

Brooklyn Marine Terminal (BMT) Maritime & Mixed-Use Redevelopment Project

IN PERSON PUBLIC SCOPING MEETING
October 28, 2025



THE CITY OF NEW YORK OFFICE OF THE MAYOR



The Draft Scope of Work can be found online at:

<https://a002-ceqraccess.nyc.gov/CEQR/>

<https://edc.nyc/brooklyn-marine-terminal-environmental-review>

Welcome!

This is the **Public Scoping Meeting** for the **Brooklyn Marine Terminal (BMT) Maritime & Mixed-Use Redevelopment Project**.

For your record, the CEQR number for the proposal is **25DME018K**.

Project documents are available through CEQR Access (<https://a002-ceqraccess.nyc.gov/ceqr/>) and the NYCEDC Project Page website (<https://edc.nyc/brooklyn-marine-terminal-environmental-review>)

Today's date is October 28, 2025, and the time is now approximately 6:00pm.



Scoping Meeting Protocol – Interpretation

Onto a few logistics for **tonight's scoping meeting**. **Interpretative services** are available tonight for people who wish to provide oral comments in Spanish, Mandarin, and Cantonese. American Sign Language interpretation is also being provided. **Five minutes** of speaking time will be allotted to those needing these services.

Oral comments **will be translated** into English after the commenter is done.

Oral and written comments on the Draft Scope of Work in languages other than English will be translated and incorporated into the Final Scope of Work, as needed.



Scoping Meeting Protocol

The protocol is intended to ensure that **everyone has a chance to speak, and make sure that all voices can be heard.**

If you wish to speak today, you'll need to complete a **speaker card** available up front at the sign-in tables.

Members of the general public will be **called in the order** that they are signed-up.

Each speaker from the general public will be allotted **three minutes** of speaking time, and only CEQR scope of work items may be discussed.



I'm **Hilary Semel**, the Director of the **Mayor's Office of Environmental Coordination (MOEC)**.

I manage the Environmental Impact Assessment for this project on behalf of the **Office of the Deputy Mayor for Housing, Economic Development and Workforce**, which is acting as the **lead agency** for this environmental review.

I will be chairing today's scoping meeting.

As lead agency, the Deputy Mayor's Office is overseeing the preparation and completion of an **Environmental Impact Statement (EIS)**, for the **BMT Maritime & Mixed-Use Redevelopment Project**.

Joining me are colleagues and staff from the NYC Economic Development Corporation (NYCEDC) and AKRF, our environmental review consultant.



Today's scoping meeting marks the beginning of the **environmental review process** for the **BMT Maritime & Mixed-Use Redevelopment Project**. We are here to receive your comments on the Draft Scope of Work for the Environmental Impact Statement.

The **Draft Scope of Work** identifies all the subjects that will be analyzed in the upcoming **EIS** and explains how those subjects will be studied. The **Draft Scope is available** on the CEQR Access website (<https://a002-ceqraccess.nyc.gov/ceqr/>) and on the NYCEDC Project Page website (<https://edc.nyc/brooklyn-marine-terminal-environmental-review>), and we do have copies here with us in the back of the room.

The required notices advertising this meeting were published in the following on September 24, 2025



New York State
Environmental Notice Bulletin



City Record



The Daily News
(Brooklyn Edition)



El Diario



Sing Tao Daily



The Brooklyn Eagle

What is Environmental Review?

- CEQR/SEQRA review is the process by which communities, government agencies and elected officials can identify and assess the potential ramifications that a proposed discretionary action may have on the urban environment.
- Whenever an action is discretionary or put another way—when a government agency must exercise judgment and deliberation in deciding on a project, it must undergo CEQR/SEQRA review so that the Public can be aware of the full implications of the proposed actions on the foreseeable future.



How Does the Process Work?

- Once deemed to be discretionary and before it enters an official review process, a project must complete an Environmental Assessment Statement (EAS). If the EAS cannot confirm that the project would not potentially create an impact, then an **Environmental Impact Statement (EIS)** must be completed.
- In order to complete an EIS, a Scope of Work must first be drafted. The **Draft Scope of Work (DSOW)** is a methodologies and technical assumptions document. A public meeting must be held on that Draft Scope of Work—which is this meeting—to take comments on these methodologies and assumptions.
- After the comment period is over, and in this case the comment period ends at end of day **December 11**, a Final Scope of Work (FSOW) will be prepared that responds to any and all comments received, as appropriate.
- The Final Scope of Work (FSOW) is the basis for the Draft Environmental Impact Statement (DEIS).

What is the Draft Scope of Work?

- The Scope of Work **identifies the project** and types of environmental analysis. This includes:
 - A **description of the Proposed Actions**, as they have already been described this evening
 - An explanation of the **Analysis Framework**
 - A general overview of what will be the contents of the **EIS**
 - And then a more detailed explanation of the **Tasks** associated with preparing the EIS

Scoping Meeting Purpose

The purpose of today's scoping meeting is to allow for **public participation** in the preparation of the EIS at the earliest stage possible.

Toward that end, the lead agency will have an opportunity **to receive comments on the Draft Scope of Work** from elected officials, government agencies, community board representatives, and members of the public. **It's important for all voices to be heard today.**

We also welcome **written comments** on the Draft Scope of Work. Written comments can be submitted through end of day **Thursday, December 11, 2025** to the following:

Via Email – **espokowski@moec.nyc.gov**

Via mail – **Mayor's Office of Environmental Coordination**

Attn: Emily Spokowski, Senior Project Manager

100 Gold Street, 2nd floor

New York, New York 10038



At the end of the written comment period, the lead agency will **review all comments** – those we hear today as well as all written comments we’ve received.

No decisions will be made today regarding the Draft Scope of Work.

Comments received will be considered, and incorporated and responded to as appropriate, in the **Final Scope of Work**.

It is the Final Scope of Work that will serve as the basis for **preparing the Draft EIS**.

Please note that there will be a public hearing for this project after the Draft EIS is issued.

Scoping Meeting Agenda

I will now focus on the structure of today's meeting, which is going to be divided into **two (2) parts**.

1. During the first part, NYCEDC will give a **brief overview** describing the **BMT Maritime & Mixed-Use Redevelopment Project**. Then, the environmental consultant (AKRF) will provide a short summary of the **Draft Scope of Work**.
2. During the second part of the meeting, we will be **receiving comments** on the Draft Scope. Elected officials, government agencies, and community board representatives will be given the opportunity to comment first, followed by members of the general public. The meeting will end only when everyone who has signed up to provide testimony has had a chance to be heard.



The Brooklyn Marine Terminal (BMT) is a generational opportunity to transform a key site on the Brooklyn waterfront into **a modern maritime port and vibrant mixed-used community.**

Project Goals:

- Maintain, modernize, and electrify the port so that it responds to 21st century industry trends, is financially self-sustainable and supports the nascent Blue Highway network.
- Provide a range of public open space throughout the site.
- Improve resiliency to prepare the site and adjoining neighborhoods for sea-level rise and climate change.
- Ensure the Atlantic Basin area includes active uses such as a hotel, retail, and light industrial that support and benefit the Red Hook community and the City as a whole.
- Ensure that housing on the site is at a range of affordability levels and densities, and that the affordable housing is permanently affordable.
- Improve the site's connectivity with a focus on pedestrian-first strategies and designs, and a transportation network to help address vehicle congestion not only adjacent to the site but also throughout the adjoining neighborhoods, and improve bus speeds to intended rider destinations.
- Ensure the project is financially viable and the port is well capitalized and that risks are mitigated throughout project implementation.



BMT Vision Planning Process

The BMT Vision Plan (approved September 2025) was developed through an extensive engagement process, led by the Brooklyn Marine Terminal Task Force, input from Advisory Groups, and additional public engagement through both workshops and focus groups.

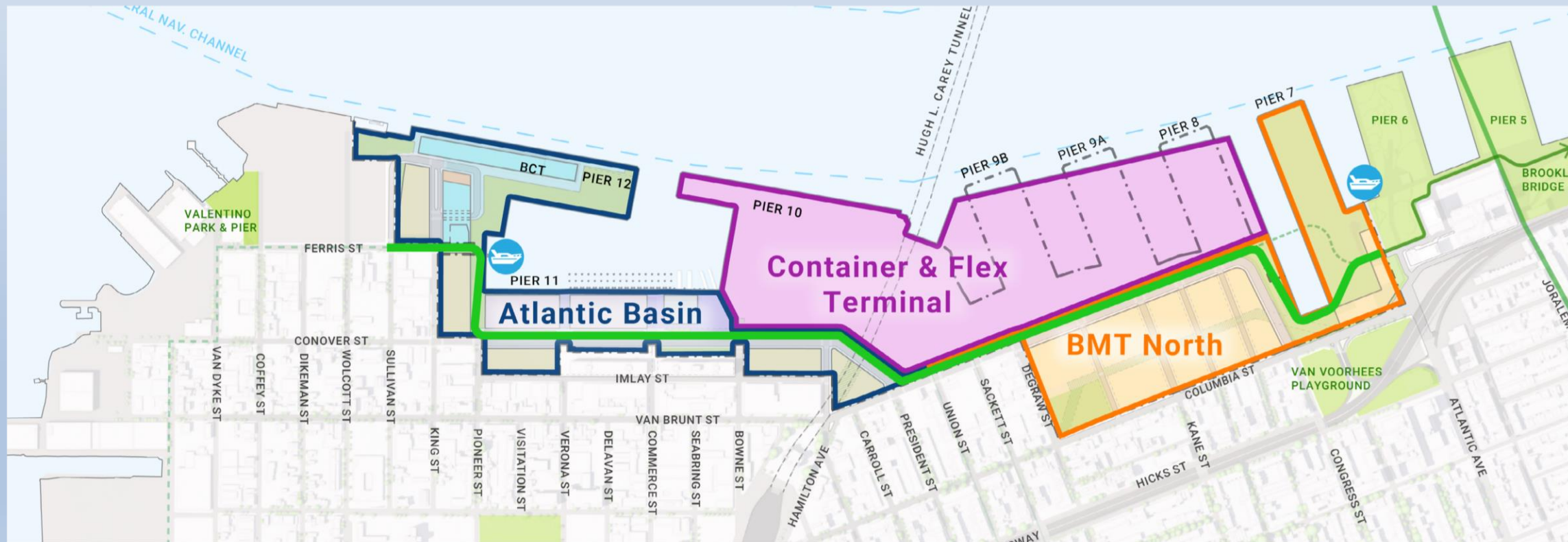
Over 12 months, the BMT Vision Planning Process engaged over **4,200 people** and collected **915 survey responses**, through:

- 34 Task Force Meetings, Office Hours, Small Group Discussions
- 27 Public Workshops
- 23 Advisory Group Meetings
- 16 Information and Feedback Sessions
- 13 Additional Stakeholder Engagements
- 11 Site Tours
- 9 NYCHA Red Hook Houses East and West Engagements
- 5 Canvassing Efforts in Red Hook with Green City Force, and
- 3 Town Halls



Vision for the Brooklyn Marine Terminal

Facilitation of the BMT Vision Plan requires numerous City, State, and Federal approvals, which are outlined in the DSOW. These include but are not limited to disposition, approval of the GPP, and various City and State funding commitments, which are all triggers for CEQR/SEQRA.



Environmental Review: Framework

An Environmental Impact Statement (EIS) will be prepared to assess the potential environmental effects of the proposed project

Existing, “No Action,” and “With Action” Conditions

- Absent the BMT Project (**No Action condition**), none of the Proposed Approvals would be sought or approved, and the Project Area would remain largely unchanged from its current state.
- The Proposed Project’s **With Action condition** reflects the *BMT Vision Plan* and would be codified as part of an affirmed General Project Plan (GPP) for the Project Area and implemented by the Brooklyn Marine Terminal Development Corporation (BMTDC).
- The effects of the proposed project are compared to the No Action

Analysis Year (aka Build Year) – 2038



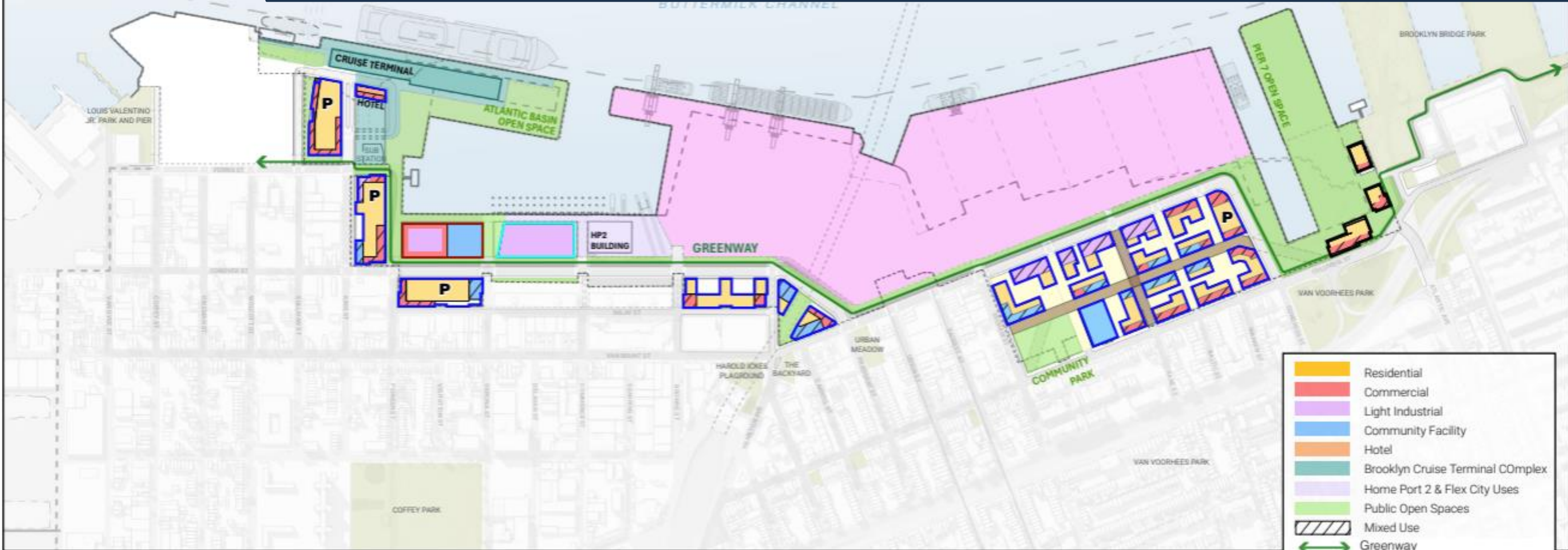
Reasonable Worst-Case Development Scenario (RWCDs)

- A RWCDs will be considered in the EIS based on the BMT Vision Plan
- The RWCDs assumes the Project Area would be redeveloped to include:
 - a **60-acre** modern and sustainable all-electric **port**
 - approximately **6,000 dwelling units** (DU) of which approximately **2,400**, or 40 percent, would be **permanently affordable**
 - approximately **275,000** square feet (sf) of **light-industrial space**
 - approximately **250,000** sf of **community facility uses**
 - approximately **275,000** sf of **commercial uses**
 - approximately **155,000 sf** of **hotel** space
 - approximately **28 acres** of new destination and neighborhood **open space**
- The increment between the No-Action and With-Action condition is the basis for the EIS analyses.





Reasonable Worst-Case Development Scenario (RWCDs)



NOTE: The illustrative site plan shown here is a high-level overview of what is described in more detail in the DSOW, "Section C. Project Description." It should not be read in isolation from those specific, geography-based details, which were developed in conjunction with and to support the recommendations and commitments outlined in the BMT Vision Plan.

Technical Areas for CEQR Analysis

1. Land Use, Zoning, and Public Policy
2. Socioeconomic Conditions
3. Community Facilities and Services
4. Open Space
5. Shadows
6. Historic and Cultural Resources
7. Urban Design and Visual Resources
8. Hazardous Materials
9. Water and Sewer Infrastructure
10. Solid Waste and Sanitation Services
11. Energy
12. Transportation
13. Air Quality
14. GHG Emissions and Climate Change
15. Noise
16. Public Health
17. Neighborhood Character
18. Construction
19. Disadvantaged Communities

The EIS will also examine Mitigation Measures, as necessary, and Alternatives to be developed in coordination with EDC and the lead agency. A port alternative will be included as one Alternative.

There will also be summary chapters including Unavoidable Adverse Impacts, Growth-Inducing Effects, and Irreversible and Irretrievable Commitment of Resources.



Opportunities to Comment

UPCOMING SCOPING HEARINGS

Thursday, October 30

- Virtually
- 4:00pm starting time
- Hosted on Zoom

Monday, December 1

- In person
- 6:00pm–9:30pm
- Sacred Hearts – St. Stephen Church

WRITTEN COMMENTS

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