

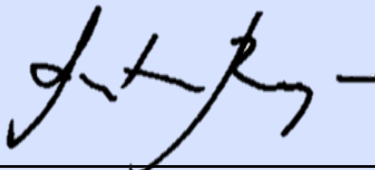


BROOKLYN BOROUGH PRESIDENT ANTONIO REYNOSO

UNIFORM LAND USE REVIEW PROCESS (ULURP) APPLICATION

ULURP NUMBER	C250033MMK
PROJECT NAME	Eagle Street Demapping
APPLICANT TEAM	BOP Greenpoint D LLC
PROJECT BRIEF	The applicant, BOP Greenpoint D LLC, seeks the elimination of a portion of Eagle Street in Greenpoint, Community District 1, Brooklyn.
COMMUNITY DISTRICT	Brooklyn Community District 1
COUNCIL MEMBER	Council Member Lincoln Restler

BROOKLYN BOROUGH PRESIDENT'S RECOMMENDATION

DATE	October 14, 2025		
☒	FAVORABLE	☐	UNFAVORABLE
☐	FAVORABLE WITH MODIFICATIONS / CONDITIONS	☐	UNFAVORABLE WITH MODIFICATIONS / CONDITIONS
 _____ Brooklyn Borough President Antonio Reynoso			

RECOMMENDATION FOR

Eagle Street Demapping – C250033MMK

BE IT RESOLVED that the Brooklyn Borough President, pursuant to Section 197-c of the New York City Charter, recommends that the City Planning Commission and City Council approve this application.

PROJECT DESCRIPTION

The applicant is seeking to demap a portion of Eagle Street in Greenpoint, Brooklyn, per an Infrastructure Maintenance Declaration executed with the City on December 21, 2022. The action would not result in any physical changes to the Project Area.

The portion of Eagle Street proposed for demapping is a privately owned, mapped paper street approximately 537 feet long and 60 feet wide, located between West Street and the East River. Although mapped, this section has never been improved as a City street, and the Department of Transportation (DOT) has no plans to acquire or construct this segment of Eagle Street. It currently serves two key functions: a pedestrian upland connection to the waterfront esplanade and a vehicular access route for adjacent development sites. Both functions would remain unchanged under this proposal.

The demapping is being pursued at the request of the Department of Environmental Protection (DEP) to clarify maintenance responsibilities for existing underground infrastructure. The Infrastructure Maintenance Declaration requires the applicant to operate and maintain the private water and sewer lines that connect the development to the City's system. Demapping this paper street would remove any potential City liability for privately installed infrastructure, confirming that it is to be maintained solely by the property owner. The portion of Eagle Street proposed for demapping is currently being used for construction staging and will remain an access route once adjacent developments are completed.

COMMUNITY BOARD POSITION

Community Board 1 (CB1) unanimously approved the item on September 9, 2025, with no conditions.

BOROUGH PRESIDENT PUBLIC HEARING

The Borough President held a hearing on this item on Thursday, September 25, 2025. No members of the public provided testimony at the hearing, and the Borough President's Office received no written testimony via email.

APPROVAL RATIONALE

Borough President Reynoso finds the proposed actions appropriate. This application will ensure the City is not liable for private infrastructure while maintaining pedestrian and vehicular access to the waterfront. The Borough President commends the City's proactive approach in taking this precaution to clarify ownership and maintenance responsibilities.