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EMPIRE STATE DEVELOPMENT CORPORATION

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General Project Plan For the Proposed
Clarkson Estates Mixed-Use Project
VIRTUAL PUBLIC HEARING

-----x

June 21, 2022
6:00 P.M.

B e f o r e :

Sue Charland, The Hearing Officer

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P R O C E E D I N G S

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THE HEARING OFFICER: We will get going. Welcome to those of you who are just getting into the meeting right now. We're going to give folks a second to enter into the meeting, and we'll get started in about a minute.

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Okay. Let's get started. Good evening, and welcome to the virtual public hearing for the proposed General Project Plan, or GPP for the proposed Clarkson Estates Mixed-Use Project. My name is Susan Charland and I'm the hearing officer for tonight's public hearing, which is scheduled to run from 6:00 p.m. to 8:00 p.m.

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I have been asked by the New York State Urban Development Corporation doing business as Empire State Development, or ESD, to conduct this public hearing pursuant to Section 16 of the New York State Urban Development Corporation Act.

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The purpose of this hearing is to inform the public about the Clarkson Estates Mixed-Use Project, and to consider and receive public comment on ESD's proposed GPP for the project.

25

The legal notice for tonight's

1
2 hearing was published in the May 20, 2022 edition
3 of the New York Daily News. As stated in that
4 notice, copies of the proposed GPP are available on
5 ESD's project website at
6 ESD.NY.gov/Clarkson-Estates. And hard copies of
7 the GPP also may be obtained free of charge by
8 contacting Stacey Teran ESD, 633 Third Avenue, 37th
9 Floor, New York, New York 10017, or by phone at
10 212-803-3729.

11 I will be joined on screen
12 tonight by Douglas McPherson, ESD's director of
13 Real Estate Development and Planning, who will
14 describe the proposed project and it's public
15 purpose and benefits. An American Sign Language
16 interpreter will also be joining us on screen.

17 My purpose is to run the hearing
18 in a fair and impartial manner, and to try to
19 ensure that everyone who wishes to speak has an
20 adequate opportunity to be heard. This is not a
21 question and answer session, rather, it is an
22 opportunity for you to present your views so that
23 ESD can consider them in making its final
24 determinations about the proposed GPP and the
25 project.

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Please note that this meeting is being recorded, and a stenographic transcript will be produced. A link to the full recording of this meeting will be made on ESD's -- will be made available on ESD's website at ESD.NY.gov/Clarkson-Estates.

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

Exhibit 1, a copy of the public hearing notice that appeared in the New York Daily News, along with the Affidavit of Publication attesting to the publication of the notice.

And Exhibit 2, the proposed General Project Plan.

(Hearing Exhibits 1 & 2 were marked accordingly.)

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 public comment period at 5:00 p.m. on July 21,

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2 2022. Instructions for submitting written comments
3 can be found on the slide on screen now.

4

5 For those who cannot see the
6 screen, the e-mail address is
7 ClarksonEstates@ESD.NY.gov. And the mailing address
8 is, in care of Stacy Teran at Empire State
9 Development, 633 Third Avenue, 37th Floor, New
10 York, New York 10017.

11

12 I would like to share a few
13 additional notes regarding the public comment
14 portion of this hearing. If you signed up to speak
15 before the meeting, during the registration
16 process, we have your name and you will be called
17 during the testimony portion of this meeting. If
18 you have not registered, but wish to speak, please
19 enter your first and last name into the chat
20 feature of this Zoom, which can be found by
21 clicking on the chat icon in the menu bar.

22

23 Please note that the chat function
24 is available only to provide your name, in the
25 event you wish to provide verbal comments. Any
26 written comments submitted in the chat function
27 will not be considered official comments for the
28 record. All written comments must be provided to

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2 the e-mail address provided in the notices, which
3 will also be on screen here today as well. If you
4 are joining by phone only, you may press star nine
5 to indicate your desire to provide verbal
6 testimony.

7

8 We will add you to the end of the
9 speaker list. Speakers on the phone only will be
10 identified by their name or their phone number.
11 The option to sign up to speak will end at 7:30
12 p.m., which is 30 minutes before the close of this
13 public hearing.

14

15 In order to give everyone an ample
16 opportunity to speak, speakers should keep their
17 comments limited to no more than three minutes. If
18 any speakers are unable to conclude their remarks
19 in the allotted time, they may be given an
20 opportunity to conclude once all speakers had been
21 given the opportunity to speak, and if time allows.

22

23 In order to ensure an accurate
24 transcript, please state your first and last name,
25 and if you wish, the community that you represent,
at the outset of your remarks. If you are
appearing as a representative of an organization or
governmental entity, please identify the

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2 organization or entity and state its address. I
3 will now give you a second to read the instructions
4 before I move on. Again, these instructions will
5 appear periodically throughout this meeting.

6

7 Before we begin the testimony
8 portion of this meeting to hear your comments, we
9 will hear from Doug McPherson from ESD, who will
10 summarize the proposed General Project Plan.

11

Doug.

12

13 MR. MCPHERSON: Thank you, Susan,
14 and good evening.

15

16 Empire State Development is
17 proposing a General Project Plan, or GPP for the
18 Clarkson Estates Mixed-Use Project. The proposed
19 GPP was adopted by ESD directors on the 19th of
20 May, 2022. And this hearing is an opportunity for
21 the public to provide comments on the proposal.
22 Members of the public can review the documents
23 being discussed tonight at the web address
24 displayed on screen.

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26 The Clarkson Estates Mixed-Use
27 Project is part of Vital Brooklyn, the
28 comprehensive New York State development initiative
29 that addresses chronic social, economic, and health

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2 disparities in Central Brooklyn. In November of
3 2018, New York State Home and Community Renewal, or
4 HCR, issued a Request For Proposals, or RFP, for
5 the redevelopment of several properties, including
6 the site of the proposed project, which is owned by
7 The Health Science Center at Brooklyn Foundation,
8 and affiliate of SUNY Downstate Medical Center.

9 In July of 2020, ESD, working in
10 partnership with HCR, selected a team lead by CAMBA
11 Housing Ventures, as the conditionally designated
12 developer for the proposed project described in the
13 GPP, and summarized in this presentation.

14 This proposed project aims to
15 advance Vital Brooklyn through the redevelopment of
16 the project site, where a one-story parking garage
17 is currently constructed. The current address of
18 the project is 329 Clarkson Avenue, Brooklyn, New
19 York. The project site is located in the Prospect
20 Lefferts Gardens neighborhood, in Community
21 District 9. The site is generally bordered by the
22 Rolph Henry Playground, and a fuel station to the
23 east, a retail/warehouse building to the west,
24 Clarkson Avenue to the south, and a three-story
25 research building to the north. It offers a unique

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2 opportunity to provide much needed, deeply
3 affordable housing.

4 The proposed project would include
5 approximately 328 units of affordable and
6 supportive housing, with apartment sizes ranging
7 from studios to family-sized three bedrooms. As
8 stated in the GPP, it is anticipated at this time
9 that all of the new housing units would be eligible
10 for low-income housing tax credits. All units
11 would be priced at 80 percent or less of the Area
12 Median Income, also known as AMI. Furthermore, per
13 tax credit program guidelines, the average
14 affordability of units in the building would be 60
15 percent of AMI or below.

16 The building's affordability will
17 ultimately be determined by HCR. Take note that
18 half of the building is anticipated to be comprised
19 of supportive housing units occupied by individuals
20 and families who are experiencing homelessness, or
21 at high risk of homelessness. The supportive
22 housing units would be funded through the Empire
23 State Supportive Housing Initiative.

24 There would also be up to 32,000
25 square feet of community facility space, including

1
2 a full court indoor basketball gym, and a variety
3 of gathering, programming, and social service
4 delivery spaces. In addition, there would be
5 underground on-site parking for approximately 80
6 cars. And the project is anticipated to
7 incorporate sustainable design features, including
8 energy efficient lighting, heating, and cooling
9 systems, energy efficient appliances, higher
10 performing insulation, water conserving plumbing
11 fixtures, and other features. The project will
12 also pursue a sustainability certification from
13 NYSERDA, and will aim to build according to Passive
14 House Standards.

15 The new development at its
16 highest would be nine stories tall. In this
17 rendering shows the Clarkson Avenue side of the
18 building, where one of two residential entrances,
19 and the larger of the two community facility
20 entrances would be located. The Clarkson Avenue
21 side of the building would have an underground
22 parking entrance, along with entrances for
23 residents, and for other -- for users of a small
24 community facilities space.

25 In summary, the proposed project

1
2 will leverage state programs and resources to
3 provide affordable housing in the Prospect Lefferts
4 Gardens community, create a community hub with
5 amenities that will help the project realize the
6 Vital Brooklyn Initiative's comprehensive vision of
7 improving community health, enhance the public
8 streetscape along Parkside and Clarkson Avenues,
9 and redevelop an underutilized site with a project
10 that incorporates the latest sustainable design,
11 construction, and operating practices.

12 ESD's General Project Plan would
13 override local zoning, allowing for residential
14 community facilities on a parcel currently zone for
15 manufacturing use. An Environmental Assessment, or
16 EA, has been prepared in accordance with the State
17 Environmental Quality Review Act. And the EA found
18 that there would be no significant adverse
19 environmental impacts created by the proposed
20 project. And therefore, an Environmental Impact
21 Statement is not needed.

22 It's anticipated that shortly
23 after the development team acquires the project
24 site from the current owner, expected to occur
25 later this year, the existing garage would be

1

2 demolished, the construction of the new building
3 would start. Construction would conclude by the
4 beginning of 2025.

5 You will find further details on
6 the Clarkson Estates page of the ESD website. And
7 tonight's hearing and the public comment period
8 that follows are important opportunities for
9 community stakeholders and the general public to
10 express their views to ESD about the proposed GPP
11 project. Thank you all for your time. It's in my
12 pleasure to walk through the project with you, and
13 we're looking forward to your comments.

14 THE HEARING OFFICER: Thank you,
15 Doug.

16 And as I mentioned at the
17 beginning of the hearing, if you signed up to speak
18 before the meeting, during the registration
19 process, we do have your name and you will be
20 called in the order that you registered. If you
21 have not registered, but wish to speak, please
22 enter your first and last name into the chat
23 feature of this Zoom, which can be found by
24 clicking on the chat icon on your menu bar.

25 Please note that the chat function

1
2 is available only to provide your name in the event
3 you wish to provide verbal comments. Any comments
4 submitted in the chat function box will not be
5 considered official comments for the record. All
6 written comments must be provided to the e-mail
7 address provided in the notices, which is on the
8 screen here tonight. The option to sign up to
9 speak will end 30 minutes before the close of this
10 meeting.

11 Each speaker will be allotted
12 three minutes, to assure that everyone gets a
13 chance to provide their thoughts here tonight.
14 Finally, I want to remind you that the purpose of
15 this hearing is to afford you an opportunity to
16 make comments about the proposed General Project
17 Plan. This is not a question and answer session,
18 nor is it an opportunity to discuss aspects of the
19 project beyond the scope of this GPP.

20 I'll begin by calling the name of
21 those who have registered to speak, or the the last
22 four digits of your phone number if you're using a
23 telephone dial-in option, and not the Zoom app.
24 Elected officials and representatives of a
25 government agency will be provided the courtesy of

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2 speaking first. You will be prompted to unmute
3 yourself, and we will make sure that you're ready
4 to speak before starting the time clock. I may
5 notify you verbally when you have about 15 seconds
6 remaining.

7 Before you begin to speak, please
8 state your first and last name for the record. As
9 a reminder, this is a public hearing for the
10 proposed general project plan for the Clarkson
11 Estates Mixed-Use Project. We also ask that
12 speakers exercise civil conduct during their
13 testimony. Speakers using inappropriate language
14 will be muted and cautioned before being allowed to
15 continue. Please also note again that this is not
16 a Q and A session.

17 There are no pre-registered
18 speakers currently on our list. But the attendees
19 here, if you do wish to provide a verbal comment,
20 please go ahead and let us know by putting your
21 first and last name into the chat box. If you're
22 having trouble finding the chat box, you may need
23 to scroll over the top or the bottom of your Zoom
24 window. And then the toolbar will appear, where
25 you can find a little icon that looks like a chat

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2 box. Again, if you'd like to provide a comment,
3 please put your first and last name in the chat
4 box.

5 Okay, I don't see any names in
6 the chat box, but we are going to keep the public
7 hearing open. And Jay (phonetic), I'm gonna ask if
8 you can advance to the next slide, where we have
9 instructions here. If anyone does enter the -- or
10 arrive into the hearing after we've already given
11 instructions --

12 Back one slide.

13 We're gonna leave the public
14 hearing open, and then if someone joins that didn't
15 hear our verbal instructions, they'll see that they
16 need to put their name in the chat box, and we will
17 be monitoring that while we keep the hearing open.

18 And Jay, if you can go back and
19 leave the -- slide 16 showing, please. Thank you.

20 I'm hearing from a participant
21 that the audio has not been working. Your audio
22 has been working fine. But we have not been saying
23 anything. There's no one registered to provide
24 comment at this time. So we are on mute until such
25 time as someone does want to provide a verbal

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2 comment.

3

4 So thank you for your note, and
5 anyone who does wish to provide comments, please
6 just drop your first and last name into the chat
7 box, and we will call on you.

7

Thank you.

8

(Recess taken.)

9

10 THE HEARING OFFICER: And for
11 those who have joined by phone only, I see we do
12 have one call-in listener, if you'd like to provide
13 spoken comment, please press star nine. That's
14 star nine, and that will indicate to us that you'd
15 like to provide a comment. If not, then you don't
16 need to do that. That's just for the call-in
17 participant.

17

Thank you.

18

(Recess taken.)

19

20 Also, as a quick reminder, I did want to let
21 attendees know that a copy of the PowerPoint
22 presentation will be posted to the project website.

22

Thank you.

23

24 THE HEARING OFFICER: Any
25 attendees here, if you would like to provide a
26 verbal comment, please just put your first and last

1

2 name in the chat box, and then you can provide a
3 comment.

4

Thank you.

5

(Recess taken.)

6

7 THE HEARING OFFICER: Well, it is
8 7:56 and there are no other speakers, or no
9 speakers registered, so we are going to close the
10 meeting.

11

12 Thank you again for joining us
13 tonight for the public hearing for the proposed
14 General Project Plan for the Clarkson Estates
15 Mixed-Use Project.

16

17 I'd like, Jay, to advance to the
18 next slide.

19

20 Please note that you may submit
21 any additional comments on the proposed General
22 Project Plan for the Clarkson Estates Mixed-Use
23 Project to the address on the screen, which is 633
24 -- sorry. To Empire State Development, 633 Third
25 Avenue, New York, New York 10017, attention to
26 Stacy Teran. Or by e-mail at
27 ClarksonEstates@ESD.NY.gov. This information is
28 also available on ESD's website. Comments will be
29 accepted until 5:00 p.m. on July 21, 2022.

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All verbal comments made at this public hearing and all written comments received by ESD prior to 5:00 p.m. on July 21, 2022, will be addressed by ESD prior to final consideration of the proposed GPP. I want to reiterate that comments on the proposed project can be made until 5:00 p.m. on July 21, 2022.

The time is now 7:58, and this hearing is now concluded. Thank you all again for attending, and good night.

(At 7:58 p.m., the proceedings 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 19, 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 11th day of August, 2022.

Marc Russo

MARC RUSSO

Concordance

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