



COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: Monitor Point	
Applicant: GO Quay LLC	Applicant's Primary Contact: Bryan Kelly
Application # 260105ZMK	Borough:
CEQR Number: 25DCP068K	Validated Community Districts: K01

Docket Description:
 IN THE MATTER OF an application submitted by GoQuay 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. *Note: a portion of Inlet Park is proposed to be demapped under a concurrent related application for a City Map change (C 250326 MMK).

Please use the above application number on all correspondence concerning this application

RECOMMENDATION: Conditional Favorable			
# In Favor: 24	# Against: 9	# Abstaining: 0	Total members appointed to the board: 36
Date of Vote: 2/10/2026 12:00 AM		Vote Location: 211 Ainslie Street, Brooklyn, NY 11211	

Please attach any further explanation of the recommendation on additional sheets as necessary

Date of Public Hearing: 1/20/2026 6:00 PM	
Was a quorum present? Yes	<i>A public hearing requires a quorum of 20% of the appointed members of the board but in no event fewer than seven such members</i>
Public Hearing Location:	176 Java Street

CONSIDERATION: Please the attached CB 1's Recommendations, vote sheet and Land Use , ULURP & Landmarks committee report.
 Please note that there were 3 recusals in the vote.
 Thank you.

Recommendation submitted by	BK CB1	Date: 2/12/2026 4:59 PM
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