

Brooklyn Marine Terminal Advisory Task Force Meeting #3 Minutes Follow-up Items and Feedback Summary

The following document includes key follow-up items and feedback received during Advisory Task Force (ATF) meeting three for the Brooklyn Marine Terminal (BMT) planning process. The meeting was open for ATF Members to participate, and for members of public to observe. The [full list of ATF members is available here](#).

The focus of the meeting was to review the site plan, massing studies, circulation plan including greenway, and open space plan for the BMT North area of the site. ATF member feedback will inform the project team's work to develop the Design Guidelines for the General Project Plan.

Date: Friday, May 15th, 2026

Time: 1pm – 3pm

Format: Zoom Webinar

Link to Presentation: edc.nyc/sites/default/files/2026-05/NYCEDC-BMT-Advisory-Task-Force-Meeting-3-Presentation-5-15-26.pdf

Meeting Attendees

Project Team

- *Lizette Chaparro, NYCEDC*
- *Tali Goldman, NYCEDC*
- *Seth Ullman, NYCEDC*
- *Brooke Tango, NYCEDC*
- *Sam Justiniano, NYCEDC*
- *Maisie Jarrell, NYCEDC*
- *Bernice Clark, NYCEDC*
- *Michele Lamberti, NYCEDC*
- *Jennifer Sun, NYCEDC*
- *Ally La Pinta, NYCEDC*
- *Betsy Daniel, NYCEDC*
- *David Lowin, NYCEDC*
- *Gabriella Green, ESD*
- *Destiny Burns, ESD*
- *Anna Pycior, ESD*
- *Christopher Wassif, ESD*
- *Adam Lubinsky, WXY*
- *David Vega-Barachowitz, WXY*
- *Moon Mengqi He, WXY*
- *Chai Eun Hwang, WXY*
- *Amanda Ugorji, WXY*
- *Alice Shay, Buro Happold*

- *Sam Frommer, Buro Happold*
- *Mat Staudt, OFTN*
- *Pippa Brashear, Scape*
- *Linh Pham, Scape*

Agency Representatives

- *Shawn Macias, DOT*
- *Ryan Lynch, DOT*

Advisory Task Force

- Amanda Nichols, Cobble Hill Association
- Erin Wright, Brooklyn BP Office
- Samantha Razook, Red Hook Resident Representative
- Assembly Member Jo Anne Simon
- Assembly Member Marcela Mitaynes
- Carly Baker-Rice, Red Hook Business Alliance
- Jesse Solomon, Southwest Brooklyn Industrial Development Corporation
- Bryan Woll, Columbia Street Waterfront Association
- Maulin Mehta, Regional Plan Association
- Michael Partis, Red Hook Initiative
- Michelle de la Uz, Fifth Avenue Committee
- Melanie Kruvelis, Office of Council Member Alexa Aviles
- Sabine Aronowsky, Office of Council Member Shahana Hanif
- Furhana Husani, Waterfront Alliance
- Spencer Williams, Brooklyn Borough President's Office
- Sharon Gordon, Columbia Street Waterfront Association (alternate)
- Nse Esema, Mayoral Representative
- Thomas Barattini, Shipping Association of NY & NJ
- Talia Hoch, Office of Assembly Member Jo Anne Simon
- Bennette Kramer, Cobble Hill Association (alternate)
- State Senator Andrew Gounardes
- Tori Kelly, Office of State Senator Andrew Gounardes
- Nathaniel Goodyear, Office of State Senator Andrew Gounardes

Follow-up Items

The Project Team will address the following comments, questions, and requests for information from the ATF in writing and/or during future ATF meetings.

General

- Concern that the breakout session format does not provide sufficient time or structure for ATF members to have meaningful discussion, with questions raised in the chat going untracked or unanswered.

- Concern that community members beyond the ATF do not have adequate near-term channels to provide input, with residents expressing frustration about their inability to participate in the current process and a desire for more accessible public engagement before the DEIS stage.

Circulation and Greenway Breakout Session

- A request to clarify whether there are parking minimums or requirements for the cruise terminal and hotel, and how the current parking numbers were determined.
- A request to clarify the status of operational floodgates in the resiliency plan — specifically whether previously shown deployable walls are still included and where.
- A request to confirm whether the cruise terminal will be subject to Transportation Demand Management (TDM) requirements similar to those being applied to the mixed-use developments.
- A request to explore whether the parking structure can be designed for adaptive reuse to other purposes should cruise parking demand decrease in the future.
- A request to provide additional detail on how loading zones along Van Brunt Street will be addressed alongside bus priority improvements, including coordination with the Red Hook Coastal Resiliency Project.
- A request to collaboratively facilitate loading zones with the local business community as the plan advances, given existing challenges, and future changes
- A request for more information on enforcement and management of truck traffic from the port and container terminal.
- A request for more detailed Greenway renderings that clearly communicate elevation changes, visual and physical access to water, and the relationship between the path and the flood wall along the full length of the corridor.
- A request for detailed traffic enforcement mechanisms specifically around truck traffic.

Open Space Breakout Session

- A request to share the phasing plan for open space delivery, specifically to confirm that community-serving green spaces are delivered in parallel across the north and south portions of the site as early as possible during construction.
- A request to confirm dates and format for broader public engagement sessions focused specifically on open space program and character.

Urban Design and Site Plan Breakout Session

- A request to coordinate with Pioneer Works regarding the sight lines required for their planned public rooftop observatory on Conover Street, to ensure new development does not obstruct those views.
- A request to provide eye-level rendered views from key viewpoints including Coffey Park, the Red Hook Houses, and other locations within the surrounding neighborhood, to help members and the public understand ground-level experiences and trade-offs between different massing concepts.

- A request to see mid-block pedestrian connections included in the plan and be presented to the community with clear visualizations of the height trade-offs involved, so residents can make informed judgments about whether the connections justify additional building height.
- A request to clarify what types of manufacturing or industrial uses are envisioned for the approximately 170,000 square feet of light industrial space at the stand-alone industrial building on Pier 11 and how goods movement in and out of that space will be accommodated.
- A request to share information on the anticipated frequency of cruise ship calls at Brooklyn Cruise Terminal, to help assess design implications for spaces that function differently on cruise and non-cruise days.
- A request to explore the feasibility of incorporating residential uses on top of the cruise terminal parking structure as a potential strategy for reducing building heights on more visible, neighborhood-facing blocks.

ATF Plan Feedback

Circulation and Greenway Breakout Session

- Concern about the plan replicating the existing amount of cruise terminal parking on a one-for-one basis, with a desire to see more ambitious strategies for reducing parking through TDM, ferry expansion, and coach bus use.
- A request to ensure that bus priority and other area transit improvements are delivered early in the project timeline, before residents begin to feel the impacts of construction and increased activity.

Open Space Breakout Session

- A strong desire for focused public visioning sessions on open space program and character, so that a broader range of community members can see themselves in the project and provide meaningful input.
- A request that temporal open spaces default to being open and publicly accessible, with design approaches (such as deployable fencing rather than permanent gates) that emphasize openness rather than enclosure.
- Strong support for preserving maritime berthing space within Atlantic Basin for a range of users, including smaller Blue Highway operators, community educational vessels, and boat builders, given the citywide shortage of protected berthing locations.
- A desire to ensure that community educational maritime programming — including institutions like the Portside Group that have historically been present in the neighborhood — have a designated place within the plan.
- A request to explore opportunities for human-powered vessel access, such as a kayak launch, in areas where it can be accommodated safely given other vessel activity in the basin.
- A desire to explore alternatives to permanent flood walls along the Greenway, including retractable barriers, berms, and integrated landscape elements, particularly in areas near the bend and the Columbia Waterfront neighborhood that already experience visual separation due to the BQE.

- Concern that communities along the central Greenway corridor — particularly in the Columbia Waterfront area — will have a less equitable open space and waterfront experience compared to those at the northern and southern ends of the site.
- A request to position the open space at the Hamilton Triangle parcel to complement the existing skate park and community garden across the street, creating a triangulated open space network at that corner.

Urban Design and Site Plan Breakout Session

- Concern that building massing along the waterfront should not replicate the wall-like effect seen on Kent Avenue in Williamsburg, which is perceived as development that cuts residents off from the waterfront
- Concern that courtyard building typologies can create an unwelcoming, enclosed feel and reinforce separation between communities, with the original/old site plan for Atlantic Yards and "tower in the park" designs cited as local examples to avoid.
- A desire for ground floor uses and the overall character of the district to reflect Red Hook's identity — including its small-scale makers, creative industry, and maritime history — rather than generic waterfront retail or a "festival marketplace" approach.
- Concern about the proximity and compatibility of the hotel, workforce training facility, and light industrial uses, with a desire to prioritize community-facing ground floor programming (e.g. arts, creative industry) in the most visible blocks.
- A request to design waterfront open spaces and the cruise terminal area for multi-seasonal use, with programming, weatherization, and shelter features that prevent underutilization during cold or inclement weather.
- A desire to explore programmatic and placemaking connections between BMT Atlantic Basin and Governor's Island, given their proximity across the water and the Island's growing role as a destination for public art, culture, and community activation.