

**Queens Community Board 13 Resolution
Concerning Empire State Development Plan for Creedmoor
For Consideration January 22, 2024**

Whereas: Community Board 13 adopted a resolution on March 27, 2023, in support of the Queens Civics United Creedmoor Redevelopment statement.

Whereas: that resolution noted the history of the Creedmoor campus including:

*In the early years of the twentieth century, New York State obtained large tract of land in the now Bellerose/Queens Village area and developed it as the Creedmoor Psychiatric Center ("Creedmoor campus") to create a safe, secure and self-sufficient treatment facility for people with serious mental health diagnoses;

*After more than a half century of operation, the State initiated policies to de-institutionalize such individuals that suddenly reduced the census of patients in the facility from 7,000 to several hundred, abandoning many buildings and open spaces on the Creedmoor campus;

*In the decades since the early 1970s, the State began to excess some parcels which were used for such beneficial public purposes a special needs public schools, a public school campus with three schools, a small residential community, ballfields, and the local farm museum;

*During that same period, the State mental health agencies brought to many portions of the remaining campus myriad independent service providers with less secure or unsafely controlled inpatient and outpatient programs with little, if any, State oversight and enforcement;

*As a result, numerous instances of vandalism, aggressive panhandling, anti-social behavior and personal confrontations occurred negatively impacting the safety and quality of life of members of the surrounding neighborhoods; on-campus complaints of domestic disturbance and weapons and other violations constantly strained the police resources of the 105th Police Precinct, often putting the communities of this command at great risk of reduced police coverage;

*While some architecturally significant Creedmoor buildings remain usable, many have been left vacant and fallen into ruin;

*Power and steam facilities and infrastructure have not been maintained and contain hazards such as asbestos, PCB contaminations, etc.;

*Furthermore, on-campus complaints of domestic disturbance, weapons violations and volatile personal confrontations have created a constant strain on Police deployments from the 105th Police Precinct;

*The vacant land and unused buildings on campus have attracted requests for disparate and unrelated projects that do not meet community needs;

*Unplanned and uncoordinated developments create confusion and disarray and adversely impact the ability of the community to develop an appropriate reuse plan to the remaining available, or slated to be available, parcels of the Creedmoor campus;

Whereas: the resolution recognized how an aging citizenry, population increases and migration in recent decades have posed a strain on communities, causing demands for affordable housing to service the community's elders, young families starting out and single adults leaving the nest, community services and open spaces for recreation;

Whereas: after representatives of New York State Empire State Development ("ESD") presented to Community Board 13 on January 23, 2023, on its process to determine the reuse of parts of the Creedmoor Campus and followed with a public presentation on February 2, 2023; Community Board 13's Land Use Committee met on Monday, February 7, 2023, to further discuss the matter and recommended Community Board 13 adopt the set of priorities, needs and objections identified and recommended by the Civic committee (the "Civic plan");

Whereas: that consensus community response to state and city interest in a reuse of Creedmoor parcels totaling 55 acres of the Creedmoor Campus was developed by a Special Committee of the Queens Civic Congress authorized to consider the issues involved and included the Bellerose-Commonwealth Civic Association, Bell Park-Manor Terrace Co-op, Creedmoor Civic Association, Glen Oaks Village Owners, Inc., Lost Community Civic Association, North Bellerose Civic Association, Queens Civic Congress, Queens Village Civic Association, Rocky Hill Civic Association, and Royal Ranch Civic Association;

Whereas: after serious consideration and debate on the potential reuse of the identified available parcels on the Creedmoor campus, the civic committee created a working document that identified the community's priorities, recommended a set of needs to achieve such priorities, and listed specific proposals and concerns found strongly objectionable by the community;

Whereas: this document would facilitate a Master Plan developed in concert by ESD, the community's elected representatives and its civics that would enjoy the support of the communities that surround the Creedmoor campus;

Whereas: On March 27, 2023, Queens Community Board 13 accepted and adopted as its own, the Queens Civics United recommendation, to wit:

Priorities:

1. **To serve the needs of the community first**
2. **Low- to medium-density scale of development**
3. **Utilize wherever possible existing building exteriors and possible interiors**
4. **Adequate parking consistent with uses**
5. **Adequate public transit**
6. **Environmental remediation of entire south campus**

Community Needs:

1. **Senior Housing**
2. **Veteran's housing and services**
3. **Use housing forms compatible and consistent in character with the community including co-ops, single family & two family homes**
4. **Starter housing including studios for our young adults and families**
5. **Recreation center serving intergenerational needs including a pool**

Objections:

1. **No prisons**
2. **No Juvenile Centers**
3. **No homeless shelters**
4. **No building above four (4) stories**
5. **No big box retail store.**

Whereas: Community Board 13 Chair Bryan Block and Land Use Sub-committee Chair Corey Bearak wrote a September 2023 Op-ed in QNS emphasizing the Civic plan as adopted by Community Board 13 as a guide to what makes sense for any development at Creedmoor;

Whereas: Empire State Development, working with the State's mental health agencies released a December 2023 "Visioning Report" entitled, the "Creedmoor Community Master Plan."

Whereas: Community Board 13 created a Land Use Sub-Committee on Creedmoor that reflects the board's ethnic diversity and the neighborhoods that comprise community district to review the ESD plan;

Whereas: the Sub-committee met on December 19, 2023 and recommended 1,000 units as more appropriate for the development;

Whereas: the Sub-committee further met on January 2, 2024, and found the ESD plan "inconsistent with the Civic plan."

Whereas :the Land Use Committee met on January 8, 2024, to review the ESD plan and the recommendations of its Sub-committee;

Now Therefore Be It Resolved:

1) Community Board 13 recommends that ESD limit development at Creedmoor to no more than 1,000 housing units;

2) Community Board 13, after its review, finds the ESD plan not consistent the above six priorities, five community needs and five objections identified in the Civic plan; and

3) Community Board 13 calls on the ESD to revise and conform its plan in accord with the Civic plan.