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Bryan J. Block
Chair

Mark McMillan
District Manager

December 18, 2024

Hope Knight
President & CEO Designate
Empire State Development
633 Third Avenue – Floor 37
New York NY 10017

Dear Hope:

Happy Holidays and best wishes for the new year!

I write on behalf of Queens Community Board 13 (“QCB13”) as chair of its Land Use Subcommittee on Creedmoor concerning what Empire State Development (“ESD”) calls the “Creedmoor Mixed-Use Project” and the request to the ESD Board to adopt “Findings Pursuant to Section 10 of the New York State Urban Development Corporation Act of 1968, as amended (the “UDC Act”); Authorization to Adopt the Proposed General Project Plan (“GPP”); Acceptance of the Draft Environmental Impact Statement (“DEIS”) as Satisfactory with Respect to its Scope, Content and Adequacy Under the New York State Environmental Quality Review Act and its Implementing Regulations (“SEQRA”) and for its Publication, Circulation and Filing; Authorization to Hold a Public Hearing on the GPP, Pursuant to the UDC Act, and the DEIS, Prepared Pursuant to SEQRA, and in Accordance with Other Applicable Law; and Authorization to Take All Related Actions” before the ESD board on December 19, 2024. QCB13 urges withdrawal of this Resolution since it remains inconsistent with the plan first recommended by QCB13’s formal [resolution](#) on March 27, 2023, further elaborated on in QCB13’s [resolution](#) adopted January 22, 2024 and in QCB13’s July 18, 2024 [comments](#) on the Draft Scope of Work for the project’s DEIS and in op-eds in [QNS](#) (September 27, 2023) and [City Limits](#) (July 24, 2024).

In particular, QCB13 recommends that the project be limited to 1000 housing units. The board envisions its plan can result in housing being built much more quickly and in one phase rather than the seven project phase contemplated by the ESD scheme. Further, QCB13 notes the ESD scheme enjoys no community support as QCB13 and the community and civics stand united in support of the QCB13/Community plan. Rather than devote significant public dollars to advancing ESD’s scheme QCB13 strongly urges ESD’s withdrawal of this resolution and a commitment to work with QCB13 and the community on implementing the QCB13/Community plan which emphasizes community affordability.

QCB13 also notes the proposed ESD scheme illogically sites supportive housing – already oversaturated in QCB13 – on the projects perimeters most proximate to the Bellerose residential community along and across Hillside Avenue and proximate to the nearby Glen Oaks Village cooperative community along the project’s Union Turnpike boundary. QCB13 also shares, as a further demonstration of community concern and opposition to the ESD scheme, some 4,700 [petition signatures](#).

Thank you for your consideration.

Best,



Corey B. Bearak

Chair,

Queens Community Board 13 Land Use Subcommittee on Creedmoor chair

- c. Bryan Block, Chair, Queens Community Board 13
- Mark McMillan, District Manager, Queens Community Board 13
- Hon. Toby Stavisky, State Senator
- Hon. Leroy Comrie, State Senator
- Hon. Ed Braunstein, Member of the Assembly
- Hon. David Weprin, Member of the Assembly
- Hon. Clyde Vanel, Member of the Assembly
- Hon. Linda Lee, City Council Member
- Anna Pycior, Senior Vice President of Community Relations, ESD
- Kristen Wolfe, Director, Community Relations, ESD
- ESD@esd.ny.gov