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EMPIRE STATE DEVELOPMENT CORPORATION

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PUBLIC HEARING:

RE: BRONX PSYCHIATRIC CENTER

LAND USE IMPROVEMENT PROJECT

-----x

Albert Einstein College of Medicine

Lefrak Auditorium

1301 Morris Park Avenue

Bronx, New York

September 16, 2019

6:46 P.M.

B E F O R E:

EDWARD C. KRAMER, ESQ.,

THE HEARING OFFICER

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A P P E A R A N C E S:  
FOR EMPIRE STATE DEVELOPMENT CORPORATION  
Regina Stevens, Paralegal  
Alyson Beha, VP, Real Estate and Planning

FOR AKRF:  
Linh Do

ALSO PRESENT:  
The Public  
The Press

Miriam Zapata,  
Court Reporter

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P R O C E E D I N G S

THE HEARING OFFICER: Good evening, ladies and gentlemen. My name is Edward Kramer. I'm an attorney duly admitted to practice law in the State of New York and I am the independent hearing officer for today's public hearing.

I have been asked by the New York State Urban Development Corporation, doing business as Empire State Development, ESD, to conduct today's public hearing pursuant to Sections 6 and 16 of the New York State Urban Development Corporation Act and the State Environmental Quality Review Act or SEQRA. The legal notice of this hearing was published in the August 16, 2019 edition of the New York Daily News.

The purpose of this hearing is to inform the public about the Bronx Psychiatric Center Land Use Improvement Project, the Project, and give all interested persons an opportunity to give testimony and provide comments on:

A) The General Project Plan or the GPP;

B) The Draft Environmental Impact Statement, the DEIS; and

C) The proposed transfer and

1  
2 development of the project site.

3           This is not a question and answer  
4 session. It is, instead, an opportunity for you to  
5 present your views so that ESD can consider them in  
6 making it's final determination.

7           For your information, a  
8 stenographic transcript of this hearing is being made.  
9 Upon written request and payment of reproduction costs,  
10 a copy of the record of tonight's hearing and any  
11 written comments or submissions made, prior to  
12 adjourning the 30-day comment period following  
13 tonight's hearing, will be available to any person  
14 making such a request.

15           Comments presented at this hearing  
16 will be taken into consideration by ESD in the review  
17 and consideration of the proposed project. Comments on  
18 the GPP, DEIS and the proposed transfer and development  
19 of the project site are requested.

20           Comments may be made orally or in  
21 writing at the hearing today, delivered in writing to  
22 ESD at 633 Third Avenue, New York, New York 10017,  
23 Attention Michael Avolio, A-V-O-L-I-O, on or before  
24 five o'clock p.m., October 16, 2019, or sent by e-mail  
25 to bronxpsychiatric@esd.ny.gov, on or before October

1  
2 16, 2019. Written or e-mailed comments received after  
3 5:00 p.m. on October 16, 2019, will not be considered.

4 All verbal comments made at the  
5 public hearing and all written comments received by ESD  
6 prior to 5:00 p.m. on October 16, 2019, will be  
7 considered by ESD prior to final consideration of the  
8 GPP, DEIS and the proposed transfer and development of  
9 the project site.

10 Information slips for submitting  
11 written comments can be found adjacent to the speaker  
12 registration table, which is right outside this  
13 auditorium.

14 First, Ms. Alyson Beha, Vice  
15 President, Real Estate Development and Planning for  
16 ESD, will present information about the project on  
17 behalf of ESD.

18 Following Ms. Beha, Ms. Linh Do,  
19 Environmental Consultant for AKRF, who prepared the  
20 DEIS, will present information about the DEIS. Then, I  
21 will recognize anyone else who wishes to make a comment  
22 about the project.

23 So, if you wish to speak at  
24 tonight's hearing, please register at the registration  
25 table, which again, is right outside this auditorium.

1  
2 For your information and convenience, the GPP, DEIS and  
3 ESD Directors materials are all on file at the office  
4 of ESD at 633 Third Avenue, New York, New York 10017  
5 and are available for inspection by the general public  
6 between the hours of 9:30 a.m. to 5:00 p.m., Monday  
7 through Friday, public holidays excluded.

8 In addition, the DEIS is available  
9 at the Westchester Square Branch of the New York Public  
10 Library at 2521 Glebe Avenue, Bronx, New York. Hard  
11 copies of the GPP, DEIS and ESD Directors' materials  
12 are available without charge. Charges may apply for  
13 full DEIS beyond the executive summary, to any person  
14 requesting such copies at the office of ESD at the  
15 address given above. Copies of these materials are  
16 available at tonight's hearing and can be found  
17 adjacent to the speaker registration table. Copies are  
18 also available at the ESD website at  
19 <https://esd.ny.gov>.

20 ESD has filed these materials in  
21 the Offices of the Clerks of the Bronx County and City  
22 of New York and provided copies to the Mayor of the  
23 City of New York, the Borough President of the Borough  
24 of Bronx, the Chair of the City Planning and the Chair  
25 of Bronx Community Boards Numbers 10 and 11.

1  
2 To inspect or obtain copies of the  
3 GPP or DEIS from ESD, please contact Michael Avolio at  
4 212-803-3729. Please refer to the hand-out available  
5 adjacent to the speaker registration table for the  
6 website address.

7 In order to give everyone an ample  
8 opportunity to speak, I request that speakers keep  
9 their oral presentations to no more than two minutes.  
10 Speakers representing organizations with a substantial  
11 number of members are asked to register and identify  
12 themselves as such and, depending upon the number of  
13 speakers wishing to be heard, may be afforded up to a  
14 total of four minutes for their presentation and that  
15 will be available for one person per organization.

16 In order to ensure an accurate  
17 transcript and to enable all assembled to hear your  
18 remarks, I ask that each speaker, when called, to come  
19 to the front of room. Please state your name and  
20 address. If you are appearing as a representative of  
21 an organization or a governmental entity, please  
22 identify the organization or entity and state its  
23 address.

24 Finally, I want to remind you that  
25 the purpose of this hearing is to inform the public

1  
2 about the Bronx Psychiatric Center Land Use Improvement  
3 Project, the Project, and give all interested persons  
4 an opportunity to give testimony or provide comments  
5 on:

6 A) The General Project Plan, the  
7 GPP;

8 B) The Draft Environmental Impact  
9 Statement, the DEIS; and

10 C) The proposed transfer and  
11 development of the project site.

12 Again, this is not a question and  
13 answer session but an opportunity for you to present  
14 your views.

15 Now, I'd like to take some  
16 administrative matters by asking the stenographer to  
17 mark the following documents as exhibits to the hearing  
18 transcript.

19 1) Legal notice that appeared in  
20 the New York Daily News on August 16, 2019;

21 (Legal Notice that appeared in the  
22 New York Daily News on August 16, 2019, was marked  
23 Hearing Exhibit 1.)

24 2) Exhibit 2, Affidavit of  
25 Publication of the Legal Notice of the New York Daily

1  
2 News; and

3 (Affidavit of Publication of the  
4 Legal Notice in the Daily News was marked Hearing  
5 Exhibit 2.)

6 3) Exhibit 3, Memorandum from ESD's  
7 Chair to ESD's Directors, dated August 15, 2019,  
8 adopting the Proposed General Project Plan, accepting  
9 the Draft Environmental Impact Statement, acquiring  
10 disposing of real property and authorizing this public  
11 hearing.

12 (Memorandum from ESD's Chair to  
13 ESD's Directors dated August 15, 2019, adopting the  
14 Proposed General Project Plan, accepting the Draft  
15 Environmental Impact Statement, acquiring disposing of  
16 real property and authorizing this public hearing was  
17 marked Hearing Exhibit 3.)

18 These exhibits shall be deemed  
19 marked.

20 Now, Ms. Beha and Ms. Do will now  
21 present information about the project. Ms. Beha.

22 MS. BEHA: Hi, good evening.

23 My name is Alyson Beha. I'm a Vice  
24 President at Empire State Development. I'm here  
25 tonight to present the Bronx Psychiatric Center Land

1  
2 Use Improvement Project.

3           A full description of the project  
4 can be found in the General Project Plan, which is  
5 available at the front desk and also on our website.  
6 I'll provide some highlights.

7           The project consists of the  
8 redevelopment of an approximately 34 acre site, located  
9 at 1500 Waters Place in the Morris Park Section of the  
10 Bronx. It is currently owned by the Dormitory  
11 Authority of the State of New York, otherwise known as  
12 DASNY, and is operated by the New York State Office of  
13 Mental Health, otherwise known as OMH.

14           As part of an effort to enhance  
15 efficiency and improve services, OMH has recently  
16 consolidated its operations on to an adjacent site,  
17 freeing up the project site for redevelopment.

18           In 2013, ESD issued an RFP for the  
19 site, seeking commercial, retail, institutional,  
20 community or recreational uses that would create new  
21 jobs and stimulate economic activity in the Bronx.  
22 Upon completion of the competitive process, ESD  
23 conditionally designated Simone Development Companies  
24 to redevelop the site as a medical and commercial  
25 office space. An extension of their existing

1  
2 Hutchinson Metro Center, which is located immediately  
3 adjacent to the project site.

4           The project will create nearly two  
5 million square feet of rentable space intended for  
6 commercial and medical offices, college or trade  
7 schools, employee and student housing, supporting  
8 retail uses and a hotel.

9           The project also includes dedicated  
10 community facility space. More than eight acres of  
11 open space and parking facilities. Three existing  
12 buildings previously used by OMH will be renovated and  
13 expanded and six new buildings will be built. New  
14 roads will be constructed to provide circulation within  
15 the project and connect to the surrounding street  
16 network.

17           The project includes the removal of  
18 four existing baseball fields and the construction of  
19 two new state-of-the-art turf baseball diamonds, a park  
20 and other open space amenities resulting in a net  
21 increase in open space on the site. New bike and  
22 pedestrians paths will connect visitors to the future  
23 Metro -- Morris Park Metro North Station nearby.

24           The project will be constructed in  
25 two phases.

1  
2                   The first phase, which is expected  
3 to be completed in 2023, comprises approximately  
4 642,500 square feet of commercial office, medical  
5 office and bio-tech or research space; 100 units of  
6 housing for employees working at the site or students  
7 attending academic programs at the site; 124,000 square  
8 feet of hotel use; 140,000 square feet of college,  
9 trade school and retail uses; 2,000 square feet of  
10 community facility space; 8100 square feet of accessory  
11 amenity space; up to 2500 parking spaces and  
12 approximately seven acres of open space, including the  
13 two baseball fields.

14                   Phase 2 of the project comprises  
15 approximately 625,000 square feet of commercial and  
16 medical office space; 150 units of housing for  
17 employees working at the site or students attending  
18 academic programs on site; 6500 square feet of retail  
19 space; up to 1520 parking spaces and 1.6 acres of open  
20 space.

21                   Phase 2 is contingent on the  
22 construction of new access improvements to the  
23 Hutchinson River Parkway. There's currently no funding  
24 or plan by New York City Department of Transportation  
25 to construct the improvements, and without the HRP

1  
2 improvement project or some other means of addressing  
3 the traffic expected to be generated by Phase 2, the  
4 second phase of the project cannot proceed.

5           The project will provide multiple  
6 public benefits, including the creation of 2600  
7 construction jobs and 8000 permanent jobs. The  
8 elimination of light, the creation of office and other  
9 supporting space that will promote economic development  
10 in the surrounding neighborhood and the Borough of the  
11 Bronx; the enhancement of tax spaces and the creation  
12 of community recreational facilities and other  
13 facilities that promote public health.

14           In order to effectuate the project,  
15 ESD will override zoning to allow development that is  
16 contextual with the surrounding neighborhood and the  
17 adjacent Hutchinson Metro Center. ESD has created a  
18 designed guidelines for the project that will apply in  
19 lieu of zoning. The project has been designed to  
20 complement New York City's vision for a  
21 pedestrian-friendly transit district adjacent to the  
22 planned Metro North Station immediately west of the  
23 development site.

24           The developer will pay ESD a  
25 purchase price of \$14,959,154 for the site. The

1  
2 proceeds will be used by DASNY to satisfy a portion of  
3 the outstanding bonds that financed improvements to the  
4 site.

5 ESD, acting as lead agency,  
6 pursuant to the requirements of the State Environmental  
7 Quality Review Act or SEQRA, and the implementing  
8 regulations of the New York State Department of  
9 Environmental Conservation, determined that a Draft  
10 Environmental Impact Statement or DEIS, was necessary  
11 to be prepared for the project. The DEIS for the  
12 project is a comprehensive document that includes  
13 extensive technical analyses of potential impacts on  
14 the environment and proposes measures to mitigate  
15 identified, potential significant, adverse impacts of  
16 the proposed project.

17 The DEIS was prepared by  
18 environmental consultants AKRF, Inc. and has been  
19 reviewed by ESD Staff and outside environmental  
20 counsel. The public comment period lasts until October  
21 16th. Following that, we have a number of additional  
22 public approvals to obtain and we plan to close in the  
23 spring of 2020, with construction beginning immediately  
24 after.

25 Thank you all for your interest in

1  
2 the project. Additional details can be found in the  
3 General Project Plan.

4                   Linh Do, from AKRF, will provide  
5 more detail on the DEIS.

6                   MS. DO: Good evening. I'm Linh Do  
7 from AKRF. Our firm prepared a Draft Environmental  
8 Impact Statement, or DEIS, for the Bronx Psychiatric  
9 Center Land Use improvement Project.

10                   The analysis presented in the DEIS  
11 were generally based on the guidelines, methodologies  
12 and impact criteria presented in the City's  
13 Environmental Technical Manual. In assessing the  
14 impacts, the DEIS analyzed the project's two phases.  
15 The phase one analysis year is 2023 and the full phase  
16 build-out analysis year is 2028.

17                   In the future, without the proposed  
18 project, existing vacant buildings on the Bronx  
19 Psychiatric Center Campus is assumed to remain vacant  
20 and the existing ball fields are soon to remain in the  
21 same conditions. The DEIS evaluated the proposed  
22 project's potential for significant, adverse  
23 environmental impact. For the two analysis years, in  
24 19 different technical areas, as shown on this -- sorry  
25 about that.

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It's tougher than it looks.

So there were 19 different technical areas as shown on this slide. The potential significant adverse impacts in one or both analysis years were identified in three technical areas. No significant adverse impacts were identified for the other 16 technical areas as shown on this slide.

The three that we're focusing on today is transportation, air quality and consumption. I'll provide a very brief summary.

We have disclosed that the DEIS -- the DEIS disclosed the potential for significant adverse impacts and explored potential mitigation measures to address these impacts.

For transportation, we assess the effects of the project on the study area of vehicular traffic: Parking, public transit options and pedestrian circulation. In both 2023 and 2028 analysis years, the DEIS identifies the potential for significant, adverse impacts on the local traffic network. In both analysis years, some of the impacts could be fully mitigated with the standard measures such as changes to signal timing and parking regulations.

1  
2                   In 2023, there will be 14 analysis  
3 locations where the predicted traffic impacts could not  
4 be mitigated. In 2028, there will be about 14 analysis  
5 locations where traffic impacts could not be mitigated.  
6 In 2028 there will be 18 analysis locations where the  
7 impacts could not be mitigated.

8                   An important component of the  
9 proposed project's traffic mitigation is the  
10 implementation of the post-approval Traffic Monitoring  
11 Plan, which is called TMP and you'll hear that a lot.  
12 The DEIS analysis of traffic impacts is a conservative  
13 projection of what the future conditions may look like.  
14 The TMP would include monitoring of actual traffic  
15 conditions in the future, upon completion and occupancy  
16 of the proposed project, and would allow for  
17 adjustments to proposed traffic mitigation measures  
18 based on those actual conditions.

19                   The New York City Department of  
20 Transportation will review and approve the proposed  
21 scope of the TMP. We also evaluated a total of 10  
22 highway analysis elements for the northbound and  
23 southbound Hutchinson River Parkway. Potential  
24 significant adverse impacts could occur in 2023 and  
25 2028.

1  
2 In 2023, the first phase of the  
3 proposed project, there would be the potential for  
4 significant adverse impacts at four highway analysis  
5 elements. In 2028, for the proposed project, there  
6 would be a potential for significant adverse impacts at  
7 two highway analysis elements. The impacts of both  
8 analysis years could not be mitigated.

9 For public transit, the DEIS  
10 assessed the demands of the Bx21 and the Bx24 local bus  
11 routes for the weekday a.m. and p.m. peak periods. In  
12 2023, there would be the potential for significant  
13 adverse impacts on the Bx24 westbound during the  
14 weekday a.m., and to the eastbound and westbound  
15 directions during the weekday p.m. peak.

16 In 2028, there would be significant  
17 adverse impacts to the northbound Bx21 and the  
18 eastbound and westbound Bx24 during weekday a.m., and  
19 eastbound and westbound Bx24 during the weekday p.m.

20 These impacts could be mitigated by  
21 reducing headways between the buses and increasing the  
22 number of buses from the impacted routes, which would  
23 be at the discretion of the New York City Transit. In  
24 2023, impacts could be mitigated with the addition of  
25 one or two buses, depending upon the bus route, peak

1  
2 hours and direction.

3                   The 2028 impacts could be mitigated  
4 with one to five additional buses, again, depending on  
5 route, peak hours and route direction.

6                   The DEIS also acknowledges that the  
7 MTA has committed to initiating a Metro North Railroad  
8 service to a proposed new Morris Park Station along the  
9 existing tracks adjacent to the project site. The new  
10 Morris Park station is part of the Penn Station Access  
11 Project that is currently undergoing its own  
12 environmental review.

13                   Since the completion date for the  
14 environmental study, the ridership projections are  
15 unknown at this time. The DEIS does not account for  
16 this station in its transportation impact assessment.  
17 If this station is constructed, the new Metro North  
18 Railroad service is expected to share trip making away  
19 from autos and other transit modes and some of the  
20 proposed project's potential impacts and associated  
21 mitigation measures could be eliminated and/or reduced.

22                   For air quality, there were no  
23 significant adverse impacts identified for 2023 and  
24 with traffic mitigation measures in place, no  
25 significant adverse impacts to air quality would occur

1  
2 in 2028.

3 For construction, 2022, which is  
4 the second quarter of the third year of construction,  
5 was analyzed for the Phase 1 construction traffic. And  
6 2027 was analyzed for the peak Phase 2 construction  
7 traffic. In the 2022 Phase 1 peak construction traffic  
8 analysis, there would be the potential for significant  
9 adverse impacts at 13 intersections during one or more  
10 construction peak hours. The construction period  
11 traffic impacts at four intersections could not be  
12 mitigated.

13 In 2027, Phase 2 peak construction  
14 traffic analysis, there would be the potential for  
15 significant adverse impacts at 14 intersections during  
16 one or more construction analysis peak hours. The  
17 construction period traffic impacts at six  
18 intersections could not be mitigated. No significant  
19 adverse construction period air quality or noise  
20 impacts would occur in five analysis years.

21 This concludes the presentation on  
22 the DEIS and I will hand it back to Edward Kramer for  
23 the rest of the meeting.

24 THE HEARING OFFICER: Thank you,  
25 Ms. Do.

1  
2 We will now begin the public  
3 comment portion of this hearing. The procedures are as  
4 follows:

5 A) if you wish to speak at  
6 tonight's hearing and if you not have not already done  
7 so, please register at the registration table.

8 B) Public officials will be allowed  
9 to speak as soon as possible, after their arrival in  
10 the hearing room.

11 C) In all other instances, speakers  
12 will be called on in the order in which they have  
13 registered.

14 Now, each speaker will have two  
15 minutes except if they represent a large group and we  
16 have a timer here, which will be set for two minutes  
17 and there will be a warning at 30 seconds, hopefully,  
18 and then when your time is up.

19 I would like to acknowledge that we  
20 have sitting with us today, Councilman Mark G. Gjonaj,  
21 who is present to attend this hearing.

22 Now, I'd like to have the first  
23 four speakers come to the front of the room and sit in  
24 the section marked, "Reserve," and then they'll speak  
25 in this order:

1

2

1. John Murphy,

3

2. Cecilia Smoker,

4

3. Lisa Sorin, and

5

4. Dean Ricks.

6

7

And the first speaker will be John  
Murphy. John Murphy may go up to the podium and start  
things off.

9

MR. MURPHY: Good evening.

10

VOICES: Good evening.

11

12

MR. MURPHY: Please excuse me. I'm  
not used to public speaking but I'm gonna try to do my  
best.

14

15

My name is John Murphy and I am  
here with the NYC District Council of Carpenters.

16

(Audience participation.)

17

(Applause.)

18

19

MR. MURPHY: And we're here to  
represent carpenters from the area, just to ask a few  
questions. We wanted to know:

21

1. How much of the project will be  
funded by tax dollars and/or public funds?

23

24

2. How much attention will be  
applied to responsible contractors and prevailing

25

wages?

1  
2 3. Do the developers and  
3 contractors receive tax breaks?

4 4. Will the carpenters that live  
5 in the area be hired and how do they go about doing so?  
6 And last but not least,

7 5. How do we make sure our  
8 contractors do pay area standards and proper tax rates?

9 (Applause.)

10 Thank you.

11 THE HEARING OFFICER: Thank you for  
12 your comments, Mr. Murphy.

13 The next speaker is Cecilia Smoker.

14 I guess the next speaker won't be  
15 Cecilia Smoker.

16 (Laughter.)

17 THE HEARING OFFICER: And the next  
18 speaker will be Lisa Sorin.

19 MS. SORIN: Good evening.

20 VOICES: Good evening.

21 MS. SORIN: My name is Lisa Sorin  
22 and I'm the President of the Bronx Chamber of Commerce  
23 located at the Hutch Metro Center.

24 On behalf of the Chamber, I'm here  
25 to express our support for the redevelopment of a

1  
2 portion of the Bronx Psychiatric Center by Simone  
3 Development Company's, adjacent to the Hutch Metro  
4 Center.

5                   This demand-driven project will  
6 facilitate economic development and job growth in the  
7 Bronx. Simone Development Companies' Hutch Metro  
8 Center has been a leading economic driver in the  
9 borough and has generated an estimated 8000 jobs.

10                   The project will add open space to  
11 the community including two baseball fields, bike paths  
12 that connect to the Hutchinson River Parkway bike path.  
13 The access and connectivity of the project in the  
14 neighborhood will be further enhanced with a 2023  
15 opening of the Morris Park Metro North Station.

16                   As a tenant of the Hutch Metro  
17 Center, we support the plans submitted by Simone  
18 Development Companies to redevelop the Bronx  
19 Psychiatric Center and their commitment to the Morris  
20 Park Community.

21                   Thank you.

22                   (Applause.)

23                   THE HEARING OFFICER: Thank you,  
24 Ms. Sorin.

25                   The next speaker is Dean Ricks.

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MR. RICKS: Good evening, everyone.

VOICES: Good evening.

MR. RICKS: My name is Dean Ricks.

I'm the President of Parkchester Little League and we've been in existence for over 50 years. We've been playing little league baseball in the psychiatric facility for over 30 years.

And we would like to just personally thank the Simone Corporation from myself and on behalf of our board of directors and parents and kids for the ongoing support of little league baseball, and the new field, the state-of-the-art field, and the amenities that go with it, much thanks to them.

Also, I'd like to say that during the phase of construction, there's going to be a period where we are going to be displaced. And we hope to use the facility at Lehman High School, which is going to require for paid permits for the duration of the construction, and we are hoping that that expense can be taken care of from the small corporation. And that's about it.

Thank you.

(Applause.)

THE HEARING OFFICER: Thank you for

1  
2 your comments, Mr. Ricks.

3 Is there anyone else who would like  
4 to make a comment?

5 (No response.)

6 THE HEARING OFFICER: I think we  
7 have one.

8 Please come right to the front,  
9 right over here.

10 First, turn around so everybody can  
11 read your shirt.

12 (Laughter.)

13 MS. DELGADO: Thank you.

14 THE HEARING OFFICER: Please state  
15 your name, address and any affiliation.

16 MS. DELGADO: Yes. My name is  
17 Roxanne Delgado. I reside at 2341 Matthews in the  
18 Bronx. I don't have an affiliation but I do have  
19 public comment to make.

20 My first comment is, I think,  
21 insufficient public notice because it doesn't always  
22 get seen in print. It should have been put in the City  
23 Record or also put online or receive some notification  
24 from Community Board 11 or 10, in this case.

25 Also, I'd like to say that I can't

1  
2 make a decision with the lack of information provided.  
3 The questions that John Murphy asked you, those are  
4 adequate questions. Because, who's funding it? How  
5 much is being funded by public money? And who's going  
6 to benefit from this? That's all.

7           Also, I know sometimes you can use  
8 labor or you can use carpenters. There's a lot of  
9 insufficient -- it's a very short presentation. So  
10 it's hard to make any decision based on such a short  
11 presentation on such a large project. So I'm hoping  
12 that you can provide more answers, please.

13           Thank you.

14           (Applause.)

15           THE HEARING OFFICER: Thank you for  
16 your views, Ms. Delgado.

17           MS. DELGADO: Thank you.

18           THE HEARING OFFICER: Is there  
19 anyone else who would like to make a comment?

20           (No response.)

21           VOICE: Yes.

22           THE HEARING OFFICER: Please step  
23 forward.

24           VOICE: Thank you for coming.

25           (Applause.)

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THE HEARING OFFICER: An informal comment counts, too.

Again, is there anyone present who would like to make a statement regarding the project?

MR. JOSHUA: Yes.

THE HEARING OFFICER: Please step forward.

MR. JOSHUA: Hi. Good evening. My name is Vincent Joshua.

(Applause.)

MR. JOSHUA: I would like to know what type of trade school will be affiliated with this project?

THE HEARING OFFICER: Again, I'm not here -- I'm only here to serve as a hearing officer. I'm not the one to ask the questions. Maybe at a break, one of the officials, you may want to speak to or make a call.

MR. JOSHUA: All right. Thank you.

(Applause.)

THE HEARING OFFICER: Thank you, Mr. Joshua.

Is there anyone else?

(No response.)

1  
2 THE HEARING OFFICER: Let's make  
3 this formal.

4 Is there anyone else present who  
5 would like to make a statement regarding the project?

6 (No response.)

7 THE HEARING OFFICER: Let the  
8 record reflect that no one has answered to that  
9 question.

10 The time is now 7:18. We will hold  
11 the hearing open until 8:30 p.m. in order to afford any  
12 latecomers an opportunity to make a statement.

13 At this time, I will call for a  
14 recess in these proceedings, until such time that  
15 someone requests an opportunity to make a comment.

16 Thank you.

17 (Whereupon at 7:18 p.m., the  
18 proceedings were temporarily recessed.)

19 (Whereupon at 8:30 p.m., the  
20 proceedings were resumed.)

21 THE HEARING OFFICER: The time is  
22 now 8:30 p.m. Again, at any time during this recess,  
23 those assembled here may request an opportunity to make  
24 additional statements.

25 Before we close the hearing, is

1  
2 there anyone else here who would like to make a  
3 statement regarding the proposed project?

4 (No response.)

5 THE HEARING OFFICER: Let the  
6 record reflect that no one has answered that question.

7 The time is now 8:30 p.m. and the  
8 hearing is now concluded.

9 Thank you all for attending.

10 (Whereupon, at 8:30 p.m., the  
11 proceedings concluded.)  
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E X H I B I T S

EXHIBIT NUMBER	EXHIBIT DESCRIPTION	PAGE
1	Legal Notice that appeared in the New York Daily News on August 26, 2019	9
2	Affidavit of Publication of the Legal Notice in the Daily News	9
3	Memorandum from ESD's Chair to ESD's Directors dated August 15, 2019, adopting the Proposed General Project Plan, accepting the Draft Environmental Impact Statement, acquiring disposing of real property and authorizing this public hearing	10

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C E R T I F I C A T E

STATE OF NEW YORK )

SS.

COUNTY OF RICHMOND )

I, MIRIAM ZAPATA, A Shorthand  
(Stenotype) Reporter and Notary Public within and for  
the State of New York, do hereby certify that the  
foregoing pages 1 through 33, 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 30th day of September, 2019.

*Miriam Zapata*

\_\_\_\_\_

MIRIAM ZAPATA

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