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EMPIRE STATE DEVELOPMENT CORPORATION

-----x

General Project Plan For the Proposed  
Utica Crescent Mixed-Use Project  
VIRTUAL PUBLIC HEARING

-----x

March 21, 2022  
6:00 P.M.

B e f o r e :

Sue Charland, The Hearing Officer

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2

P R O C E E D I N G S

3

THE HEARING OFFICER: Okay.

4

We're -- I see some attendees are joining and we'll

5

just be a minute or so to let everyone filter into

6

the meeting and then we'll get started. And Nancy

7

if we could go to the first slide.

8

Okay. Thanks to everyone who has

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joined so far. We're just going to give folks

10

another 30 seconds or so, in case anyone is still

11

trying to register at the moment but thank you for

12

being here.

13

Okay. We're going to go ahead and

14

get started. It is now 6:03.

15

Good evening, everyone and welcome

16

to the virtual public hearing for the proposed

17

General Project Plan or GPP, for the proposed Utica

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Crescent Mixed-Use Project.

19

My name is Sue Charland and I'm

20

the hearing officer for tonight's public hearing,

21

which is scheduled to run from 6:00 to 8:00 p.m.

22

I've been asked by the New York

23

State Urban Development Corporation, doing business

24

as Empire State Development or ESD, to conduct this

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public hearing pursuant to Section 16 of the New

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2 York State Urban Development Corporation Act. The  
3 purpose of this hearing is to inform the public  
4 about the Utica Crescent Mixed-Use Project and to  
5 consider and receive public comment on ESDs  
6 proposed GPP for the project.

7

The legal notice for tonight's  
8 hearing was published in the February 18, 2022  
9 edition of the New York Daily News.

10

As stated in the notice, copies of  
11 the proposed GPP are available on ESD's project  
12 website at -- on the screen right now at  
13 [esd.ny.gov/utica-crescent](http://esd.ny.gov/utica-crescent), and hard copies of the  
14 GPP also may be obtained free of charge by  
15 contacting Stacey Teran at ESD, 633 Third Avenue,  
16 37th floor, New York, New York 10017, or by phone  
17 at 212-803-3729.

18

I will be joined on screen  
19 tonight by Douglas McPherson, ESDs Director of real  
20 estate development and planning, who will describe  
21 the proposed project and its public purpose and  
22 benefits.

23

In addition, an American Sign  
24 Language interpreter will be joining us on screen.  
25 My purpose is to run this hearing in a fair and

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2 impartial manner and to try and ensure that  
3 everyone who wishes to speak has an adequate  
4 opportunity to be heard. This is not a question  
5 and answer session, rather, it is an opportunity  
6 for you to present your views so that ESD can  
7 consider them in making its final determination  
8 about the proposed GPP and project.

9 Please note that this meeting is  
10 being recorded and a stenographic transcript will  
11 be produced. The link to the full recording of  
12 this hearing will be made available on ESDs  
13 website. Also, again, on the screen here,  
14 [esd.ny.gov/utica-crescent](http://esd.ny.gov/utica-crescent).

15 Now I'd like to take care of some  
16 administrative matters by asking the stenographer  
17 to mark the following documents as exhibits to the  
18 hearing transcript.

19 Exhibit 1, a copy of the Public  
20 Hearing Notice that appeared in the New York Daily  
21 News, along with the affidavit of publication  
22 attesting to the publication of the notice, and  
23 Exhibit 2, the proposed General Project Plan.

24 (Whereupon, the aforementioned  
25 documents were marked as Hearing Exhibits 1 & 2.)

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THE HEARING OFFICER: In making its final determination about the proposed GPP and project, ESD will consider all comments made tonight, as well as any written comments submitted to and received by ESD, on or before the close of the public comment period at 5:00 p.m., on April 20, 2022.

Instructions for submitting written comments can be found on the slide on screen right now. For those who cannot see the screen, the e-mail address is, uticacrescent - all one word - @esd.ny.gov, that's uticacrescent@esd.ny.gov, and the mailing address is in care of Stacey Teran, at Empire State Development, 633 Third Avenue, 37th floor, New York, New York 10017.

I would like to share a few additional notes regarding the public comment portion of this hearing. If you signed up to speak before the meeting, during the registration process, we already have your name and you will be called during the testimony portion of this meeting. If you have not registered but wish to speak, please enter your first and last name into

1

2 the chat feature of this Zoom, which can be found  
3 by clicking on the chat icon on your menu bar.

4 Please note that the chat function is available  
5 only to provide your name in the event you wish to  
6 provide verbal comments.

7 Any comments submitted in the chat  
8 function box will not be considered official  
9 comments for the record. All written comments must  
10 be provided to the e-mail address provided in the  
11 notices which we have put on screen here today.

12 If you are joining by phone only,  
13 you may press star nine, to indicate your desire to  
14 provide verbal testimony. We will add you to the  
15 end of the speaker list. Speakers on the phone  
16 will be identified by their name or their phone  
17 number that shows up on the screen, again that's  
18 star nine. The option to sign up to speak will end  
19 at 7:30, which is 30 minutes before the close of  
20 this hearing at 8:00 p.m.

21 In order to give everyone ample  
22 opportunity to speak, speakers should keep their  
23 comments limited to no more than three minutes. If  
24 any speakers are unable to conclude their remarks  
25 in the allotted time, they may be given an

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2 opportunity to conclude once all speakers have been  
3 given an opportunity to speak, and if time allows.

4 In order to ensure an accurate  
5 transcript, please state your first and last name  
6 and if you wish, the community that you represent  
7 at the outset of your remarks. If you are appearing  
8 as a representative of an organization or a  
9 governmental entity, please identify the  
10 organization or entity and state its address.

11 I will now give you a minute to  
12 read these instructions before I move on, that are  
13 on the screen right now. Again, these instructions  
14 will appear periodically throughout the meeting.  
15 Before we begin the testimony portion of this  
16 meeting, to hear your comments, we will hear from  
17 Doug McPherson of ESD, who will summarize the  
18 proposed General Project Plan.

19 MR. MCPHERSON: Thank you Susan  
20 and good evening. Empire State Development is  
21 proposing a General Project Plan for the Utica  
22 Crescent Mixed-Use Project. The proposed GPP was  
23 adopted by ESDs directors on the 17th of February  
24 2022, and this hearing is an opportunity for the  
25 public to provide comments on the proposal.

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2 Members of the public can review the documents  
3 being discussed tonight at the web address being  
4 displayed on screen.

5

The Utica Crescent Mixed-Use  
6 Project is part of Vital Brooklyn, a comprehensive  
7 New York State Development initiative that  
8 addresses chronic social, economic and health  
9 disparities in central Brooklyn. In November of  
10 2018, New York State Homes and Community Renewal  
11 issued a request for proposals for RFP, for the  
12 redevelopment of several properties, including the  
13 site of the proposed project, which is owned by  
14 Kingsbrook Jewish Medical Center, an affiliate of  
15 One Brooklyn Health.

16

In July of 2020, ESD working in  
17 partnership with HCR, selected a team lead by  
18 Monadnock Development as the conditionally  
19 designated developer for the proposed project  
20 described in the GPP and summarizing this  
21 presentation.

22

This proposed project aims to  
23 advance Vital Brooklyn through the redevelopment of  
24 the project site, which is currently a surface  
25 parking lot. You can go back one slide. Today the



1  
2 project site address is 832 Rutland Road and East  
3 Flatbush. The site is generally bordered by Utica  
4 Crescent -- Utica Avenue on the east, Rutland Road  
5 on the north, East 49th Street on the west, two  
6 properties, a house of worship and a private home  
7 border the site on the south. The site is  
8 currently underutilized and the proposed project  
9 would ensure this condition does not persist in the  
10 coming decades.

11 The proposed project would  
12 include approximately 322 units of affordable and  
13 supportive housing, with apartment sizes ranging  
14 from studios to family size three-bedrooms. All of  
15 the units would be affordable for households  
16 earning equal to or less than 80 percent of the  
17 area median income, while at least a quarter of the  
18 units will be affordable to households earning  
19 equal to or less than 50 percent of the area median  
20 income.

21 Eighty-nine of the units will be  
22 set aside for seniors and are anticipated to be  
23 funded for the Empire State supportive housing  
24 initiative. There would also be on-site parking  
25 for approximately 89 cars, 25 on a surface parking

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2 lot along Utica Avenue shown here, and a further 64  
3 spaces in the cellar of the building. The majority  
4 of the on-site spaces would serve One Brooklyn  
5 Health staff.

6 As part of the project, the  
7 development team would also reconfigure Kingsbrook  
8 Jewish Medical Center surface parking lot, west of  
9 East 49th Street, adding additional capacity  
10 through the use of stackers and parking attendants.  
11 The new development at its highest would be 12  
12 stories tall, and this rendering shows the taller  
13 East 49th Street side of the building, where a  
14 residential entrance, the community facility, and  
15 an ambulatory health center anticipated to be a  
16 dialysis clinic, run by One Brooklyn Health, will  
17 be located. The Utica Avenue side of the building  
18 would have senior units along with the main  
19 entrance to an approximately 20,000 square foot  
20 retail space.

21 In sum, the benefits of the  
22 proposed project include increasing affordable  
23 housing opportunity in East Flatbush, creating a  
24 new ambulatory facility operated by the local  
25 health system, visually enhancing the public realm

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2 along Utica Avenue, East 49th Street, and Rutland  
3 Road, and bringing new social services space, among  
4 other amenities.

5 ESD's General Project Plan would  
6 override local zoning, allowing for more  
7 residential units and retail space than the current  
8 zoning resolution allowance. An Environmental  
9 Assessment or EA has been prepared in accordance  
10 with the State Environmental Quality Review Act,  
11 and the EA found that there would be no significant  
12 environmental impacts created by the proposed  
13 project. Therefore, an Environmental Impact  
14 Statement is not needed.

15 ESD currently expects construction  
16 on the building to begin later this year and to  
17 conclude by the end of 2024. You can find further  
18 details on the Utica Crescent page of the ESD  
19 website.

20 Tonight's public hearing and the  
21 public commentary that follows are important  
22 opportunities for community stakeholders and the  
23 general public to express their views to ESD, about  
24 the proposed GPP and the proposed project.

25 Thank you-all for your time, it's

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2 been my pleasure to walk through this project with  
3 you and we're looking forward to your comment.

4

THE HEARING OFFICER: Thank you,  
5 Doug.

6

Okay. So as I mentioned at the  
7 beginning of this meeting, if you signed up to  
8 speak before the meeting, during the registration  
9 process, we do have your name and you will be  
10 called in the order that you registered. If you  
11 have not registered but wish to speak, please enter  
12 your first and last name into the chat feature of  
13 the Zoom, which, again, can be found by clicking on  
14 the chat icon in your menu bar.

15

Please note, once again, the chat  
16 function is available only to provide your name in  
17 the event you wish to provide verbal comments. Any  
18 comments submitted in the chat function box will  
19 not be considered official comments for the record.

20

All written comments must be  
21 provided to the e-mail address provided in the  
22 notices, which is also on screen here tonight. The  
23 option to sign up to speak will end 30 minutes  
24 before the close of the meeting at 8:00 p.m.

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Each speaker will be given three

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2 minutes to assure that everyone gets a chance to  
3 provide their thoughts here.

4

Finally, I want to remind you  
5 that the purpose of this hearing is to afford you  
6 an opportunity to make comments about the proposed  
7 General Project Plan. This is not a question and  
8 answer session, nor is it an opportunity to discuss  
9 aspects of the project beyond the scope of this  
10 GPP.

11

I'll begin by calling the name of  
12 those who have registered to speak. Elected  
13 officials and representatives of a government  
14 agency will be provided the courtesy of speaking  
15 first. You'll be prompted to unmute yourself and we  
16 will make sure you're ready before starting the  
17 time clock. You can scroll or swipe to see the  
18 time clock on your screen to remind you of the  
19 length of time you have left for your testimony. I  
20 may notify you verbally when you have 15 seconds  
21 remaining.

22

Again before you speak, please  
23 state your name, first and last for the record.

24

As a reminder, this is a public  
25 hearing for the proposed General Project Plan for

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2 the Utica Crescent Mixed-Use Project. We also ask  
3 that speakers exercise civil conduct during their  
4 testimony. Speakers using inappropriate language  
5 will be muted and cautioned before being allowed to  
6 continue. Please also note again, this is not a Q  
7 and A session.

8 Okay. So we do not have any  
9 pre-registered speakers, but we do have someone who  
10 has posted in the chat box -- oh no, that is not a  
11 request to provide verbal comment. If any of the  
12 attendees would like to provide verbal comment,  
13 please put your first and last name into the chat  
14 box, and then we will call your name.

15 Again. If anyone would like to  
16 provide verbal comment, please use the chat box.  
17 If you're having trouble finding the chat box, just  
18 hover over your Zoom window, it might be at the top  
19 or the bottom of your screen and just click on the  
20 chat box and then you'll see where you can type  
21 your first or last name.

22 We have one attendee here who has  
23 called in by phone and if you've called in by phone  
24 and you would like to register to speak, press star  
25 nine, again, that's star nine, that will indicate

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2 to us that you would like to say something. Give  
3 folks a minute here.

4 Okay. I do not see any names,  
5 requests to speak in the chat box and we don't have  
6 anyone pre-registered to speak. At this time, we  
7 are going to advance to the next slide and keep the  
8 hearing open for anyone who joins and would like to  
9 provide comment, we'll be watching to see. You can  
10 put your first and last name into the chat box.

11 And again, a reminder, this is not  
12 a question and answer session. We'd ask that you  
13 not use to chat for the Q and A function for  
14 anything other than leaving your name, if you'd  
15 like to provide verbal comment.

16 Thank you.

17 (Brief recess.)

18 THE HEARING OFFICER: Okay. We do  
19 not have any registered speakers at this time.  
20 Just a reminder for anyone who may have just  
21 joined. If you'd like to provide verbal comment,  
22 to please put your name, your first and last name  
23 into the chat box, and as a reminder to attendees,  
24 the copy of this PowerPoint will be posted to the  
25 project website, which is here on screen.

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Thanks.

3

Hi, everyone. I see that we have one person who has called in on the phone, which means that you may or may not be able to see the screen, which is asking if you'd like to provide spoken comment, to please put your first and last name into the chat box. If you're on the phone only and he would like to provide spoken comment, please press star nine, and that will indicate to us that you would like to comment and then we will allow you to speak. That's just for the person who's dialed in on the phone.

14

Thank you.

15

Hello, everyone. I just wanted to say there is no one registered to provide comment at this time but if you are a call-in listener, meaning you called in by phone only, if you would like to make a spoken comment, please press star nine, that's star nine, and that will indicate to us that you would like to speak and we will unmute you from there. For everyone else that's in attendance, again, if you would like to provide comment, please provide your first and last name in the chat box. Thank you.

25



1  
2 Hello, everyone. Just wanted to  
3 check in here and remind everyone that if you would  
4 like to make a spoken comment, please type your  
5 first and last name into the chat box, and for  
6 those of you who are calling in by phone only and  
7 therefore cannot use the chat box, please press  
8 star nine. Star nine on your keypad, that will  
9 indicate to us that you would like to make a spoken  
10 comment, if you do that we will allow you to  
11 unmute.

12 Again, for those calling in on  
13 phone only, please press star nine, if you would  
14 like to make a comment, and for the rest of the  
15 participants, please use the chat box, if you would  
16 like to make a comment, by typing your first and  
17 last name.

18 Thank you.

19 Hi, everyone. We have ten  
20 minutes left in this public hearing and I just  
21 wanted to remind all of the participants that if  
22 you would like to make a spoken comment, to please  
23 put your first and last name into the chat box.  
24 Again, we have about ten minutes left in this  
25 hearing, and for those of you who have called in by

1

2 phone only and would like to give a comment, please  
3 press star nine on your phone.

4                   Again, that's star nine, that will  
5 indicate to us that you would like to speak and we  
6 will allow you to unmute, and again, for other  
7 attendees who have joined via Zoom, if you would  
8 like to make a comment in the last ten minutes,  
9 please put your first and last name in the chat  
10 box.

11                   Thank you.

12                   THE HEARING OFFICER: Hi,  
13 everyone. It is now 7:58, and before we close this  
14 hearing, I would like to ask one last time if  
15 there's anyone -- any attendees who would like to  
16 provide spoken comment, and if you would, please  
17 put your first and last name into the chat box in  
18 our remaining couple of minutes here and for those  
19 of you who are calling in by phone only, please  
20 press star nine, if you would like to provide a  
21 spoken comment. Again, for those calling by phone  
22 only, press star nine, if you would like to provide  
23 a comment.

24                   Okay. Let the record reflect  
25 that there were no requests to provide spoken

1

2 comment and as there are no other speakers  
3 registered, we will close the meeting.

4

Thank you again for joining us  
5 tonight for the public hearing for the proposed  
6 General Project Plan for the Utica Crescent  
7 Mixed-Use Project.

8

Please note that you may submit  
9 comments on the proposed General Project Plan for  
10 the Utica Crescent Mixed-Use Project, to addresses  
11 that are on screen, on the next slide, to the  
12 e-mail address at, [uticacrescent@esd.ny.gov](mailto:uticacrescent@esd.ny.gov), or in  
13 writing to Empire State Development, 633 Third  
14 Avenue, New York, New York 12017. Again, that is  
15 e-mail -- by e-mail to, [uticacrescent@esd.ny.gov](mailto:uticacrescent@esd.ny.gov).

16

This information is also  
17 available on ESDs website, comments will be  
18 accepted until 5:00 p.m. on April 20, 2022. All  
19 written comments received by ESD, prior to 5:00  
20 p.m. on April 20, 2022, will be addressed by ESD,  
21 prior to final consideration of the proposed GPP.  
22 I want to reiterate that comments on the proposed  
23 project can be made until 5:00 p.m., on April 20,  
24 2022.

25

The time is now 8:00 p.m. and

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2 this hearing is now concluded. Thank you-all for  
3 attending this evening and goodnight.

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(At 8:00 p.m., the proceedings  
5 were concluded.)

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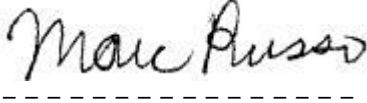
STATE OF NEW YORK )

SS.

COUNTY OF NEW YORK )

I, MARC RUSSO, a Shorthand  
(Stenotype) Reporter and Notary Public within and  
for the State of New York, do hereby certify that  
the foregoing pages 1 through 21, taken at the time  
and place aforesaid, is a true and correct  
transcription of my shorthand notes.

IN WITNESS WHEREOF, I have  
hereunto set my name this 4th day of April, 2022.



-----  
MARC RUSSO

# Concordance

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