducing contrast between architecture and open space. Collectively, these strategies ensure that the development reads as a complementary extension of the park rather than an imposing edge condition. The tower massing and placement are deliberately calibrated to avoid a continuous “wall” condition along the waterfront and to respond to the distinct urban grids that converge at this site.

Additional Information

At the January 20th public hearing the Committee requested additional information regarding certain analyses related to the environmental analysis. This information is included in the published DEIS accessible at DCP’s website (<https://zap.planning.nyc.gov/projects/2024K0358>). For ease of locating, please refer to the following locations for subjects identified:

- Views of the proposed project can be found in the Urban Design and Visual Resources chapter. The With-Action condition begins on page 8-22.
- Analysis of any impacts on resiliency or natural resources can be found in Chapter 9 – Natural Resources and in Appendix B – New York City Waterfront Revitalization Program Consistency Assessment.
- Analysis of any construction impacts can be found in Chapter 18 – Construction.
- A Relocation Site Assessment is included throughout the DEIS in the Land Use, Zoning, and Public Policy; Shadows; Historic and Cultural Resources; Urban Design and Visual Resources; Hazardous Materials; Water and Sewer Infrastructure; Transportation; Air Quality; and Noise chapters.

Additionally, for reference, please find attached slides for presentation on 2/3 in Exhibit C further summarizing particulars of the project of interest to the Committee.

Conclusion

We ask that the Board vote to approve Monitor Point or do so with conditions. Our engagement with the community to date has markedly improved this project and contributed to the package of public goods we intend to deliver, including:

- ~51,500 square feet of publicly accessible open space.
- 787’ linear feet of stabilized bulkhead.
- The full realization of Box Street Park with an additional ~25,000 square feet of park space. While the completion of Box Street Park is advancing, the park will not have a proper front door without the relocation of the ERU.
- Substantially privately funded new purpose-built turnkey MTA replacement facility for the Mobile Wash, Emergency Response Unit and Material Control Storage offsite.
- Of the increment in density from R6 to R8, approximately 50% of that floor area will be for permanently affordable deeply skewed affordable housing. Site-wide the project is now planned as 40% affordable. The upzoning is a material driver of desperately needed truly affordable housing.

- Ongoing ground rent to the MTA to support public infrastructure during the term of a 102-year leasehold (3 years for construction and 99 years thereafter during stabilized occupancy)
- The Museum and dedication of the majority of Museum land (~60%) for new, resilient and publicly accessible open space.
- Park support with starting annual payments of \$300,000 per annum and growing commencing at completion of the West housing buildings.
- Workforce development and job creation including the creation of union building maintenance jobs.
- Environmental repair (the MTA sites have already been designated NYS DEC BPC cleanup site through the voluntary program).

Gotham Organization along with MTA and the Greenpoint Monitor Museum are committed to a transparent collaborative process with Community Board 1 and the entire Greenpoint-Williamsburg community. Gotham has a record of extensive and ongoing engagement with the communities in which we build, which has resulted in significant affordable housing and public benefits to those communities. Recent examples include Gotham Point, the Broome Street development, and the Innovative Urban Village, which are described further in Exhibit D.

We recognize that this project has drawn sincere criticism from community members who are justifiably frustrated by delays in the delivery of Bushwick Inlet Park, and by concerns ranging from affordable housing to environmental and ecological protection. As we have described above, Monitor Point delivers consequential investments in affordable housing open space, park maintenance, resilience, public transit, local cultural resources, and ecologically and historically sensitive landscaping. It advances long-standing community priorities in the Greenpoint community which also align with broader City policy goals. We welcome this and future opportunities to demonstrate how Monitor Point delivers public goods that directly address critical community issues.

Please consider the many benefits that Monitor Point can bring to your community. A vote for this project is a vote for affordable homes, beautiful public open spaces, a stronger more resilient waterfront, a celebration of the community's history, and job creation and economic development.

Sincerely,



Bryan Kelly
President
Gotham Organization

Exhibit A
Monitor Point vs. Brooklyn Borough President's 2025 Comprehensive Plan

Monitor Point: Delivering One Brooklyn

HOUSING GROWTH & HOUSING CHOICE

Further fair housing, support growth in priority areas, and increase housing options.

2025 Comprehensive Plan for Brooklyn

Monitor Point

Objective: Build new housing of all types, affordability levels, and tenures.

Delivers 40% permanently affordable housing with the majority of units below 60% AMI.

A portion of the MTA parcel is being used for an all affordable building with the remainder of the parcel planned for an MIH building and publicly accessible open space.

Objective: Preserve affordable housing and prevent displacement of long-standing residents.

No existing residential units exist on site. Project does not result in any displacement

Improve housing quality and preserve affordability for existing residents.

Stabilizes surrounding communities

Measured by who can live here—not unit count

Objective: Ensure waterfront redevelopment delivers housing, not just luxury density.

Project is not a luxury development project. Mixed income rental project proposes ~1,150 units proposed with ~460 permanently affordable units.

Objective: Design and plan future housing growth around transit.

Proposed project is in a transit zone with the Nassau and Greenpoint G stations withing a ½ mile, immediate access to 4 bus lines, and access to ferry ½ mile away.

Objective: Maximize the potential for affordable housing development on vacant and underutilized City-owned property.

State owned MTA property will remain under ownership of MTA/NYCTA. Developer will ground lease site for 99 years, ground lease payments will be used to support MTA capital improvements.

The Monitor Point Project would relocate noncompatible MTA operations from a residential area to the North Brooklyn IBZ and deliver a mixed-income mixed use project with publicly accessible waterfront open space, affordable housing, and a new Monitor Point museum.

Objective: For projects requiring public approvals, request that developers have at least one public meeting before ULURP certification and require developers to work with local groups on marketing affordable housing units.

Gotham has carried out robust community engagement holding over 100 meetings with local resident organizations, businesses, cultural and faith-based institutions. Gotham voluntarily presented the Monitor Point Project to Brooklyn Community Board 1 on April 1.

Land use process dismantles inequality through community input.

Monitor Point: Delivering One Brooklyn

ENVIROMENTAL JUSTICE & RESILIENCY

2025 Comprehensive Plan for Brooklyn

Monitor Point

Health Element

Objective: Improve environmental conditions to support public health

Project will include remediation of a contaminated site that is adjacent to natural resources through the DEC Brownfield Cleanup Program.

Climate Element

Objective: Improve environmental conditions

Improve indoor and outdoor air quality

Address heat vulnerability

Remediate toxic sites

Monitor Point will support city resilience and sustainability goals outlined in PlaNYC. The new residential buildings will be all electric in compliance with LL 154. The buildings will feature electric hot water heating, electric heating and cooling systems, and in home electric cook tops.

Building roofs will be compliant with LL 92 and 94 and provide either green roofs or PV arrays or a combination thereof.

The buildings will have robust thermal envelopes with enhanced insulation and achieve the Ultra Low Energy Building zoning bonus with at least 15% energy use reduction from code minimum. The resulting design will ensure a thermally comfortable and healthy environment for occupants.

Objective: Improve Brooklyn's climate change resiliency

Mitigate coastal and stormwater flooding.

The installation of a new waterfront bulkhead wall, open space grading, interior building slab elevations, and building programming were designed and located to increase site resiliency and defend against potential future flooding.

Implementation of wet floodproofing for non-critical and dry floodproofing for critical features, inclusion of green roofs, green infrastructure, and soft surfaces will be incorporated where practical to further improve resiliency.

Porous pavement and landscaping will allow a portion of the developed storm water to infiltrate on site. The remaining balance of the DEP required stormwater volume treatment will be treated via green roofs and a stormwater detention tank within the buildings, prior to discharge to the DEP sewers in Quay Street.

Monitor Point: Delivering One Brooklyn

HEALTH & WELLNESS ECONOMY

2025 Comprehensive Plan for Brooklyn

Objective: Support and develop programs for student success

Monitor Point

Greenpoint Monitor Museum maintains ownership of their parcel.

New museum celebrates ship building history of site, construction of the USS Monitor, and Civil War history.

Strengthens long-term cultural mission

Development builds around—not over—community institutions

Objective: Ensure Brooklynites live within a half-mile of a quality health care facility.

There are at least three health care facilities within a half-mile of the Monitor Point Project – The Brooklyn Hospital’s Manhattan Avenue Family Health Center, CityMD Urgent Care, and NYC Health & Hospital’s Gotham Health/Greenpoint.

JOBS

2025 Comprehensive Plan for Brooklyn

Objective: Expand access to comprehensive job training for youth, adults, and older adults.

Monitor Point

Monitor Point will prioritize local hiring and workforce training with Local 79 & 32BJ.

Monitor Point: Delivering One Brooklyn

COMMUNITY INFRASTRUCTURE ELEMENT

2025 Comprehensive Plan for Brooklyn

Objective: Support small non-profits in communities to acquire permanent space.

Encourage developers to provide low-cost spaces for local community-based organizations in new construction.

Support the creation or renovation of at least one accessible playground per community district with playground equipment that is available to children of all abilities.

For projects in public review, require developers to disclose how they are meeting or exceeding ADA accessibility requirements.

Monitor Point

The Project will deliver a new permanent home for the Monitor Point Museum, establishing an educational center along the waterfront.

The project will deliver a ~3,000 sf community facility space fronting the Park Portal available for community use.

Monitor Point's open space including play water feature is designed to meet ADA requirements, creating a fully inclusive, universally accessible environment for visitors of all ages and abilities.

Throughout the Waterfront and Park Portal, benches, tables, and seating areas incorporate companion seating for wheelchair users, and movable tables and chairs support flexible, adaptable use.

Monitor Point: Delivering One Brooklyn

PUBLIC REALM ELEMENT

2025 Comprehensive Plan for Brooklyn

Objective: Foster healthy and active public spaces, including within the public right of way.

Utilize history for creative placemaking.

Create marquee public spaces at the gateways to major open spaces.

Monitor Point

Existing warehouse and Monitor site is inaccessible to the public and blocks access to the Bushwick Inlet and its waterfront.

~50,000 sf of new publicly accessible waterfront open space provides the community and tenants with direct access to the outdoors and waterfront.

No shoreline privatization.

Signage presenting the history of the site will be located throughout the landscape.

Project includes \$300,000 annual payments to NYC Parks for maintenance of Bushwick Inlet Park.

Ongoing infrastructure value capture

Private investment in the rehabilitation and restoration of approximately 700' of the Bushwick Inlet shoreline, an identified Gateway of Brooklyn.

Exhibit B
Proposed Land Use Actions

This is an application by GO Quay LLC and the Metropolitan Transportation Authority (the "Applicants") for the following land use approvals (the "Actions") related to a waterfront site comprised of Block 2590, Lots 1 and 25 (the "Development Site"), as well as a demapped portion of the northern half of the former Quay Street ("Former Quay Street"), in the Greenpoint neighborhood in Brooklyn, Community District 1 (the "Project Area"):

1) A zoning map amendment to rezone a portion of the Project Area from (1) R6 to R8/C2-4; (2) R6/C2-4 to R8/C2-4; (3) and M3-1 to R8 and R6 (including relocation of a park boundary); (the "Map Amendment");

2) A zoning text amendment to:

a) establish the Development Site as a Mandatory Inclusionary Housing ("MIH") area;

b) amend Section 62-361 of the Zoning Resolution ("Zoning Resolution" or "ZR") to allow the underlying MIH floor area ratio ("FAR") to apply to MIH sites in Greenpoint-Williamsburg Waterfront Access Plan BK-1 ("WAP BK-1");

(c) amend Section 62-363 to update special height and setback regulations for MIH sites within WAP BK-1;

(d) amend Section 62-931 to remove the park designation for Parcel 19 and update maps in WAP BK-1; and (e) amend Section 74-745(b) to allow the waiver or reduction of required loading berths within WAP BK-1 (the "Text Amendment");

3) A special permit pursuant to Sections 74-743(a)(2) to allow modifications of height and setback, tower floor size, tower width of walls, and minimum waterfront yard depth;

4) A special permit pursuant to Section 74-745 to modify the loading requirements; and

5) A zoning certification pursuant to ZR Section 62-811(c) with respect to compliance with waterfront public access area and visual corridor requirements (the "Waterfront Certification");

Concurrent with these Actions, a related application for a City Map change has been filed under ULURP Application No. 250326MMK to remove an obsolete park designation from Lot 25 and Former Quay Street (the "Demapping Action").

The Actions will together facilitate the development of three buildings totaling

approximately 939,588 square feet of floor area (the "Proposed Development") on the Development Site.

The Development Site is approximately 131,734 square feet in area and is bounded by Quay Street to the north, Bushwick Inlet Park to the south, Bushwick Inlet/East River to the south and west, and properties fronting on Franklin Street to the east. The Proposed Development would total 939,588 square feet of floor area, including approximately 877,888 square feet of residential use (approximately 1,150 dwelling units, of which up to approximately 460 units (40%) will be affordable), approximately 36,000 square feet of community facility use, including museum use, approximately 25,700 square feet of commercial space, including local retail, approximately 140 accessory parking spaces, and approximately 51,500 square feet of publicly accessible waterfront open space. The open space will provide a critical link along Brooklyn's East River waterfront.

Exhibit C
February 3rd CB1 Land Use Committee Presentation Slides



Monitor Point

40 & 56 Quay Street, Greenpoint

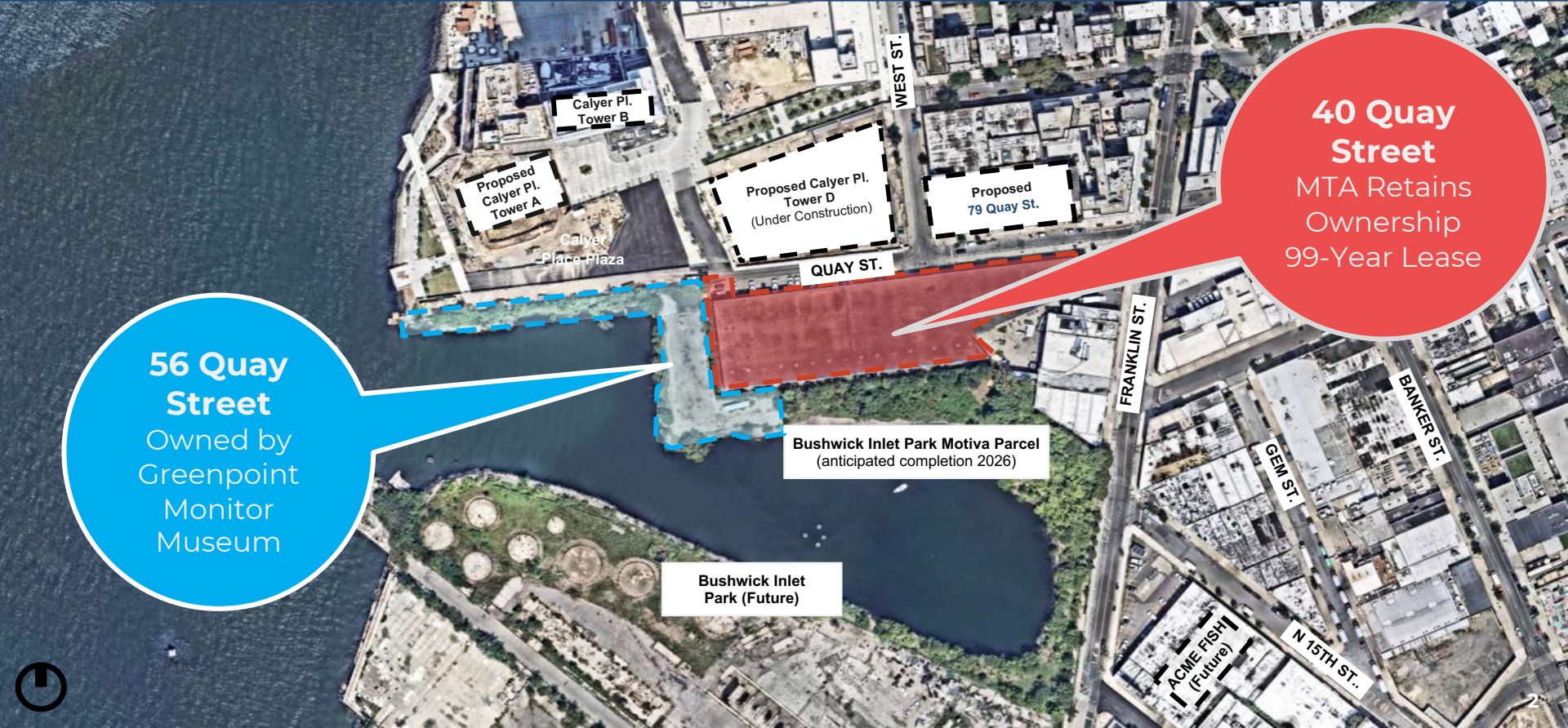
Community Board 1
Land Use Vote, February 2026

GOTHAM



SCAPE

Project Site



40 Quay Street
 MTA Retains Ownership
 99-Year Lease

56 Quay Street
 Owned by Greenpoint Monitor Museum



Project at a Glance

Monitor Point transforms an industrial site into affordable homes, public open space, and resilient waterfront infrastructure



Delivers **1,150** new rental homes, **40% permanently affordable to lower-income families.**



Adds **51,500 sq ft of public waterfront access**, linking Greenpoint to Bushwick Inlet Park.



Unlocks the front door to **Box Street Park.**



Invests upfront to relocate and construct a **new MTA facility** in an offsite industrial zone.



Provides **critical funding** for the MTA for 100 years, and for the maintenance of Bushwick Inlet Park.



Resiliency and native habitat investment with an all-electric, flood resilient building design.



Provides the **Greenpoint Monitor Museum** a permanent home.

3 buildings, one mixed-income community

WEST BUILDING

- ~950 apartments, a mix of market-rate and affordable
- Ground-floor retail and community space
- Below-grade parking

EAST BUILDING (HPD Sponsored Building)

- 100% affordable homes — (~200 apartments)
- All units reserved for low- and moderate-income households
- Ground-floor retail space

GREENPOINT MONITOR MUSEUM

- Permanent home for Greenpoint Monitor Museum on its land
- Building and outdoor classroom celebrating Greenpoint's shipbuilding history

The Choice: Resiliency & Environment

Why Vote 'Yes' on Monitor Point?

A vote 'no' means ongoing shoreline degradation



'Yes' invests in longevity of the shoreline & natural habitat



The Choice: Resiliency & Environment

Why Vote 'Yes' on Monitor Point?

	without Monitor Point	with Monitor Point
<i>Resiliency</i>	Continued shoreline erosion, invasive species, and a site vulnerable to damage from flooding events.	New bulkhead and raised site elevation stabilize shoreline, flood-resilient design throughout.
<i>Open Space</i>	No public waterfront access.	New publicly accessible waterfront connecting Greenpoint to Bushwick Inlet Park.
<i>Stormwater and flooding</i>	Unrestricted, untreated stormwater runoff from impervious site.	Reduced runoff and on-site stormwater management meeting DEP & DEC standards
<i>Habitat and ecology</i>	Inlet sedimentation from eroding shoreline, invasive plant species degrading inlet ecology.	Waterfront planted with native species, improving habitat and water quality.

The Choice: Resiliency & Environment

- Raised shoreline and new bulkhead **stabilize the waterfront and reduce erosion.**
 - Top of bulkhead elevations range from ~6 to ~9.5 feet, stepping down at the southeast to connect to Bushwick Inlet Park
- Building ground floors and critical MEP systems are **located above the 2080 floodplain.**
- New open space includes stabilized shoreline **with riprap and native plants that protect the shoreline** from wave action.
- Open spaces designed for **universal accessibility across all ages and abilities.**

Managing Construction Together

- **Ongoing coordination** with Community Board 1, NYPD 94th Precinct, NYC DOT, and other City agencies throughout construction.
- **Regular construction updates** and look-aheads, so the community knows what's coming and when.
- **Clear points of contact** for questions, concerns, and real-time issue resolution, including community focused project website.
- **Traffic, deliveries, and staging managed collaboratively, with** adjustments made as conditions change.
- **Extra protections** near Bushwick Inlet Park, prioritizing safety, access, and park users.

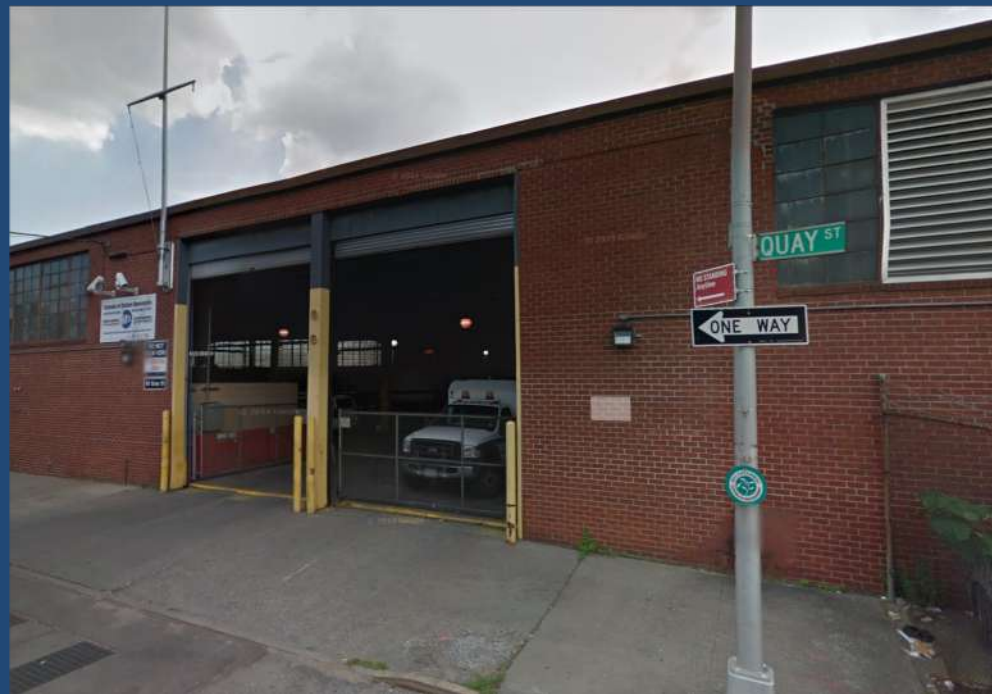
Strengthening the Local Economy

Nearly \$1 billion in construction related economic activity

- **Hundreds of construction** jobs over the multi-year build.
 - ~600 workers on site at peak construction; >3,000 on-site jobs over course of construction.
- **Permanent 32BJ union** labor jobs on site once complete.
- **Transit jobs preserved and expanded.**
 - ~245 permanent NYCTA jobs relocated to a new, modern facility in the North Brooklyn Industrial Business Zone.
- **~ 70 onsite jobs** in retail, restaurant industry, property management and service sector supported by new neighborhood economic activity.

Metropolitan Transportation Authority

- Existing facility at 40 Quay St. is **outdated and lacks resiliency measures**, subject to flood inundation.
- **New, modern MTA facility** at 213 Meadow St. substantially funded without taxpayer expense.
- **Long-term benefit** to transit infrastructure.
- Relocation **allows critical transit operations** to function in a location designed for industrial use.



Delivering Monitor Museum

- **Permanent home** for the Greenpoint Monitor Museum
 - Purpose-built cultural facility on Lot 25, fulfilling a long-planned community goal.
- **Celebrates Greenpoint's maritime and industrial history**
 - Dedicated to the USS Monitor and the site's role in Civil War-era shipbuilding.
- **Year-round, publicly accessible cultural and educational space**
 - Museum exhibits and programming open to the public, integrated into the waterfront.
- **Non-profit land for public good**
 - Majority of land devoted to public open space, 50% of new floor area supports affordable housing.

Density Unlocks Affordability

Half of new homes created through public review are affordable

	Residential FAR	Residential GSF	Total Units	Market-Rate Units	Affordable Units	Affordable %
<i>As of Right (R6)</i>	2.54	238,000	280	280	0	0
<i>As of Right (R6, UAP)</i>	3.05	297,500	350	280	56	20
<i>Proposed (R6/R8)</i>	7.11	1,106,500	1,150	690	460	40

How Affordability is Defined

Note: Eligibility for a specific unit is determined by the published lottery listing (household size range, income min/max, and program rules).

AMI	1-person	2-person	3-person	4-person
40% AMI	\$45,360	\$51,840	\$58,320	\$64,800
50% AMI	\$56,700	\$64,800	\$72,900	\$81,000
60% AMI	\$68,040	\$77,760	\$87,480	\$97,200
80% AMI	\$90,750	\$103,700	\$116,650	\$129,600

Source: NYC HPD (2025 HOME & LIHTC income limits table).

Delivering Homes for Lower-Income Families

- **~1,150 new homes**, with 40% permanently affordable (~**460 low-income homes**) delivered through a mix of MIH and HPD financing
- **West Building: 25% affordable** under MIH (average 56% AMI)
 - 10% at 40% AMI
 - 10% at 60% AMI
 - 5% at 80% AMI
- East building, overall 100% affordable in partnership with NYC HPD allowing for deep AMI affordability.
 - 80% at 40-80% AMI with the majority at 40-60% AMI
 - 20% at >80-100% AMI
- In total between the West and East building, 460 permanently affordable homes will be provided:
 - 420 homes at 40-80% AMI
 - 40 homes at >80-100% AMI
- **Up to 40% family-sized units (2-3 BR)**, with at least 30% across the project.



Homes Working People Can Afford

Monitor Point centers lower-income families.

Profession	Familial Status	Annual Salary	AMI	Apartment
Warehouse Manager	Married, with 2 children	\$58,320	40%	3BR for \$1,685/month
Junior Graphic Designer	Single parent	\$65,000	50%	2BR for \$1,820/month
Apprentice Plumber	Single person	\$45,360	60%	1BR for \$1,822/month
Paralegal & Teaching Assistant	Married, with children	\$105,000	80%	2BR for \$2,920/month

Sources: NYC HPD (40/50/60% LIHTC max rents); NYCHDC (80% max rents). Income derived from Census Estimate.

What Affordability Looks Like Month to Month

Monthly rent caps shown by AMI tier and apartment size

AMI tier	Studio	1BR	2BR	3BR
40% AMI	\$1,134	\$1,215	\$1,458	\$1,685
50% AMI	\$1,417	\$1,518	\$1,822	\$2,106
60% AMI	\$1,701	\$1,822	\$2,187	\$2,527
80% AMI	\$2,268	\$2,430	\$2,916	\$3,370

Sources: NYC HPD (40/50/60% LIHTC max rents); NYCHDC (80% max rents).

These are program maximums (rent + any required utilities). Individual listings may use different utility allowances or set rents below the cap.

What Your Vote Means

Monitor Point is dedicated to bringing affordability to Greenpoint, maintaining its ecological integrity, and preserving its cultural history.

A vote YES means...	A vote NO means...
<p>Climate-resilient infrastructure for a healthier environment</p>	<p>A decaying waterfront with an eroded shoreline filled with invasive species</p>
<p>Job creation and economic investment, including construction and building maintenance</p>	<p>Less housing, with an opportunity for a luxury developer to move in</p>
<p>A new hub of culture and education in the Greenpoint Monitor Museum</p>	<p>Zero MTA growth and no new funding for the authority's critical operations</p>
<p>Publicly accessible open space.</p> <p>Provides critical funding for Bushwick Inlet Park</p>	<p>No MTA replacement site</p>
<p>460 homes for lower-income families — that's 40% of the project</p>	<p>No opportunity to enshrine Greenpoint's history in the Monitor Museum</p>
<p>Investment in the MTA to support a better transit infrastructure</p>	



Thank you

Email us at: info@monitorpointonquay.com

To support and receive updates,
visit www.monitorpointonquay.com

Exhibit D
Gotham Organization Precedent Projects

→ Select Project Experience



Gotham Point

Type: Rental Housing, Retail Community Facility
Unit Count: 1,132
Completion: 2023

- HPD-led RFP process to re-develop City owned land on the Hunter's Point South waterfront with substantially affordable housing
- Created a significant portion of a neighborhood from scratch
- The 1,132 homes are available to a wide range of income bands from 30% AMI up to market rate, with 75% set aside as permanently affordable
- The project includes over 15,000 sf of community facility space and 9,000 sf of retail



Broome Street Development

Type: Rental Housing, Retail, Community Facility
Unit Count: 493
Completion: 2023

- As part of Broome Street Development, Gotham provided the Chinese-American Planning Council (CPC) with 40,000 square feet of community facility space for their new headquarters
- Allows CPC to continue to empower immigrant and low-income Asian Americans in NYC
- The project also includes 4,000 sf of community space for the new Beth Hamedrash Hagodol Synagogue (BHH) cultural heritage center.
- Completed in 2023



Innovative Urban Village

Type: Rental Housing, Retail, Community Facility
Unit Count: Approx. 1,975
Completion: Phased (first phase delivers 2026)

- 10.5-acre site rezoned by Gotham and CCC to facilitate the new master-plan redevelopment
- Approx. 2,000 residences, retail, community facility space, public open space, a performing arts center and vocational training and workforce education center being constructed over multiple phases.
- The first two phases are currently under construction.
- Master plan completion targeted in 2031

102 Kent Street, Brooklyn NY

Greenpoint Historic District

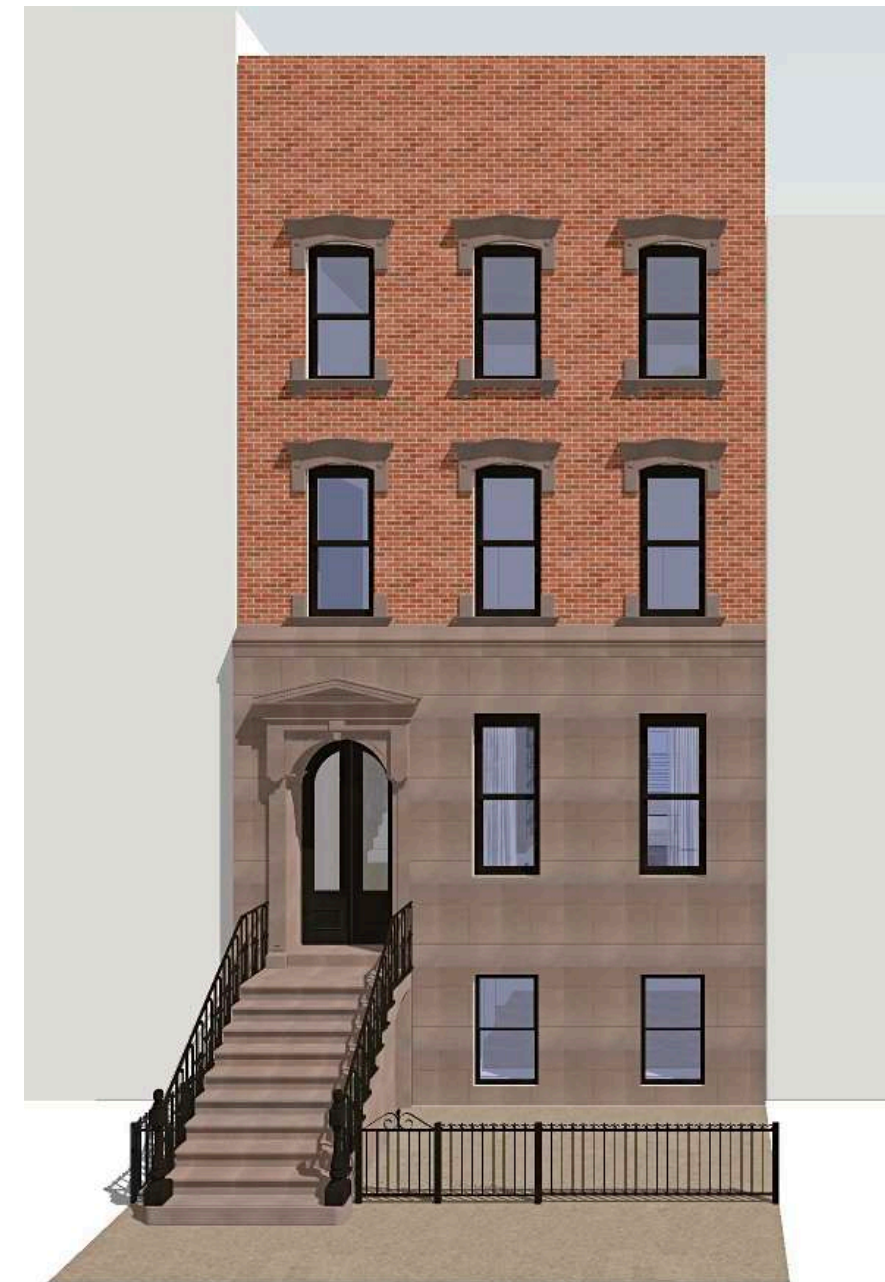
Built in 1873 by George A. Kingsland, a local builder who is also responsible for Nos. 144 and 146 Kent Street



102 Kent st | Front Facade | 1940s
Photo by: 1940s NYC street photos of every building in NYC 1939-1940.



102 Kent st | Front Facade | 2025
Photo by: thread collective



102 Kent st | Front Facade | Proposal
Rendering by: thread collective

STREETSCAPE - NORTH & SOUTH FACING 102 KENT ST

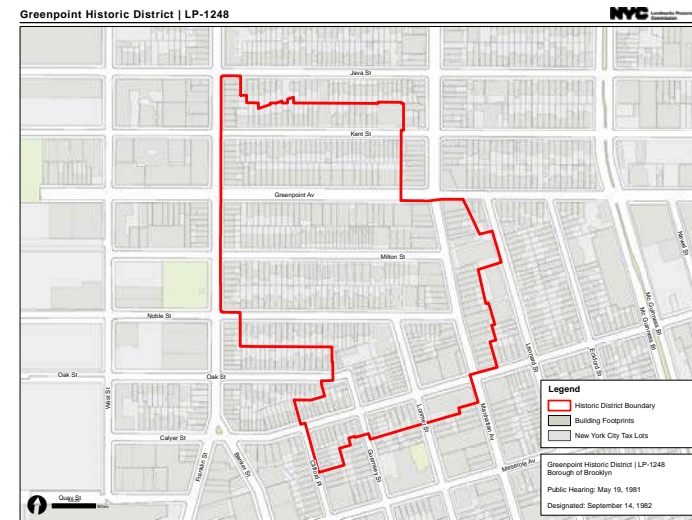


KENT STREET - NORTH VIEW



KENT STREET - SOUTH VIEW

144 & 146 Kent street
built by George A. Kingsland



GREENPOINT HISTORIC DISTRICT



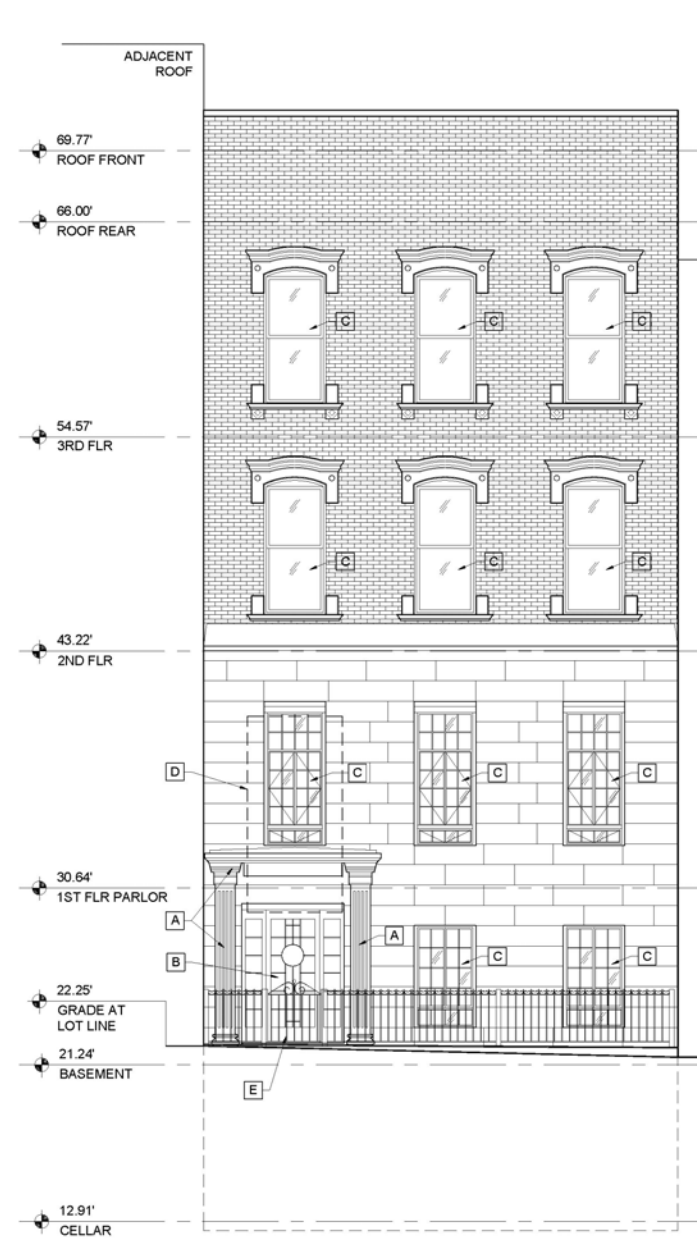
SITE CONTEXT



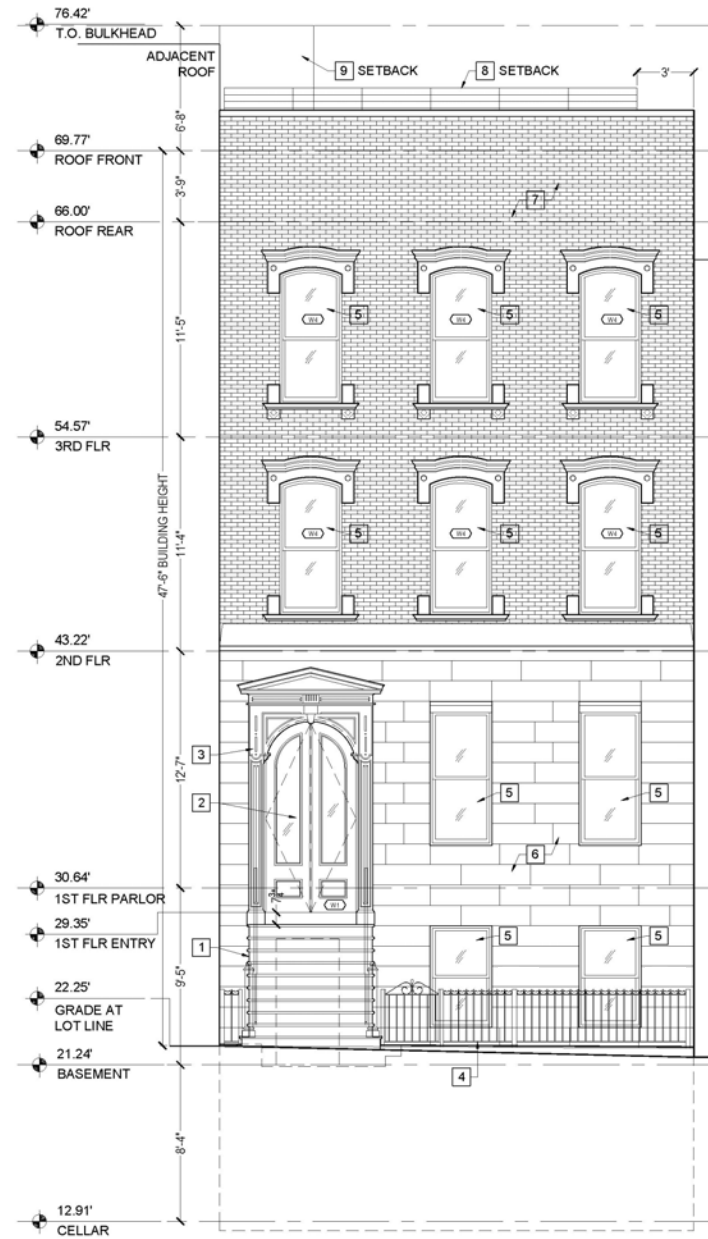
FRONT FACADE ELEVATIONS

EXISTING EXTERIOR ELEVATION DEMOLITION SCHEDULE		
TAG	DESCRIPTION	DETAIL
A	REMOVE ENTRANCE ENFRAMEMENT PILASTER AND ENTABLATURE HOOD AROUND ENTRANCE DOOR. PATCH AND REPAIR AS REQUIRED WITH MATCHING ADJACENT FACADE MATERIALS	
B	REMOVE EXISTING ENTRY DOOR AND SIDELIGHTS. REFRAME OPENING AND PREPARE FOR NEW ENTRANCE DOOR	
C	REMOVE EXISTING WINDOWS THROUGHOUT AND PREPARE OPENINGS FOR REPLACEMENT OR NEW WINDOWS	
D	ENLARGE OR NEW OPENING IN EXISTING WALL AND PREPARE OPENING FOR NEW WINDOW OR DOOR	
E	REMOVE PORTION OF EXISTING FRONT LOT LINE WROUGHT IRON FENCE TO ACCOMMODATE NEW EXTERIOR STAIR	
F	REMOVE EXISTING FIRE ESCAPE ON REAR FACADE. PATCH AND REPAIR EXISTING MASONRY AS REQUIRED	
G	REMOVE EXISTING METAL AND GLASS ATTACHED GREENHOUSE AND WOOD FENCE SURROUNDING GREENHOUSE (LOT LINE FENCE TO REMAIN); PATCH AND REPAIR EXISTING MASONRY AS REQUIRED	
H	REMOVE EXISTING WOOD DECK, RAILINGS, COLUMN, AND STEEL STAIRS	
J	REMOVE EXISTING WINDOWS / VENT OPENINGS AND INFILL WALL TO MATCH ADJACENT WALLS	

PROPOSED CHANGES TO EXISTING EXTERIOR ELEVATIONS SCHEDULE		
TAG	ITEM	DETAIL
1	NEW MASONRY STOOP STAIRWAY WITH ARCHED ENTRANCE TO ALCOVE BELOW AND IRON GUARDRAIL / BALUSTRADE	
2	NEW ROUND HEADED DOUBLE LEAF ENTRANCE DOORS. SET BACK IN OPENING TO EXPRESS WALL REVEAL (SEE W1 IN WINDOW SCHEDULE)	
3	NEW PEDIMENTED ARCHED OPENING AND PILASTER ENFRAMEMENT TO MATCH 139 NOBLE ST	
4	NEWLY LOCATED WROUGHT IRON FENCE SWING GATE	
5	NEW BLACK FRAMED WINDOW IN EXISTING OPENING TO MATCH EXISTING HISTORIC WINDOW	
6	POWER WASH CLEAN EXISTING STONE FACADE. PATCH AREAS WITH MATCHING STONE WHERE EXISTING WALL ELEMENTS HAVE BEEN REMOVED PER DEMO SCHEDULE	
7	POWER WASH CLEAN BRICK AND WINDOW ENFRAMEMENTS. REPORT BRICK, IF REQUIRED	
8	NEW 42" HIGH PAINTED STEEL RAILING AT PERIMETER OF ROOF. GRAY FINISH	
9	NEW STAIR BULKHEAD. GRAY EIFS FINISH WITH NEW BLACK FRAMED WINDOWS	
10	REPAINT MASONRY. GRAY FINISH	
11	NEW THERMALLY BROKEN STEEL DOORS IN NEW ENLARGED OPENING	
12	NEW STEEL DECK, GUARDRAIL, AND STAIR TO REAR YARD, PAINTED DARK GRAY	
13	NEW STUCCO FINISH, PAINTED TO MATCH RISERS & TREADS OF ENTRANCE STAIR	
14	NEW EXTERIOR SCONCE LIGHT	



1 - EXISTING ELEVATION NORTH



2- PROPOSED ELEVATION NORTH



3 - EXISTING FACADE, PHOTOGRAPH, DECEMBER 2025

STOOP PRECEDENTS



STOOP #1: 39 SYDNEY PLACE
Approved proposal

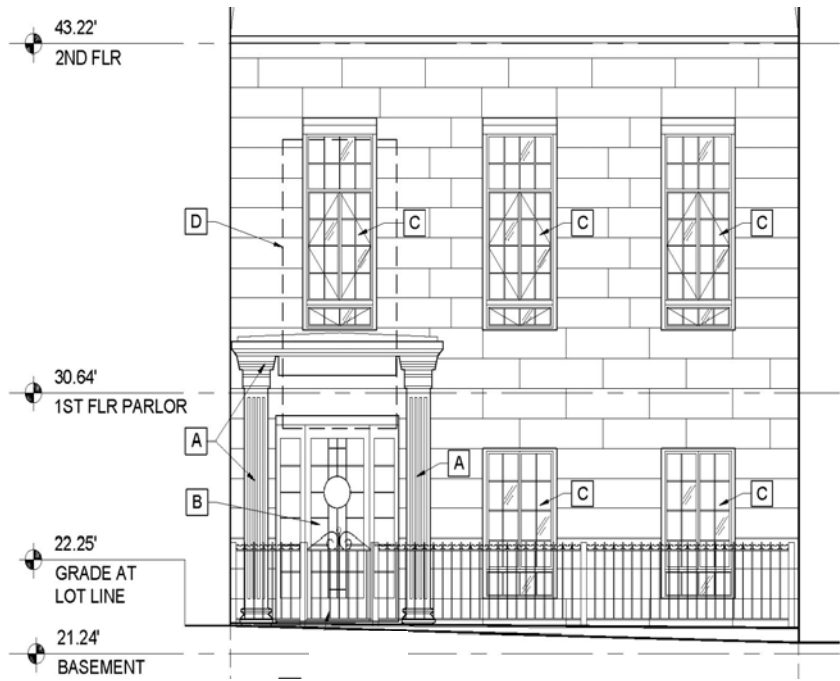


STOOP #2: 139 NOBLE STREET
Recommended precedent by LPC staff

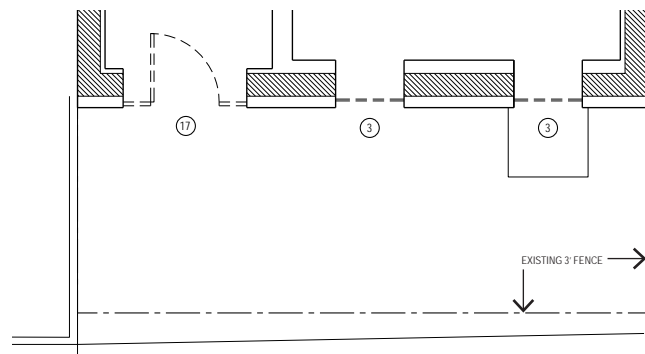


102 KENT ST
Proposed stoop

ENTRANCE AREA



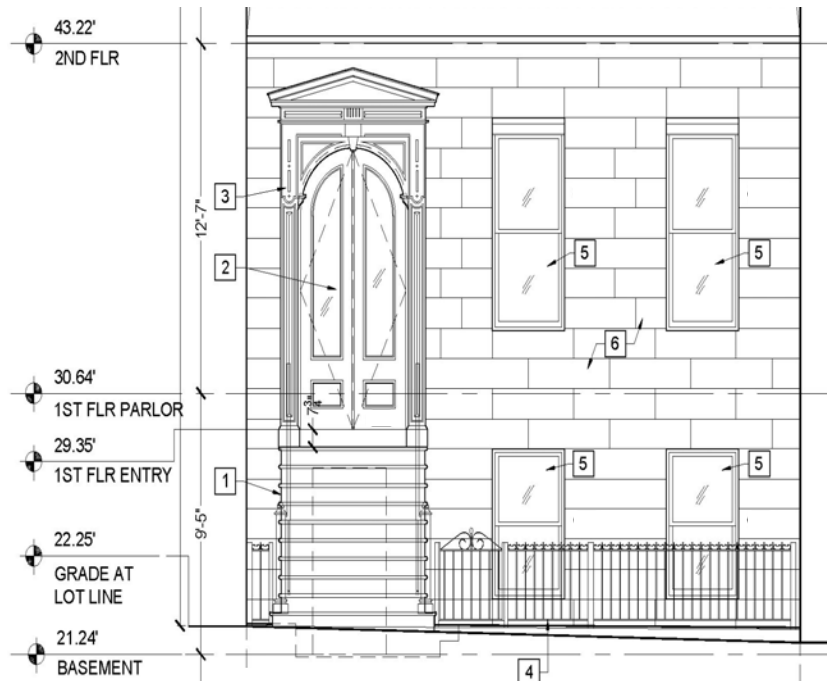
EXISTING ELEVATION



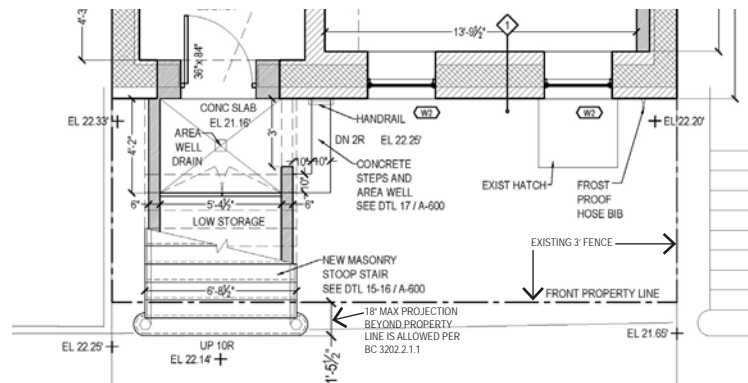
EXISTING PLAN



EXISTING ENTRANCE AREA - PHOTOGRAPH



PROPOSED ELEVATION



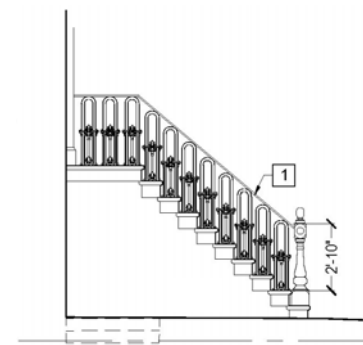
PROPOSED PLAN



PROPOSED ENTRANCE AREA - RENDERING

PROPOSED CHANGES TO EXISTING EXTERIOR ELEVATIONS SCHEDULE		
TAG	ITEM	DETAIL
1	NEW MASONRY STOOP STAIRWAY WITH ARCHED ENTRANCE TO ALLOW BELOW AND IRON GUARDRAIL / BALUSTRADE	
2	NEW ROUND HEADED DOUBLE LEAF ENTRANCE DOORS, SET BACK IN OPENING TO EXPRESS WALL REVEAL (SEE W1 IN WINDOW SCHEDULE)	
3	NEW PEDIMENTED ARCHED OPENING AND PLASTER ENFRAMEMENT TO MATCH 139 NOBLE ST	
4	NEWLY LOCATED WROUGHT IRON FENCE SWING GATE	
5	NEW BLACK FRAMED WINDOW IN EXISTING OPENING TO MATCH EXISTING HISTORIC WINDOW	
6	POWER WASH CLEAN EXISTING STONE FACADE, PATCH AREAS WITH MATCHING STONE WHERE EXISTING WALL ELEMENTS HAVE BEEN REMOVED PER DEMO SCHEDULE	
7	POWER WASH CLEAN BRICK AND WINDOW ENFRAMEMENTS; REPOINT BRICK, IF REQUIRED	
8	NEW 4" HIGH PAINTED STEEL RAILING AT PERIMETER OF ROOF, GRAY FINISH	
9	NEW STAIR BULKHEAD, GRAY EPS FINISH WITH NEW BLACK FRAMED WINDOWS	
10	REPAINT MASONRY, GRAY FINISH	
11	NEW THERMALLY BROKEN STEEL DOORS IN NEW ENLARGED OPENING	
12	NEW STEEL DECK, GUARDRAIL, AND STAIR TO REAR YARD, PAINTED DARK GRAY	
13	NEW STUCCO FINISH, PAINTED TO MATCH RISERS & TREADS OF ENTRANCE STAIR	
14	NEW EXTERIOR SCONCE LIGHT	

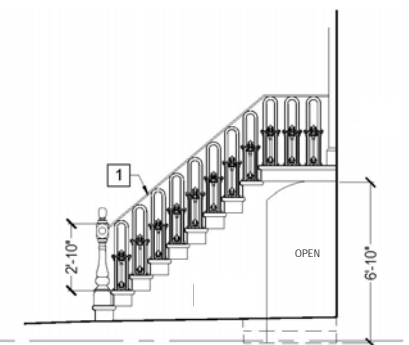
EXISTING EXTERIOR ELEVATION DEMOLITION SCHEDULE		
TAG	DESCRIPTION	DETAIL
A	REMOVE ENTRANCE ENFRAMEMENT PLASTER AND ENTABLATURE HOOD AROUND ENTRANCE DOOR; PATCH AND REPAIR AS REQUIRED WITH MATCHING ADJACENT FACADE MATERIALS	
B	REMOVE EXISTING ENTRY DOOR AND SIDELIGHTS, REFRAME OPENING AND PREPARE FOR NEW ENTRANCE DOOR	
C	REMOVE EXISTING WINDOWS THROUGHOUT AND PREPARE OPENINGS FOR REPLACEMENT OR NEW WINDOWS	
D	ENLARGE OR NEW OPENING IN EXISTING WALL AND PREPARE OPENING FOR NEW WINDOW OR DOOR	
E	REMOVE PORTION OF EXISTING FRONT LOT LINE WROUGHT IRON FENCE TO ACCOMMODATE NEW EXTERIOR STAIR	
F	REMOVE EXISTING FIRE ESCAPE ON REAR FACADE; PATCH AND REPAIR EXISTING MASONRY AS REQUIRED	
G	REMOVE EXISTING METAL AND GLASS ATTACHED GREENHOUSE AND WOOD FENCE SURROUNDING GREENHOUSE (LOT LINE FENCE TO REMAIN); PATCH AND REPAIR EXISTING MASONRY AS REQUIRED	
H	REMOVE EXISTING WOOD DECK, RAILINGS, COLUMN, AND STEEL STAIRS	
J	REMOVE EXISTING WINDOWS / VENT OPENINGS AND INFILL WALL TO MATCH ADJACENT WALLS	



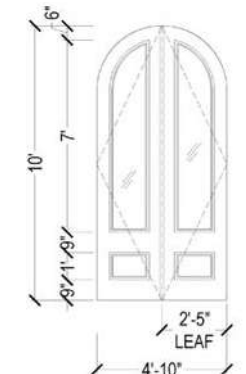
PROPOSED STOOP: EAST ELV



PROPOSED RAILING AND NEWEL POST
To match adjacent properties: 100,98,96, and 94 Kent Street

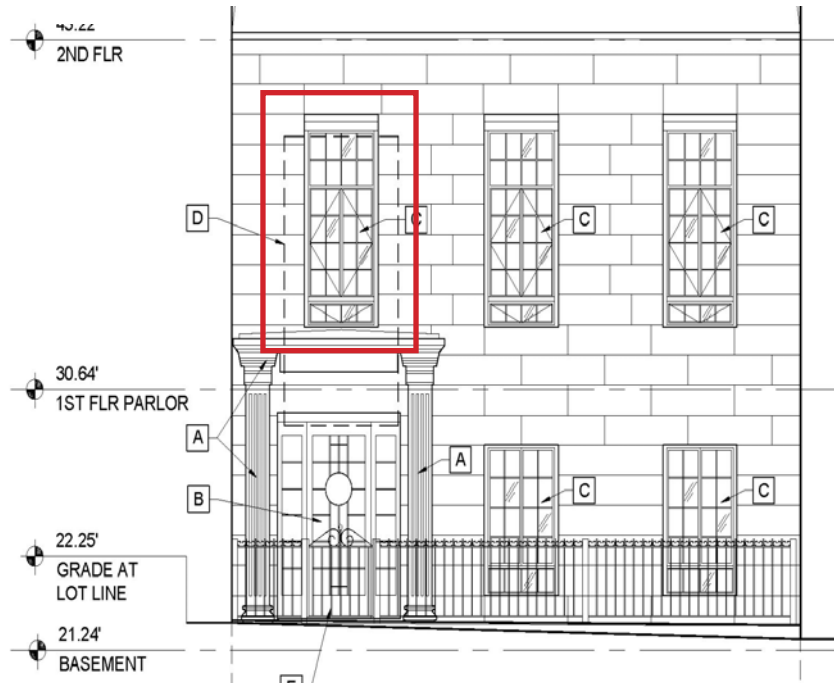


PROPOSED STOOP: WEST ELV

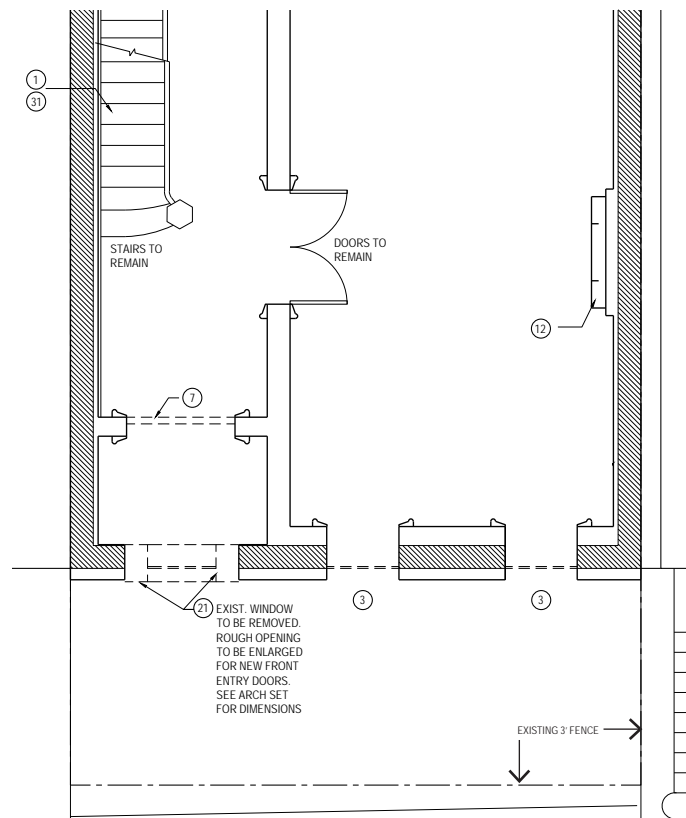


PROPOSED ENTRY DOOR

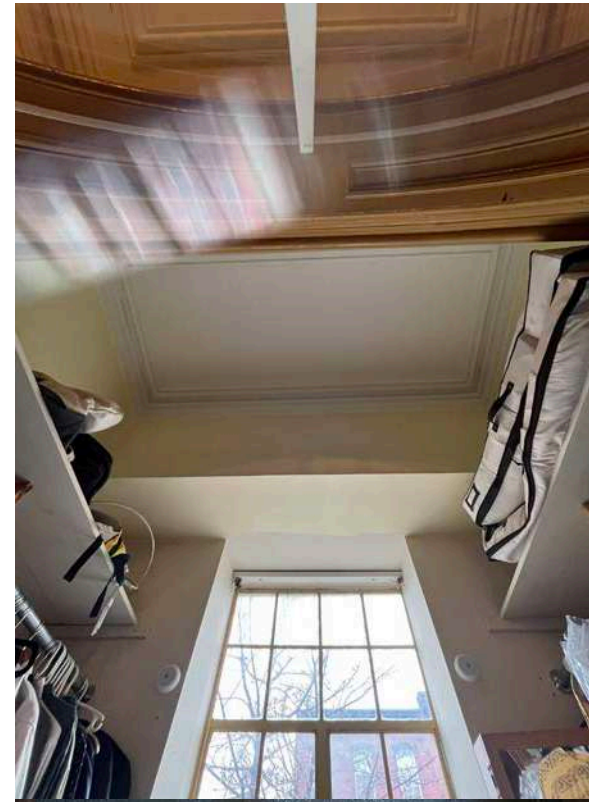
EXISTING 2ND FLOOR VESTIBULE



EXISTING ELEVATION



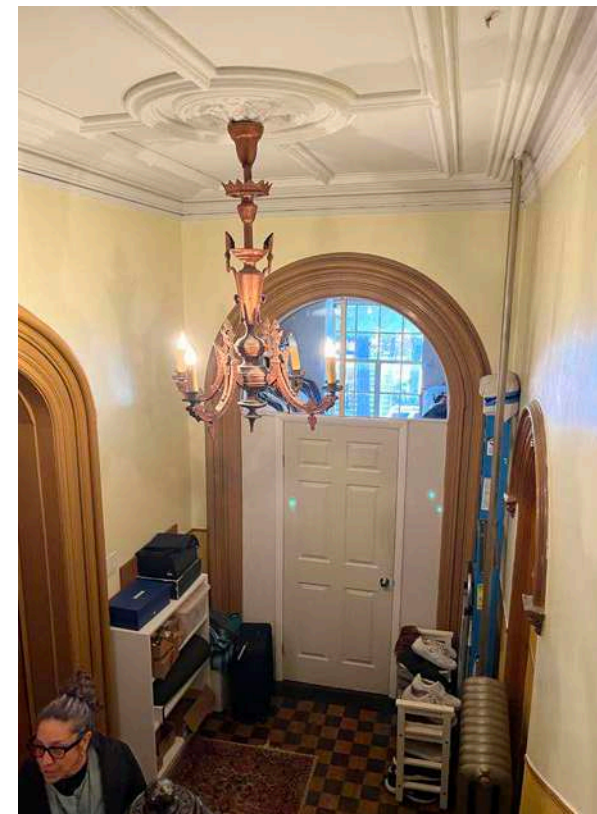
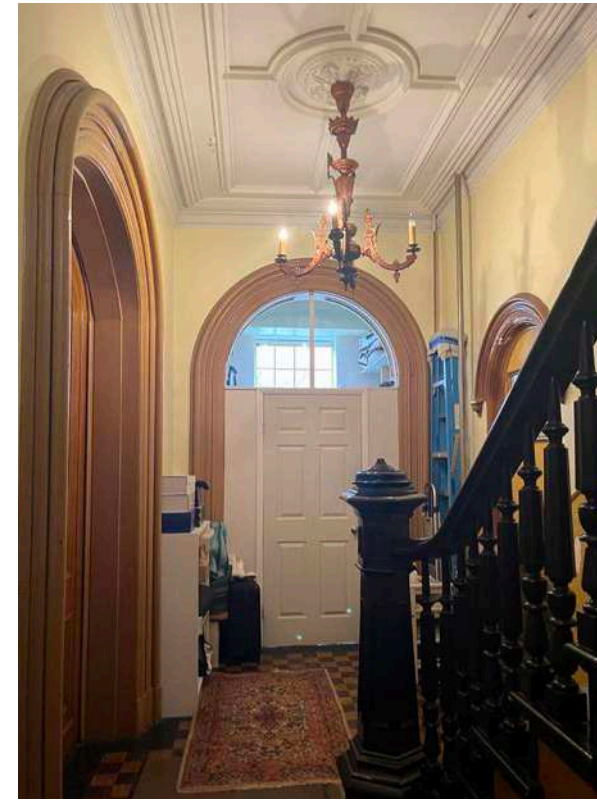
EXISTING FIRST FLOOR PLAN



EXISTING VESTIBULE - FLOOR AND CEILING

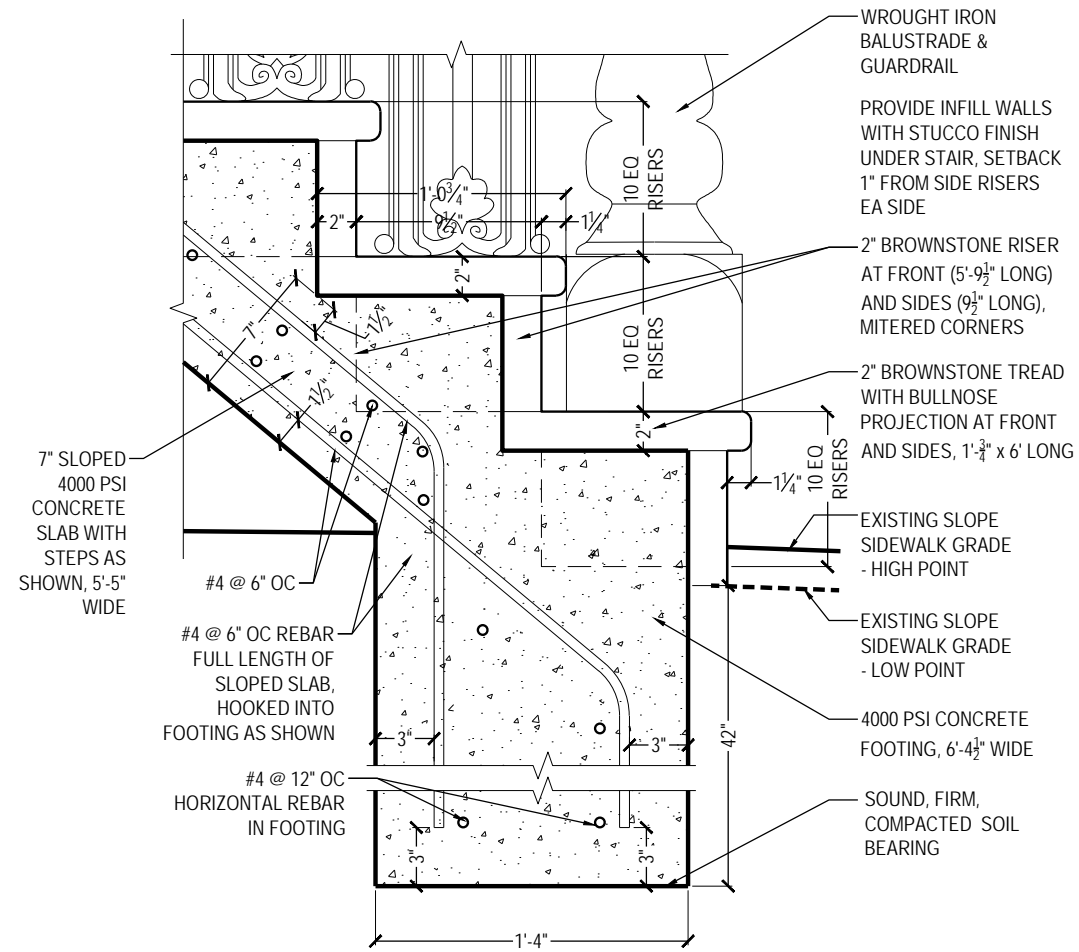


EXISTING ENTRANCE AREA - PHOTOGRAPH

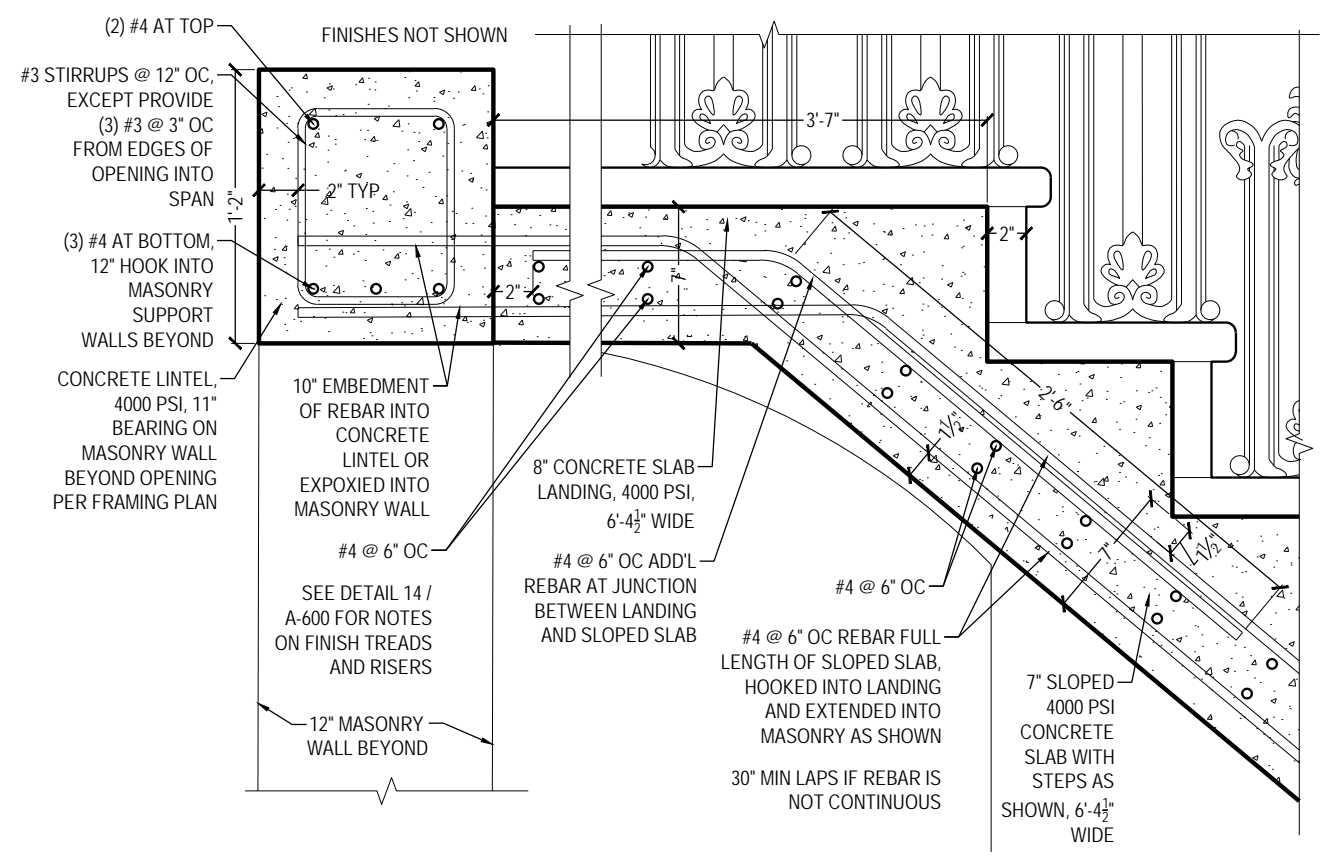


EXISTING VESTIBULE - VIEW FROM STAIR AND HALLWAY

DETAILS



1 - EXTERIOR STOOP STAIR & FOOTING



2 - EXTERIOR STOOP STAIR & FOOT LANDING

FRONT MATERIALS + COLORS

EXISTING STONE FACADE

CATHEDRAL STONE BROWNSTONE
COLORS OR SIKA CEMENT-BASED
COATING FOR CONCRETE AND
MASONRY



EXISTING BRICK AND STONES TO
REMAIN

CAST IRON RAILING AT ENTRANCE

MANU: BEN MOORE
HISTORIC COLOR COLLECTION
BLACK, HC-190



BLACK

WOOD WINDOW FRAME

MANU: BEN MOORE
HISTORIC COLOR COLLECTION
BLACK, HC-190



BLACK EXTERIOR,
WHITE INTERIOR



FRONT FACADE + ENTRANCE RENDERING