



# COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009

FAX: (718) 389-0098

Email: [bk01@cb.nyc.gov](mailto:bk01@cb.nyc.gov)

Website: [www.nyc.gov/brooklyn1](http://www.nyc.gov/brooklyn1)

HON. ANTONIO REYNOSO  
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER  
FIRST VICE-CHAIRMAN

DEL TEAGUE  
SECOND VICE-CHAIRPERSON

GINA BARROS  
THIRD VICE-CHAIRPERSON

DAVID HEIMLICH  
FINANCIAL SECRETARY

SONIA IGLESIAS  
RECORDING SECRETARY

PHILIP A. CAPONEGRO  
MEMBER-AT-LARGE

DEALICE FULLER  
CHAIRPERSON

JOHANA PULGARIN  
DISTRICT MANAGER

HON. LINCOLN RESTLER  
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ  
COUNCILMEMBER, 34th CD

**REVISED**

March 10, 2025

## MEETING NOTICE

**TO:** Members of the Land Use, ULURP and Landmarks  
[subcommittee] Committee  
Teague, Chair; Chesler, Co-Chair; Kaminski, Landmarks Subcommittee Co-Chair;  
Drinkwater; Itzkowitz; Kelterborn; Rabbi Niederman; Pferd; Sofer; Vega; Weiser;  
Berger\*; Kantin\*; Kawochka\*; Nieves\*; Salgado\* (\*) *Non-Board Member*.  
(9 Members Constitute a Quorum for This Committee)

**FROM:** Del Teague, Land Use, ULURP Committee Chair  
Stephen Chesler, Land Use, ULURP Committee Co-Chair  
Bozena Kaminski, Landmarks Subcommittee Co-Chair

**RE:** Scheduled Committee Meeting, April 1, 2025

---

Please be advised that the Land Use, ULURP and Landmarks [Subcommittee] Committee Meeting will meet as follows:

**WHEN:** Tuesday, April 1, 2025  
**TIME:** 6:00 PM  
**WHERE:** Polish & Slavic Center  
176 Java Street  
Brooklyn, NY 11222  
(Auditorium in the Basement)

---

## AGENDA:

1. **PRESENTATION APPLICATION 24DCP111K, CEQR (UNLISTED) 347 FLUSHING AVENUE:** For a zoning map amendment [ZM] from M1-2 to M1-5 and R7-

1/C2-4 to facilitate a new commercial and community facility eight-story development and legalize an existing non-conforming residential use, and a zoning text amendment [ZR] to modify and add a new MIH area by private applicant Flushing Condo Holdings LLC, at 347 Flushing Avenue in the Williamsburg neighborhood, Community District 1, Borough of Brooklyn. Presenter, Mr. Richard Lobel, Applicant's Representative, Sheldon Lobel, P.C.

2. **INFORMAL PROJECT PRESENTATION 40 QUAY STREET:** Presenter, Mr. Varun Sanyal, Vice President, Gotham.
3. **DRAFT ENVIRONMENTAL IMPACT STATEMENT FOR THE PROPOSED MONITOR POINT REZONING AT THE MTA'S 40 QUAY STREET PROPERTY IN GREENPOINT, CEQR NUMBER 25DCP068K**
4. **OLD BUSINESS**
5. **NEW BUSINESS**

cc: CB#1 Board Members

---

Note: For further information on accessibility or to make a request for accommodations, such as sign language interpretation services, please contact Brooklyn Community Board No. 1, Tel. (718) 389-0009; at least (5) business days in advance to ensure availability.



DEPARTMENT OF CITY PLANNING  
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Daniel R. Garodnick, Director  
Department of City Planning

March 21, 2025

**PUBLIC NOTICE OF A SCOPING MEETING  
DRAFT ENVIRONMENTAL IMPACT STATEMENT  
(CEQR No. 25DCP068K)**

Notice is hereby given that pursuant to Section 5-07 of the Rules of Procedure for Environmental Review (CEQR) AND 6 NYCRR 617.8 (State Environmental Quality Review) that the New York City Department of City Planning (DCP), acting on behalf of the City Planning Commission (CPC) as CEQR lead agency, has determined, based on the Environmental Assessment Statement, that a draft environmental impact statement (DEIS) is to be prepared for the **Monitor Point** proposal (CEQR Number 25DCP068K). The CEQR lead agency hereby requests that the applicant prepare a DEIS in accordance with 6 NYCRR 617.9(b) and Sections 6-08 and 6-12 of Executive Order No. 91 of 1977 as amended (City Environmental Quality Review).

**A public scoping meeting has been scheduled for Tuesday, April 22, 2025 at 2:00 PM.** To continue to allow for broad public participation options, DCP will hold the public scoping meeting remotely. To join the meeting and comment, please visit NYC Engage (<https://www1.nyc.gov/site/nycengage/events/index.page>).

**To dial into the meeting** to listen by phone you may call any of the following numbers:

- 877-853-5247 (Toll-free)
- 888-788-0099 (Toll-free)
- 1-213-338-8477
- 1-253-215-8782

Enter the following meeting ID and password when prompted:

- Meeting ID: 871 0314 4737
- Password: 1
- [The Participant ID can be skipped by pressing #]

If you would like to **register to testify via phone**, need assistance with **technical issues**, or have any **questions about participation**, you may call any of the phone numbers listed above. Then enter the following meeting ID and password when prompted:

- Meeting ID: 618 237 7396
- Password: 1

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

Instructions on how to participate, as well as materials relating to the meeting, will be posted on the site in advance of the meeting, at least one hour prior to the start time. To help the meeting host effectively manage members of the public who sign up to comment, those who do not intend to actively participate are invited to watch the livestream or the recording that will be posted after the meeting. The livestream can be found in the above NYC Engage link and will be made available on the day of the scoping meeting.

Written comments will be accepted through 5:00 pm, Friday, May 2, 2025. They can be submitted through the above webpage or mailed to Stephanie Shellooe, AICP, Director, Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31<sup>st</sup> Floor, New York, New York 10271.

Copies of the Draft Scope of Work and the Environmental Assessment Statement may also be obtained by contacting the Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31<sup>st</sup> Floor, New York, New York 10271, Stephanie Shellooe, AICP Director, by calling (212) 720-3328 or by emailing [sshellooe@planning.nyc.gov](mailto:sshellooe@planning.nyc.gov). In addition, to view the Monitor Point Draft Scope of Work and the Environmental Assessment Statement, navigate to the project page in ZAP and select Public Documents, then "Draft Scope of Work\_25DCP068K" and "EAS\_25DCP068K." To view the Scoping Protocol, select the Public Documents, then "Scoping Protocol."

Please inform the Department of City Planning if you need a reasonable accommodation, such as a sign language interpreter, in order to participate in the meeting. Requests for a reasonable accommodation or foreign language assistance during the meeting should be emailed to [AccessibilityInfo@planning.nyc.gov](mailto:AccessibilityInfo@planning.nyc.gov) or made by calling 212-720-3508. Requests must be submitted at least ten business days before the meeting, by Tuesday, April 8, 2025.

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 apply to: (1) a rezoning area consisting of Block 2590, Lot 25 and 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); (2) the remaining portion of Lot 1 (which would not be rezoned); and, (3) a relocation site that would house two NYCTA facilities that are being relocated from their existing locations and consolidated into a new 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) (collectively, the Affected Area). The Proposed Actions would facilitate the construction of a mixed-use development containing 939,900 zoning square feet (zsf) (7.13 FAR) on the Development Site (Block 2590, Lots 1 and 25, and the southern half of former Quay Street.)

The Proposed Development would comprise approximately 1,215,000 gross square feet (gsf) consisting of 35,000 gsf of community facility space for a permanent museum for the Greenpoint Monitor Museum; 1,106,500 gsf of residential space (up to approximately 1,150 total dwelling units, of which 20 to 30 percent [230 to 345 units] would be affordable pursuant to the requirements of Mandatory Inclusionary Housing [MIH] program depending on the option); 36,500 gsf of local retail commercial space; 50,000 sf of open space, including a 43,000 sf Waterfront Public Access Area (WPAA) that would be publicly accessible; and 37,000 gsf of

below-grade parking (150 accessory parking spaces). The Proposed Development would consist of three buildings: a permanent museum for the Greenpoint Monitor Museum on Lot 25, consisting of a 35,000-gsf, 75-foot-tall, approximately three- to four-story museum celebrating the maritime history of Greenpoint and the construction of the USS Monitor; the 979,000-gsf West Building—a mixed-use residential and local retail building with two high-rise towers rising to between 41 and 56 stories (or between 490 and 640 feet tall including bulkhead); and the 201,000-gsf East Building—a mixed-use residential and commercial building rising to 21 stories (or up to 260 feet tall including bulkhead). The WPAA would provide a pedestrian connection between the future Bushwick Inlet Park and the existing Shore Public Walkway to the north of the site, and an upland connection between the future Bushwick Inlet Park and West Street.

In order to allow for the redevelopment of the Development Site, the proposal also involves the relocation and consolidation of two existing critical NYCTA facilities to a new 143,000-gsf 3-story (80-foot-tall including bulkhead) 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 (Lot 1), and the NYCTA Emergency Response Unit (ERU) facility currently located on 65 Commercial Street (Block 2472, Lot 415) (the ERU Facility).<sup>1</sup>

Specifically, the Proposed Actions include:

- **Zoning map amendment** to rezone the Rezoning Area from (1) R6 to R8/C2-4, (2) a portion of R6/C2-4 to R8/C2-4; and (3) M3-1 to R8 and R6 (and relocation of park boundary to exclude Lot 25).
- **Zoning text amendment** to the New York City Zoning Resolution (ZR) to amend:
  - ZR Section 62-361 (Special Floor Area Regulations) to allow the underlying MIH FAR;
  - ZR Section 62-931 (Waterfront Access Plan [WAP] BK-1: Greenpoint-Williamsburg) to remove the park identification of Block 2590, Lot 25 and the former Quay Street
  - ZR Section 62-363 (Special Height and Setback Regulations) to update special height and setback regulations for R8/MIH sites within BK-1;
  - ZR Section 74-745 to allow the waiver or reduction of required loading berths within WAP BK-1; and
  - ZR Appendix F to map an MIH area coterminous with the Rezoning Area;
- **Zoning special permits** pursuant to ZR Section 74-74 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, 77-22, and 62-332 (height and setback, maximum tower width, maximum tower size, loading, floor area distribution, and waterfront yard depth).
- **City Map Amendment** 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.

---

<sup>1</sup> The relocation of the ERU Facility to the NYCTA Relocation Site would create a fully vacant site at the Commercial Street property, which would facilitate the full realization of the planned Box Street Park by the City allowing for 25,000 sf of publicly accessible open space at the ERU Site. No land use actions are associated with the departure of the ERU Facility from 65 Commercial Street as the existing ERU Facility operates under a lease and NYCTA will be terminating the lease and vacating that property.

The Proposed Actions also include a non-discretionary ministerial action by the City Planning Commission: a waterfront zoning certification pursuant to ZR Section 62-811 (waterfront public access and visual corridors) to demonstrate compliance with applicable waterfront zoning regulations. Additionally, Monitor Museum, as the owner of Lot 25, is seeking amendments to currently held New York State Department of Environmental Conservation (NYSDEC) Tidal Wetland and Protection of Waters permits and U.S. Army Corps of Engineers (USACE) Section 10 and Section 404 permits in connection with shoreline restoration work on Lot 25. The proposal also includes additional State actions (not subject to CPC review): MTA Board approval of the lease and redevelopment of Lot 1, as well as the lease and redevelopment (including approval of rear yard bulk waiver) of the NYCTA Relocation Site.

The Proposed Actions are subject to environmental review pursuant to the State Environmental Quality Review (SEQR) and City Environmental Quality Review (CEQR) procedures. Implementation of the Proposed actions would require review and approval of the discretionary action pursuant to the City's Uniform Land Use Review Procedure (ULURP). DCP is acting as lead agency on behalf of the CPC and is conducting a coordinated environmental review under the CEQR process.

The Analysis Year for the Proposed Actions is 2031.