

LEGAL NOTICE

NEW YORK STATE URBAN DEVELOPMENT CORPORATION

D/B/A EMPIRE STATE DEVELOPMENT

NOTICE OF PUBLIC HEARING TO BE HELD SEPTEMBER 16, 2019, PURSUANT

TO SECTIONS 6 AND 16 OF THE NEW YORK STATE URBAN DEVELOPMENT

CORPORATION ACT IN CONNECTION WITH

THE PROPOSED BRONX PSYCHIATRIC CENTER

LAND USE IMPROVEMENT PROJECT

PLEASE TAKE NOTICE that a public hearing, open to all persons, will be held at the Albert Einstein College of Medicine, LeFrak Auditorium located at 1301 Morris Park Avenue, Bronx, New York 10461, on September 16, 2019, from 6:30 PM to 8:30 PM, by the New York State Urban Development Corporation d/b/a Empire State Development (“ESD”) 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”) and the State Environmental Quality Review Act (Article 8 of the New York State Environmental Conservation Law) and the regulations adopted pursuant thereto (6 NYCRR Part 617) (collectively, “SEQRA”) 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 or provide comments on: (a) the General Project Plan (the “GPP”); (b) the Draft Environmental Impact Statement (“DEIS”); and (c) the proposed transfer and development of the Project site.

Project Site and Description

The Project site is in the Morris Park neighborhood of the Bronx, with an address of 1500 Waters Place, Bronx County, City and State of New York and consists of the land, the improvements and the air space above, an approximately 34-acre portion of the Bronx Psychiatric Center (Bronx Tax Block 4226, Portions of Lot 30, and 35; hereinafter collectively, the “Property”). This portion of the Bronx Psychiatric Center is operated by the New York State Office of Mental Health and owned by the Dormitory Authority of the State of New York (“DASNY”). The Property is currently improved with seven vacant buildings and recreational baseball fields. The Project will be developed by 1500 Waters Place Realty LLC (“Developer”) and will consist of the design, development, construction and operation of multiple improvements at the Property by the Developer, all in accordance with the GPP and design guidelines. The Project will create a nearly two million square foot multi-use campus comprising commercial uses, medical offices, college/trade school space, accessory use (residential), retail space and hotel uses. Dedicated community facility space and 8.7 acres of open space will also be part of the Project. The Project is described in detail in the GPP, which is available to the public as set forth below.

Proposed Property Acquisition and Transfer

ESD will acquire substantially all of the Property from DASNY and Developer in accordance with applicable law. After acquisition, ESD will convey the Property to the Developer upon payment of an all cash, non-contingent payment of \$14,959,154.92 for a fee simple interest in the Property. The proceeds of the sale shall be utilized by DASNY to satisfy a portion of the outstanding bonds on the Property.

Availability of the General Project Plan

The GPP, which contains a detailed description of the Project, as well as the DEIS and the ESD Directors' Materials, are on file at the office of ESD, 633 Third Avenue, New York, New York 10017 and are available for inspection by the general public between the hours of 9:30 a.m. to 5:00 p.m., Monday through Friday, public holidays excluded. In addition, the DEIS is available at the Westchester Square Branch of the New York Public Library at 2521 Glebe Avenue, Bronx, NY.

Hard copies of the GPP, DEIS and the ESD Directors' Materials are available without charge (charges may apply for full DEIS beyond the executive summary) to any person requesting such copies at the office of ESD at the address given above. Copies of these materials will be available at the public hearing and will also be available on the ESD website at <https://esd.ny.gov>. ESD will file these materials in the office of the Clerk of Bronx County and City of New York, and will provide copies thereof to the Mayor of the City of New York, the Borough President of the Borough of the Bronx, the Chair of the City Planning Commission, and the Chair of Bronx Community Board No. 10 and 11. Copies of the DEIS have also been provided to involved and interested agencies. To inspect and/or obtain copies of the GPP or DEIS, please contact Michael Avolio at (212) 803-3729.

Comments

Comments on the GPP, DEIS, and proposed acquisition and transfer are requested. Comments may be made orally or in writing at the hearing on September 16, 2019; delivered in writing to ESD, 633 Third Avenue, New York, New York 10017 (Attention: Michael Avolio), on or before 5:00 p.m. on October 16, 2019; or sent by e-mail to

BronxPsychiatric@esd.ny.gov, on or before 5:00 p.m. on October 16, 2019. Written or e-mailed comments received after 5:00 p.m. on October 16, 2019 will not be considered.

All verbal comments made at the public hearing and all written comments received by ESD prior to 5:00 pm on October 16, 2019 will be considered by ESD prior to final consideration of the GPP, DEIS and proposed acquisition and transfer of the Property.

Dated: August 16, 2019
New York, New York

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

By: Debbie Royce
Corporate Secretary