Brooklyn Marine Terminal
Advisory Task Force Meeting #7 Minutes
Follow-up Items and Feedback Summary

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

The focus of the meeting was to review urban and open space design updates in the BMT North District, shown through bird's eye, plan, and eye-level views, in response to ATF comments received earlier this year. This was the first of two October meetings on BMT urban design updates, with the Atlantic Basin district to follow on October 21st. ATF member feedback will inform the project team's work to develop the Design Guidelines for the General Project Plan.

Date: Wednesday, October 7th, 2026
Time: 10:00 AM-12:00 PM
Format: Zoom Webinar
Link to Presentation: BMT Advisory Task Force Meeting #7 Presentation

Meeting Attendees

Project Team

- *Ally La Pinta, NYCEDC*
- *Alexis Taylor, NYCEDC*
- *Betsy Daniel, NYCEDC*
- *David Lowin, NYCEDC*
- *Jennifer Sun, NYCEDC*
- *Lizette Chaparro, NYCEDC*
- *Michele Lamberti, NYCEDC*
- *Nate Gray, NYCEDC*
- *Rebecca Gafvert, NYCEDC*
- *Sam Justiniano, NYCEDC*
- *Seth Ullman, NYCEDC*
- *Tali Goldman, NYCEDC*
- *Tommy Herrera, NYCEDC*
- *Gabriella Green, ESD*
- *Wilmer Cabral, ESD*
- *Bahij Chancey, WXY*

- *Adam Lubinsky, WXY*
- *David Vega-Barachowitz, WXY*
- *Moon Mengqi He, WXY*
- *Alice Shay, Buro Happold*
- *Sam Frommer, Buro Happold*
- *Mat Staudt, OFTN*
- *Pippa Brashear, SCAPE*
- *Linh Pham, SCAPE*

Advisory Task Force

- Arif Sunmonu, Columbia Street Waterfront District Resident
- Assembly Member Marcela Mitaynes
- Bennette Kramer, Cobble Hill Association (alternate)
- Bryan Woll, Columbia Street Waterfront Association
- Council Member Shahana Hanif
- Destiny Burns, Governor's Office
- Irmani-Muareen, Office of Assembly Member Jo Anne Simon
- Jesse Solomon, Southwest Brooklyn Industrial Development Corporation
- Jim Tampakis, Marine Spares International
- Julie Raskin, Waterfront Alliance (alternate)
- Kashmir Flood, Office of Rep. Dan Goldman
- Louis Cox, Cobble Hill Association
- Maulin Mehta, Regional Plan Association
- Nse Esema, NYC Office of the Mayor
- Sabine Aronowsky, Office of Council Member Shahana Hanif
- Sharon Gordon, Columbia Street Waterfront Association (alternate)
- Spencer Williams, Brooklyn Borough President's Office
- Susan Povich, Red Hook Business Alliance
- Tom McMahon, International Long Shoreman Association (ILA) (alternate)
- Tom Conoscenti, Governor's Office (alternate)
- Tori Kelly, Office of State Senator 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 and Process

- A request to add building heights to the axonometric views, as was done in the ATF 2 presentation, and to show the full scale of towers.
- A request to share how parcels will be assembled into development sites, including an estimate of the number of parcels and their general shapes, so that ATF comments can be directed to particular pieces of property.

Urban Design and Open Space

- A request for an additional views of the towers on Amity Street and Hicks Street.
- A request for a rendering of a "worst-case scenario" of what could be built if developers pursue the most profitable program, given some skepticism about the heights shown.

Loading and Micro-Freight

- A request for a study of a micro-freight hub that goes beyond loading zones on the street, including research and visuals of what dedicated space on site could look like.

Housing and Resilience

- A question regarding the possibility of affordable homeownership units and who would pay the flood insurance on those units.

Port and Residential Interface

- A request to provide examples of residential and industrial uses sited next to each other, including any General Project Plans (GPPs), and design controls that allow both to thrive.

ATF Plan Feedback

General and Process

- Appreciation for the visuals and for how the project continues to be modified in response to review and discussion.

- A concern that committing BMTDC to a set of actions on how RFPs are issued is premature before the GPP and BMTDC deliberation, since BMTDC has not yet made that determination.

- A request to schedule a shared working meeting between ATF members and BMTDC after the DEIS is issued, and for ATF members to raise concerns directly with BMTDC as the site planning process continues.

- A concern that the GPP and Design Guidelines would be finalized before a port operator is selected and before the marginal pier determination, which could preclude port space needs identified later.

Urban Design and Open Space

- A desire for the Pedestrian Corridor to work as a community space, like Union Square, that supports a farmers' market, and a recommendation to look at Wagner Park in Battery Park City, where grade transition and flood protection are integrated.

- A suggestion to explore capping portions of the BQE trench with pedestrian truss bridges at grade at Baltic and Warren Streets, building on a 2010 EDC study, so that Atlantic Avenue is not the only crossing.

Port and Residential Interface

- A concern that site planning for the residential portion of BMT is moving faster than planning for the port, and a suggestion that these two components be developed together.

- A concern about housing next to a port that operates 24/7 and is not light industrial, a desire to keep the port as active as possible without constraints, and a suggestion to put protections in place for the port operator early, since complaints from residents are inevitable.

- A concern that new residential uses adjacent to the BMT port could result in restricted or curtailed port operations. Suggestions for design controls on residential development that could avoid these conflicts included noise mitigation through building massing and landscaping, better insulated windows, prohibiting balconies on the port-facing side, requiring two stories of commercial space, childcare and playgrounds away from the port-facing side, and a port-specific set of guidelines.

Loading, Micro-Freight, and Port Access

- A recommendation for dedicated micro-hub space in addition to loading zones, since businesses may not want to send workers to a shared hub.

- A suggestion to add another port access point for BMT North businesses beyond Degraw Street, such as along Van Brunt North, for Blue Highway compatibility.

- A request for clearer diagrams of freight and truck circulation from the port and the industrial and commercial uses, and for Design Guidelines language on a dedicated maritime freight corridor.

Transportation, Emergency Access, and Construction

- A request for details on construction phasing and planning, how construction disruptions will be mitigated, and a desire to bring in materials and remove debris by water to reduce truck traffic.

- A note about the potential of additional or changing traffic patterns during BQE Central construction, BMT, and other nearby projects.

- A concern about Atlantic Avenue on- and off-ramp safety and pedestrian mobility near the three LICH towers, and a note that the BQE Central team emphasized at its meeting the night before that the Atlantic Avenue off-ramp is not part of the BQE Central project.

- A concern that pedestrians may not understand or be safe where bike lanes are separated from the street and lack signals, such as under the FDR, and that symmetrical street design can make bike lanes read as pedestrian crossings.

Housing, Affordability, and Resilience

- A comment that the Vision Plan commits to making at least 40% of the units at BMT permanently affordable housing, and that design requirements should ensure that the market rate housing required to cross-subsidize the affordable units can still be delivered.

- A desire for affordable housing to be spread across every building rather than concentrated in certain buildings.

- A concern about economic viability, based on ground-floor retail and light industrial spaces that sit empty elsewhere in the city while owners take tax deductions.

- A desire to discuss affordable homeownership and other affordable housing commitments now rather than waiting until the RFP stage.