



September 14, 2020

**NEW YORK STATE URBAN DEVELOPMENT CORPORATION  
d/b/a EMPIRE STATE DEVELOPMENT**

**COMBINED NOTICE OF LEAD AGENCY, POSITIVE DECLARATION, PUBLIC SCOPING, AND INTENT TO  
PREPARE A DRAFT ENVIRONMENTAL IMPACT STATEMENT**

**BROOKLYN DEVELOPMENTAL CENTER MIXED-USE PROJECT**

The New York State Urban Development Corporation d/b/a Empire State Development (“ESD”) is issuing this notice pursuant to the New York State Environmental Quality Review Act (“SEQRA”), codified in the Environmental Conservation Law, and its implementing regulations (6 NYCRR Part 617), in connection with the proposed Brooklyn Developmental Center (“BDC”) Mixed-Use Project (“Proposed Project”) in Kings County, New York. ESD proposes to serve as the lead agency for the coordinated SEQRA review of the Proposed Project.

The Proposed Project is a comprehensive redevelopment initiative for the former BDC site proposed by ESD in collaboration with New York State Homes and Community Renewal (“HCR”). The Proposed Project involves the disposition of a part of Lot 300 of Block 4586 in Kings County (Brooklyn), New York, to Vital BDC LLC, a conditionally designated development team, consisting of Apex Building Company and/or its affiliates, L+M Development Partners Inc. and/or its affiliates, RiseBoro Community Partnership Inc., and Services for the UnderServed, Inc. (“S:US”), to facilitate the redevelopment of the site (“Project Site”) into mixed-use affordable housing. The +/- 27.1-acre Project Site comprises the central portion of the former BDC campus available for redevelopment after a prior disposition to a different developer of the northern and southern portions of the former BDC campus for the Fountain Avenue Land Use Improvement and Residential Project. The Proposed Project entails ESD’s adoption of a General Project Plan (GPP) to facilitate the construction of up to approximately 2,623 units of affordable housing (+/- 2,475,760 sf of residential uses), +/- 132,739 sf of commercial space, +/- 51,958 sf of community facilities, +/- 27,700 sf of light manufacturing uses, +/- 885 parking spaces, +/- 11,500 sf of other uses, and +/- 9.1 acres of open space. Construction would be undertaken in multiple phases, with the first phase commencing in 2022 and the final phase being completed in 2030, with full occupancy by 2031.

The Proposed Project has been classified as a Type I Action under the SEQRA regulations. As the Proposed Project may have significant adverse environmental impacts, ESD has determined that a Draft Environmental Impact Statement (“DEIS”) will be prepared. The potential environmental impacts associated with implementation of the Proposed Project will be evaluated in the DEIS, along with mitigation measures where warranted, and a range of feasible alternatives considering the goals and objectives of the lead agency. The Environmental Assessment Form (“EAF”) and Draft Scope of Work (“DSOW”) for the DEIS provide additional information about the Proposed Project and the currently identifiable potential significant adverse environmental impacts.

Empire State Development  
633 Third Avenue, New York, NY 10017  
(212) 803-3100 | [www.esd.ny.gov](http://www.esd.ny.gov)

A **public scoping meeting** for the Brooklyn Developmental Center Mixed-Use Project has been scheduled for **Wednesday, October 14, 2020, from 6:00 pm to 8:00 pm** to obtain comments on the DSOW for the DEIS. **Due to the COVID-19 pandemic and restrictions on public gatherings, the public scoping meeting will be conducted as a virtual meeting** utilizing the Zoom video communications and teleconferencing platform. Detailed instructions for participation in the virtual public scoping meeting are provided at the end of this notice. In addition, the session will be live streamed via YouTube at <https://youtu.be/ljBMLb6l4Ak> and broadcast via Brooklyn Free Speech Television (Charter/Spectrum Channel 1993, Altice/Optimum Channel 951, and Verizon/Fios Channel 47).

Additional copies of the DSOW may be downloaded from ESD's website at <https://esd.ny.gov/brooklyn-developmental-center-mixed-use-project>, requested by email to [BDCProject@esd.ny.gov](mailto:BDCProject@esd.ny.gov), by mail from Stacey Teran, Empire State Development, 633 Third Avenue, 37th floor, New York, NY 10017, or by calling (212) 803-3923. Comments on the DSOW may be presented by members of the public or any interested party during the public scoping meeting or submitted in writing to Stacey Teran, Empire State Development, 633 Third Avenue, 37th Floor, New York, NY 10017, or by email to [BDCProject@esd.ny.gov](mailto:BDCProject@esd.ny.gov). The public comment period will remain open for 30 days following the close of the meeting. Written and emailed comments on the DSOW will be accepted until 5:00 pm on Friday, November 13, 2020.

The virtual scoping meeting will be recorded and transcribed. A recording of the meeting and transcription will be available on ESD's website at <https://esd.ny.gov/brooklyn-developmental-center-mixed-use-project> following the close of the meeting. Copies of the transcript may be requested by email to [BDCProject@esd.ny.gov](mailto:BDCProject@esd.ny.gov), by mail from Stacey Teran, Empire State Development, 633 Third Avenue, 37<sup>th</sup> Floor, New York, NY 10017, or by calling (212) 803-3923.

This notice, the EAF, and the DSOW have been sent to the following entities and individuals:

Dormitory Authority State of New York  
New York State Homes and Community Renewal  
New York State Office for People with Developmental Disabilities  
New York State Office of Mental Health  
New York State Department of Environmental Conservation, Region II  
New York City Department of City Planning, Brooklyn Office  
New York City Department of Transportation  
New York City Department of Housing Preservation and Development  
New York City Housing Development Corporation  
Mayor's Office of Environmental Coordination  
Honorable Bill de Blasio, Mayor of New York City  
Eric Leroy Adams, Brooklyn Borough President  
Honorable Charles Barron, New York State Assembly Member  
Honorable Inez Barron, New York City Council Member  
Brooklyn Community Board # 5

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## **INSTRUCTIONS FOR PARTICIPATING IN VIRTUAL SCOPING SESSION THROUGH ZOOM**

The virtual public scoping meeting on **Wednesday, October 14, 2020, from 6:00 PM to 8:00 PM** will be held through Zoom, which will allow members of the public to participate using the Zoom application (app) from a computer or mobile device such as a smartphone or a tablet or by dial-in using a telephone. The virtual public scoping meeting will be recorded and broadcast for future use online, broadcast, and/or in print publications. By participating in the virtual public scoping meeting, attendees acknowledge this and agree to be recorded and broadcast for any such use.

Members of the public who wish to participate in the public scoping session through Zoom on their computer or smartphone / mobile device must **register for the scoping meeting** at any time beginning on the date of this notice up to and through the scoping meeting on October 14. Upon completing registration, participants will be emailed a weblink to access the meeting via Zoom. Members of the public who wish to participate using the dial-in option must use the Meeting ID provided below. Participants requiring American Sign Language (ASL) interpretation will receive nonverbal instructions during the meeting on how to access it.

Participants who wish to provide verbal comment during the meeting will have an opportunity during registration to sign up to speak. An opportunity to sign up to speak also will be provided once the meeting has started. Participants are encouraged to attend the meeting using Zoom on their computer or the Zoom app on a mobile device in order to view the presentation material. Dial-in only participants will not be able to view the meeting presentations, ASL interpretation, or other visual content; however, they may view the meeting live on Brooklyn Free Speech Television (Charter/Spectrum Channel 1993, Altice/Optimum Channel 951 or Verizon/Fios Channel 47).

**For viewing and/or to join the meeting online on October 14, 2020, see the meeting information below:**

**Registration Link:** <https://zoom.us/j/95793094050>

**Dial-in Information:** +1 (646) 558-8656

**Meeting ID:** 957 9309 4050

### **1. Computer**

- Download the Zoom app on computer.
- Register for the meeting using the Registration Link provided above and indicate whether you want to provide public comment.
- Enter the meeting through the link provided in the registration confirmation email.

### **2. Smartphone/Mobile Device (App)**

- Download the Zoom app on phone or mobile device.
- Register for the meeting using the Registration Link provided above and indicate whether you want to provide public comment.
- Enter the meeting through the link provided in the registration confirmation email.

### **3. Phone (Dial-in)**

- Dial-in Information: +1 (646) 558-8656
- Meeting ID: ID: 957 9309 4050

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- Participants dialing in are not required to register for the meeting beforehand.
- Instructions on how to give verbal comment will be given during the meeting.

If experiencing audio issues when using the Zoom app, you may need to dial-in to the meeting separately. See the Zoom Troubleshooting section for additional information or questions regarding meeting access. Video tutorials for the Zoom app are available online at <https://support.zoom.us/hc/en-us>. For general assistance with participation or public comments prior to October 13, 2020 please call (201) 612-1230 or email [vdomine@ingroupinc.com](mailto:vdomine@ingroupinc.com). For technical assistance regarding participation in the Virtual Scoping Meeting on October 14, 2020, please email questions to [support@saipr.com](mailto:support@saipr.com).