AMENDMENT TO THE LETTER OF RESOLUTION
BETWEEN
THE NEW YORK STATE URBAN DEVELOPMENT CORPORATION
D/B/A EMPIRE STATE DEVELOPMENT AND
THE NEW YORK STATE OFFICE OF PARKS, RECREATION AND HISTORIC PRESERVATION

REGARDING THE CREEDMOOR MIXED-USE PROJECT
QUEENS, NEW YORK COUNTY
OPRHP #24PR06531

WHEREAS, the New York State Urban Development Corporation d/b/a Empire State Development ("ESD") and New York State Office of Parks, Recreation and Historic Preservation ("OPRHP") executed a Letter of Resolution ("LOR") on July 21, 2025 for the Creedmoor Mixed-Use Project (the "Project") (Attachment D), establishing procedures for implementation pursuant to the requirement of the New York State Historic Preservation Act (Article 14 of the New York State Parks, Recreation, and Historic Preservation Law, N.Y. PRHPL §§14.09 et seq.) and applicable regulations (9NYCRR Part 428) and policies (collectively, "State Historic Preservation Act" or "SHPA"); and

WHEREAS, the Project involves the redevelopment of vacant and underutilized State-owned land within the Creedmoor campus on a parcel located at 79-25 Winchester Boulevard, Queens, New York (the "Project Site"); and

WHEREAS, ESD plans to acquire the Project Site from the Dormitory Authority of the State of New York ("DASNY") and dispose of the Project Site to designated developers to facilitate the phased redevelopment of the Project Site; and

WHEREAS, the Project has been modified based on public comments received on the Draft Environmental Impact Statement for the Project and General Project Plan, and engagement with elected officials, involved agencies, community organizations and the public; and

WHEREAS, the Project Site, has been reduced from approximately 59 acres to 46.5 acres, and the construction of the Project is anticipated to be undertaken in six phases and no longer includes Phase F (see Attachment A); and

WHEREAS, the Project will consist of the construction of a total of approximately 2.18 million gross square feet of mixed-use spaces including residential, open space, neighborhood retail, community facilities, educational uses, and parking; and

WHEREAS, the purpose of the Project is to help meet the need for housing, including senior, supportive, and affordable housing by creating a mixed-use community with up to 2,022 residential units; and

WHEREAS, the Project Site is within a portion of the Creedmoor Psychiatric Center Historic District, which is eligible for listing in the State and National Registers of Historic Places ("S/NRHP"); and

WHEREAS, the Project will require the demolition of S/NRHP-eligible architectural resources (see Attachment B – S/NRHP Eligible Resources in Project Site to be Demolished (revised)) and associated covered walkways, and redesign of the landscape plan within the Creedmoor Psychiatric Center Historic District; and

WHEREAS, OPRHP has determined in consultation with ESD that the Project will have an Adverse Impact on historic resources, pursuant to SHPA; and

WHEREAS, ESD, in consultation with OPRHP, has considered alternatives to avoid or minimize the adverse impact to the Creedmoor Psychiatric Center Historic District (the "Alternatives Analysis"), and such analysis concluded that there were no prudent and feasible alternatives to the Project as proposed; and

WHEREAS, OPRHP by letter dated June 13, 2025, concurred that there are no prudent and feasible alternatives to the Project which would avoid the adverse impact to the historic resources; and

NOW, THEREFORE, ESD and OPRHP agree that the Project shall be implemented in accordance with the following stipulations to avoid, minimize, or mitigate the Adverse Impact in order to satisfy SHPA.

STIPULATIONS

ESD will ensure that the following measures are implemented:

1. Prior to the demolition of the Project Site, all S/NRHP-eligible buildings, covered walkways, and landscape located within the boundaries of the Creedmoor Psychiatric Center Historic District will be recorded in accordance with documentation requirements in Attachment C. Recordation should also include photographs showing overall site views of the non-contributing buildings within the historic district. Recordation of the entire historic district in its existing condition is important due to the large volume of demolition of historic buildings, combined with the large volume of new construction, which may result in the loss of eligibility for the historic district.

2. An on-site interpretive display or signage with interpretive information about the Creedmoor Psychiatric Center Historic District, depicting the history of the site and its past importance will be developed in consultation with OPRHP. Text and images will be developed and submitted to OPRHP for concurrence. The interpretive information will be placed in a location within the Project Site easily accessible and visible to the public. Specific site location(s) for placement of the information will be established in consultation with OPRHP.

3. S/NRHP-eligible Building #77 will be retained on the Creedmoor campus but will not be adaptively reused as it is no longer part of the Project Site. S/NRHP-eligible Building #70 will be retained on the Project Site and adaptively reused for housing subject to further feasibility study. Architectural plans for the reuse of the building will be developed in consultation with OPRHP. Plans for the building will be submitted to OPRHP for review and comment at the 50% completion stage of design documents. OPRHP will have 30 days to review and comment. If OPRHP makes substantive comments, OPRHP may request the opportunity to review and comment on the final design. In addition, if there are significant modifications to the design documents after OPRHP's review of 50% completion stage design documents, updated plans reflecting such modified design documents will be submitted to OPRHP for review and comment. OPRHP will have another 30 days to review and comment on the additional submission.

4. Salvage, in consultation with OPRHP, intact components of the buildings proposed for demolition, either for incorporation into new buildings or for donation to organizations that donate or sell salvaged building components. Salvage and reuse will be subject to feasibility of salvage and removal. A list of building components to be salvaged and a plan for reuse or donation of salvaged components, if feasible, will be submitted to OPRHP for review and comment.

5. A Construction Protection Plan ("CPP") will be developed to protect historic structures within 90 feet of building demolition and new construction. The CPP will meet the requirements specified in the New York City Department of Buildings Technical Policy and Procedure Notice #10/88: Procedures for the Avoidance of Damage to Historic Structures Resulting from Adjacent Construction and will be implemented by a licensed professional engineer. The CPP will be submitted to OPRHP for review and approval prior to the commencement of construction. OPRHP will have 30 days to review and comment.

OTHER TERMS AND CONDITIONS

1. DURATION

This Letter of Resolution ("LOR") will remain in effect until the Project is fully constructed. Prior to such time, ESD may consult with the other signatories to reconsider the terms of the LOR and amend it in accordance with paragraph 4, below.

2. POST-REVIEW DISCOVERIES

Should any previously unknown cultural and archaeological resources be discovered during the implementation of the proposed Project, ESD will ensure that the relevant development team and their contractors will cease all work near the discovery and, within two (2) days of the discovery, contact ESD and the OPRHP. ESD will ensure that the relevant development team in consultation with the ESD and the OPRHP will develop and implement and appropriate treatment plan prior to resumption of activities near the discovery area.

3. MONITORING AND REPORTING

Each one (1) year following the execution of this LOR and following the designation of the developer for each phase of development or until the LOR expires or is terminated, ESD will ensure that the designated developer(s) provide all parties to this LOR, upon request, a summary report detailing work undertaken pursuant to its terms. Such report shall include any material scheduling changes proposed, any significant problems encountered, and any disputes and objections received regarding the terms of this LOR.

4. AMENDMENTS

This LOR may be amended when such an amendment is agreed to in writing by all signatories. The amendment will be effective on the date a copy signed by all the signatories.

5. DISPUTE RESOLUION

Should any signatory to this LOR object at any time to the way the terms of this LOR are implemented, ESD shall consult with others ESD deems appropriate to resolve the objection. Prior to reaching a final decision on the dispute, ESD shall prepare a written response that considers any timely advice or comments from the signatories regarding the dispute and provide each with a copy of this written response. ESD shall proceed according to its final decision.

6. COUNTERPARTS

This LOR may be executed in counterparts, with a separate page for each signatory. This LOR will become effective upon the date of the final signature. ESD shall ensure that each signatory is provided a complete copy of the final LOR.

Execution of this LOR by ESD and OPRHP and implementation of its terms evidence that ESD has taken into account the impacts of this undertaking on historic properties.

SIGNATURE PAGES FOLLOW

AMENDMENT TO THE LETTER OF RESOLUTION
BETWEEN
THE NEW YORK STATE URBAN DEVELOPMENT CORPORATION
D/B/A EMPIRE STATE DEVELOPMENT AND
THE NEW YORK STATE OFFICE OF PARKS, RECREATION AND HISTORIC PRESERVATION

REGARDING THE CREEDMOOR MIXED-USE PROJECT
QUEENS, NEW YORK COUNTY
OPRHP #24PR06531

SIGNATURE for:

New York State Urban Development Corporation d/b/a Empire State Development

By: Arden Sokolow

Date: 10/7/25

Name: Arden Sokolow

Title: EVP, Real Estate Development & Public/Private Partnership

AMENDMENT TO THE LETTER OF RESOLUTION
BETWEEN
THE NEW YORK STATE URBAN DEVELOPMENT CORPORATION
D/B/A EMPIRE STATE DEVELOPMENT AND
THE NEW YORK STATE OFFICE OF PARKS, RECREATION AND HISTORIC PRESERVATION

REGARDING THE CREEDMOOR MIXED-USE PROJECT
QUEENS, NEW YORK COUNTY
OPRHP #24PR06531

SIGNATURE for:

New York State Office of Parks, Recreation and Historic Preservation

By: _____

Date: 10/7/25

Name: Daniel McEneny

Title: Director, Division for Historic Preservation

Attachment A: Project Site Plan

Attachment B: SNRHP Eligible Architectural Resources in Project Site to be Demolished (revised)

USN	Name, Date, Location	Status
08101.003483	BLDG 1/RESIDENCE HALL (1930) - AVENUE G	S/NRHP-eligible
08101.003473	BLDG 2/RESIDENCE HALL (1930) - AVENUE D	S/NRHP-eligible
08101.003479	BLDG 3/KITCHEN/DINING HALL (1930) - THIRD ST	S/NRHP-eligible
08101.003478	BLDG 4/RESIDENCE HALL (1930) - FIRST ST	S/NRHP-eligible
08101.003475	BLDG 10/RESIDENCE HALL (1930) - AVENUE F	S/NRHP-eligible
08101.003474	BLDG 11/RESIDENCE HALL (1930) - AVENUE E	S/NRHP-eligible
08101.003481	BLDG 12/RESIDENCE HALL (1930) - THIRD ST	S/NRHP-eligible
08101.006440	BLDG 17/DAYCARE/ OFFICES (1932) - AVENUE C	S/NRHP-eligible
08101.006445	BLDG 22/RESIDENCE HALL (1931) - AVENUE A	S/NRHP-eligible
08101.003480	BLDG 25/RESIDENCE HALL (1937) - THIRD ST	S/NRHP-eligible
08101.006447	BLDG 26/GARAGE/SUPPORT BLDG (1938) - AVENUE C	S/NRHP-eligible
08101.003482	BLDG 71/RESIDENCE HALL (1925) - THIRD ST	S/NRHP-eligible
08101.007231	BLDG 72/KITCHEN (1925) - AVENUE C	S/NRHP-eligible

Attachment C: Property Documentation Requirements

Digital Photographs

- Photographs should be clear, well composed, and should provide an accurate visual representation of the property and its significant features. Submit as many photographs as needed to depict the current condition and character-defining features of the property.
- Digital photographs should be taken using a 15-megapixel or greater digital SLR camera.
- Images should be saved in TAG Image File Format (TIFF) or RAW format images. This allows for the best image resolution. RGB color digital TIFFs are preferred. TIFF image files should be numbered and should be accompanied by a Photo Log and Photo Key Plan.
- The Photo Log should contain the following: photograph number, name and address of the property, caption describing the view being shown, date photograph was taken, and the county the property is located in.
- In addition to single TIFF image files, photographs should be compiled into a single PDF for the final digital documentation report. For the final PDF report, photographs must be captioned with a description of the view being shown and numbered in accordance with the corresponding Photo Log and Photo Key Plan.
- Historic photos and archival images of the property should be included in the final documentation report, if available.

Historical Narrative

A narrative description should be prepared and should include the relevant historical context, a discussion of the development and construction history of the property, and a summary of the property's historical significance. Copies of primary source documentation (such as historic photographs, archival records, original architectural plans, and maps), if available, should be included, labeled, and referenced in the narrative text (e.g., Figure 1, Figure 2).

Final Report

One digital copy of the PDF report should be uploaded directly to CRIS (file size MAX 180 MB). Individual TIFF image files can be uploaded to CRIS in a zipped file folder, or via a file-sharing link. A copy of the digital report should be offered to an appropriate local repository.

Completed documentation reports are to be submitted prior to demolition.

LETTER OF RESOLUTION
BETWEEN
THE NEW YORK STATE URBAN DEVELOPMENT CORPORATION
D/B/A EMPIRE STATE DEVELOPMENT AND
THE NEW YORK STATE OFFICE OF PARKS, RECREATION AND HISTORIC PRESERVATION

REGARDING THE CREEDMOOR MIXED-USE PROJECT
QUEENS, NEW YORK COUNTY
OPRHP #24PR06531

WHEREAS, the New York State Urban Development Corporation d/b/a Empire State Development ("ESD") proposes the Creedmoor Mixed-Use Project (the "Project"), which involves the redevelopment of approximately 59 acres of vacant and underutilized State-owned land within the Creedmoor campus on a parcel located at 79-25 Winchester Boulevard, Queens, New York (the "Project Site"); and

WHEREAS, ESD plans to designate a developer for each phase of development of the Project through a request for proposals process; and

WHEREAS, ESD plans to acquire the Project Site from the Dormitory Authority of the State of New York ("DASNY") and dispose of the Project Site to designated developers to facilitate the phased redevelopment of the Project Site with a total of approximately 3 million gross square feet of mixed uses, including residential, open space, neighborhood retail, community facilities, educational, and parking; and

WHEREAS, the purpose of the Project is to help meet the need for housing; including senior, supportive, and affordable housing by creating a mixed-use community with up to 2,775 residential units; and

WHEREAS, the Project Site is within a portion of the Creedmoor Psychiatric Center Historic District, which is eligible for listing in the State and National Registers of Historic Places ("S/NRHP"); and

WHEREAS, the Project will require the demolition of S/NRHP-eligible architectural resources (see Attachment A – S/NRHP Eligible Resources in Project Site to be Demolished) and associated copper-covered walkways, and redesign of the landscape plan within the Creedmoor Psychiatric Center Historic District; and

WHEREAS, the New York State Office of Parks, Recreation and Historic Preservation ("OPRHP") has determined in consultation with ESD that the Project will have an Adverse Impact on historic resources, pursuant to the requirement of the New York State Historic Preservation Act (Article 14 of the New York State Parks, Recreation, and Historic Preservation Law, N.Y. PRHPL §§14.09 et seq.) and applicable regulations (9NYCRR Part 428) and policies (collectively, "State Historic Preservation Act" or "SHPA"); and

WHEREAS, ESD, in consultation with OPRHP, has considered alternatives to avoid or minimize the adverse impact to the Creedmoor Psychiatric Center Historic District (the "Alternatives Analysis"), and such analysis concluded that there were no prudent and feasible alternatives to the Project as proposed; and

WHEREAS, OPRHP by letter dated June 13, 2025, concurred that there are no prudent and feasible alternatives to the Project which would avoid the adverse impact to the historic resources; and

NOW, THEREFORE, ESD and OPRHP agree that the Project shall be implemented in accordance with the following stipulations to avoid, minimize, or mitigate the Adverse Impact in order to satisfy SHPA.

STIPULATIONS

ESD will ensure that the following measures are implemented:

1. Prior to the demolition of the Project Site, all S/NRHP eligible buildings, copper-covered walkways, and landscape located within the boundaries of the Creedmoor Psychiatric Center Historic District will be recorded in accordance with documentation requirements in Attachment B. Recordation should also include photographs showing overall site views of the non-contributing buildings within the historic district. Recordation of the entire historic district in its existing condition is important due to the large volume of demolition of historic buildings, combined with the large volume of new construction, which may result in the loss of eligibility for the historic district.

2. An on-site interpretive display or signage with interpretive information about the Creedmoor Psychiatric Center Historic District, depicting the history of the site and its past importance will be developed in consultation with OPRHP. Text and images will be developed and submitted to OPRHP for concurrence. The interpretive information will be placed in a location within the Project Site easily accessible and visible to the public. Specific site location(s) for placement of the information will be established in consultation with OPRHP.

3. S/NRHP-eligible Buildings #70 and #77 will be retained for reuse on the Project Site, subject to further feasibility studies. Building #70 will be adaptively reused for housing. Building #77 will be adaptively reused and expanded to create an approximately 50,000 square foot community recreation center. Architectural plans for the reuse of both buildings will be developed in consultation with OPRHP. Plans for these buildings will be submitted to OPRHP for review and comment at the 50% completion stage of design documents. OPRHP will have 30 days to review and comment. If OPRHP makes substantive comments, OPRHP may request the opportunity to review and comment on the final design. In addition, if there are significant modifications to the design documents after OPRHP's review of 50% completion stage design documents, updated plans reflecting such modified design documents will be

submitted to OPRHP for review and comment. OPRHP will have another 30 days to review and comment on the additional submission.

4. Potentially salvage, in consultation with OPRHP, intact components of the buildings proposed for demolition, either for incorporation into new buildings or for donation to organizations that donate or sell salvaged building components. Salvage and reuse will be subject to feasibility of salvage and removal. A list of building components to be salvaged and a plan for reuse or donation of salvaged components, if feasible, will be submitted to OPRHP for review and comment.

5. A Construction Protection Plan ("CPP") will be developed to protect historic structures within 90 feet of building demolition and new construction. The CPP will meet the requirements specified in the New York City Department of Buildings Technical Policy and Procedure Notice #10/88: Procedures for the Avoidance of Damage to Historic Structures Resulting from Adjacent Construction and will be implemented by a licensed professional engineer. The CPP will be submitted to OPRHP for review and approval prior to the commencement of construction. OPRHP will have 30 days to review and comment.

OTHER TERMS AND CONDITIONS

1. DURATION
This Letter of Resolution ("LOR") will remain in effect until the Project is fully constructed. Prior to such time, ESD may consult with the other signatories to reconsider the terms of the LOR and amend it in accordance with paragraph 4, below.

2. POST-REVIEW DISCOVERIES
Should any previously unknown cultural and archaeological resources be discovered during the implementation of the proposed Project, ESD will ensure that the relevant development team and their contractors will cease all work near the discovery and, within two (2) days of the discovery, contact ESD and the OPRHP. ESD will ensure that the relevant development team in consultation with the ESD and the OPRHP will develop and implement and appropriate treatment plan prior to resumption of activities near the discovery area.

3. MONITORING AND REPORTING
Each one (1) year following the execution of this LOR and following the designation of the developer for each phase of development or until the LOR expires or is terminated, ESD will ensure that the designated developer(s) provide all parties to this LOR, upon request, a summary report detailing work undertaken pursuant to its terms. Such report shall include any material scheduling changes proposed, any significant problems encountered, and any disputes and objections received regarding the terms of this LOR.

4. AMENDMENTS
This LOR may be amended when such an amendment is agreed to in writing by all signatories. The amendment will be effective on the date a copy signed by all the signatories.

5. DISPUTE RESOLUION
Should any signatory to this LOR object at any time to the way the terms of this LOR are implemented, ESD shall consult with others ESD deems appropriate to resolve the objection. Prior to reaching a final decision on the dispute, ESD shall prepare a written response that considers any timely advice or comments from the signatories regarding the dispute and provide each with a copy of this written response. ESD shall proceed according to its final decision.

6. COUNTERPARTS
This LOR may be executed in counterparts, with a separate page for each signatory. This LOR will become effective upon the date of the final signature. ESD shall ensure that each signatory is provided a complete copy of the final LOR.

Execution of this LOR by ESD and OPRHP and implementation of its terms evidence that ESD has taken into account the impacts of this undertaking on historic properties.

SIGNATURE PAGES FOLLOW

LETTER OF RESOLUTION
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D/B/A EMPIRE STATE DEVELOPMENT AND
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REGARDING THE CREEDMOOR MIXED-USE PROJECT
QUEENS, NEW YORK COUNTY
OPRHP #24PR06531

SIGNATURE for:

New York State Urban Development Corporation d/b/a Empire State Development

By: Arden Sokolow

Date: 6/30/2025

Name: Arden Sokolow

Title: EVP, Real Estate Development & Public/Private Partnership

LETTER OF RESOLUTION
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D/B/A EMPIRE STATE DEVELOPMENT AND
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REGARDING THE CREEDMOOR MIXED-USE PROJECT
QUEENS, NEW YORK COUNTY
OPRHP #24PR06531

SIGNATURE for:

New York State Office of Parks, Recreation and Historic Preservation

By: R. Daniel Mackay

Date: 4/21/25

Name: R. Daniel Mackay

Title: Deputy Commissioner, State Historic Preservation Officer

Attachment A: SNRHP Eligible Architectural Resources in Project Site to be Demolished

USN	Name, Date, Location	Status
08101.003483	BLDG 1/RESIDENCE HALL (1930) - AVENUE G	S/NRHP-eligible
08101.003473	BLDG 2/RESIDENCE HALL (1930) - AVENUE D	S/NRHP-eligible
08101.003479	BLDG 3/KITCHEN/DINING HALL (1930) - THIRD ST	S/NRHP-eligible
08101.003478	BLDG 4/RESIDENCE HALL (1930) - FIRST ST	S/NRHP-eligible
08101.003475	BLDG 10/RESIDENCE HALL (1930) - AVENUE F	S/NRHP-eligible
08101.003474	BLDG 11/RESIDENCE HALL (1930) - AVENUE E	S/NRHP-eligible
08101.003481	BLDG 12/RESIDENCE HALL (1930) - THIRD ST	S/NRHP-eligible
08101.006436	BLDG 13/SUPPORT BLDG (1930) - AVENUE C	S/NRHP-eligible
08101.006437	BLDG 14/SUPPORT BLDG (1930) - AVENUE C	S/NRHP-eligible
08101.006440	BLDG 17/DAYCARE/ OFFICES (1932) - AVENUE C	S/NRHP-eligible
08101.006445	BLDG 22/RESIDENCE HALL (1931) - AVENUE A	S/NRHP-eligible
08101.003480	BLDG 25/RESIDENCE HALL (1937) - THIRD ST	S/NRHP-eligible
08101.006447	BLDG 26/GARAGE/SUPPORT BLDG (1938) - AVENUE C	S/NRHP-eligible
08101.006448	BLDG 27/SUPPORT BLDG (1940) - AVENUE D	S/NRHP-eligible
08101.014446	BLDG 43/FILTER HOUSE (1932)	S/NRHP-eligible
08101.003484	BLDG 70/RESIDENCE HALL (1925) - FOURTH ST	S/NRHP-eligible
08101.003482	BLDG 71/RESIDENCE HALL (1925) - THIRD ST	S/NRHP-eligible
08101.007231	BLDG 72/KITCHEN (1925) - AVENUE C	S/NRHP-eligible
08101.003472	BLDG 76/POWER PLANT (1922) - AVENUE C	S/NRHP-eligible
08101.007233	BLDG 77/WORK CONTROL CTR/SUPPORT BLDG (1925) - AVE C	S/NRHP-eligible
08101.007234	BLDG 78/KITCHEN/ SUPPORT BLDG (1926) - AVENUE C	S/NRHP-eligible

08101.007237	BLDG 81/PUMPHOUSE (1920s) - AVENUE D	S/NRHP-eligible
08101.014447	BLDG 83/WELL HOUSE NEAR #43 (1932)	S/NRHP-eligible

Appendix B: Property Documentation Requirements

Digital Photographs

- Photographs should be clear, well composed, and should provide an accurate visual representation of the property and its significant features. Submit as many photographs as needed to depict the current condition and character-defining features of the property.
- Digital photographs should be taken using a 15-megapixel or greater digital SLR camera.
- Images should be saved in TAG Image File Format (TIFF) or RAW format images. This allows for the best image resolution. RGB color digital TIFFs are preferred. TIFF image files should be numbered and should be accompanied by a Photo Log and Photo Key Plan.
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Final Report

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Completed documentation reports are to be submitted prior to demolition.