

## **NOTICE OF PUBLIC HEARING**

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

**HEARING DATE and TIME:** Wednesday, **April 12, 2023** from 6:00 PM to 8:00 PM, Eastern Standard Time

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

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

**PROJECT LOCATION:** 832 Rutland Road, Brooklyn, New York 11203 (Tax Block 4603, Lot 1) (the “Project Site”) located in the East Flatbush section of Central Brooklyn. The Project Site is bounded by Utica Avenue to the east, East 49th Street to the west, and Rutland Road to the north; currently is owned in fee by Kingsbrook Jewish Medical Center, an affiliate of One Brooklyn Health System; and currently is used as a surface parking lot.

**PLEASE TAKE NOTICE** that the New York State Urban Development Corporation d/b/a Empire State Development (“ESD”) will hold a public hearing on **WEDNESDAY, APRIL 12, 2023 from 6:00 pm to 8:00 PM, Eastern Standard Time**, pursuant to Section 16 of the New York State Urban Development Corporation Act, Chapter 174, Section 1, Laws of 1968, as amended (the “UDC Act”). The hearing is for the purpose of informing the public about the proposed Utica Crescent Mixed-Use Project (the “Project”) and to consider and receive public comment on ESD’s Second Modified General Project Plan (“GPP”) for the Project.

**The public hearing will be conducted as a virtual hearing** utilizing the Zoom video communications and teleconferencing platform. Detailed instructions for participation in the virtual public scoping hearing are provided at: [https://zoom.us/webinar/register/WN\\_3unVGpVXRdQfnVgeYx-XYw](https://zoom.us/webinar/register/WN_3unVGpVXRdQfnVgeYx-XYw). Participation in the Public Hearing is an acknowledgement that the hearing is being recorded, broadcast and transcribed, and that participants are granting permission to ESD to post a written transcript of the hearing, including oral and written testimony, on ESD’s website and other publicly accessible repositories. A transcript of the hearing will be made available on ESD’s website at <https://esd.ny.gov/utica-crescent> following the close of the hearing. Copies of the transcript may be requested by email to [uticacrescent@esd.ny.gov](mailto:uticacrescent@esd.ny.gov) or by mail to Stacey Teran, Empire State Development, 633 Third Avenue, 37<sup>th</sup> Floor, New York, NY 10017, or by calling (212) 803-3923.

Project Description. The Project involves a private developer's acquisition of the Project Site for construction of an affordable housing development that will cater to low-income families and individuals, including the elderly frail and seniors, with a focus on promoting the health and well-being of all its residents. The Project is described in further detail in the GPP (available to the public as set forth below).

The GPP initially was adopted by the ESD's Directors on February 17, 2022. On May 19, 2022, ESD's Directors affirmed a Modified GPP (the "First MGPP"), which contains some minor modifications to the initially adopted GPP. This public hearing will describe a second proposed modification to the GPP (the "Second MGPP") that will (a) reallocate building bulk from a portion of the Project Site to the residential tower of Utica Avenue, thereby increasing its height from 9 stories to 12 stories and (b) change the surface parking lot's vehicular access point from Utica Avenue to East 49<sup>th</sup> Street. The proposed modifications to the GPP will not result in any significant changes to the unit counts and uses that previously had been planned for the Development Site.

As modified by the Second MGPP, the Project will consist of the following elements: (1) Two 12-story residential towers with a total of approximately 322 affordable housing units, approximately 89 of which will be elderly/frail/senior units; (2) approximately 24,000 gross square feet ("gsf") of commercial space; (3) up to 19,000 gsf of community facility space anticipated to be operated by a local provider (with total combined commercial and community facility space capped at 38,000 gsf; (4) approximately 10,000 gsf of space for an ambulatory health center; (5) parking for approximately 317 vehicles, approximately 284 of which will be reserved for Kingsbrook Jewish Medical Center employees; and (6) significant indoor and outdoor amenities for residents.

To effectuate the Project, as described in the GPP, ESD would exercise its authority under the UDC Act to override local zoning requirements and adopt Design Guidelines that will specify the parameters for permitted development of the Project in lieu of zoning. Subject to such overrides and the Design Guidelines, the New York City Building Code will apply to all construction on the Project Site.

SEQRA Compliance. Pursuant to the State Environmental Quality Review Act ("SEQRA") and the implementing regulations of the New York State Department of Environmental Conservation, the New York State Homes & Community Renewal ("HCR") is acting as Lead Agency for the Project and ESD is acting as an Involved Agency. Pursuant to SEQRA, HCR has determined that the Project is an "Unlisted" action under SEQRA and has prepared an Environmental Assessment ("EA"), which concluded that the Project will not have any significant adverse

environmental impacts and as a result, an Environmental Impact Statement need not be prepared. As the final step in the coordinated SEQRA review process, HCR and ESD, based on the assessment of potential environmental impacts contained in the EA, each has made a determination that the Project will have no significant effect on the environment.

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

Availability of the GPP The GPP is available at the ESD website at <https://esd.ny.gov/utica-crescent> and is on file at the office of ESD, 633 Third Avenue, New York, New York 10017 and available for inspection by the general public between the hours of 9:30 AM to 5:00 PM, Monday through Friday, public holidays excluded. Hard copies of the GPP are available, without charge, to any person requesting such copies. To inspect and/or obtain copies of the GPP, please call (212) 803-3923 or email [uticacrescent@esd.ny.gov](mailto:uticacrescent@esd.ny.gov). Pursuant to Section 16(2) of the UDC Act, ESD also is filing copies of the GPP and the findings required pursuant to Section 10 of the UDC Act, in the offices of the Clerk of the City of New York and the Kings County Clerk, and is providing copies thereof to the Mayor of the City of New York, the Borough President of the Borough of Brooklyn, the Chair of the City Planning Commission, and the Chair of Brooklyn Community Board No. 9.

Comments. Comments on the GPP may be made orally at the virtual public hearing on Wednesday, April 12, 2023 from 6:00 PM to 8:00 PM; delivered in writing to ESD, 633 Third Avenue, New York, New York 10017 (Attention: Stacey Teran), on or before 5:00 PM on Friday, May 12, 2023; or sent by e-mail to [uticacrescent@esd.ny.gov](mailto:uticacrescent@esd.ny.gov) on or before 5:00 pm on Friday, May 12, 2023. Written or e-mailed comments received after 5:00 PM on Friday, May 12, 2023 will not be considered.

Dated: March 13, 2023  
New York, New York

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

By: Debbie Royce  
Corporate Secretary