

# In Person Meeting Sept. 9 at 7:30 PM

Church of Living Hope, 240-20 Braddock Avenue



## Creedmoor Civic News

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

SEPTEMBER, 2024 ★ "UNITED EFFORT REAPS UNITED GAIN" ★ Website: [www.creedmoorcivic.org](http://www.creedmoorcivic.org) ★ VOL. 93, NO. 7

### CITY OF YES REMAINS CONTENTIOUS

The City of Yes for Housing Opportunity (COYHO) remains a very contentious issue. In July, the City Planning Commission held a public hearing that lasted 15 hours. There were 203 speakers, with 113 in support and 90 against the proposal.

Queens Borough President Donovan Richards held a hearing on August 8th that lasted over four hours. He has since announced that he was in favor of COYHO with conditions. One condition is to require parking for new developments in low-density areas, referred to in the proposal as "Outer Transit-Oriented Development Areas" (OTODAs). He noted that "The Long Island Railroad (LIRR) serves OTODAs like eastern and southeastern Queens, but service is infrequent and many commuters must drive to LIRR stations."

BP Richards also called for more affordable development in the "Town Center Zoning" proposal, for the city to set up a \$1 Billion fund for the "Basement Apartment Pilot Program" and for an amnesty program to allow homeowners with existing basement apartments to bring them up to code without penalties.

The borough presidents of Manhattan, Brooklyn and the Bronx have already expressed support of COYHO. The Staten Island BP is opposed. Now that all borough presidents have weighed in, the proposal goes to the City Planning Commission. Later this fall, the City Council is expected to vote. District 23 Council Member Linda Lee has stated her intention to vote against COYHO.

The Creedmoor Civic Association is opposed to COYHO. For one thing, it is a broad-brush approach that makes no allowances for the differences in communities. The 1,400-page proposal is extremely complex, so we don't even know if most people, including City Council members, even understand it. It is not clear that it would provide more affordable housing. Accessory Dwelling Units would be very problematic in our area, considering the typical 30' X 100' properties. And parking is already very difficult, as most of our households depend on cars as their main mode of transportation.

We will continue to monitor developments and work against

#### Creedmoor Civic September 9 Meeting

We have requested a speaker from the Dept. of Sanitation to explain the new requirements for trash containers, which take effect in November. We have not received confirmation yet. We will also give away a new DSNY 35 gal. trash container. The drawing is free, but you must be present. We will also discuss the City of Yes for Housing Opportunity and assist members in writing letters to our elected officials. Time: 7:30 PM

COYHO. We encourage our members to write to elected officials, including Mayor Adams and City Council Speaker Adrienne Adams. CCA Board member Ann Terry has graciously offered to assist individuals in this effort. She can be reached at 718-347-1909 or at our meetings.

We encourage you to contact Mayor Adams by calling 311, sending a web message on the [nyc.gov](http://nyc.gov) website, or writing to him at City Hall, New York, NY 1007. Letter writing may seem old fashioned, but it can have an impact. Contact City Council Speaker Adrienne Adams at 718-206-2068, by mail at 165-38A Baisley Blvd, second floor, Jamaica, NY 11434, or by email from [council.nyc.gov](mailto:council.nyc.gov). If you have friends or relatives who live in other council districts, encourage them to contact their council members.

#### BP CALLS FOR MEDIAN MAINTENANCE



On August 13, Queens Borough President Donovan Richards held a press conference on Braddock Ave and 221 Place to call attention to the lack of maintenance of street medians. Several CCA board members attended. The

event received good press coverage. We have been advised by the BP's office that the city will undertake a large cleanup operation in the next couple of months.

## Creedmoor Civic News

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**AROUND THE TOWN:** Condolences to the family of Kevin Forrester on his recent passing. Kevin was a past President of the Queens Civic Congress and was active in the QCC and civic affairs in Queens for many years. He was also president of the Hillcrest Estates Civic Association.

**AND THE WINNER IS....**The Schopfer family of 240 Street has won a \$20 gift certificate to Braddock Pharmacy. The winner was chosen from the roster of members who paid their 2024 civic dues. Thanks to the anonymous donor who funds these monthly awards.

### NOTES FROM THE 105TH PCT

The 116 Precinct in Rosedale is scheduled to open this fall. At that point, the southern boundary of the 105th Precinct will be 121 Avenue. 105 Pct Commander Capt. Sony Beauvoir has been designated the commanding officer of the new 116 Pct. The new commander of the 105th Pct will be announced soon. We thank Capt. Beauvoir for his service and wish him well in his new assignment.

Vehicle thefts remain a problem in Bellerose, and throughout the precinct and the city. Late model Hondas and Acuras have been the most frequent targets. The NYPD suggests that owners use alarm systems, tracking devices and steering column locks to deter thefts and to recover stolen vehicles.

Sector Eddie Detective Juan Villanueva and Officer Jonathan Pesce will hold a Build the Block meeting on Thursday, Sept 12 at 7pm at our usual meeting location, the Living Hope Church, at 240-08 Braddock Avenue.

### Merchant Spotlight

**B & W Appliance, Inc.** 248-05 Jericho Turnpike, Bellerose. Need dependable and affordable appliance repairs? This small, local repair shop specializes in fixing all your household appliances from refrigerators and washers to ovens and dryers with fair pricing and prompt service. You get top-notch repairs with a personal touch while supporting local business. (718) 343-7870.

### President's Message

As you can see from this newsletter, it was an active summer. Please come to our September 9 meeting to stay informed and express your opinions.

Regarding the Creedmoor Mixed-Use Project, Empire State Development held a Zoom meeting on July 18 to solicit community input before a "Draft Environmental Impact Statement" (DEIS) is prepared. We will let you know when the DEIS is released. CCA Treasurer Jim Trent and I are members of the QCB 13 Land Use Subcommittee on Creedmoor, which has proposed a smaller project of 1,000 units.

On August 26, Borough President Richards held a zoom meeting for local civics about the Creedmoor HERRC (migrant shelter). In attendance was Laura Atlas, the Health and Hospitals official who administers the shelters. A summary: There are currently about 1,200 single male occupants. The length of stay is now 30 days for single adults, but individuals can appeal to stay longer. Because the number of people crossing the border has decreased, fewer are coming to NYC, but there are no immediate plans to reduce the population at the Creedmoor HERRC. The NYPD reports three recent incidents, two assaults and one menacing incident, all taking place within the facility. All three incidents resulted in arrests. Some civic leaders complained about garbage on Hillside Ave and requested benches inside the Creedmoor fence to lower the number of individuals congregating outside and in Gunn Park. The SNAP administrator stated that some SNAP members are not attending programs because of the situation, and that shelter staff are using parking spots intended for SNAP staff and members. We thank BP Richards for convening this meeting and hope that the issues brought up are addressed.

Your neighbor,  
Michael O'Keeffe

### PROPOSED AMENDMENT TO THE CREEDMOOR CIVIC CONSTITUTION

Add to ARTICLE II MEMBERSHIP AND DUES:  
Section 7: Individuals residing in eastern Queens in areas not served by an active civic association are eligible to become associate members of the Creedmoor Civic Association. Annual Dues are as per Section 3 above. Associate members have voting privileges, except for matters that only pertain to the area within civic geographic boundaries. Associate members are not eligible to be officers or board members. As per our constitution, the proposed amendment will be discussed at the Sept 9 meeting. It will be voted on at the November meeting.

### UPCOMING EVENTS

►Saturday, 9/14: 9/11 Observance at the John F. Prince VFW Post #6472, 242-27 Braddock Avenue. 3pm ceremony followed by pig roast, hamburgers, hot dogs, salads. Cash bar. \$20 donation required. All welcome.

►Saturday, 10/5 from 1 pm- 4 pm. Luncheon for Joint Bellerose Business District Development Corp. Nancy's Restaurant. Contact CCA or attend Sept 9 meeting.