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EMPIRE STATE DEVELOPMENT CORPORATION

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PUBLIC HEARING

RE: BROOKLYN DEVELOPMENTAL CENTER

MIXED-USE PROJECT

DRAFT ENVIRONMENTAL IMPACT STATEMENT

-----X

June 24, 2021

6:00 P.M.

B e f o r e :

MARLENE BAUER,

InGroup, Inc.

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**A P P E A R A N C E S**

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Alyson Beha

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Vice President of Real Estate Development

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and Planning - Empire State Development 12

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Cade Hobbick

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Consultant - STV ..... 19

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**SPEAKER INDEX**

<b><u>SPEAKER</u></b>	<b><u>PAGE</u></b>
Charles Barron	
NYS Assemblyman .....	40
Ella Willis .....	48

2

**P R O C E E D I N G S**

3

MS. BAUER: Welcome,

4

everyone. We're just taking a few moments

5

to admit participants to the waiting room.

6

Please note, everyone is muted. The

7

American Sign Language interpreter will be

8

available for the duration of this meeting

9

in conjunction with closed captioning and

10

live transcription.

11

We will walk participants

12

through an orientation on how to participate

13

in a few moments. In the meantime, please

14

use the chat or "raise hand" feature on your

15

toolbar, \*9 if you're dialing from your

16

phone, and a member of the team will assist

17

you.

18

Good evening and welcome to

19

the General Project Plan and Draft

20

Environmental Impact Statement or Draft EIS

21

public hearing for the Brooklyn

22

Developmental Center Mixed-Used project.

23

My name is Marlene Bauer with

24

InGroup, and I've been asked by the New York

25

State Urban Developmental Corp., doing

2 business as an Empire State Development,  
3 ESD, to conduct this virtual public hearing  
4 pursuant to Section 16 of the New York State  
5 Urban Development Corporation Act, the UDC  
6 and Article 8 of the New York State  
7 Environmental Conservation Law and its  
8 implementing regulations.

9 I'll be the hearing moderator  
10 for this hearing, which runs from 6:00 p.m.  
11 to 8 p.m.

12 Tonight I'm also joined on  
13 screen by Alyson Beha, Empire State  
14 Development Vice President of Real Estate  
15 Development and Planning; Cade Hobbick, STV  
16 Consultant project manager; and an American  
17 Sign Language interpreter; and off-screen by  
18 representatives from the project team who  
19 will address the technical aspects of this  
20 hearing.

21 Tonight's hearing is being  
22 held pursuant to a legal notice published in  
23 accordance with the UDC Act and the State's  
24 Environmental Quality Review Act or SEQRA.  
25 In the May 21st, 2021 edition of the New

2 York Daily News.

3 The purpose of this hearing  
4 is to afford you an opportunity to make  
5 statements and comments about ESD's general  
6 project plan and the draft EIS with respect  
7 to the Brooklyn Developmental Center  
8 Mixed-Use Project.

9 My purpose is to run a  
10 hearing in a fair and impartial manner and  
11 to try to ensure everyone who wishes to  
12 speak has an adequate opportunity to be  
13 heard.

14 Please note, this is not a  
15 question and answer session. It is,  
16 instead, an opportunity for you to present  
17 your views so that ESD can consider them in  
18 making its final determinations.

19 Please note this hearing is  
20 being recorded, and a stenographic  
21 transcript is being made. A link to the  
22 full recording of this hearing will be made  
23 available on ESD's website. These  
24 proceedings are also being broadcast live by  
25 a Brooklyn Free Speech TV.

2                   By participating in this meeting,  
3                   you're granting permission to have your  
4                   name, voice and likeness recorded,  
5                   broadcast, and posted to the ESD website.  
6                   Again, the full recording of this meeting,  
7                   along with a copy of the full transcript,  
8                   will be made available on ESD's project  
9                   website within three to five days of this  
10                  meeting, tonight's hearing for the Brooklyn  
11                  Developmental Center Mixed-Use Project.  
12                  Comments should be focused on the general  
13                  project plan or draft EIS for this project  
14                  only.

15                                 Preregistered speakers will  
16                                 have three minutes each to provide their  
17                                 comments. We ask that speakers exercise  
18                                 civil conduct during public comments.  
19                                 Speakers who use inappropriate language or  
20                                 act inappropriately will be cautioned or may  
21                                 be muted before being allowed to continue.  
22                                 Continued uncivil behavior will result in  
23                                 removal from the meeting.

24   American Sign Language  
25   interpretation is being provided on-screen,

2 along with closed captioning. Please use  
3 the chat feature or email care team at  
4 InGroupInc.com with any technical issues you  
5 may be experiencing.

6 We will now share a  
7 prerecorded Zoom orientation on how you can  
8 participate in tonight's hearing.

9 RECORDED VOICE: For those of  
10 you joining via Zoom, when you enter the  
11 presentation, you are greeted with a film  
12 strip of presenters on one side, with the  
13 presentation on the other.

14 As you move your mouse over  
15 the bottom portion of your screen, you will  
16 find controls. There are "chat, raise  
17 hands, live transcription" and "leave  
18 meeting" buttons.

19 "Chat" is a way for  
20 participants to communicate with our staff,  
21 ideally to sign up to make a public comment.  
22 To do this, click on the "chat" button,  
23 enter a message, request comment with your  
24 first and last name into the chat box. Our  
25 staff will confirm that you are being placed



2 into the speaker queue in the order that you  
3 signed up. Speakers will be prioritized  
4 based on preregistration before the meeting,  
5 followed by sign-ups that occurred during  
6 this meeting.

7 "Live transcription" is to  
8 modify settings for closed captioning,  
9 including the ability to hide or enlarge it.

10 "Leave," click on this button  
11 to leave the meeting. Additionally, to  
12 enlarge the speakers, slide this bar to the  
13 left. This will make the presentation  
14 screen smaller.

15 Next, this screen provides  
16 instructions for providing comments during  
17 the Brooklyn Developmental Mixed-Use Project  
18 General Project Plan and Draft Environmental  
19 Impact Statement hearings today. If you  
20 signed up before the hearing during the  
21 registration process, we have your name and  
22 you will be called individually during the  
23 public comment portion of this hearing. So  
24 you do not need to sign up again.

25 "Mute" is automatically set

2 to off and will only appear once you signed  
3 up to speak. Once it is your turn to speak,  
4 you will need to unmute yourself before  
5 making a public comment.

6 "Start video" is only  
7 available when making a public comment.  
8 This optional feature allows all  
9 participants to see you when you're making a  
10 public comment.

11 For those of you joining this  
12 Zoom meeting from your computer, you can  
13 sign up to speak by using the "chat" or  
14 "raise hand" feature. If you click on  
15 "chat," simply type in request to make a  
16 comment with your first and last name and  
17 affiliation, if you have one, into the chat  
18 box. Our staff will confirm that you are  
19 being placed on the speakers list in the  
20 order you signed up. Likewise, if you click  
21 on the "raise hand" feature during the  
22 meeting at any time, our staff will initiate  
23 a chat with you to confirm your first and  
24 last name and affiliation, if any, and will  
25 confirm that you are being placed in the

2 speakers list in the order that you signed  
3 up.

4 Just to note, if you joined  
5 by phone only, you can enter \*9 to let our  
6 team know that you want to make a comment  
7 and you will be automatically added to the  
8 speakers list. Since there is no way to  
9 edit a Zoom profile on the phone, you will  
10 be included to the speakers list and  
11 identified by the area code and last four  
12 digits of the telephone number you are  
13 calling from. Speakers can sign up to make  
14 public comment until 7:45 p.m.

15 This virtual public hearing  
16 will continue until all who have signed  
17 before the 7:45 p.m. deadline have had a  
18 chance to speak. The speakers will be  
19 prioritized based on preregistration before  
20 the meeting, followed by sign-ups that  
21 occurred during the meeting.

22 When we are ready to start  
23 with the public comment portion, your name  
24 will be added to the list of upcoming  
25 speakers that will be displayed on the

2 screen. You will be identified by your  
3 first and last name if using a computer or  
4 by the area code and last four digits of  
5 your phone number if you are just dialing in  
6 from your phone.

7 Live transcripts via voice  
8 recognition technology will be enabled  
9 during the virtual public hearing tonight.  
10 Please excuse typos. Please select the  
11 "live transcript" button to either hide this  
12 feature or to adjust the size of the closed  
13 captioning.

14 For technical support, use  
15 the "raise hand" feature or email  
16 careteam@ingroupinc.com so that a member of  
17 the team will assist you.

18 MS. BAUER: I'd like to now  
19 introduce Alyson Beha, Empire State  
20 Development, vice president of Real Estate  
21 Planning and Development, to say a few words  
22 of welcome and introduce the presentation.

23 MS. BEHA: Thanks, Marlene.

24 Good evening. My name is  
25 Alyson Beha, and I'm the vice president of

2 Real Estate Development and Planning at  
3 Empire State Development or ESD. I'm the  
4 project manager for the Brooklyn  
5 Developmental Center Mixed-Used Project. We  
6 appreciate all of the stakeholders who are  
7 participating in this virtual meeting  
8 tonight. I would much rather be with you in  
9 person, but due to the COVID-19 pandemic and  
10 restrictions on public gatherings, we're  
11 conducting this as a virtual meeting.

12 What you're about to hear is  
13 a prerecorded presentation with my voice  
14 describing the project and which we recorded  
15 ahead of time to ensure that the technology  
16 for our meeting would go smoothly.  
17 Following my recording, you will hear from  
18 Cade Hobbick of STV, the environmental  
19 consulting firm that assisted ESD in the  
20 draft environmental impact statement or DEIS.

21 Cade will provide information  
22 about the DEIS analysis, impacts that  
23 identified and how those impacts are being  
24 mitigated. I will be here live for the  
25 entirety of the meeting, listening to your

2           comments. ESD will collect comments until  
3           July 26th, and then we will provide a public  
4           response later this year. Thank you all for  
5           being here.

6                           MS. BEHA: (Pre-recorded  
7           presentation.)

8                           The proposed project is part  
9           of Governor Cuomo's Vital Brooklyn  
10          Initiative, a comprehensive strategy to  
11          address chronic social, economic and health  
12          disparities in Central Brooklyn.

13                          The project envisions the  
14          redevelopment of approximately 27 acres, to  
15          provide affordable housing in East New York,  
16          which is located within one of the most  
17          socially and economically disadvantaged  
18          areas of New York State. With measurably  
19          higher rates of obesity, diabetes and high  
20          blood pressure, limited access to healthy  
21          food and opportunities for physical  
22          activity. Higher rates of crime, wide  
23          economic disparities from unemployment and  
24          poverty levels and inadequate access to high  
25          quality healthcare and mental health

2 services.

3 The proposed project seeks to  
4 ameliorate these conditions by creating a  
5 community that is health-based and centered  
6 around open space, provides walkable access  
7 to retail destinations and the new Shirley  
8 Chisholm State Park, and provides space for  
9 jobs and activities that will support  
10 community health such as meal delivery  
11 services and urban farming.

12 The former Brooklyn  
13 Developmental Center or BDC is located in  
14 the Spring Creek area of East New York,  
15 Brooklyn. It's operated by the New York  
16 State Office of People With Developmental  
17 Disabilities or OPWDD. And it is owned by  
18 the Dormitory Authority of New York, or  
19 DASNY.

20 The seven buildings on the  
21 campus were used to provide services and  
22 residences to New Yorkers living with  
23 developmental and intellectual disabilities.  
24 OPWDD is now consolidating and relocating  
25 the services it provided at the site.

2                                   In collaboration with New  
3                                   York State Homes and Community Renewal or  
4                                   HCR; ESD published a request for proposals  
5                                   seeking high quality, mixed-use,  
6                                   wellness-oriented redevelopment proposals  
7                                   with affordable and supportive housing  
8                                   components for this site.

9                                   A team comprising Apex  
10                                  Building Company, L&M Developmental  
11                                  Partners, RiseBoro Community Partnership and  
12                                  Services for the Underserved or SUS was  
13                                  collected to acquire and redevelop the site  
14                                  with a proposal based on a concept called  
15                                  blue zones. Which is an urban planning  
16                                  approach modeled after communities across  
17                                  the world that have the longest lifespans.

18                                  The proposed project includes  
19                                  the demolition of the existing buildings on  
20                                  the site and the construction of  
21                                  approximately 2,623 new units of affordable  
22                                  housing, including more than 200 units set  
23                                  aside for senior citizens and approximately  
24                                  500 units designated as supportive housing.  
25                                  It also includes 143,992 square feet of



2 commercial space and approximately 55,384  
3 square feet of community facility space,  
4 which includes a community center, a senior  
5 center and health clinic operated by One  
6 Brooklyn. It also includes approximately  
7 29,746 square foot of light manufacturing  
8 space, including indoor agriculture and a  
9 kitchen where Meals On Wheels meals will be  
10 produced. The project will also provide  
11 public open space and a new urban farm.

12 To effectuate the project,  
13 ESD would override municipal zoning to allow  
14 for the development of more affordable  
15 housing than would be permissible under  
16 current zoning and to implement other  
17 components consistent with the project's  
18 goals. ESD is authorized to do this under  
19 the urban development corporation act or UDC  
20 act.

21 ESD has drafted a General  
22 Project Plan or a GPP which outlines the  
23 project for our, the ESD, board and the  
24 public to review.

25 The GPP, which you can find

2 on the ESD website contains a summary of the  
3 business terms for the proposed development,  
4 UDC Act findings for land use and  
5 improvements and residential projects, an  
6 explanation of the proposed zoning override  
7 as well as other parameters for the  
8 development.

9 Per the UDC Act, ESD is  
10 creating design guidelines for the project  
11 to be applied in lieu of zoning; which will  
12 establish a physical neighborhood similar to  
13 and compatible with the surrounding  
14 neighborhood.

15 On the screen, you will see a  
16 timeline for the project. ESD first issued  
17 a notice of lead agency, a positive  
18 declaration, public scoping and intent to  
19 prepare a draft environmental impact  
20 statement on September 14th, 2020, which was  
21 distributed by email and posted on ESD's  
22 website, along with a draft scope of work.  
23 A public scoping meeting was held on  
24 October 14th, 2020, and the comment period  
25 on the draft scope of work ended on

2 November 13th, 2020.

3 Tonight, June 24, 2021, is  
4 our public hearing on the draft  
5 environmental impact statement and the  
6 general project plan. We will accept  
7 comments on those documents until July 26th.  
8 We expect to issue a final EIS this fall and  
9 commence construction in 2022.

10 Construction of the proposed  
11 project is expected to occur in multiple  
12 phases with the first phase of the  
13 construction beginning in 2022, and the  
14 final phase completing in 2030, with full  
15 occupancy expected in 2031.

16 Now I'll turn it over to Cade  
17 Hobbick from STV to discuss the Draft  
18 Environmental Statement.

19 MR. HOBICK: Thank you,  
20 Alyson. Hello and good evening, everyone.

21 My name is Cade Hobbick of  
22 STV, Incorporated, and we are supporting  
23 ESD's environmental review efforts. As  
24 Alyson explained, I will be spending a few  
25 minutes this evening summarizing the key

2 aspects of the recently completed Draft  
3 Environmental Impact Statement or, draft  
4 EIS, also called DEIS; during which time I  
5 will review the technical analyses conducted  
6 and summarize the key findings.

7 The proposed project, which  
8 would be the redevelopment of a portion of  
9 Block 4586, Lot 300 in Brooklyn, New York,  
10 which Alyson just described, is a Type I  
11 action of the New York State Environmental  
12 Quality Review Act or SEQRA, S-E-Q-R-A.

13 ESD determined that the  
14 proposed project could have significant  
15 adverse impacts, therefore an environmental  
16 impact statement or EIS is being prepared to  
17 assess potential environmental impacts of  
18 the proposed actions, to present mitigation  
19 measures and to explore alternatives that  
20 can avoid or reduce potential impacts.

21 This evening, I will discuss  
22 the draft EIS or DEIS, which was published  
23 on May 20th, 2021, and is available for  
24 public and agency review and comment. All  
25 comments on the draft EIS and the general

2 project plan must be received by ESD as of  
3 5:00 p.m. Monday, July 26th.

4 Because the project is  
5 located in New York City, ESD, as the lead  
6 agency for the preparation of the EIS, has  
7 followed the guidance methodologies and  
8 thresholds presented in the New York City  
9 Environmental Quality Review or SEQR,  
10 S-E-Q-R technical manual.

11 The final scope of work to  
12 prepare an EIS, which ESD published in May  
13 following public and agency review and  
14 comment and on the draft scope of work,  
15 explains the technical areas examined in the  
16 EIS.

17 As explained in the final  
18 scope of work, the draft EIS includes some  
19 analyses that are sufficiently complete at a  
20 screening level to determine that no  
21 significantly adverse impacts would result  
22 and that no further analysis is warranted.  
23 These include socioeconomic conditions,  
24 community facilities and services,  
25 specifically healthcare, police and fire

2 services, historic and cultural resources,  
3 water and sewer infrastructure, specifically  
4 water supply, energy, public health and  
5 neighborhood character.

6 For other technical areas,  
7 ESD has conducted detailed analyses, which  
8 are described in the draft EIS. These  
9 include project description; land use;  
10 zoning and public policy; community  
11 facilities and services, specifically  
12 schools, childcare and libraries; open  
13 space; shadows; urban design and visual  
14 resources; natural resources; hazardous  
15 materials; water and sewer infrastructure,  
16 specifically, a water and sewer, in  
17 particular, structure assessment has been  
18 conducted; solid waste and sanitation  
19 services; transportation; air quality;  
20 greenhouse gas emissions; noise and  
21 vibration; construction impacts; mitigation,  
22 alternatives; and cumulative effects.

23 The EIS also includes summary  
24 chapters, including an executive summary.  
25 These detailed analyses led to the

2 determination that once the proposed project  
3 is fully constructed and occupied, it could  
4 result in significant adverse impacts as  
5 follows: Indirect impacts on early  
6 childhood programs; indirect impacts on  
7 libraries; and impacts to traffic, transit,  
8 and pedestrian conditions.

9 In addition, the analyses of  
10 potential construction period effects  
11 resulted in the determination that the  
12 following significant adverse impacts could  
13 occur: Impacts to traffic transit and  
14 pedestrians during construction; a parking  
15 shortfall during construction; and  
16 construction noise, which would be  
17 significant in magnitude, though not in  
18 duration.

19 Based on these findings as  
20 presented in the draft EIS, ESD has explored  
21 practicable and feasible mitigation failures  
22 to eliminate or reduce these impacts to less  
23 than significant levels.

24 ESD would require  
25 implementation of the following mitigation

2 measures as part of the proposed project:  
3 To mitigate indirect impacts to early  
4 childhood programs, early childhood program  
5 space will be provided on-site in  
6 consultation with the New York City  
7 Department of Education.

8                   However, if the mitigation  
9 identified proves infeasible, this impact  
10 may remain unmitigated and unavoidable. To  
11 mitigate indirect impacts to libraries,  
12 on-site access to low-cost or free internet  
13 and computer lab areas and reading areas  
14 will be provided for all proposed project  
15 residents.

16                   Other potential mitigation  
17 measures include adding volumes or building  
18 space in the local library branch or  
19 creating programs for new users in  
20 consultation with the Brooklyn Public  
21 Library. ESD remains in consultation with  
22 the Brooklyn Public Library to confirm the  
23 findings presented in the Draft EIS, that  
24 is, to confirm that the proposed project  
25 would result in a significant adverse



2 impact. If the Brooklyn Public Library  
3 concurs with this finding, then its impact  
4 may remain partially unmitigated and  
5 unavoidable.

6 In order to mitigate the  
7 traffic impacts, which would be the reduced  
8 level of service at ten intersections,  
9 traffic engineering improvements would be  
10 implemented in consultation with the New  
11 York City Department of Transportation.  
12 These could fully mitigate significant  
13 impacts at several intersections. Impacts  
14 at six of the ten intersections, however,  
15 would be potentially unmitigated.

16 The decision to implement  
17 mitigation will be determined through a  
18 traffic monitoring program. Some impacts  
19 may remain unmitigated and unavoidable. For  
20 the highway impact, which would be a reduced  
21 level of service for the westbound Belt  
22 Parkway west of Erskine Street during  
23 weekday and a.m. and p.m. peak hours,  
24 mitigation could include travel demand  
25 management measures to reduce the vehicle

2 trip demand to the Belt Parkway. However,  
3 no specific practicable travel demand  
4 management measures have been identified in  
5 the draft EIS that would effectively mitigate  
6 this impact. In the absence of practicable  
7 and effective mitigation strategies, this  
8 significant highway impact would remain  
9 unmitigated and unavoidable.

10 To mitigate the impacts to  
11 bus service, the MTA could increase the  
12 number of buses on key routes during peak  
13 hours, and as a result this impact could be  
14 fully mitigated. With the proposed project  
15 completed, two stairs at the Euclid Avenue  
16 A/C station would be congested. To address  
17 this impact, New York City Transit will be  
18 consulted to determine whether stair  
19 widening is feasible at this location. If  
20 no practicable and feasible mitigation is  
21 identified, then this impact may remain  
22 unmitigated and unavoidable.

23 The New York City Department  
24 of Transportation will also be consulted to  
25 widen select crosswalks in the vicinity of

2 the project site, and with this mitigation  
3 in place, impacts to pedestrians would be  
4 fully mitigated.

5 Mitigation has also been  
6 identified for construction period impacts.  
7 During construction, traffic levels of  
8 service would be reduced at two  
9 intersections. To mitigate this impact,  
10 traffic engineering improvements and the  
11 traffic monitoring program would be  
12 implemented in consultation with the New  
13 York City Department of Transportation.  
14 With this mitigation in place, one of the  
15 two intersections impacts would be mitigated  
16 and the other may remain unmitigated and  
17 unavoidable, pending the traffic monitoring  
18 program.

19 We want to point out that  
20 these construction period traffic impacts at  
21 two intersections are identified and  
22 explained in the draft EIS in Chapter 20,  
23 "Construction," and the Mitigation Measures  
24 are discussed in Chapter 23, "Mitigation."  
25 While it is stated in Chapter 23,

2 "Mitigation," that the impact at one  
3 intersection could not be mitigated and  
4 would remain unmitigated, this information  
5 was not also repeated in Chapter 24,  
6 "Unavoidable Adverse Impacts," or the  
7 unavoidable adverse impact section of the  
8 executive summary. An errata summary has  
9 been issued to address this and may be found  
10 along with the draft EIS on the ESD website.

11 Bus service along select  
12 lines at certain time periods would also be  
13 affected during construction. To mitigate  
14 this impact, MTA could increase the number  
15 of buses during these times and the impact  
16 to buses during construction, as also would  
17 be the case with the full-build condition,  
18 could be fully mitigated.

19 Also, as noted for the  
20 full-build condition, New York City  
21 Department of Transportation will be  
22 consulted to widen select crosswalks in the  
23 vicinity of the project site. And with this  
24 mitigation in place, impacts to pedestrians  
25 would be fully mitigated during

2 construction, as they also would be in the  
3 full-build condition.

4 A parking shortfall would  
5 result during the construction period,  
6 though not in the full-build condition. To  
7 ameliorate this construction-period parking  
8 shortfall, approximately 90 parking spaces  
9 will be provided for construction worker  
10 parking on parts of the project site not  
11 under construction and/or on the southeast  
12 corner of the block to partially mitigate  
13 this temporary parking shortfall.

14 Finally, the proposed project  
15 would result in short-term construction  
16 noise impacts. To partially mitigate  
17 temporary noise impacts during construction,  
18 noise control measures will be implemented.  
19 In summary, with the mitigation measures  
20 identified in place, impacts to early  
21 childhood programs and libraries are  
22 expected to be partially or fully mitigated.

23 Impacts to bus service, both  
24 in the full-build condition and during the  
25 construction period, are expected to be

2 fully mitigated. Impact to pedestrians,  
3 both in the full-build condition and during  
4 the construction period, are expected to be  
5 fully mitigated.

6 Traffic impacts are expected  
7 to be at least partially mitigated for both  
8 the full-build condition and the  
9 construction period with four of ten  
10 intersections and one of two intersections,  
11 respectively, expected to be fully  
12 mitigated. The highway impact in the  
13 full-build condition is assumed to remain  
14 unmitigated. The construction period  
15 parking shortfall will be reduced, and the  
16 short term construction period noise impacts  
17 are expected to be partially mitigated.

18 Finally, as explained in the  
19 final scope of work, ESD evaluated one  
20 alternative to the proposed actions which  
21 essentially is what the project site would  
22 be in the future, were the proposed actions  
23 not to occur. This no-action alternative  
24 serves as a baseline point of comparison for  
25 analyses presented in the draft EIS.

2                   While the no-action  
3                   alternative would not result in any  
4                   significant adverse impacts, it would not  
5                   meet the purpose and need of the proposed  
6                   actions.

7                   Again, thank you for joining  
8                   us this evening, and thank you for your  
9                   attention.

10                   Comments received before  
11                   5:00 p.m., Monday, July 26th, including any  
12                   comments received this evening, will be  
13                   addressed by ESD. And any necessary  
14                   revisions will be incorporated into the  
15                   final EIS. We look forward to hearing your  
16                   comment on the draft EIS. Thank you.

17                   MS. BAUER: Thank you so  
18                   much, Alyson and Cade for that presentation.

19                   Now I'd like to take care of  
20                   administrative matters by asking the  
21                   stenographer to mark the following documents  
22                   as exhibits to the hearing transcript:

23                   Exhibit 1, a copy of the  
24                   public hearing notice that appeared in the  
25                   New York Daily News along with the affidavit

2 of publication; Exhibit 2, the general  
3 project plan; Exhibit 3, the notice of  
4 completion of the draft environmental impact  
5 statement for the project; Exhibit 4, the  
6 draft environment impact statement; and  
7 Exhibit 5, a copy of the environmental  
8 notice bulletin, dated June 9th, 2021,  
9 notice of acceptance of the draft EIS and  
10 public hearing. Thank you for marking those  
11 exhibits.

12 Copies of the general project  
13 plan have been filed in the office of New  
14 York City and Kings County Clerks and have  
15 been provided to the Mayor of the City of  
16 New York and the Brooklyn Borough President,  
17 the Chair of the New York City Planning  
18 Commission and the Chair of the Brooklyn  
19 Community Board Number 5. Copies of the  
20 draft EIS have been provided to all involved  
21 agencies and to other parties as required  
22 under SEQRA.

23 Members of the public can  
24 review a copy of the general practice  
25 project plan and draft EIS in a variety of



2 ways. Paper copies are available by  
3 appointment, via email, written request, or  
4 on the ESD's website. Upon request, the  
5 general project plan and draft EIS may be  
6 inspected by appointment at ESD's offices  
7 located at 633 Third Avenue, New York, New  
8 York 10017. Between the hours of 9:30 a.m.  
9 and 5:00 p.m., Monday through Friday, public  
10 holidays excluded.

11 To inspect and/or obtain  
12 copies of forgoing documents, please contact  
13 ESD's representative Stacey Teran  
14 at (212)803-3729. The draft EIS can also be  
15 viewed on ESD's project website at  
16 [esd.ny.gov/bdc](http://esd.ny.gov/bdc).

17 Aside from public oral  
18 comments during tonight's hearing, comments  
19 may be also submitted in writing on the  
20 general project plan or draft environmental  
21 impact statement, via email to  
22 [BDCProject@esd.ny.gov](mailto:BDCProject@esd.ny.gov) or by the U.S. Postal  
23 Service to the address shown on the screen,  
24 and comments will be accepted until  
25 5:00 p.m. on July 26th, 2021.

2                   For more about the general  
3                   project plan or draft EIS, you can visit the  
4                   ESD website, and you'll see this information  
5                   again, periodically, throughout the hearing  
6                   if you need to take note of these addresses  
7                   or instructions again.

8                   As we begin the testimony  
9                   portion of the public hearing, I will once  
10                  again share instructions for those wishing  
11                  to speak. If you have signed up to speak  
12                  before the hearing during the registration  
13                  process, we have your name and you'll be  
14                  called in the order in which you registered.  
15                  If you did not sign up to speak before the  
16                  start of the hearing and you would like to,  
17                  please identify yourself using the "raise  
18                  hand" or "chat" function on your Zoom tool  
19                  bar. And if you're joining by phone only,  
20                  you may dial \*9 to indicate your desire to  
21                  provide testimony. Participants using  
22                  "raise hand, chat" or \*9 feature will be  
23                  added to the end of the speakers list, and  
24                  the option to sign up to speak will end at  
25                  7:45 p.m. tonight. Each speaker will be

2           allowed three minutes, to ensure that  
3           everyone gets a chance to provide their  
4           comments here tonight. Elected officials  
5           will be provided the courtesy of speaking  
6           first, and the members of the public who  
7           have registered to speak will either be  
8           called by their names who logged in here  
9           tonight or identified by the first and last  
10          digits of your phone number if you're using  
11          a dial-in option only.

12                           Periodically, you will see a  
13          list of names of several speakers on your  
14          screen so that you can prepare for your turn  
15          to make a comment. When I call your name or  
16          the first and last digits of your phone  
17          number, you will be asked to unmute  
18          yourself, and we will make sure you're ready  
19          before we start the time clock. Feel free  
20          to follow the countdown clock on-screen to  
21          remind you of the length of time that you  
22          have left for your testimony. Otherwise,  
23          you'll be prompted verbally with three  
24          minutes. Once it is passed, you will be  
25          muted, and you'll be invited to send any

2 remaining questions to ESD's mailing or  
3 email address. When invited to speak and  
4 it's your turn, we ask that you please state  
5 your name and your affiliation, if you have  
6 one, for the record.

7 As a reminder, this is a  
8 public hearing for the Brooklyn Development  
9 Center and Mixed-Use Project. And we  
10 encourage all speakers to focus their  
11 comments to the general project plan or  
12 draft EIS for this project. We also ask  
13 that speakers exercise civil conduct during  
14 their testimony. Speakers using  
15 inappropriate language will be muted and  
16 cautioned before being allowed to continue.  
17 Please also be reminded that this is not a  
18 Q&A session. So we'll now prepare for  
19 comments and advance the time clock.

20 Before we begin with our  
21 registered speakers, we would like to  
22 recognize elected officials joining us  
23 tonight for comments, in particular,  
24 representing the 60th Assembly District,  
25 Assemblyman Charles Barron.

2                   Assemblyman Barron, we  
3           welcome you to provide comments. Please let  
4           us know when you're ready.

5                   We'll wait a moment.

6           Assemblyman Barron, would you be able to  
7           turn your camera and unmute yourself so that  
8           we can hear you? You should be able to  
9           unmute yourself. Let's see if the technical  
10          team can assist.

11                   We are going go to a  
12          five-minute break as we sort this out. And  
13          we will be back in five minutes. Thank you  
14          so much.

15

16                   (Brief recess.)

17

18                   MS. BAUER: Welcome back. We  
19          are awaiting registration of additional  
20          speakers. If you are interested in making a  
21          comment, please identify yourself using the  
22          "raise hand" or "chat" function from your  
23          computer. And if you're joining by phone,  
24          you may use \*9 to indicate your desire to  
25          provide verbal testimony.

2                   We will take another  
3           five-minute recess while folks are getting  
4           ready to speak.

5

6                   (Brief recess.)

7

8                   MS. BAUER: We are interested  
9           in receiving your comments tonight. As  
10          there are no registered speakers at the  
11          present time, we will pause the hearing so  
12          that speakers can have more time to  
13          register.

14                   Again, if you're interested  
15          in making a comment, please identify  
16          yourself using the "raise hand" or "chat"  
17          function, or if you're joining by phone  
18          only, you may dial \*9 to indicate your  
19          desire to provide verbal testimony.

20                   We will now be taking a  
21          ten-minute brief recess awaiting speakers.  
22          Thank you.

23

24                   (Brief recess.)

25                   MS. BAUER: Welcome back. We

2 are interested in receiving your comments  
3 for the Brooklyn Developmental Center  
4 Mixed-Use Project. As there are no speakers  
5 registered at the present time, we will  
6 pause the hearing again so that speakers can  
7 have more time to register.

8 If you're interested in  
9 making a comment, please identify yourself  
10 using the "raise hand" or "chat" function,  
11 or if you are using your phone only, you can  
12 dial \*9 to indicate your desire to provide  
13 verbal testimony.

14 For those interested in  
15 seeing the presentation again, there was a  
16 question about where it can be viewed, and  
17 in about three to five days it will be  
18 posted to ESD website, that's  
19 [esd.ny.gov/bdc](http://esd.ny.gov/bdc).

20 And we will now be taking a  
21 brief ten-minute recess so folks have a  
22 chance to raise their hand and let us know  
23 that they'd like to make a comment. Thank  
24 you.

25 (Brief recess.)

2 MS. BEHA: Good evening,  
3 Assemblyman Barron. We're just bringing  
4 everybody back from the break so that we  
5 can --

6 ASSEMBLYMAN BARRON: Okay.  
7 That's fine. You let me know when.

8 MS. BEHA: Okay, it will just  
9 be a minute.

10 ASSEMBLYMAN BARRON: Okay.

11 MS. BAUER: Welcome. Hi,  
12 Assemblyman Barron.

13 ASSEMBLYMAN BARRON: Hi, how  
14 are you?

15 MS. BAUER: Doing okay. Just  
16 let us know when you're ready.

17 ASSEMBLYMAN BARRON: I'm  
18 ready.

19 MS. BAUER: Excellent.

20 ASSEMBLYMAN BARRON: I got  
21 another meeting, so if I can hit right away  
22 I'd appreciate it.

23 MS. BAUER: Please go ahead.

24 ASSEMBLYMAN BARRON: Are you  
25 ready for me?



2 MS. BAUER: Yes.

3 ASSEMBLYMAN BARRON: All  
4 right. Well, thank you very much for this  
5 opportunity to speak. This is a project  
6 that my office and the Council Member Inez  
7 Barron's office, we've been monitoring very  
8 closely.

9 It's a project coming out of  
10 the Vital Brooklyn Project that we're very  
11 looking forward to the tremendous,  
12 tremendous benefits for our community. It  
13 has everything a community needs, it's going  
14 to enhance affordability for housing, we  
15 made sure we negotiated that. It's also  
16 going to have health, and it's going to have  
17 job creation.

18 And the management, we're  
19 glad that some of this is going to go to  
20 black developers and not just having the  
21 overwhelming developers that happens in the  
22 city is usually white developers. So we're  
23 very much appreciative of the fact that we  
24 will have black developers creating jobs  
25 and, at the same time, creating a valuable

2 institution.

3 But this process, the  
4 environmental impact statement review of the  
5 environmental assessment process is  
6 critical. Every project that has ever come  
7 into East New York, we've made sure that it  
8 is safe for our people. The mitigation of  
9 the environmental concerns, whether it's gas  
10 or pollutants in the earth or whether its  
11 traffic, congestion or air pollution is  
12 critical.

13 This project will not go  
14 forward, as far as I'm concerned, unless all  
15 of those needs are met. Unless there's a  
16 cleaning up of the area and unless we  
17 address the traveling, the transportation  
18 issues, the pollution, air pollution issues.  
19 All of those issues have to be addressed  
20 before there's any excavation of the earth  
21 and before there's any real building of  
22 anything.

23 So we've been assured that  
24 they will use all of the latest technology.  
25 There's enough technology around now that

2 can really clean up toxic waste and anything  
3 else, gases, that may be found. We are  
4 leaving no stone unturned to make sure that  
5 this project is safe to build housing on.  
6 So that's why I'm here tonight.

7 I do have a -- quite a few  
8 meetings to still yet attend, I came from  
9 one already, but I wanted to come by to say  
10 to my community that we will be watching the  
11 environmental process very, very closely,  
12 and we'll be making sure that it is safe,  
13 like other places where they have just about  
14 every place in the city has to go through  
15 this. Whenever there's new housing being  
16 built or anything being built that's  
17 excavating earth.

18 Because years ago, all kinds  
19 of things under the earth. We had  
20 brownfields where factories were. We have  
21 to make sure that's cleaned up before they  
22 build anything on top of it. So that's what  
23 we'll be monitoring closely, and that's what  
24 this process is for. And if any of you in  
25 our community have any concerns, now's the

2 time to raise them, and we'll make sure that  
3 they -- your concerns will be taken very  
4 seriously and will be met.

5 So I thank you for attending,  
6 all of you who are attending this, and I  
7 thank the agencies involved, the state is  
8 involved. And I thank the developers who  
9 are going forward with this. We're going to  
10 make this a clean, successful, powerful  
11 project for the East New York area.

12 East New York is on the rise,  
13 we have more housing, we have new schools,  
14 three new schools that are coming to the  
15 district. We have five parks renovated.  
16 And this is the renovation, the rebuilding,  
17 the rising of East New York. So that we can  
18 make sure that our community is a prosperous  
19 one and a safe one to live in and an  
20 affordable one where people can come and own  
21 houses, homes, and, at the same time, have  
22 affordable rentals.

23 I thank you very much. I do  
24 have to go. But those of you who are asking  
25 questions from the community, ask your

2 questions, don't hold back, and then we'll  
3 see to it that they're properly addressed.  
4 Thank you.

5 MS. BAUER: Thank you very  
6 much, Assemblyman Barron. We appreciate  
7 your time and your comments.

8 ASSEMBLYMAN BARRON: Thank  
9 you. I have to leave.

10 MS. BAUER: We understand.  
11 Thank you.

12 We are interested in  
13 receiving comments. If there are no  
14 speakers registered at the time, we may take  
15 another break.

16 However, before we do that,  
17 we would very much encourage anyone who is  
18 attending this evening who would like to  
19 make a comment to raise their hand or let us  
20 know by using "chat" function or \*9 to  
21 indicate that you would like to provide some  
22 comments here tonight.

23 We will now be taking a brief  
24 ten-minute recess as folks get ready to  
25 speak. Thank you so much.

2 (Brief recess)

3

4 MS. BAUER: Welcome back.

5 Aside from oral public comments made during  
6 tonight's hearing, comments may also be  
7 submitted in writing on the General Project  
8 Plan or Draft Environmental Impact Statement  
9 via email to BDCProject@esd.ny.gov. Or you  
10 may send comments by U.S. Postal Service to  
11 the address shown on screen, which is the  
12 ESD offices at 633 Third Avenue, New York,  
13 New York 10017. And comments will be  
14 accepted in until 5:00 p.m. on July 26th,  
15 2021.

16 For more about the general  
17 project plan or draft EIS, please visit  
18 ESD's website. That's esd.ny.gov.

19 If you'd like to speak and  
20 make a comment tonight, please use the  
21 "chat" function or "raise your hand" or use  
22 \*9 to let a member of the team know, and  
23 they will be able to get you in the queue.  
24 Written comments may be submitted by email  
25 to BDCProject@esd.ny.gov or mailed to the

2 attention of Stacey Teran Empire State  
3 Development, 633 Third Avenue, 37th Floor,  
4 New York, New York.

5 That was just added in the  
6 chat for those in attendance and the project  
7 website was also added for your reference  
8 esdny.gov/bdc.

9 And, you know, while we wait  
10 for folks to see if they'd like make a  
11 comment, we can play the orientation on how  
12 to participate in tonight's hearing.

13  
14 (Zoom orientation video  
15 played.)

16 MS. BAUER: Welcome back.  
17 Ella Willis wanted to speak, and I know that  
18 you raised your hand and see if you wanted  
19 to speak to tonight. We are interested in  
20 receiving your comments, if you can just let  
21 a member of our team know or if you had  
22 another question that we can address for  
23 you.

24 Again, if you're having some  
25 technical issues, you can also email

2 careteam@ingroupinc.com. That's

3 I-N-G-R-O-U-P-I-N-C dot com.

4 And for all attendees, if  
5 you're interested in making a comment,  
6 please do identify yourself using the  
7 "raised hand, chat" or dial \*9 and that will  
8 indicate your desire to speak tonight.

9 And it's getting close to  
10 7:30, and, you know, we wanted to let you  
11 know -- we'll let you know that the option  
12 to speak will start to wind down in the next  
13 fifteen minutes.

14 But we do have a speaker. I  
15 have Ella Willis will be speaking, and let  
16 me know when you are ready. And if you  
17 would state your name and affiliation for  
18 the record. Please unmute yourself and turn  
19 your video on, if you desire.

20 MS. WILLIS: Can you hear me?

21 MS. BAUER: Sure can. Thank  
22 you so much.

23 MS. WILLIS: Thank you so  
24 much. My name is Ella Willis. I am a  
25 resident of East New York. My family moved



2 here in the 1950s when East New York was  
3 mostly Irish and Jewish, believe it or not.  
4 My mother retired from BDC after serving  
5 over 30 years there.

6 So I wanted -- I felt it was  
7 important -- I am familiar with Mr. Barron,  
8 and I thought it was very important to voice  
9 interest that we would like, as a community,  
10 for there to be consideration for wellness  
11 modalities as part of any program or holding  
12 space for those modalities for  
13 African-Americans who have been in this  
14 community -- oh, is my video off? Are you  
15 there? Can you still hear me?

16 MS. BAUER: Yes, we can hear  
17 you.

18 MS. WILLIS: It says the  
19 video stopped. Okay. Anyway, so yeah, I  
20 just wanted to let you know that this is an  
21 aging community, we've aged beautifully.  
22 You know, we've been homeowners for over 50  
23 years here. So we've been here before  
24 Starrett City was built, before Gateway was  
25 built, this was like a no-mans zone when we

2 moved to this community, and we watched it  
3 thrive.

4 And we would like to let the  
5 developers know that in light of the  
6 residents that have been here for many, many  
7 decades it would be nice for there to be  
8 some consideration for space being held for  
9 wellness modalities, for facilities that can  
10 take care of the community that has fostered  
11 it's growth.

12 And so that's what, you  
13 know -- we faced gentrification, we faced a  
14 lot of political and social issues in this  
15 part of town. And so many of us are  
16 wondering are we going to be gentrified out  
17 and so even -- you know, with those -- some  
18 of those being inevitable, we would just  
19 like more involvement with the developers  
20 with regard to what the community is needing  
21 and what sustains the community, especially  
22 a community that has had a lot of -- has  
23 absorbed a lot of trauma through some of the  
24 police activities as well as, you know,  
25 minority -- and minority activities.

2                   So that's what I wanted to  
3                   make sure of that is mentioned, even if I'm  
4                   the only person on this, imagining it's a  
5                   voice that's very important as we see this  
6                   development come to our communities that,  
7                   you know, we've been here for a long time  
8                   and we want to make sure that we are being  
9                   considered with whatever is taking place  
10                  because we're not leaving. We have heirs,  
11                  people who will be benefiting and inheriting  
12                  our properties and we've built up in our  
13                  communities and the things that we've held  
14                  space for.

15                         So we appreciate if the  
16                         powers that be meet their community and take  
17                         those concerns at heart. Thank you.

18                                 I can't hear you at all.

19                                 MS. BAUER: I said thank you  
20                                 for your testimony. We appreciate it.

21                                 MS. WILLIS: Thank you.

22                                 MS. BAUER: All right. If  
23                                 you have additional comments, please  
24                                 remember you can do so by emailing or  
25                                 mailing them in.

2                   Right now, we're a little bit  
3                   past 7:30, we just want to remind everyone  
4                   that the option to speak will end at 7:45,  
5                   which is fifteen minutes before the close of  
6                   the hearing. So if you are interested in  
7                   making a comment, please identify yourself,  
8                   just raise your hand, use the chat function  
9                   or dial \*9 to indicate your desire to speak.

10                   And also, a reminder that  
11                   comments presented at this hearing will be  
12                   taken into consideration by ESD as part of  
13                   the final approval of the project and that  
14                   all comments will be addressed in the final  
15                   environment documents. You may provide your  
16                   comments again via email to  
17                   BDCProject@esd.ny.gov or via standard mail.

18                   Our team on the chat is  
19                   sharing all that information with you as  
20                   well. So thank you.

21                   So while we are waiting for  
22                   folks to sign up, we can take a brief  
23                   ten-minute recess again, and we will be back  
24                   shortly.

25

2 (Brief recess.)

3

4

MS. BAUER: Welcome back.

5

It's now 7:45 registration to speak is now

6

closed. Comments at the hearing will be

7

taken into consideration by ESD as part of

8

the final approval of the project and all

9

comments will be addressed in the final

10

environmental document.

11

Again, you may provide your

12

comments via email or to the addresses that

13

were shown here tonight. We are going to

14

take a short five-minute break before we

15

move to close out the hearing.

16

In the meantime, if you have

17

any technical issues, feel free to chat with

18

our team. Thank you.

19

20

(Brief recess.)

21

MS. BAUER: Welcome back. I

22

just wanted to remind everyone the General

23

Project Plan and the Draft EIS may be

24

inspected by appointment at ESD's office,

25

located at 633 Third Avenue in New York,

2           between the hours of 9:30 and 5:00 p.m.,  
3           Monday through Friday public holidays  
4           excluded, to inspect and/or obtain copies of  
5           the Draft Environmental Impact Statement or  
6           general project plan. Please contact ESD  
7           representative Stacey Teran at  
8           (212) 803-3729, and the Draft EIS may also  
9           be viewed on the ESD's project website,  
10          which is [esd.ny.gov/bdc](http://esd.ny.gov/bdc).

11                               Now, before closing the  
12          hearing I would like to invite Alyson Beha,  
13          Empire State Development Vice President of  
14          Real Estate development and planning to say  
15          a few words.

16                               MS. BEHA: Thank you,  
17          Marlene. And thanks to everybody who joined  
18          us tonight.

19                               We appreciate your feedback,  
20          and as Marlene said, we welcome your  
21          feedback over the course of the next month  
22          until July 26th, so please be in touch with  
23          us if you have any questions. And as you  
24          can see on the screen, these are all the  
25          different ways that you can provide us with

2           comments on the Draft Environmental  
3           Impact Statement and the General Project  
4           Plan. Thank you.

5                           MS. BAUER: Thank you. We  
6           will keep this information on the screen  
7           along with some soothing music until the  
8           hearing is officially closed at 8:00 p.m.

9                           We will end tonight's hearing  
10          thanking you for joining us today for this  
11          General Project Plan and Draft Environmental  
12          Impact Statement Public Hearing for the  
13          Brooklyn Developmental Center Mixed-Use  
14          Project.

15                           And we will leave the "submit  
16          comments" screen with some soft music until  
17          we close out. Just a reminder to everyone,  
18          you can get the documents on the ESD website  
19          which is [esd.ny.gov/bdc](http://esd.ny.gov/bdc). And you can  
20          continue to email us comments at the  
21          BDCProject@esd.ny.gov or mail to the  
22          addresses shown, 633 Third Avenue, the 37th  
23          Floor, New York, New York 10017.

24                           Again, all comments must be  
25          received by 5:00 p.m. on Monday July, 26th.

2 We thank you and we wish you a good evening.  
3 And we will continue to leave this  
4 information on for a few more minutes as  
5 folks begin to leave the hearing tonight.  
6 Thank you so much for your time.

7

8 (Brief recess )

9 MS. BAUER: Thank you. The  
10 meeting is now concluded. Have a good  
11 evening.

12 (Whereupon, at replace 8:01 P.M.,  
13 the above matter concluded.)

14

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C E R T I F I C A T E

STATE OF NEW YORK            )  
  :  SS.:  
COUNTY OF RICHMOND        )

I, MADELINE TAVANI, a Notary Public for  
and within the State of New York, do hereby  
certify:

That the above is a correct  
transcription of my stenographic notes.

I further certify that I am not related  
to any of the parties to this action by  
blood or by marriage and that I am in no way  
interested in the outcome of this matter.

IN WITNESS WHEREOF, I have hereunto set  
my hand this 26th day of June, 2021.

\_\_\_\_\_  
MADELINE TAVANI