

October 23, 2015

**NEW YORK STATE URBAN DEVELOPMENT CORPORATION
d/b/a EMPIRE STATE DEVELOPMENT CORPORATION**

**NOTICE OF PUBLIC SCOPING AND INTENT TO PREPARE
A DRAFT ENVIRONMENTAL IMPACT STATEMENT**

Fountain Avenue Land Use Improvement and Residential Project

Notice is hereby given pursuant to the New York State Environmental Quality Review Act (“SEQRA”), codified in Article 8 of the Environmental Conservation Law, and its implementing regulations (6 NYCRR Part 617), that the New York State Urban Development Corporation d/b/a Empire State Development (“ESD”), intends to prepare a Draft Environmental Impact Statement (“DEIS”) for the proposed Fountain Avenue Land Use Improvement and Residential Project (“the project”) in Kings County, New York.

The proposed action is the sale of two non-contiguous parcels comprising undeveloped property on the northern and southern ends of the Brooklyn Developmental Center (“BDC”) campus at 888 Fountain Avenue in Kings County (Brooklyn), New York, to a conditionally designated developer (Fountain Seaview Limited Partnership) for residential development. With the proposed action, ESD, in consultation with the City, would override the New York City Zoning Resolution with respect to certain bulk regulations, including height, setback, and floor area. It is anticipated that ESD would adopt and approve a General Project Plan (“GPP”) to facilitate the construction of approximately 1,000 units of affordable housing and +/- 122,500 square feet (“sf”) of commercial space.

The BDC campus, which is scheduled for closure December 2015, occupies an irregularly shaped block (Block 4586), located in the Starrett City/Spring Creek neighborhood of eastern Brooklyn. The block is bounded by Vandalia Avenue to the north, Seaview Avenue to the south, Fountain Avenue to the east, and Erskine Street to the west. Parkland lies across Fountain Avenue to the east and across Seaview Avenue to the south of the campus, with the Belt Parkway along the Jamaica Bay waterfront further to the south. The Gateway Center commercial area and the Gateway Estates residential development are to the west and north of the block.

The project site parcels, referred to as “Parcel A” and “Parcel B” are approximately 6.8 acres (+/- 295,679 sf) in total area. Parcel A (Block 4586, Lot 500), which is +/- 2.0 acres (+/- 87,120 sf) is located at the southwestern corner of the block, and Parcel B (Block 4586, Lot 200), which is +/- 4.8 acres (+/- 208,559 sf) is located at the northern end of the block. Parcel A has frontage on both Seaview Avenue (south) and Erskine Street (west); Parcel B comprises the

entire project site block frontage on Vandalia Avenue (north) and also has frontage on Fountain Avenue (east) and on Erskine Street (west). Both parcels are currently developed with driveways, parking areas, and lawn area maintained and utilized by the BDC.

Construction would be undertaken in five phases; the first phase would commence in 2017, and the final phase would be completed in 2028. Each phase would entail the construction of a group of 2-4 connected buildings, up to 95 feet in height, containing about 200 housing units; each group of buildings would also include commercial space.

Approximately 20 percent of the units would be designated for people with intellectual and developmental disabilities, and approximately ten percent of the units would be adapted to be fully accessible and move-in ready for persons with mobility, hearing or vision impairment. These supportive housing components of the proposed project would be subject to funding by the New York State Office of Persons with Developmental Disabilities (“OPWDD”).

ESD has determined the proposed project to be an Unlisted Action per SEQRA, which requires a determination of significance. ESD has prepared a Full Environmental Assessment Form (“FEAF”) for the proposed action and determined that during both construction and operation, the proposed project may result in moderate to large impacts associated with traffic, bus service, pedestrian safety, and air quality. During construction, there also could be moderate to large impacts from noise and vibration. During operation, there also could be impacts to parking, publicly funded daycare and public school facilities, and community open space.

ESD is therefore issuing this Notice, having determined that because the proposed project may result in one or more significant adverse impacts on the environment, an environmental impact statement will be prepared to assess the impact(s), along with possible mitigation, as well as to explore alternatives that may avoid or reduce potential impacts.

A public scoping meeting has been scheduled to obtain comments on the draft scope of analysis for the DEIS, which is attached to this notice. The meeting will be held on November 17, 2015 from 4:00PM to 7:00PM at 1540 Van Siclen Avenue (Community Room), Starrett City, Brooklyn, New York 11239.

Copies of the draft scope of analysis may be obtained from ESD’s Web site: http://esd.ny.gov/PublicMeetings_Notices/2015/10202015_Fountain_Ave_ScopeofWork, or may be requested through the contact information provided below.

Comments on the draft scope of analysis may be presented by members of the public or any interested party at the public scoping meeting or submitted in writing to: Nicole Jordan, Empire State Development, 633 Third Avenue, New York, NY 10017, or by email: FountainAve@esd.ny.gov. Written comments on the draft scope of analysis will be accepted

until 5:00 PM on December 4, 2015. Any requests for paper copies of the draft scope should be made to the contact named above.

This notice and the draft scope have been sent to the following potentially involved or interested parties:

Dormitory Authority State of New York
NYS Department of Environmental Conservation, Region II
NYS Office of Parks, Recreation and Historic Preservation
NYS Division of Housing and Community Renewal
NYS Office of Persons with Developmental Disabilities
Mayor of the City of New York
NYC Economic Development Corporation
NYC Department of City Planning
NYC Department of Housing Preservation and Development
NYC Housing Development Corporation
Brooklyn Borough President's Office
Brooklyn Community Board # 5