



DEPARTMENT OF CITY PLANNING  
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

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

March 21, 2025

**POSITIVE DECLARATION**

**Project Identification**

Monitor Point  
CEQR No. 25DCP068K  
ULURP Nos. Pending  
SEQRA Classification: Type I

**Lead Agency**

City Planning Commission  
120 Broadway, 31<sup>st</sup> Floor  
New York, NY 10271  
Contact: Stephanie Shellooe  
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**Name, Description and Location of Proposal:**

Monitor Point

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.

The Proposed Actions also include a non-discretionary ministerial action by the City Planning Commission (CPC): 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

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<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.

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.

Absent the Proposed Actions, the future no-action scenario assumes a continuation of existing conditions at the Development Site, the NYCTA Relocation Site, and the ERU site.

The Proposed Actions would result in an incremental increase of 1,143,162 gsf of development on the Development Site, comprising: 1,106,500 gsf of residential use distributed across 1,150 dwelling units (of which 20-30 percent [230-245 units] would be affordable pursuant to MIH depending on the option), 36,500 gsf of local retail use; 35,000 gsf of community facility (museum) use; 37,000 gsf of below-grade parking (150 spaces); 50,000 gsf of open space (including 43,000 sf of public open space); and a loss of 71,838 gsf of industrial use on the Development Site. On the NYCTA Relocation Site, the Proposed Actions would result in an incremental 143,000 gsf of industrial use; and on the ERU Site the Proposed Actions would allow for an incremental increase of 25,000 sf of public open space and a loss of 4,700 gsf of industrial use.

The Proposed Actions would result in a net decrease of approximately 22 workers and a net increase of 200 daily museum visitors on the Development Site, a net increase of 220 workers on the NYCTA Relocation Site, and a loss of 45 workers on the ERU Site.

The Analysis Year for the Proposed Actions is 2031.

### **Statement of Significant Effect:**

On behalf of the CPC, the Environmental Assessment and Review Division has determined, pursuant to 6 NYCRR Part 617.7, that the Proposed Actions may have a significant effect on the quality of the environment as detailed in the following environmental impacts, and that an environmental impact statement will be required: land use, zoning and public policy; socioeconomic conditions; community facilities and services; open space; shadows; historic and cultural resources; urban design and visual resources; natural resources; hazardous materials; water and sewer infrastructure; transportation; air quality; greenhouse gas emissions and climate change; noise; public health; neighborhood character; and construction.

The Proposed Actions would not have significant adverse impacts related to solid waste and sanitation services, or energy.

### **Supporting Statement:**

The above determination is based on an Environmental Assessment Statement prepared for the Proposed Actions which finds that:

1. Land Use, Zoning and Public Policy – The Proposed Actions include several discretionary land use actions that would affect land use and zoning within the Affected Area. The Development Site and NYCTA Relocation are within the New York City Coastal Zone, requiring a consistency assessment with the NYC Waterfront Revitalization Program (WRP). Therefore, the Proposed Actions could have the potential to result in significant adverse impacts related to land use, zoning, and public policy.
2. Socioeconomic Conditions –The Proposed Actions would not result in direct business or institutional development because the NYCTA's existing operations on the Development Site and ERU Site would be relocated to a newly constructed facility in East Williamsburg as a requirement for the Proposed Development to occur. Because the Proposed Actions

would not introduce more than 200,000 gsf of retail, there is no potential for indirect business displacement. Because there are no existing residential uses on the Development Site or NYCTA Relocation Site, there is no potential for direct residential displacement. Because the Proposed Actions are not expected to adversely affect the economic and operational conditions of any specific industries in the City, an analysis of adverse effects on specific industries is not warranted. However, the Proposed Actions would introduce 1,150 residential units, which exceeds the threshold of 200 units that warrants an assessment for indirect residential displacement. Therefore, the Proposed Actions could have the potential to result in significant adverse impacts related to indirect residential displacement.

3. Community Facilities – The Proposed Actions would introduce 1,150 new residential unit and would increase demand at public elementary and intermediate schools, early childhood programs, and public libraries. Therefore, the Proposed Actions could have the potential to result in a significant adverse impact related to community facilities and services.
4. Open Space – The Proposed Actions would result in an incremental increase of 2,795 residents, which exceeds the 200-resident threshold that warrants an analysis of indirect effects on residential open space. An assessment of direct effects to open space will be provided if warranted based on the results of the shadows analysis. Therefore, the Proposed Actions could have the potential to result in a significant adverse impact related to open space.
5. Shadows – The Proposed Actions would introduce multiple buildings greater than 50 feet in height in the vicinity of nearby sunlight sensitive resources, including the future Bushwick Inlet Park, Bushwick Inlet/ East River, and Marsha P. Johnson State Park; and would result in new incremental shadows on a sunlight-sensitive resources. Therefore, the Proposed Actions could have the potential to result in a significant adverse shadow impact.
6. Historic and Cultural Resources – The Proposed Actions would result in new construction within close proximity to known historic architectural resources. The Proposed Actions could have the potential to result in a significant adverse impact on historic and cultural resources.
7. Urban Design and Visual Resources – The Proposed Actions would result in physical changes at the Development Site beyond the bulk and form currently permitted as-of-right. These proposed changes could affect a pedestrian's experience of public space. Therefore, the Proposed Actions could result in a significant adverse impact related to urban design and visual resources.
8. Natural Resources – The Proposed Actions would result in the construction of multiple buildings adjacent natural resources, including Bushwick Inlet and the East River. Therefore, the Proposed Actions could have the potential to result in a significant adverse impact to natural resources.
9. Hazardous Materials – The Proposed Actions would result in new in-ground disturbance within the Affected Area, with the potential to increase pathways to hazardous materials that may be present. Therefore, the Proposed Actions could result in a significant adverse impact related to hazardous materials.
10. Water and Sewer Infrastructure – The Proposed Actions would add 1,150 residential units, which exceeds the 400-unit threshold that warrants an assessment of wastewater and

stormwater conveyance and treatment. Therefore, the Proposed Actions could have the potential to result in significant adverse impacts related to water and sewer infrastructure.

11. Solid Waste and Sanitation Services – The Proposed Actions would not have the potential to generate 50 tons or more of solid waste per week and would not involve a reduction of capacity at a solid waste management facility. Therefore, no significant adverse impacts related to solid waste and sanitation services are anticipated.
12. Energy – The Proposed Actions would not affect the transmission or generation of energy. Although significant adverse energy impacts are not anticipated for the Proposed Actions, a preliminary assessment of the Proposed Development's energy consumption will be provided in the EIS as part of the Greenhouse Gas Emissions assessment. Therefore, no significant adverse impacts related to energy are anticipated.
13. Transportation – The Proposed Actions would generate additional vehicular and pedestrian traffic and increase demand for parking, bus, subway and ferry service. Therefore, the Proposed Actions could have the potential to result in a significant adverse impact related to transportation.
14. Air Quality – The Proposed Actions would introduce new stationary sources and create new mobile sources of pollutants. Therefore, the Proposed Actions could result in a significant adverse impact related to air quality.
15. Greenhouse Gas Emissions and Climate Change – The Proposed Actions would result in development that would exceed the 350,000-square-foot CEQR threshold warranting an assessment of greenhouse gas emissions. Therefore, the Proposed Actions could result in a significant adverse impact related to greenhouse gas emissions.
16. Noise – The Proposed Actions would create new vehicular traffic, introduce new sensitive receptors, and may introduce stationary noise source generators. Therefore, the Proposed Actions could result in a significant adverse impact related to noise.
17. Public Health – The Proposed Actions could result in impacts related to air quality, water quality, noise, hazardous materials or construction. Therefore, the Proposed Actions could result in a significant adverse impact related to public health.
18. Neighborhood Character – The Proposed Actions could affect land use and zoning, socioeconomic conditions, community facilities, open space, historic resources, urban design and visual resources, shadows, transportation, and noise. Consequently, the Proposed Actions could have the potential to result in a significant adverse impact related to neighborhood character.
19. Construction – The construction period for the Proposed Actions would be longer than two years, which is considered long term, and would occur in proximity to sensitive receptors. Therefore, the Proposed Actions could result in a significant adverse impact related to construction.
20. Effects on Disadvantaged Communities – The Proposed Actions may cause or increase a disproportionate pollution burden on a disadvantaged community (DAC), as identified by NYSDEC. Therefore, an environmental justice analysis will be prepared to comply with New York State Environmental Conservation Law Section 8-0109.

**Public Scoping:**


The CEQR lead agency hereby requests that the applicant prepare or have prepared, at their option, a Draft Environmental Impact Statement (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>).

Written comments will be accepted by the lead agency through 5:00 pm, Friday, May 2, 2025.

This determination has been prepared in accordance with Article 8 of the Environmental Conservation Law.

Should you have any questions pertaining to this Positive Declaration, you may contact Stacey Barron, AICP, at [sbarron@planning.nyc.gov](mailto:sbarron@planning.nyc.gov).



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Stephanie Shellooe, AICP, Director  
Environmental Assessment & Review Division  
New York City Department of City Planning

March 21, 2025

Date