

# In Person Meeting: October 14 at 7:30 PM

Note changed date and location: P.S. 18 - 86-35 235<sup>th</sup> Court



## Creedmoor Civic News

MONTHLY NEWSLETTER OF THE CREEDMOOR CIVIC ASSOCIATION, INC.  
Founded 1927, Incorporated 1938

OCTOBER, 2025

★ "UNITED EFFORT REAPS UNITED GAIN" ★

Website: [www.creedmoorcivic.org](http://www.creedmoorcivic.org)

★ VOL. 94, NO. 8

### CIVIC JOINS LAWSUIT AGAINST BALLOT QUESTIONS 2-4

There are six proposals on the ballot for this year's election.

The Creedmoor Civic Association Officers and Board of Governors are concerned about Proposals 2, 3 and 4, which would make significant changes to the City Charter concerning land use review procedures. We have joined a lawsuit that seeks to remove them from the ballot. The proposals are presented to expedite development of affordable housing. Our concern is that they would seriously limit the input of citizens, City Council members, and Community Boards, on land use decisions.

If the lawsuit to remove these questions is unsuccessful, we recommend a no vote on proposals 2, 3 and 4. As always, do your research before voting.

The Queens Chronicle summarized these proposals and arguments from the lawsuit on its website on October 2, 2025:

"Question 2 seeks to "fast track" affordable housing in the community districts that produce the least of it, with a process in which the City Planning Commission (CPC) gets the final say, not the Council. That will create more housing, the suit argues, but the proposal fails to identify the parameters and environmental consequences of that increase.

Question 3 would create an expedited land use review procedure, also ending in CPC review, for certain changes, including "modest amounts of additional housing and minor infrastructure projects." The suit claims that the simplified approval process would apply to zoning changes that raise a permitted floor area up to 30 percent, and the proposal does not identify the impacted neighborhoods, the degree of the density increase or the environmental effects.

Question 4 would establish an Affordable Housing Appeals Board with the Council Speaker, relevant Borough President and Mayor that would 'review Council actions that reject or change applications creating affordable housing.' A majority vote could reverse the Council's decision on certain land use matters." If proposal 4 is enacted, two members of the

#### Creedmoor Civic Oct. 14 Meeting Held Live

Queens District Attorney Housing and Worker Protection Bureau Chief Bill Jorgenson will speak about deed fraud and protection from squatters. We will also have a speaker to discuss the proposals on the ballot for the November 4<sup>th</sup> election.

three-person review board could vote to overturn the vote of the entire City Council.

#### ELECTION DAY INFORMATION

Election Day is Tuesday, November 4<sup>th</sup>. Our civic territory votes at P.S. 18 on Election Day, from 6 am to 9 pm. The deadline to register to vote is October 25. The deadline for the Board of Elections to receive an absentee ballot application for the general election is also October 25. Visit <https://vote.nyc/> or call 1-866-VOTE for more information.

Early voting will take place from Saturday, October 25 through Sunday, November 2 in the sports bubble at Creedmoor Hospital, 79-25 Winchester Boulevard. It will be helpful to the poll workers if you bring your voter card which has a barcode on it. They can scan the card, and your voter page comes up quicker.

The hours for early voting are as follows: day:

Saturday October 25, 9:00 AM to 5:00 PM;  
Sunday October 26, 9:00 AM to 5:00 PM;  
Monday October 27, 9:00 AM to 8:00 PM;  
Tuesday October 28, 10:00 AM to 8:00 PM;  
Wednesday October 29, 10:00 AM to 8:00 PM;  
Thursday October 30, 9:00 AM to 5:00 PM;  
Friday October 31, 8:00 AM to 8:00 PM;  
Saturday November 1, 8:00 AM to 5:00 PM;  
Sunday November 2, 8:00 AM to 5:00 PM.

**Creedmoor Civic News**

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**REBATES FOR NYC TRASH BINS**

Owners of one- or two-family homes who receive the STAR or E-STAR property tax credit will get a rebate covering the cost of the official NYC Bin. Individuals who have already purchased an NYC Bin online or by phone will receive a check. Homeowners who have not yet purchased a bin will receive a letter with instructions on how to receive a rebate after making their purchase.

Homeowners who purchased their bin at Home Depot will receive a voucher code they can use online to request their check. For more details, visit nyc.gov and enter NYC Trash Bin Reimbursement Program. Requests for reimbursement must be made by June 1, 2026.

**HEARING AID HELP AT ST JOHN’S**

Through December 4th, St John’s University Speech and Hearing Center is offering help for anyone who has hearing aids and is experiencing difficulty with them. Free service. Call the Center at 718-990-6480 to schedule an appointment. It is located at 152-11 Union Turnpike.

✂-----  
Enclosed herewith are my dues for the year 2025 to the Creedmoor Civic Association, Inc. (\$10 per household).

Name \_\_\_\_\_

Address \_\_\_\_\_

Enclosed is an additional donation of \$ \_\_\_\_\_

Email address (optional): \_\_\_\_\_

Make check payable to Creedmoor Civic Association and mail to P. O. Box 260143, Bellerose, NY 11426-0143

*President’s Message*

Please join us on for our joint meeting with the Rocky Hill Civic Association on Tuesday, October 14, at 7:30 pm at PS 18. We will hear from the Queens District Attorney’s office on deed theft, squatter issues and more. We will also discuss proposals on the ballot this Election Day that could have a big impact on us. We will be back at the Living Hope Christian Church for our November 10th meeting.

Our roster of dues and donations for 2025 is included in this newsletter. Please let us know if you have any questions or corrections. Thanks to all who have paid their dues and made generous donations.

October is Fire Prevention Month. Make sure your smoke and carbon monoxide detectors are working properly. We also need to develop escape plans in the event of a fire. Visit fdnysmart.org. A few minutes of effort could make you and your family safer.

Your neighbor,  
*Michael O’Keeffe*

**SIKH PARADE SET FOR OCTOBER 25**

The Gurdwara Sant Sagar (Sikh house of worship) will hold their annual parade on Saturday, October 25. Marchers will depart at noon from the Temple at 242-25 Braddock Avenue and are expected to arrive at the St. Gregory the Great parking lot at about 4 pm. There will be a reception in the parking lot with free vegetarian food. All are welcome. Hillside Avenue and other streets will experience temporary closures.

**ST. GREG’S BLOOD DRIVE SUN. OCT 19**

St. Gregory’s Holy Name Society will hold its annual blood drive on Sunday, October 19 from 8:30 am to 2:30 pm in the Oak Room below the Church, located at 240-20 88 Ave. Pre-registration is preferred but walk-ins are welcome if capacity permits. Register online at donate.nybc.org and enter sponsor code 06373. Or make an appointment by contacting Gerry at gerrywmg@aol.com.



## 2025 ROSTER OF PAID UP MEMBERS

Thanks to the following members who have paid dues for 2025. An asterisk indicates that a member made an additional donation. Thanks! We apologize for any mistakes, omissions or misspellings. If you think our records are incorrect, please contact us at 347-301-6166, or [creedmoorcivic@gmail.com](mailto:creedmoorcivic@gmail.com). We will make corrections in the next newsletter. If you have not paid your 2025 dues, please send \$10 to the Creedmoor Civic Association, PO Box 260143, Bellerose, NY 11426.

**Moline St. 88 Block**  
Nadasy\*  
Ramrup

**Moline St. 89 Block**  
Dermody\*  
Kennedy\*  
Sandhovel\*

**Lyman St. 88 Block**  
Mooney\*

**Lyman St. 89 Block**  
Dolan\*

**Gettysburg St.  
88 Block**  
Fernandez  
Gonzalez\*  
Maldonado

**237th St. 88 Block**  
Abedoza\*  
Ammendolea  
DiStasi\*  
Mahabir\*  
Mulcahy\*  
Stemmler

**237th St. 89 Block**  
Concannon\*  
Langan\*

**238th St. 88 Block**  
Barrett\*  
Bivona\*  
Block\*  
Castro\*  
Christy  
Cook\*  
Engel\*  
Hughes\*  
Morgan\*  
Parker  
Vimalanathan\*

**238th St. 89 Block**  
Dillon  
Palau\*  
Sharmin\*  
Zahedul\*

**239th St. 88 Block**  
Burke\*  
Coleman\*

Conry\*  
Dipsingh\*  
Martinez\*  
Pederson

**239th St. 89 Block**  
Brady\*  
Moore\*  
Randazzo  
Siry Jr\*

**240th St. 88 Block**  
Bermudez\*  
Fischbeck\*  
Giuntini\*  
Luna\*  
Sarabia

**240th St. 89 Block**  
Barry\*  
Becker\*  
Browne  
Prus  
Schropfer\*

**241st St. 88 Block**  
Lamattina\*  
Pfaff  
Tamay\*

**241st St. 89 Block**  
Guercio\*  
Nunns\*  
Terry\*

**242nd St. 88 Block**  
Laffin\*  
Leah  
McMennamin\*  
Martinez\*  
Okello\*  
Rocco  
Schillinger\*

**242nd St. 89 Block**  
Aide  
Lavin  
Mango  
Persad\*  
Schwizer\*

**242nd St. 90 Block**  
Mitchell

**88th Road**  
Alikhan

**88th Avenue**  
Baumann\*  
Cashin\*  
Covatti\*  
Geraghty\*  
Grandison  
Guzman\*  
Hussey\*  
Larkins\*  
Mirbach\*  
O'Keeffe\*  
Reilly\*

**89th Avenue**  
Coscia\*  
Mulligan\*

**90th Avenue**  
Avila  
Jennings\*  
Martori\*  
Trent, J.\*  
Sileo\*  
Yevoli\*

**91st Avenue**  
Ghobrial\*

**Associate  
Members**  
Buckley  
Falseto  
Isenberg  
Khan\*  
Lang\*  
O'Connor  
Ramos  
Tone

**Non-member  
Donations**  
Kress

Please let us know of errors. We will publish an addendum next month for corrections or late paid memberships.

## BELLEROSE COMMUNITY CELEBRATES ANNIVERSARIES

The annual luncheon of the Joint Bellerose Business District Development Corporation on October 4 was an opportunity to celebrate several important anniversary milestones. At Nancy's Restaurant, 43 people gathered to recognize the 30<sup>th</sup> anniversary of the Joint Bellerose Business District, the 50<sup>th</sup> anniversary of the Bellerose Terrace Civic Association, the 90<sup>th</sup> anniversary of the Bellerose Commonwealth Civic Association, the 50<sup>th</sup> anniversary of the Queens County Farm Museum, and the 50<sup>th</sup> anniversary of Jim Trent's founding of the Queens County Farm Museum and presidency.



Creedmoor Civic was out in full force at the Business District annual luncheon.



Donovan Richards presents a proclamation to James Trent re: JBBDDC's 30<sup>th</sup> anniversary.

Special guests were Kenneth Moore, Mayor of Bellerose Village, and Donovan Richards, the Queens Borough President. James Trent spoke of the history of the Farm Museum and the \$64 million in planned projects.