



**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**

KINGSBORO PSYCHIATRIC 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 Kingsboro Psychiatric Center Mixed-Use Project (“Proposed Project”) in the East Flatbush section of the Borough of Brooklyn (Kings County), New York. ESD proposes to serve as the lead agency for the coordinated SEQRA review of the Proposed Project.

The Proposed Project, which ESD is advancing in collaboration with New York State Homes and Community Renewal (“HCR”), is a comprehensive redevelopment of a site consisting of approximately 7.2 acres on the westernmost portion of the parcel located at 681 Clarkson Avenue, Brooklyn, New York 11203, which contains the Kingsboro Psychiatric Center (“KPC”), operated by the New York State Office of Mental Health (“OMH”). The Proposed Project involves the disposition of a portion of Block 4833, Lot 1 to a conditionally designated development team, consisting of Douglaston Development LLC, Breaking Ground Housing Development Fund Corporation, Almat Urban LLC, Andrew Velez Construction, Inc., Jobe Development Corp., and the Brooklyn Bureau of Community Service (collectively, the “Developer”), to facilitate the redevelopment of the site (“Project Site”) with affordable and supportive residential housing, new homeless shelters to replace the two that currently exist on the Project Site, and other uses including additional community facilities and related services, open space, and a grocery store. The +/- 7.2-acre Project Site comprises the western portion of the KPC campus. The Proposed Project entails ESD’s adoption of a General Project Plan (“GPP”) to facilitate the construction of +/- 1,033,039 sf of residential space (including approximately 1,090 new units of affordable housing of which approximately 9.3 percent would be homeownership units, and two new state-of-the-art single-adult men’s homeless shelters, which would fully replace the existing 364 beds currently available at the Project Site); +/- 8,092 sf of commercial space; +/- 38,378 sf of community facility space; +/- 15 parking spaces; and +/- 2.80 acres of open space, of which +/- 2.16 acres would be publicly accessible. As currently contemplated, construction would be undertaken in three phases, with the first phase commencing in 2024, the final phase anticipated to be completed in 2030, and full occupancy anticipated by 2031.

The Proposed Project has been classified as a Type I Action under the SEQRA regulations. The Proposed Project may result in significant adverse impacts including impacts related to transportation and construction.

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

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mitigation measures where warranted, and a range of feasible alternatives considering the goals and objectives of the Proposed Project. 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.

A **public scoping meeting** for the Kingsboro Psychiatric Center Mixed-Use Project has been scheduled for **Thursday, January 19, 2023, from 6:00 pm to 8:00 pm** to obtain comments on the DSOW for the DEIS. **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://www.youtube.com/EmpireStateDev>.

Additional copies of the DSOW may be downloaded from ESD’s website at <https://esd.ny.gov/kingsboro>, requested by email to kpceis@esd.ny.gov, by mail from Stacey Teran, Empire State Development, 633 Third Avenue, 37th Floor, New York, NY 10017, or by calling (212) 803-2248. 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 kpceis@esd.ny.gov. The public comment period will remain open following the close of the meeting. Written and emailed comments on the DSOW will be accepted until 5:00 pm on Tuesday, February 21, 2023.

A transcription of the meeting will be available on ESD’s website at <https://esd.ny.gov/kingsboro> following the close of the meeting. Copies of the transcript may be requested by email to kpceis@esd.ny.gov, by mail from Stacey Teran, Empire State Development, 633 Third Avenue, 37th Floor, New York, NY 10017, or by calling (212) 803-2248.

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 Department of Homeless Services
New York City Housing Development Corporation
Mayor’s Office of Environmental Coordination
Honorable Eric Leroy Adams, Mayor of New York City
Antonio Reynoso, Brooklyn Borough President
New York City Council
Honorable Brian Cunningham, New York State District 43 Assembly Member
Honorable Darlene Mealy, New York City Council Member
Honorable Rita Joseph, New York City Council Member
Brooklyn Community Board #9

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INSTRUCTIONS FOR PARTICIPATING IN VIRTUAL SCOPING SESSION THROUGH ZOOM

The virtual public scoping meeting on **Thursday, January 19, 2023, 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 may 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 January 19. 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 comments 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; they may view the meeting live via YouTube at <https://www.youtube.com/EmpireStateDev> and a transcription of the meeting will be available on ESD’s website at <https://esd.ny.gov/kingsboro> following the close of the meeting.

For viewing and/or to join the meeting online on January 19, 2023, see the meeting information below:

Registration Link: https://us06web.zoom.us/webinar/register/WN_AMBmov3PTtC41EnQUuBQLg

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

Meeting ID: 862 7205 6542

Passcode: 426260

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

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- Meeting ID: 426260
- Passcode: 426260
- 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 Troubleshooting section of the Zoom website 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 January 19, 2023 please call (201) 612-1230 x12 or email dkim@ingroupinc.com. For day-of technical assistance regarding participation in the virtual scoping meeting on January 19, 2023, please email questions to careteam@ingroupinc.com.