

NOTICE OF CONTINUATION OF PUBLIC HEARING

NEW YORK STATE URBAN DEVELOPMENT CORPORATION d/b/a EMPIRE STATE DEVELOPMENT CREEDMOOR MIXED-USE PROJECT

HEARING DATE and TIME: March 19, 2025, from 6:00 PM to 8:00 PM, Eastern Standard Time

PURPOSE OF HEARING: The continued hearing will be conducted pursuant to Section 16 of the New York State Urban Development Corporation Act and Article 8 of the Environmental Conservation Law (State Environmental Quality Review Act) to inform the public about the proposed CREEDMOOR MIXED-USE PROJECT and to receive and consider public comments on a GENERAL PROJECT PLAN and DRAFT ENVIRONMENTAL IMPACT STATEMENT for the Project.

HEARING LOCATION: Virtual Hearing (see internet access and participation information below)

PROJECT LOCATION: 79-25 Winchester Boulevard, Queens, New York 11203 (Queens Block 7880, p/o Lot 1) (the "Project Site"). The Project Site comprises approximately 59 acres of the larger 125-acre Creedmoor campus in the Bellerose Manor neighborhood of the eastern section of the Borough of Queens. The Project Site is largely bounded by Hillside Avenue to the south, Winchester Boulevard to the west, Union Turnpike to the north, and a mix of public and private properties, along with 240th Street, to the east.

PLEASE TAKE NOTICE that the New York State Urban Development Corporation d/b/a Empire State Development ("ESD") will continue its public hearing on March 19, 2025, from 6:00 PM to 8:00 PM Eastern Standard Time, pursuant to Section 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"). The hearing is for the purpose of informing the public about the proposed Creedmoor Mixed-Use Project (the "Project") and to consider and receive additional public comment on ESD's General Project Plan ("GPP") and Draft Environmental Impact Statement ("DEIS") for the Project.

The public hearing continuation will be conducted as a virtual hearing utilizing the Zoom video communications and teleconferencing platform. Detailed instructions for participation in the virtual hearing can be viewed on the Public Hearing's public notice webpage at <https://esd.ny.gov/esd-media-center/public-notice>. Participation in the Public Hearing is an acknowledgement that the hearing is being recorded, broadcast and transcribed, and that participants are granting permission to ESD to post a written transcript of the hearing, including oral and written testimony, on ESD's website and other publicly accessible repositories. A transcript of the hearing will be made available on ESD's website at <https://esd.ny.gov/creedmoor> following the close of the hearing. Copies of the transcript may be requested by email to CreedmoorEIS@esd.ny.gov or by mail to Vanessa Calizaire, Empire State Development, 655 Third Avenue, 4th Floor, New York, NY 10017, or by calling (212) 803-2424.

SEQRA Classification. ESD is the SEQRA lead agency for the Project. The Project has been classified as a Type I Action under SEQRA. The potential significant adverse environmental impacts associated with the Project are evaluated in the DEIS, which is available to the public as set forth below. The DEIS describes practicable and feasible measures to mitigate these impacts, where warranted.

Project Description. The Project is described in detail in the GPP (available to the public as set forth below). The Project comprises the redevelopment of vacant and underutilized State-owned land for the development of up to approximately 3 million gross square feet (gsf) of mixed-use space, including residential, open space, neighborhood retail, community facilities, educational uses, and parking. The residential space would consist of approximately 2.75 million gsf of affordable rental and a mix of affordable and market-rate homeownership units, for a total of up to 2,775 residential units. Affordable rental units would include approximately 393 senior housing units, approximately 428 supportive housing units, and approximately 428 units without senior/supportive stipulations. Approximately 1,526 units would be available for homeownership, including a mix of single-family semi-detached homes, triplexes, and units in multifamily buildings.

Additionally, to serve the needs of both existing and new residents, the Proposed Project would include approximately 76,000 gsf of neighborhood retail; 194,000 gsf of community facility space, including a 50,000 gsf community recreation center; 16,500 gsf for older adult centers; a 8,100-gsf early childhood center; a 120,000-gsf public school (subject to New York City School Construction Authority funding and school capacity needs); 3,200 parking spaces distributed amongst garages, lots, driveways, and street parking; and 12 acres of open space, of which 5 acres would be publicly accessible.

ESD proposes to adopt a GPP pursuant to the UDC Act, which would override New York City zoning controls to the extent necessary to facilitate the development of the Project. As further described in the GPP, the Project includes design controls (the “Design Guidelines”) that specify the parameters for permitted development of the Project in lieu of zoning and other local laws or requirements that are inconsistent with the proposed Project.

Following final approval of the GPP, ESD would select developers through a competitive Request for Proposal (“RFP”) process to proceed with a phased development of the Project over an approximately 13-year period. Upon completion of the SEQRA and UDC Act processes, it is expected that ESD will acquire fee title to the Project Site

in phases from its current owner, the Dormitory Authority of the State of New York (“DASNY”), and reconvey portions of the Project Site by either sale or long-term lease to the developers selected pursuant to a competitive RFP process for each phase of the Project. Construction of the Project is anticipated to be undertaken in seven phases, with the first phase breaking ground in 2027 and completion of the final phase in 2040.

Discretionary Actions. A number of ESD discretionary actions are subject to review pursuant to the UDC Act and SEQRA. After the public hearing is held and the subsequent 30-day public comment period is concluded, it is expected that a Final Environmental Impact Statement (“FEIS”) will be completed and issued by ESD, and the ESD Directors will be requested to make statutory findings under SEQRA and affirm, or if appropriate, modify and affirm, the GPP pursuant to the UDC Act. In addition, to effectuate the Project, as described in the GPP, ESD would exercise its statutory authority to override local zoning requirements that apply to the Project and any other local laws or requirements that are inconsistent with the GPP, and to issue Design Guidelines that would establish design controls for the Project. Subject to such overrides and the Design Guidelines, the New York City Building Code would apply to all construction on the Project Site.

Availability of the GPP and DEIS. The GPP and DEIS are available at the ESD website at <https://esd.ny.gov/creedmoor> and is on file at the office of ESD, 655 Third Avenue, New York, New York 10017 and available for inspection by the general public between the hours of 9:30 AM to 5:00 PM, Monday through Friday, public holidays excluded. Hard copies of the GPP are available, without charge, to any person requesting such copies. To inspect and/or obtain copies of the GPP, please call (212) 803-2424 or email CreedmoorEIS@esd.ny.gov. Pursuant to Section 16(2) of the UDC Act, ESD also is filing copies of the GPP and the findings required pursuant to Section 10 of the UDC Act, in the offices of the Clerk of the City of New York and the Queens County Clerk, and is providing copies thereof to the Mayor of the City of New York, the Borough President of the Borough of Queens, the Chair of the City Planning Commission, and the Chair of Queens Community Board No. 13.

Comments. Comments on the GPP and DEIS are requested. Comments may be made orally at the virtual public hearing continuation on March 19, 2025 from 6:00 PM to 8:00 PM; delivered in writing to ESD, 655 Third Avenue, New York, New York 10017 (Attention: Vanessa Calizaire), on or before 5:00 PM on **April 18**, 2025; or sent by e-mail to CreedmoorEIS@esd.ny.gov on or before 5:00 PM on **April 18**, 2025. Written or e-mailed comments received after 5:00 PM on **April 18**, 2025, will not be considered.

All verbal comments made at the January 30, 2025 and March 19, 2025 public hearings and all written comments received by ESD prior to 5:00 PM on April 18, 2025 will be considered by ESD prior to final consideration of the GPP and issuance of the FEIS.

Dated: February 14, 2025
New York, New York

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

By: Debbie Royce
Corporate Secretary