

## **NOTICE OF PUBLIC HEARING**

### **NEW YORK STATE URBAN DEVELOPMENT CORPORATION d/b/a EMPIRE STATE DEVELOPMENT CLARKSON ESTATES MIXED-USE PROJECT**

**HEARING DATE and TIME:** June 21, 2022 from 6:00 PM to 8:00 PM, Eastern Daylight Time

**PURPOSE OF HEARING:** To inform the public about the CLARKSON ESTATES MIXED USE PROJECT and to consider and receive public comment on a GENERAL PROJECT PLAN for the project pursuant to Section 16 of the NEW YORK STATE URBAN DEVELOPMENT CORPORATION ACT.

**HEARING LOCATION:** Virtual Hearing (see internet access and participation information below)

**PROJECT LOCATION:** 329 Clarkson Avenue, Brooklyn, New York 11226 (Tax Block 4828, Lot 21) (the "Project Site") located in the Prospect Lefferts Gardens section of Central Brooklyn. The Project Site is bounded by the Rolph Henry Playground and a fuel station to the east, a retail/warehouse building to the west, Clarkson Avenue to the south, and a three-story research building to the north; currently is owned in fee by The Health Science Center at Brooklyn Foundation, an affiliate of SUNY Downstate Medical Center; and currently is used as a parking facility.

**PLEASE TAKE NOTICE** that the New York State Urban Development Corporation d/b/a Empire State Development ("ESD") will hold a public hearing on **JUNE 21 from 6:00 pm to 8:00 PM Eastern Daylight Time**, pursuant to Section 16 of the New York State Urban Development Corporation Act, Chapter 174, Section 1, Laws of 1968, as amended (the "UDC Act"). The hearing is for the purpose of informing the public about the proposed Clarkson Estates Mixed-Use Project (the "Project") and to consider and receive public comment on ESD's General Project Plan ("GPP") for the Project.

**The public hearing will be conducted as a virtual hearing** utilizing the Zoom video communications and teleconferencing platform. Detailed instructions for participation in the virtual public scoping hearing are provided at: [https://zoom.us/webinar/register/WN\\_8\\_XI\\_eEVQMSjEz3NiBs\\_yg](https://zoom.us/webinar/register/WN_8_XI_eEVQMSjEz3NiBs_yg). Participation in the Public Hearing is an acknowledgement that the hearing is being recorded, broadcast and transcribed, and that participants are granting permission to ESD to post a written transcript of the hearing, including oral and written testimony, on ESD's website and other publicly accessible repositories. A transcript of the hearing will be made available on ESD's website at <https://esd.ny.gov/clarkson-estates> following the close of the hearing. Copies of the transcript may be requested by email to [clarksonestates@esd.ny.gov](mailto:clarksonestates@esd.ny.gov) or by mail to Stacey Teran, Empire State Development, 633 Third Avenue, 37<sup>th</sup> Floor, New York, NY 10017, or by calling (212) 803-3923.

Project Description. The Project is described in detail in the GPP (available to the public as set forth below). The Project involves a private developer's acquisition of the Project Site for construction of an affordable housing development that will cater to low-income families and individuals; including homeless youth aging out of foster care, homeless young adults, formerly incarcerated homeless individuals, and chronically homeless families; with a focus on promoting the health and well-being of all its residents. The Project will consist of the following elements: (1) Two residential building towers with a total of approximately 328 affordable housing units; (2) approximately 32,000 gross square feet of community facility space; (3) parking for approximately 80 vehicles; and (4) significant indoor and outdoor amenities for residents. To effectuate the Project, as described in the GPP, ESD would exercise its authority under the UDC Act to override local zoning requirements and adopt Design Guidelines that will specify the parameters for permitted development of the Project in lieu of zoning. Subject to such overrides and the Design Guidelines, the New York City Building Code will apply to all construction on the Project Site.

SEQRA Compliance. Pursuant to the State Environmental Quality Review Act ("SEQRA") and the implementing regulations of the New York State Department of Environmental Conservation, the New York State Homes & Community Renewal ("HCR") is acting as Lead Agency for the Project and ESD is acting as an Involved Agency. Pursuant to SEQRA, HCR has determined that the Project is an "Type 1" action under SEQRA and has prepared an Environmental Assessment ("EA"), which concluded that the Project will not have any significant adverse environmental impacts and as a result, an Environmental Impact Statement need not be prepared. As the final step in the coordinated SEQRA review process, HCR and ESD, based on the assessment of potential environmental impacts contained in the EA, each is making a determination that the Project will have no significant effect on the environment.

GPP Approval Process. After the public hearing is held and the subsequent 30-day public comment period is concluded, ESD, in accordance with the UDC Act, will decide whether the GPP shall become effective or, if negative public comment is received, whether the GPP shall be affirmed, modified or withdrawn.

Availability of the GPP The GPP is available at the ESD website at <https://esd.ny.gov/clarkson-estates> and is on file at the office of ESD, 633 Third Avenue, New York, New York 10017 and available for inspection by the general public between the hours of 9:30 AM to 5:00 PM, Monday through Friday, public holidays excluded. Hard copies of the GPP are available, without charge, to any person requesting such copies. To inspect and/or obtain copies of the GPP, please call (212) 803-3923 or email [clarksonestates@esd.ny.gov](mailto:clarksonestates@esd.ny.gov). Pursuant to Section 16(2) of the UDC

Act, ESD also is filing copies of the GPP and the findings required pursuant to Section 10 of the UDC Act, in the offices of the Clerk of the City of New York and the Kings County Clerk, and is providing copies thereof to the Mayor of the City of New York, the Borough President of the Borough of Brooklyn, the Chair of the City Planning Commission, and the Chair of Brooklyn Community Board No. 9.

Comments. Comments on the GPP may be made orally at the virtual public hearing on June 21, 2022 from 6:00 PM to 8:00 PM; delivered in writing to ESD, 633 Third Avenue, New York, New York 10017 (Attention: Stacey Teran), on or before 5:00 PM on July 21, 2022; or sent by e-mail to [clarksonestates@esd.ny.gov](mailto:clarksonestates@esd.ny.gov) on or before 5:00 pm on July 21, 2022. Written or e-mailed comments received after 5:00 PM on July 21, 2022 will not be considered.

Dated: May 20, 2022  
New York, New York

NEW YORK STATE URBAN DEVELOPMENT CORPORATION  
D/B/A EMPIRE STATE DEVELOPMENT

By: Debbie Royce  
Corporate Secretary