

NOTICE OF PUBLIC HEARING

NEW YORK STATE URBAN DEVELOPMENT CORPORATION d/b/a EMPIRE STATE DEVELOPMENT THE CHRYSTIE a/k/a COOPER SQUARE MIXED USE DEVELOPMENT LEASE EXTENSION

HEARING DATE and TIME: May 27, 2026, from 6:00 PM to 8:00 PM, Eastern Standard Time

PURPOSE OF HEARING: The hearing will be conducted pursuant to Sections 6 and 16 of the New York State Urban Development Corporation Act to inform the public about the proposed 229 CHRYSTIE STREET LEASE EXTENSION and to receive and consider public comments on the AMENDED GENERAL PROJECT PLAN for the Project and the terms of the proposed disposition of the Project Site.

HEARING LOCATION:

Virtual Hearing <https://us02web.zoom.us/meeting/register/5yYQLnahQz621Z3vQWfTKw#/registration>

PROJECT LOCATION: 229 Chrystie Street a/k/a The Chrystie / Cooper Square Mixed Use Development, New York, New York 10026 (Tax Block 427, Lot 1202) (the “Project Site”), located in the Borough of Manhattan. The Project Site is situated between East Houston / Bowery and Stanton Street in Manhattan Community District 3. The Project Site is a 460,000 square foot mixed-use development, containing a multifamily residential building, with 361 residential units and a commercial unit comprised of a 71,118sf Whole Food Market and a 1,243sf retail suite located at 95 East Houston Street.

PLEASE TAKE NOTICE that the New York State Urban Development Corporation d/b/a Empire State Development (“ESD”) will hold a public hearing on May 27, 2026, from 6:00 PM to 8:00 PM Eastern Standard Time, pursuant to Sections 6 and 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 Chrystie Street Lease Extension (the “Project”) and to consider and receive public comment on ESD’s Amended General Project Plan (“GPP”) for the Project and the terms of ESD’s lease extension.

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 hearing can be viewed on the Public Hearing’s public notice webpage at <https://esd.ny.gov/esd-media-center/public-notices>. 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/cooper-square-project> following the close of the hearing. Copies of the transcript may be requested by email to coopersquareproject@esd.ny.gov or by mail to Derrin Joseph, Empire State Development, 655 Third Avenue, 4th Floor, New York, NY 10017.

Project Description. The Project is described in detail in the Amended GPP (available to the public as set forth below). The Project is subject to a ground lease between ESD and Houston Bowery Connection LLC, dated as of June 27, 2003, and which Ground Lease, as assigned and amended, expires in July 2026. The Amended GPP authorizes an extension of the lease for fifteen (15) years for nominal consideration, which will result in the creation

of an additional nineteen (19) affordable units, totaling ninety-one (91) affordable units. The Project will be subject to a new or extended regulatory agreement governing the affordable units.

SEQRA Compliance. Pursuant to the State Environmental Quality Review Act (“SEQRA”) and the implementing regulations of the New York State Department of Environmental Conservation, ESD is acting as Lead Agency for the Project. ESD has determined that the Project is a “Type II” as defined by the New York State Environmental Quality Review Act (“SEQRA”) and the implementing regulations of the New York State Department of Environmental Conservation.

Availability of the Amended GPP. The Amended GPP is available at the ESD website at <https://esd.ny.gov/cooper-square-project> and is on file at the office of ESD, 655 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 Amended GPP are available, without charge, to any person requesting such copies. To inspect and/or obtain copies of the Amended GPP, please email coopersquareproject@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 New York County Clerk, and is providing copies thereof to the Mayor of the City of New York, the Borough President of the Borough of Manhattan, the Chair of the City Planning Commission, and the Chair of Manhattan Community Board No. 3.

Comments. Comments on the Amended GPP may be made orally at the virtual public hearing on May 27, 2026 from 6:00 PM to 8:00 PM; delivered in writing to ESD, 655 Third Avenue, New York, New York 10017 (Attention: Derrin Joseph), on or before 8:00 PM on May 27, 2026; or sent by e-mail to coopersquareproject@esd.ny.gov on or before 8:00 PM on, May 27, 2026. Written or e-mailed comments received after 8:00 PM on May 27, 2026, will not be considered.

Dated: April 27, 2026
New York, New York

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

By: Debbie Royce
Corporate Secretary