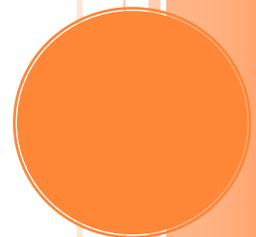


INC. VILLAGE OF FLORAL
PARK COMMENTS TO THE
EMPIRE STATE
DEVELOPMENT CORP.
BELMONT PARK
REDEVELOPMENT
PROJECT SCOPING
DOCUMENT

Submitted on April 12 2018



INC. VILLAGE OF FLORAL PARK COMMENTS TO THE EMPIRE STATE DEVELOPMENT CORP. BELMONT PARK REDEVELOPMENT PROJECT SCOPING DOCUMENT

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- **Trustee Lynn Pombonyo**
- **Trustee Archie Cheng**
- **Trustee Frank Chiara**
- **Village Administrator Gerard Bambrick**
- **Police Commissioner Stephen McAllister**
- **Former Mayor Thomas Tweedy**
- **F.P. Bellerose School Superintendent M. Dantona**
- **F.P. Bellerose School Board President Laura Ferone**
- **Belmont Task Force Member**
 - **Kevin Flood**
 - **Frank Gunther**
 - **Marc Mullen**

Appendix

INTRODUCTORY LETTER FROM MAYOR LONGOBARDI



April 12, 2018

Via US Mail and Email (Belmontoutreach@esd.ny.gov)

Michael Avolio

Empire State Development Corp.

633 Third Avenue

New York, NY 10017

Dear Mr. Avolio,

Enclosed are comments from the Incorporated Village of Floral Park to the Draft Scoping Document issued by Empire State Development Corp. (“ESD”) on February 28, 2018 (the “Scoping Document”).

The Incorporated Village of Floral Park shares an extensive and century old neighborly border with beautiful Belmont Park. Over the past decade or so there have been a number of suggested uses for some of the most valuable land and last remaining vast open space left in eastern Queens and Western Nassau County. However, in all cases in the past the impact upon Floral Park was never fully vetted. We welcome this opportunity, during the environmental review process, to have all of our questions properly studied and analyzed to ensure that our Village and its residents’ standard of living, at a minimum, remains the same or, even better, is improved.

Inc Village of Floral Park’s Comments to ESD Belmont Park Redevelopment Project Scoping Document

Dated April 12 2018

Please find attached a listing of our questions that we feel are necessary to be reviewed in the environmental process and we look forward to seeing the responses in the DEIS. As you will see in the document there are numerous questions and, quite frankly, some serious concerns. By way of highlighting, here are some of the potentially most impactful issues to our Village:

- Increased traffic in our Village especially during peak times of day in which our roads are already at capacity.
- Lack of a comprehensive master plan for the entire project. Floral Park for over a decade has asked for a master plan for the entire property so that we can effectively weigh in on any development on the entire 430 plus acre facility including any existing or future plans of NYRA.
- The usage of the North Lot for parking and a new substation which directly abuts the Floral Park-Bellerose School and a significant number of residents' homes.
- The need for upgrades to all utilities (e.g. sewer, water, electric, etc.).
- The need for upgrades to existing public transportation (e.g. Belmont Park, LIRR Station) and lack of existing infrastructure.

Also, enclosed are written copies of the statements previously submitted by our Village Board, Village officials, and members of the Belmont Task Force at the Scoping hearing held on March 22, 2018. We are submitting these written statements to ensure that ESD has as complete a record of our concerns as we have been able to identify, within the tight time constraint that ESD has given to provide comments to the Scoping Document. These statements are designed to supplement and do not displace the comments previously submitted either at the scoping hearings or by online submissions. Further, these statements are designed to supplement the comments being submitted concurrently by counsel to the Village, Beveridge & Diamond, PC.

Should you or your staff have any questions or need clarification on a point raised in this document, please feel to call me.

Sincerely,

/s/ Dominick A. Longobardi

Dominick A. Longobardi

Mayor, Inc. Village of Floral Park

VITAL STATISTICS



THE INC. VILLAGE OF
**FLORAL
PARK**

**A GREAT PLACE TO LIVE,
WORK, AND RAISE A
FAMILY**

FLORAL PARK IS A MULTI-GENERATIONAL,
FAMILY-CENTERED COMMUNITY ROOTED
IN THRIVING BUSINESS DISTRICTS,
PHILANTHROPIC AWARENESS, AND
SOCIAL TOGETHERNESS.

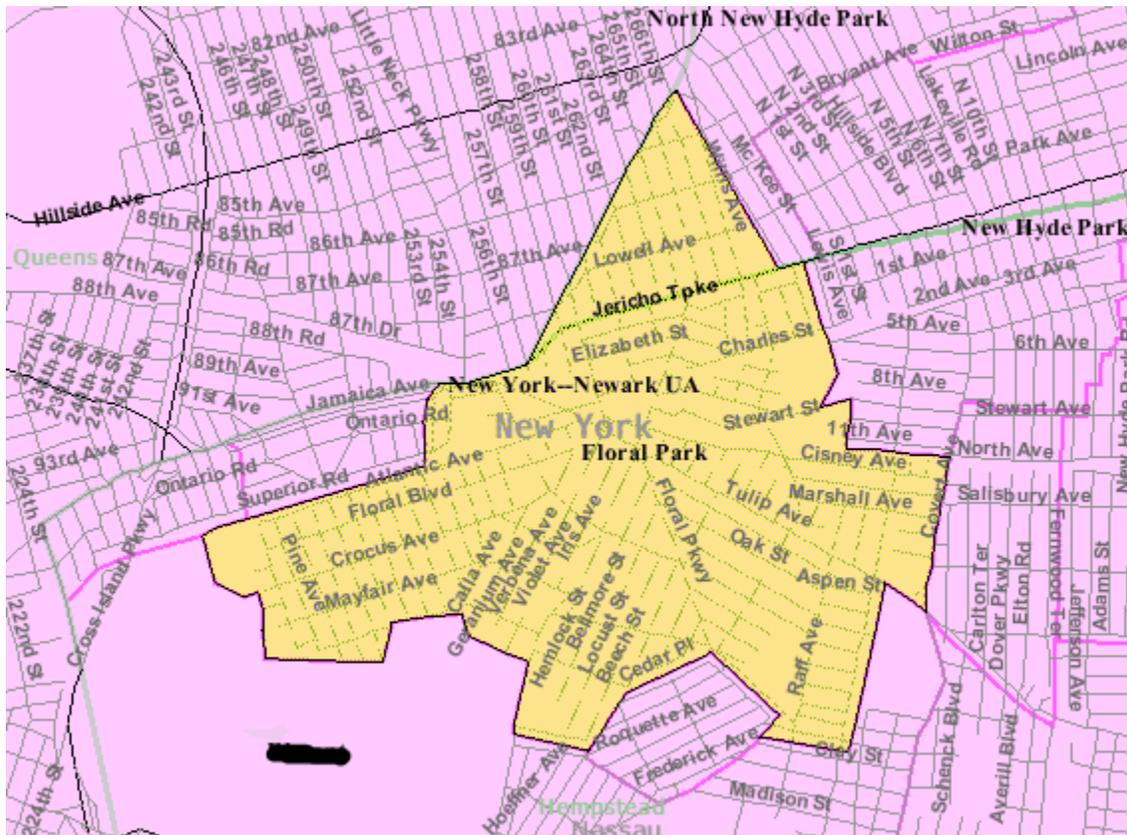
WWW.FPVILLAGE.ORG

The Incorporated Village of Floral Park, located in the west-central section of Nassau County, just east of New York City, was incorporated in 1908. The Village covers an area of approximately 1.5 square miles and is basically a residential community. As of 2010 there were 15,863 residents.

The Village is a full service village which has approximately a \$29 million budget used to maintain a public library, a year round recreational center with a seasonal pool, a police department, a fire department and a public works department. There are three firehouses staffed by an all volunteer staff located in the Village. Water is provided by the Western Nassau Water Authority and gas and electric by National Grid and PSEG. Sewer facilities were installed in the 1950's in the Village by the County of Nassau.

The main portion of the Village is located in Hempstead Town with a smaller area located in North Hempstead Town. Floral Park-Bellerose Union Free School District provides elementary education. High School students attend Sewanhaka Central High School District.

There are ample shopping facilities located within the Village served by both the Floral Park Chamber of Commerce and the Covert Avenue Chamber of Commerce.





WHAT MAKES OUR COMMUNITY GREAT

The Incorporated Village of Floral Park is 110 years old and has long been celebrated as a stable, pleasant, safe place to live, work and raise a family. Our citizens' strong civic spirit and cohesiveness are exemplified by a vibrant participation in volunteerism and community involvement among all age groups.

We welcome you to enjoy Floral Park's hometown ambiance and true American feel, all within a forty minute ride to Manhattan.

SAFETY

POLICE DEPT

- 35 Member 24x7x365 Department
- Consistently ranked in top 10 safest cities in NY State and top 100 in United States
- Celebrating 100 year Anniversary in 2018

FIRE DEPT

- 135 all Volunteer Department
- Responded to over 1,500 fire & rescue calls in 2017
- Celebrating 125 year Anniversary in 2018

AMENITIES

RECREATION & POOL CENTER

- Pool and playground
- 6 Baseball Fields
- 3 Volleyball Courts
- 3 Hartru Tennis Courts
- Roller Hockey Rink
- Football/Soccer fields
- Exercise and educational programs
- Meeting space for residents (and non) from infants to seniors

GREEN SPACES, LIBRARY

- Four passive parks throughout the village
- Centennial Gardens and Bird Sanctuary
- Public library with programs for all ages

MORE FACTS ABOUT FP VILLAGE:

- Two chambers of commerce | Four civic associations
- Impactful local charities: Top 3rd fundraising St. Baldricks Org | Nationally-recognized Hance Family Foundation | Osmond Hearing Foundation | Liz's Day Breast Cancer Research Fundraising Team
- Schools: Three public (PreK-12), one Catholic, 2 nursery.
- 100-year-old Wednesday Mother's Club, Lions Club, Knights of Columbus, Rotary Club, Welcoming Committee, Kiwanis Club, American Legion
- Annual community events include Belmont Stakes Street Fair, Christmas tree lighting and festival, art festivals, summer outdoor music series, parades
- Downtown core business district flanked by a town square park, plus two more thriving districts in walking distance
- Two train stations with direct service to Manhattan, Brooklyn, and points east
- Several 5k races through the scenic streets
- Restaurants and pubs celebrate cuisine from across the globe
- Seven houses of worship spanning six denominations
- Local intramural and competitive sports clubs including Little League, soccer, basketball, lacrosse, football, hockey, volleyball, gymnastics

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Task 1 Project Description

1. Will there be a comprehensive master plan for the entire Belmont Park 430 acre site?
2. If not, how will future projects that may take place or be announced during the planning, construction and post construction phases be incorporated into a full impact analysis?
3. Why is the study area only ½ mile from specific construction sites?
 - a) The impact of this project will certainly be felt more than ½ mile primarily due to traffic impacts
 - b) Where is the exact starting point for the measurement of the study area? It should extend from the entire Belmont property
 - c) Where is the exact starting point for the measurement of the ½ mile?
 - d) The study area should specifically include Plainfield Avenue
 - e) Why is Floral Park Memorial High School not in the ½ mile study area even though it is directly across the street from the Plainfield Gate of Belmont Park
4. Will there be an analysis performed to ensure that there are no negative effects on the Village of Floral Park given the confluence and timeframes of this project along with the MTA's Mainline Improvement Project that is scheduled to start in the Fall of 2018?
5. Why was 2021 being used as the study time frame?
6. Does the State of NY and/or NYRA have a plan post 2021 to expand or change Belmont Park?
7. What specific parts of the project/construction including but not limited to roads, sewers, power, etc will be paid for by the State or any other governmental agency?
8. Was there any independent land value appraisals completed to assess the value of the land if the land was improved?

Task2 Land Use Zoning and Community Character

1. Will the Developer/ESD work with NYRA and any other current or future tenants on the property to develop a master plan for the property to ensure all existing and new developments complement each other and do not further impact the surrounding communities
2. Which specific Town of Hempstead Building Zone Ordinances will be overridden?
3. Why do the Town of Hempstead Building Zone Ordinances need to be overridden?
4. Are there any NY State ordinances that are being overridden or superseded?
5. Will there be public hearings and comment periods to allow the public to gain an understanding of the reason for the zoning change and to weigh in on each ordinance that is being overridden?
6. Previous written responses from the ESD and the NYAP at the Scoping Hearing have said that there will be no casino at the site. Is there a timeframe for when that may change? If it can change will a new EIS be needed along with community input?

Task 3 Community Facilities and Utilities

1. Will the space between the track and the border of Floral Park (i.e. the entire North Lot) be improved so that residents along the border will not see their property values diminished?
2. Who will provide Police and security on the proposed site?
3. Who will provide Police and security in the North Lot?
4. How and what security will be provided 24 hours 365 days a year in the North Lot?
5. Will the fence that separates the North Lot from Floral Park Bellerose School and along the residents' homes be replaced? There needs to be a visual separation.
6. If yes, what specifically will be done?
7. Who will be responsible for maintaining the fence or new separation?
8. How and when will the North Lot be cleaned and maintained?
9. Will restroom facilities be upgraded and/or new ones installed in the North Lot?
10. If new ones are to be installed where would they be located, what water and sewage system would they tie into?
11. Will portable toilets be used in the North Lot?
12. Will tailgating be allowed in the North Lot? Currently NYRA does not allow for tailgating including on Belmont Stakes day.
13. Who will be providing Fire Protection to the site?
14. Who will be providing Ambulance and Rescue service to the site?
15. Who will be providing Fire Protection to the North Lot?
16. Who will be providing Ambulance and Rescue service to the North lot?
17. Will there be any access paths to the North lot from both inside and outside the property?
18. What will be the amount of water needed for the development?
 - a. Where will the water come from?
 - b. Will new water transport facilities need to be built?
 - c. If so, where will they be built and will the construction need to occur off the site (i.e. will new water mains need to be installed in Floral Park?)
19. What is the amount of electricity needed for the site?
20. What will the new substation look like, or will the ESD instead require the creation of a municipal clean energy co-generation facility supported by the surrounding local communities?
21. Where will the new substation be located, or will the ESD instead require the creation of a municipal clean energy co-generation facility supported by the surrounding local communities?
22. Will any upgrades to existing substations and other electrical infrastructure that are currently in Floral Park need to occur? If so what are the particulars?
23. Will there be specific public comment periods for each new infrastructure project that may be undertaken?
24. What studies will be done to ensure that the required size of the substation does not negatively affect the residents that may live near it?
25. Will new sewer facilities be needed and if so where are they specifically going to be located?

26. Will there be any new sewers needed in Floral Park?
27. Will any of the exits to Floral Park, both vehicular and pedestrian, be open during an event?

Task 4 Open Space/Recreational Resources

1. The Request for Proposal stated the intent was to strengthen and make Belmont Park as the premier destination for, among other items, recreation. The EIS does not contain many recreational items that would involve exercise. Which improvements will be made that will enhance Floral Park residents' recreation uses of the property?

Task 5 Historic and Cultural Resources

1. Belmont Park is of Historic importance and potentially deserving of Landmark status. Its land and structures should be preserved and cherished. As part of its proposal, has the Developer/ESD presented design features and structures that complement the historic nature of the existing structures at Belmont?
2. Will the arena be designed to fit the character of the existing Belmont grandstand?
3. Will the hotel be designed to fit the character of the existing Belmont grandstand?
4. Will the retail shops be designed to fit the character of the existing Belmont property?
5. Will there be public input on any of the designs of the arena, shops and/or hotel
6. Will the Belmont Park "backyard" area be changed?
7. Will the Belmont Park paddock area be changed?

Task 6 Visual Resources

Arena

1. What is the height of the proposed arena and its related structures?
2. Will a portion of the arena be below the existing surface?
3. If so, approximately how many feet below the surface?
4. Will there be any lighted signs or structures and will they be visible anywhere within Floral Park?
5. Will the roof and walls be soundproof in order to protect the neighboring communities and horse population from the effects of the increased noise from sporting events and concerts?
6. Where specifically will the arena be located and will any portion block sunlight from the track at any point during the year?

Hotel

1. What architectural programs are planned for the hotel? Do they include VLT, gaming, sports gaming and/or casino programs - either initially or in the future and will there be a prohibition against such usages in perpetuity?
2. Please describe how the size of the hotel program was determined:
 - a. Number of bedrooms
 - b. What public amenities are planned?

- c. Will there be convention floor space?
3. Objection is taken to the excessive height (265 feet) of the proposed hotel: It is almost 100 feet taller than the RXR Plaza buildings in Uniondale.
 - a. Why is the hotel's height more than double that proposed in December
 - b. If constructed this structure would be by far the tallest structure in Nassau County and would provide an offensive and inimical affront to the low-rise suburban character of the surrounding communities.
 - c. Its height and massing would provide a skyline that would dominate the surrounding communities and be very visible – even from afar. It would adversely transform the character of these communities.
 - d. Just as the one proposed Nassau Hub Lighthouse project adjacent to the Nassau Coliseum was rejected by Nassau County, the currently proposed hotel should be subjected to the same rigorous scrutiny
4. Will there be lighted signs? If so, how bright will the signage be?
5. Will there be any lighted signs facing Floral Park?
6. The nighttime glow of illumination from the hotel and its exterior lighting would negatively impact the surrounding residential character.
7. Who will manage the hotel (e.g. which brand)?
8. What will be the mechanism to change ownership?
9. Will the hotel change pay rent to the state for use of the land?
10. Will there be any spa facilities?
11. Will there be any nightclubs or bars in the hotel?
12. What type of building materials will be used and will it match the character of the existing Belmont buildings and grandstand?
13. Will there be a forum for the surrounding communities to provide input on the aesthetics?
14. Where specifically will the hotel be located and will any portion block sunlight from the track at any point during the year?
15. Will there be shuttle buses at the hotel? If so for what purposes and which routes will be used?
16. Can the hotel be converted to condos, apartments, shelters, etc.? If so, what would be the legal mechanism for such conversion
17. Will the hotel have a pool? If so, indoor or outdoor and what would be the location?
18. Will there be a rooftop bar or pool?
19. Will there be balconies overlooking the track?
20. Will there be balconies overlooking the Floral Park Bellerose School and Floral Park residential homes?
21. What is the anticipated Fire Department and Rescue/Ambulance coverage required and which department will be covering?

Retail

1. What is the expected management structure for the Retail development?
 - a. Does the Management of the Retail development have any relationship with the New York Islanders?
 - b. Does the Retail developer have any experience in operating its business model in the United States?

2. Does the Retail developer have existing sites located in an already thriving suburban community?
3. Does the Retailer have any plans to expand its development if it becomes successful? If so, where would it intend to expand and how would it accommodate the additional footprint?
4. Who are the expected tenants for the Retail Development?
5. Does the Retail developer pay local sales tax on all sales?
6. Will any percentage of sales generated at the Retail development be provided to local communities to offset the cost of use of municipal services and infrastructure?
7. What impact will this Retail development have on our local business owners who rely on local commerce to support their families?
8. What is the approximate number of employees expected at the Retail Development per day?
 - a. What are the expected wages and benefits provided to the Retail development employees?
 - b. Where will the employees park?
9. Where will deliveries of retail stock be made?
10. When will deliveries of retail stock be made?
11. What will be the frequency of retail stock deliveries?
12. Does the Retail developer intend to promote and accommodate tour busses intended for shopping? If yes, what is the volume of busses, what is the route they would travel and where would these busses park?
13. What is the average expected volume of visitors per day at the Retail Development?
14. What is the Max/Min expected volume of visitors on any given day at the Retail Development?
15. Is the Retail component of the development intended to draw additional patrons to the site, or complement the patrons of the Arena?
16. What amount of parking will be designated for the patrons and employees of the Retail Development?
17. Will the Parking Lot be illuminated at night?
18. Will the parking lot be maintained and cleaned daily?
19. Will the Parking Lot be patrolled by security/law enforcement?
20. Will the Retail Village have security?
21. What are the expected hours of operation for the Retail Development?
22. Will a traffic study be performed for its impact on local streets for the Retail Development?
23. Will a traffic study be performed with the combined impact of any current or existing developments as well as existing established attractions? What will be the area of study?
24. What Fire and police services does the Retail development expect to be serviced by?
25. Are all buildings accessible by fire, rescue and police service vehicles?
26. If Parking structures are built below grade, how will fire be addressed using local volunteer fire departments?
27. If Parking structures are built below grade, how will potential terrorist attacks be surveilled?

Task 7 Socioeconomic Conditions

Tax Impacts

The Village of Floral Park is one of five full service villages in Nassau County that provides, among other things, its own police and fire protection and maintains its own roads. The intensive new development as proposed at Belmont will certainly impact the cost of the Village in providing police and fire protection and increase the cost of maintaining the Village's roads. Without a corresponding offset to the burden of unmitigated impacts, these increased costs will be borne by the Village's taxpayers and could have a negative impact on the quality of life enjoyed by our residents for the past century.

1. The Scoping document states as one of the Purposes and Needs section (page 7) is to "benefit the neighborhoods and communities adjacent to Belmont Park." What are the specifics that will be used to measure that this goal was met?
2. Does the Developer/ESD commit to neighboring Villages to offset increased variable and fixed costs associated with unmitigated impacts caused by its project?
3. How does the Developer/ESD plan to contribute to offset the increased cost in police/fire/rescue and sanitation for the Host/Surrounding Communities?
4. As part of its proposal, has the Developer/ESD addressed or incorporated a plan to educate and enforce the dangers of Drinking and Driving with attendees at events often associated with large consumption of alcoholic beverages?
5. As part of its proposal, do the Developer/ESD plan to contribute to the beautification, improvement and/or ongoing maintenance of Hempstead Turnpike, Cross Island Parkway, Plainfield Ave and other affected roads?
6. To the extent it is addressed in the proposal, Floral Park believes the following information should be shared with the public:
 - a. What is the total cost of the proposed development?
 - b. Has any financing been secured to fund the development?
 - c. Will all zoning laws be adhered to?
 - d. Are there any plans to request altering or waiving any zoning laws?
 - e. Does the Project Developer/ESD anticipate use of any public funds or to seek public financing to support the proposed development and related structures, improvements and infrastructure including but not limited to roads, sewer, power, water, etc.?
7. Have all conditions of the NYRA/NY State "ground lease" been adhered to to permit development of the selected proposal, and if not, what conditions have to be satisfied?
8. Does the Developer/ESD's project require amendments or alterations to the "ground lease"?

Task 8 Hazardous Materials

1. Will the substation contain any hazardous materials?
2. What studies will be done to locate any hazardous materials that may be in the soil or existing infrastructure?
3. How and when will hazardous materials be removed and carted away?
4. Will hazardous materials be carted away by truck and/or rail?

Inc Village of Floral Park's Comments to ESD Belmont Park Redevelopment Project Scoping Document

5. Which truck/rail routes will be used to cart away hazardous materials?
6. How will garbage be carted away from the arena and hotel?
7. Which routes will be used to cart away garbage?
8. Will the NYRA October 2017 Belmont Park Phase 1 Environmental Site Assessment be made part of the DEIS? As NYRA is no longer a public entity the document cannot be obtained by the public for their review in order to gain a better understanding of this section of the DEIS

Task 9 Water Resources

1. In the recent past Belmont Park has had an issue with water service during large events. With this in mind, as part of its proposal, does either Developer/ESD indicate whether it plans to tap into existing power/water/sewage infrastructure currently utilized by the residential communities surrounding the development?
2. If so, has the proposal provided a preliminary assessment of the applicable existing infrastructure's ability to handle the requirements of the proposed development?

Task 10 Natural Resources

1. What studies are being conducted to ensure no native species are being displaced?
2. Will there be enhancements to natural resources such as but not limited to significant tree plantings, etc
3. Will there be a plan to replace damaged or removed natural resources?

Task 11 Transportation

Traffic Impacts

Intensive new development at Belmont will invariably result in greatly increased traffic travelling through the Village of Floral Park. For example, Plainfield Avenue is one of the few North-South traffic conduits in Nassau County and will almost certainly experience a tremendous increase in traffic volume due to the proposed development.

1. Will the Developer/ESD conduct ongoing traffic studies to help relieve the dramatic increase of traffic through residential streets?
2. Will the Developer/ESD provide funds to the local community to use for its own independent traffic study?
3. As part of its proposal, has the Developer/ESD conducted a preliminary assessment of, or at least presented a strategy to address:
 - (i) The increased traffic along the Cross-Island Parkway due to the project?
 - (ii) Impact to local roads in Floral Park if Cross Island cannot support existing and increased traffic?
 - (iii) Impact to Cross Island and interchanges for Northern State/Grand Central Parkway and Long Island Expressway?
 - (iv) Impact to Cross Island and interchange to Southern State Parkway
 - (v) Impact to Belt Parkway east of JFK airport?

4. How many parking spaces are needed for the following, both individually and cumulatively, if all were to be open at the same time?
 - a. Arena
 - b. Retail Village
 - c. Full time LIRR train station
 - d. Belmont Park
5. How will parking lots entrances and exits be managed (e.g. emptied) if there are multiple events on the same day at the arena?
6. Will there be underground parking?
7. If there is underground parking, who will provide the security?
8. Where will employees park?
9. What time will employees arrive and leave?
10. Will a Parking study be conducted to ensure that all required parking will be on the property as opposed to using on street parking in the surrounding neighborhoods?
11. How many cars will be allowed to park in the North Lot?
12. Will shuttle transportation be used to transport patrons from their cars in the North lot to the arena?
13. If so, what will the transportation be? Buses, rail, etc
14. Will the North Lot be repaved?
15. Where will water from the North Lot drain to?
16. Will there be lights in the North Lot?
17. Will the lot on the north side of Hempstead Turnpike in front of the Belmont Grandstand be used for parking?
18. If so, how many cars will be parking in there?
19. Will the only entrance/exit be from Hempstead Turnpike?
20. Will additional exits be added from the Cross Island?
21. Will the existing entrance/exit ramps to/from the Cross Island be expanded to multiple lanes from the existing one lane?
22. Will there be an expansion of the Cross Island to more than three lanes?
23. Will any of the existing bridges on the Cross Island need to be moved and/or raised?
24. Will lanes on the Cross Island be closed post events to allow for traffic flow?
25. Will there be a traffic study that includes the possibility of lane additions on the Cross Island?
26. Will there be a traffic study that includes the possibility of lane closures on the Cross Island post event?
27. Will any of the existing overpasses on the Cross Island need to be removed or updated?
28. Will any of the existing overpasses on the Cross Island need to be reconstructed?
29. Will there be a traffic study analyzing the impacts of this proposal on the roads running east/west (e.g. Carnation, Magnolia, Cherry, etc.?)
30. Will the Plainfield Ave gate be closed during non-horse training hours?
31. Will the road leading (a/k/a Belmont Park Road on Google Maps) out of the North Lot to the east be closed?
32. When will goods (e.g. food, paper goods, inventory for retail shops, etc) be shipped to the site once opened?

33. Which route(s) will be used to ship goods to the site?
34. What access roads will these deliveries take to access the development?
35. What entrances to the Belmont Campus are to be used to accommodate traffic for the Retail development? How will this traffic impact the current flow of existing traffic?

Public Transportation

Development of the size and scope contemplated by this process will have an impact and drain on existing public transportation services and the surrounding communities' existing utilities infrastructure.

1. As part of its proposal, has the Developer/ESD presented a plan to use the existing LIRR station at Belmont Park?
2. If so:
 - a. How does the Developer/ESD plan to accommodate the population east of the proposal with mass transit via the LIRR?
 - b. What branch of the LIRR will service the project?
 - c. Has the Developer/ESD provided a preliminary analysis on the impact that the additional service on that branch will have on the normal service of the branch?
 - d. Would the Belmont LIRR station be open with regular service for commuters?
 - e. If the Belmont LIRR station will be open with regular service for commuters, where will they park?
 - f. Does the proposal indicate whether there will be 'shared' parking facilities or a separate lot created for commuter parking?
3. Will there be public bus service to/from the site?
4. If so, what will be the routes and timetables?
5. Where will the buses park during an event?
6. Will there be a drop off/pick up location for services such as taxis, rideshare, limos, etc.?
7. Where will limos and private buses park during an event?

Task 12 Air Quality

1. What studies will be done to ensure that the amount of traffic does not decrement the existing air quality?
2. Will there be an air quality study done specifically in and around the North lot?
3. Will shuttle buses or buses be allowed to idle in the North lot? If not, how will it be enforced?
4. What studies will be done to ensure that the air quality in Floral Park will not be negatively affected during the construction phase?

Task 13 Noise

The intensive new development as proposed at Belmont will result in increased noise and light pollution impacting the Village's residents.

1. As part of its proposal, has the Developer/ESD considered or developed preliminary information regarding noise and light pollution and its impact on the residential communities surrounding this development?
2. Has the Developer/ESD accounted for noise and light pollution in its proposal and its impact on the thoroughbred horses living on the Belmont Park property?
3. As part of its proposal, has the Developer/ESD addressed how it will assist in the enforcement of preventing honking car horns, often notorious after and before a certain sporting team's events?
4. As part of its proposal, has the Developer/ESD addressed the issue of event curfews, and how will they be enforced?
5. Has the Developer/ESD preliminarily identified a curfew time?
6. Has the Developer/ESD committed to consult with local communities on curfew times, and what remedies will be available to communities if the curfew is broken?
7. As part of its proposal, has the Developer/ESD indicated whether it will commit to structured remuneration for local communities when the curfew is broken?
8. As part of its proposal, has the Developer/ESD presented information on what type of lighting will be in the parking lots?
9. As part of its proposal, has the Developer/ESD presented information on what time of day the lights be on/cut off?
10. Does the proposal provide commitments and/or assurances that the lights for the project will be designed in a manner to not reflect onto residential houses?
11. Does the proposal seek to accommodate allowing helicopters to land at the site? If so, does the proposal present preliminary information on where they would land and what times will landings and take offs be permitted?

Task 14 Climate Change

1. Will green space be added to the North Lot?
2. Will trees be added to the North Lot?

Task 15 Construction

1. As part of its proposal, does the Developer/ESD indicate how long will the construction process be?
2. As part of its proposal, does the Developer/ESD indicate where staging for the construction materials and machines will be?
3. As part of its proposal, does the Developer/ESD indicate how construction materials will be shipped to the site?
4. As part of its proposal, does the Developer/ESD indicate which routes will be used to ship construction materials to the site?
5. As part of its proposal, does the Developer/ESD indicate the hours and days during which construction will take place?

6. Will the construction take place during the same time that the MTA Mainline Expansion Project is occurring
7. If yes to the above, how will these projects be coordinated to ensure minimal impact?
8. Will the construction take place during the same time that any upgrades to existing NYRA facilities will be occurring?
9. If yes to the above, how will these projects be coordinated to ensure minimal impact?

Task 16 Alternatives

1. What criteria are used in studying the alternatives?
2. Will studies be conducted to ensure the long term viability of the proposed Arena and Retail shops?
3. Will studies be conducted to provide potential alternatives if the project fails 5, 10, 20 etc years from now?

Task 17 Mitigation

Impacts on Village's Business Community

The business community is an important and vital part of the fabric of Floral Park. There are serious concerns as to the impact this proposed development will have on the Village's business community.

1. If the plan for the Developer/ESDs to provide for robust entertainment and food options, how will this benefit and "galvanize" the local community?
2. Is it not the intention of the Developer/ESD to draw patrons into the development and spend resources at the facility?

Economic Benefits of Proposed Development

3. We understand that one of the touted benefits of this proposed development is its supposed economic boost to the local economies.
4. As part of its proposal, has either Project Developer/ESD provided an analysis quantifying, even preliminarily, the total number of jobs it expects to create during project construction?
5. As part of its proposal, has either Project Developer/ESD provided an analysis:
 - a. quantifying the total number of jobs it expects to create once the project is operational?
 - b. providing a breakdown of anticipated full time or part time jobs?
 - c. indicating median and average salaries for these jobs, and/or whether these jobs will provide employee benefits?

Other Community Benefits

Many developments similar to the proposed development include a Community Benefits Agreement pursuant to which the Developer/ESD commits to specific actions the Developer/ESD will undertake to directly benefit the surrounding communities.

1. Is there a proposed community benefits package for the host/surrounding communities (e.g. variable revenue sharing to offset increased cost, tree lined buffers, etc.)?
2. If not, has the developer indicated a commitment to enter into a community benefits agreement with host/surrounding communities?
3. Does the proposal include additional facilities to be developed for use by the local communities?

STATEMENT SUBMITTED BY MAYOR DOMINICK LONGOBARDI

Comments Regarding Belmont Park Development:

ESD Scoping Session: March 22, 2018

Elmont Library, 3:30-5:30 - 6:30-9:30 pm Host: ESD Officials

Good afternoon members of the Empire State Development Corporation, NY Arena Partners, fellow Elected Officials, neighbors and friends. I want to thank the ESD and NY Arena Partners on behalf of the residents and business owners in the Incorporated Village of Floral Park for your time and consideration of our concerns regarding any proposed development at Belmont Park. I also want to take this opportunity to thank you for all of the time and effort to date to meet, hear and understand the concerns of our residents, school and business community. It is truly appreciated and has yielded meaningful progress.

My comments on behalf of our Village will be based in the basic premise that the quality of life enjoyed by our residents, businesses and schools can in no way be compromised as a result of any proposed, planned or future development that may occur at Belmont Park. As stated during previous listening sessions and meetings, The Village wishes to keep Belmont Park the beautiful place that it is and the continuation and enhancement of this crown jewel of thoroughbred racing nationwide. NOW, let me make this beyond clear. This does not in any way mean the Village is OPPOSED to development at this property, especially development believed to complement and enhance Belmont Park. And let me make this even further clear. With the proper planning, careful review and community input from all areas surrounding Belmont Park that will be affected, development can be a good thing for all involved.

As an aside, Those Communities should include but not be limited to: Nassau County, The Town of Hempstead, The Villages of Floral Park, Bellerose and South Floral Park, The Hamlets of Bellerose Terrace, Queens Village and St. Albans, the Floral Park-Bellerose, Elmont and Sewanhaka Central High School Districts, The NYC School System for surrounding areas and other groups as necessary.

The crux of any review from the perspective of the surrounding communities should include all of the following topics:

- **TRAFFIC IMPACTS:**
 - Traffic patterns used within 3 miles of the proposed development should be reviewed for all possible scenarios of use in conjunction with this development.
 - Cumulative wear-&- tear on secondary and tertiary roadways with 3 miles of the proposed development must be studied and long standing improvement plans must be put into place to mitigate the costs associated with this wear & tear.

Inc Village of Floral Park's Comments to ESD Belmont Park Redevelopment Project Scoping Document

Dated April 12 2018

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- Use of the LIRR, Hempstead Turnpike and the Cross Island Parkway should be established as the means of entrance and exit for all traffic in and out of the proposed development project areas. Use of the Plainfield vehicle & Mayflower pedestrian gates should not be allowed in conjunction with this development project.
- Capital investment and Improvements to the entrances and exits from the Cross Island and Hempstead Turnpike to the development areas is a must to avoid traffic conditions that would prohibit the success of the project and impede the daily lives of the surrounding communities.
- The costs associated with the above roadway use including:
 - Policing
 - Maintenance
 - Traffic Signals, etc.
 should be studied and should include plans to mitigate these costs should be borne by the project developers and NYS.
- SAFETY & SECURITY CONCERNS:
 - Increased Policing needs and costs for the Village of Floral Park, Nassau County and the NYC Police Department must be studied. These additional costs should be mitigated by the project developers and NYS on an ongoing basis.
 - Operational assessment and cost needs for security within the development complex. This should include shopping and restaurant area, the arena (for all types of events), NYRA operational needs, etc. It should be looked at with the eye towards security to ensure the surrounding communities will not be affected by operations of the development and NYRA as well.
- HOTEL DEVELOPMENT:
 - The height of the hotel structure must be limited to equal the height of the current Belmont Grandstand.
 - Use of the hotel for a casino or any type of gambling or gaming use must be banned ad infinitum.
- USE OF NORTH LOT:
 - The use of the North Lot (The lot located West of and immediately adjacent to the Floral Park-Bellerose School) cannot be used in conjunction with the ESD development project.
- ELECTRICAL SUB-STATION:
 - While we recognize the need for a power source for the development project and we understand this must be developed in conjunction with the PSEG, in no way can this substation be located adjacent to or near school property or residential homes bordering Belmont.

- LONG ISLAND RAILROAD STATION:
 - The development and use of the LIRR station located at Belmont Park as a full service station is paramount to the success and use of the newly developed facilities. The Village fully supports and requires the development of the station as such.

While we have touched upon a few general topics, these and others will be followed up by the Village with written comments submitted to the ESD. I thank the ESD for their consideration in extending the date for final submission of comments to April 12, 2018. I renew our request for additional time as you can see the expanse of this project requires more in depth study.

While this hearing is focused on the development project proposed by the ESD, the Village and its neighbors have to consider this proposal in conjunction with the possible NYRA developments of its Grandstand and track renovations as well as the future of night racing, sports betting and other possibilities. It is understood and respected that the ESD is focused on this development project. However, the Village and its neighbors have to focus on what is and what could be in order to properly understand the impacts that this development and what NYRA's development plans will lead to as a whole. The size and expanse of the ESD Proposal, or proposals as it has now become, are quite large to say the least. While the impacts of these plans and NYRA's future are not yet known, the ability and opportunity is here to plan for them. At the very least, this opportunity should not be wasted.

We look forward to continuing the great work that has been done already and working together with our neighbors, elected officials, NYS, the ESD and NY Arena Partners as we go forward. Working together and respecting the fact that development does not have to create a burden to the surrounding areas could ensure a successful project for all involved. More importantly, it will promise to keep, and possibly improve, the quality of life that the Village of Floral Park and its neighbors have built for generations.

On behalf of the residents of Floral Park and our neighbors, we thank you for your time and consideration.

STATEMENT SUBMITTED BY DEPUTY MAYOR KEVIN FITZGERALD

March 22, 2018

Good afternoon, I am Kevin Fitzgerald Deputy Mayor of the Inc Village of Floral Park which shares an extensive and century old neighborly border with beautiful Belmont Park. Thank you for allowing me and our residents to comment on this potentially significant intrusion in our daily lives. Over the past decade or so there have been a number of suggested uses for the some of the most valuable land and last vast open space left in eastern Queens and Western Nassau County. However in all cases in the past the impact upon Floral Park was never fully vetted and we welcome this opportunity during the scoping process to have all of our questions properly studied and analyzed to ensure that our Village and its residents standards of living are at minimum remain the same or even better, improved. During these hearings you will hear from many village officials and residents about some major concerns such as traffic, parking lot usages, etc. I would like to focus on one topic – the financial impact of the proposed development.

As an incorporated full service Village we provide all the necessary services to our residents. Being that we are mindful of keeping taxes as low as possible while maintaining a high level of service, I respectfully ask that the following questions be studied and responded to as they will have a significant impact on the aforementioned, they are :

- Due to an increase in traffic which will further strain our roads, how will the repairs to our roads be funded? Please note the Village of Floral Park receives approximately \$187,000 under the NY State CHIPS program which barley covers 2/10s of mile of road This amount has remained the same for the better part of the last decade.
- As mentioned (or to be mentioned), our residents have come to expect and absolutely deserve the current response time of less than one minute from our Police, Fire and Rescue Departments. As we will need additional Police officers (for traffic control, additional security, potential parking violations, etc) on event days and nights, any increase whether in overtime or the need to hire additional officers will have significant impact on the taxes that need to be raised. How will the Village be able to ensure that these services remain as is without an increase in taxes?
- Currently there are three thriving business districts in the Village (Jericho Turnpike, Tulip Ave and Covert Ave). These businesses are the lifeblood of Floral Park from providing necessary goods and services to employment of local residents. How will the proposed Retail Village impact the businesses currently open in Floral Park and how will it impact future businesses opening in Floral Park?
- How will increased traffic affect our local businesses in so much as due to anticipated high levels of traffic, existing patrons will avoid our business district on event days? This could lead to a long term decline in business community and its tax base

These are just a four specific concerns amongst potentially hundreds that our residents have or will bring forth. I look forward to working with my colleagues on the Village Board along with Belmont Task Force to collectively submit the necessary and probably over 100 additional questions and areas that need to be studied in depth

In closing, I would like to ask that all of our residents concerns are reviewed, thoroughly analyzed and alternatives suggested in the EIS so that any successful development at beautiful Belmont Park also ensures that the Inc Village of Floral Park is not negatively impacted but helps continue the 110 year tradition of always improving our suburban home, Floral Park

Thank You

STATEMENT SUBMITTED BY TRUSTEE LYNN POMBONYO

Belmont Park Redevelopment Project – Public Hearing

3/22/18

Speaker: Dr. Lynn Pombonyo, Trustee

Inc. Village of Floral Park, 1 Floral Blvd., Floral Park, NY 11001

Good evening. My name is Dr. Lynn Pombonyo. I am here as a resident and Trustee of the Village of Floral Park. I will be addressing specific information-gathering processes in the Belmont Park Redevelopment Project, Draft Scope for Preparation of a Draft Environmental Impact Statement (DEIS), issued in February 2018.

I refer you to page 10 of the Draft Scope document, Part E: Scope of Work and page 20, Task 11: Transportation. The Scope of Work, enumerated on page 10, includes the following process described in the second bullet: “An evaluation of the potential significant adverse environmental impacts of the Proposed Project, including short- and long-term and cumulative impacts, when considered with other planned developments in the area.” The key words in that bullet include “potential,” “long-term,” “cumulative,” and the consideration of all “the other planned developments in the area.” Such a comprehensive evaluation, as described on page 10, requires considerable expertise and experience in data gathering, which includes a strong, collaborative relationship with local, expert stakeholders who have knowledge of the Proposed Project site and surrounding areas.

The Village of Floral Park and our residents have numerous and serious concerns about the degree to which the Proposed Project, with its many interconnected component parts, will significantly alter our Village. You will hear about those impacts of concern today and in future written comments. I will focus on one critical area of this Proposed Project: Task 11, Transportation.

The Draft Scope states that the Proposed Project encompasses an arena; a retail village; hotel; open space; and a modest amount of office and community space. The proposed power substation must also be considered in any and all cumulative impact evaluations. Per page 21, traffic count analyses will include six intersections within the Village of Floral Park and another six that lead directly into the Village. A number of these thoroughfares are presently crowded with traffic, with peak volume gridlock often occurring during the late afternoon and early evening hours. It is essential that the traffic analyses for the Proposed Project be conducted in collaboration with the Floral Park Police Department, an expert, local agency that has already accumulated relevant data relating to the high volume of traffic on key intersections listed on page 21.

We can assume that, if the Proposed Project goes forward, as described in the Draft Scope, with the necessary mitigation measures and modifications, there will be aggressive marketing campaigns aimed at assuring the success of all the component businesses. Measures of success will likely include maximum utilization. That being the case, the all-important traffic analyses must take into account best case business scenarios and cumulative effects for every component of the Proposed Project. So, let's envision sell-out crowds at the Islanders games and other arena events; robust business in the retail village; full capacity at the hotel; total occupancy in the office space; high community interest in the community space; and increased crowds at the racing venue as a result of a spectacular grandstand renovation project, the possibility of night racing and, in the future, year round racing occurring at the same time as the arena events. Not to be forgotten is vehicular traffic occurring in conjunction with the power substation, both employee and commercial, which must be part of the analyses of cumulative impacts.

In closing, we call on the New York Racing Association (NYRA) to be precise, forthcoming and public with respect to that agency's long-term plans for racing. Furthermore, it is crucial for the Empire State Development Corporation, New York Arena Partners, NYRA, and all other partners in this Belmont Park Redevelopment Project to actively seek out, embrace and utilize the valuable information and data offered by the Floral Park, Bellerose and South Floral Park Village governments; Bellerose and Elmont leaders; the Floral Park and Nassau County Police Departments; and other local stakeholders who are able to provide significant, meaningful input and data regarding the cumulative impacts of the Proposed Project.

Thank you.

STATEMENT SUBMITTED BY TRUSTEE ARCHIE CHENG

Good (Afternoon /Evening)

My name is Archie Cheng and I am a Trustee of the Village of Floral Park

On Page 23 of the Scoping Document it is stated in part that

“This section will include a description of LIRR service to Belmont Park”

“ The LIRR is committed to developing a plan to expand LIRR service to Belmont Park station for events year-round; the extent and utilization of this service expansion will be confirmed with MTA/LIRR.”

The making of a full time train station at Belmont Park was key to the Islanders proposal to develop Belmont Park.

On the day that Gov. Cuomo announced the project, his office issued a press release that said the MTA had committed to “developing a plan to expand LIRR service to Belmont Park for events year-round.”

The Islanders co-owner, Jon Ledecky, had opined that LIRR service should not just be on event days. He, Senator Kaminsky and NY City Council Representative, Grodenick have been reported to be of the opinion that mass transit service should be all the time, not only for events at the arena. It should be for the residents on both sides of the Nassau Queens border, which would provide full time train service to the Elmont/Franklin Square and Southeast Queens communities.

In January, during questioning by Sen. Kaminsky, MTA Chairman, Joseph Lhota used the word “concerned” about the possibility of providing LIRR service to Belmont. He stated

Inc Village of Floral Park’s Comments to ESD Belmont Park Redevelopment Project Scoping Document

Dated April 12 2018

“We’re at capacity on the main line during rush hour, and so we’re going to look at that and weigh that in. I’m concerned about how that’s going to fit in at any one particular point in time.”

The Village of Floral Park had been told during the SEQRA process for the Third Track proposal that the Third Track was desperately needed to provide service because the LIRR could not add any trains and in particular during rush hours, to its overburdened system. As most of the events at the arena would start at the latter part of rush hour, how could the LIRR provide service.? They don’t have the track space, they don’t have platform space at Penn Station for additional departures or arrivals and they don’t have the train cars.

Mr. Lhota was also concerned about the design of the Belmont spur off the main line. The only access to the Belmont spur is the one eastbound track to Hempstead. During the Belmont Stakes day, all service on the eastbound Hempstead branch is affected because the LIRR stores trains on that eastbound track to go into Belmont Park to take passengers to Jamaica. At the present time, a train from the east would have to either go to Jamaica so passengers could transfer back to Belmont or the train would have to basically make a three point turn somewhere around Queens Village and then travel southeast to Belmont. The latter would entail crossing several switches (not yet installed) stopping the train and then going in the opposite direction once the train was on the Belmont track. It has been estimated that that maneuver would take between 5-10 minutes. Five to ten minutes that the LIRR’s schedule does not have, especially during rush hour.

The MTA’s 2014-2019 Five Year Capital Plan which has already been amended for the 3rd track project does not contain funds for any design or engineering at the Belmont Park LIRR station let alone construction for improvement. I am certain that the MTA has been diligently working on its next Five Year Plan which already contains desperately needed infrastructure improvement funding. My question then is; what will be taken out of already

Inc Village of Floral Park’s Comments to ESD Belmont Park Redevelopment Project Scoping Document

proposed projects to fund the study and engineering of making Belmont station full time and, if feasible, construction of the improvements. Who will fund this improvement which should be privately financed?

While it is true that, according to the Scoping Document, a detailed analysis of platforms, stairways or walkway may not be needed, a real plan of making Belmont Station a full time reality with, full design, engineering and funding included in the MTA Five Year Capital Plan would have to be in place.

While the MTA is about to start a study or may have already started, that is a major difference than **“The LIRR is committed to developing a plan to expand LIRR service to Belmont Park station for events year-round”**.

To date the MTA/LIRR has not committed anything and the MTA Chairman is concerned about its feasibility. No one knows the length of time necessary to complete this study. I implore the ESD as it develops the DEIS to further evaluate the real possibility of making Belmont Park LIRR station a reality, its cost and who would pay for it, and also the length of time it would take for the transformation. I also ask that ESD also further evaluate the tremendous impact of traffic on neighboring communities if the additional service can't be done within a reasonable time, if at all.

STATEMENT SUBMITTED BY TRUSTEE FRANK CHIARA

DATE: April 9, 2018
TO: Empire State Development
FROM: Frank J. Chiara
Trustee

I am a Trustee for the Village of Floral Park, a resident of the West End of the Village and a close neighbor to Belmont Park.

Residing in the West End of the Village, I consider the Belmont community a neighbor. Communications have been open and concerns have been mutually addressed. Coming into this redevelopment I was hopeful that this relationship would continue. After attending the listening session, I sensed that the developers would continue their open engagement, encouraging participation from the surrounding communities affected by the project.

The scoping document raised concerns for my fellow residents and me. Some major components of this project have changed. I ask you to hear the voices of all the communities that this massive project affects. Consider a more open, collaborative effort to address everyone’s issues and concerns.

A noticeable change I would like to address is that of the proposed hotel. The height and size of the hotel has drastically changed since originally proposed, doubling in size. Here are my questions and comments regarding the hotel:

- Why did the size of the hotel double and what matrix was used to determine this change?
- Why not build the hotel out rather than up, keeping the height to approximately the same of the existing grandstand, rather than 265 feet?
- Can the location of this hotel be moved to a different area of the proposed redevelopment?
- As stated in the document, “a visual and aesthetic analysis will be conducted to determine the potential adverse impact “of this building, how will this be performed, what method will be used to share the result, and will this analysis have an impact on the project?”
- Will the “renderings and photo- simulations to reflect the height and dimensions of the project” be made available to the public? How will these affect the project?
- Doubling the size of the hotel, are there plans to utilize it to house a casino? Would they be willing document this in writing.

→ Was a site survey performed by law enforcement or security agencies to address safety and security concerns related to this redevelopment, in particular the hotel?

→ If so or not were the airports in the areas contacted? Will the height and location present any concerns for the airports? How will they be addressed?

→ Will special lighting be needed to identify its location for the aircraft coming through the area? If so, how will this lighting affect the surrounding communities?

→ What potential hazards will this hotel present for aircrafts during severe weather condition, northeasters? Will landing patterns have to be changed? What communities this will affect? Was any thought given to this?

→ Considering the size, location, now the largest building in the area, a visual standout, would you considers this to be a soft target for a terrorist assault? What plans will be in place to address this concern?

→ This proposed site will be in very close proximity to one of our grammar schools, what measures will be in place to prevent a sniper incident like that of which occurred in Las Vegas? Keeping our children from becoming targets, can this hotel be repositioned?

→ When will an emergency action plan be developed for this hotel and the redevelopment? Will the neighboring communities be included in the plan? How will any emergencies be communicated to our local police and our schools?

→ Will the hotel have its own fire service to handle hotel emergencies?

→ Will you supply additional training to the local fire departments in the event they will be needed to assist with a high-rise fire?

→ How will the local volunteer departments be reimbursed for their services?

→ Will there be an appointed liaison to handle any emergency or security concerns?

→ Was there any studies perform to determine the adverse impact on the surrounding communities concerning such items as: power supply, garbage disposal, noise, water supply and lighting in the area?

The magnitude of this project has raised many legitimate concerns that the surrounding communities, especially that of the neighboring ones, need to be answered. I am respectfully requesting, not only the issues I raised be heard, but also that of all concerned residents. All questions should be addressed and answered BEFORE this project moves forward.

Respectfully submitted,

Frank J Chiara, Trustee

Village of Floral Park

STATEMENT SUBMITTED BY VILLAGE ADMINISTRATOR
GERARD M. BAMBRICK

GERARD M. BAMBRICK
Village Administrator,
Inc. Village of Floral Park
March 22, 2018

Good afternoon. Gerard Bambrick, 318 Carnation Avenue, Floral Park, NY. 11001. I am the Village Administrator for the Village of Floral Park. Also, I am a former Trustee of the Village and formerly I served as a member and Vice Chairman of the Nassau County Planning Commission.

Floral Park has its own unique character. Although Floral Park is within thirty minutes from Manhattan, Floral Park has managed to keep a small town feel.

I mention this not to imply that Floral Park is opposed to any and all development at Belmont Park. To the contrary, for at least a decade Floral Park has clearly and publicly advocated for a Master Plan for the development of Belmont Park that preserves and enhances Belmont Park's reputation as the premier horse racing destination in the United States, while also preserving and enhancing the character and quality of life of the communities that surround Belmont Park.

What Floral Park has opposed and still opposes are a series of disjointed development proposals that fail to take into account the development of the Belmont Park property as a whole and which ignore the impact of the cumulative effect of multiple projects on the surrounding communities.

Floral Park is deeply concerned that the environmental review of anticipated development on Belmont Park now being considered are being improperly segmented.

NYRA – the New York Racing Association – has spoken about its desire to expand operations and make improvements at Belmont for many years. Although the Empire State

Development Corp has maintained to date that NYRA's plans are too speculative to include in this Environmental Review, specifics on NYRA's plans are clearly emerging.

NYRA officials have been pushing for permission to have nighttime racing at Belmont. Governor Cuomo also has declared his support for nighttime racing – to the point he included it in the State's budget plan released in January. So the nighttime racing proposal is no longer speculation, it's real – to the point that the specific week days for nighttime racing have been identified – Thursday through Saturdays, very likely overlapping with many events contemplated in the Islanders proposal.

This goes well beyond nighttime racing. A January 2018 BloodHorse magazine article confirms that NYRA intends on piggyback on this proposal. I'm going to quote from the article:

“NYRA president and CEO Chris Kay recently told BloodHorse that when development of the planned 18,000-seat new home of the New York Islanders begins next year, NYRA hopes to begin its own upgrades that would include lighting for night racing, renovated racing surfaces, new luxury boxes, a renovated clubhouse, and renovated grounds—including dining and entertainment options centered on the paddock area.”

<https://www.bloodhorse.com/horse-racing/articles/225624/in-budget-plan-cuomo-backs-nighttime-racing-at-belmont>

Further, NYRA has been publicly advocating for permission to have Sports gambling at its racetrack. <https://www.bloodhorse.com/horse-racing/articles/225765/nyra-industry-leaders-back-sports-gambling-at-tracks>

So the Islanders and NYRA are both contemplating extensive sporting, dining and entertainment activities and improvements within the Belmont Park property, and NYRA is planning to use the Islanders project to kick start its own expanded activities and improvements.

This is not to criticize NYRA, but the impacts of its plans cannot be ignored in this environmental review. The Scoping Document already reveals that NYRA is integral to the

ability to the Islanders proposal to proceed. The scope states that a shared parking agreement between the Islanders, the Financial Oversight Board (FOB) and NYRA is needed for the North and South lots. Use of one of the projects sites for the Islanders proposal also will require an amendment to NYRA's long term lease. And the Islanders needs to construct a new substation on NYRA controlled property.

NYRA's use of the property, both current and planned, is inextricably interrelated to the Islander's planned activities.

The environmental review process cannot be segmented in violation of SEQRA. In considering whether segmentation might be occurring, the several factors are considered:

- **Is there a common purpose or goal? –**

Both seek to expand sporting, dining and entertainment activities. NYRA CEO Chris Kay is reported to have stated: "One of the reasons why this is such a perfect marriage with the folks from the Islanders is that they're planning to create an entertainment district." <https://www.bloodhorse.com/horse-racing/articles/225262/nyra-plans-belmont-changes-to-target-potential-fans>

- **Is there a common geographic location?**

Clearly there is here.

- **Timing.**

Based on public statements, NYRA is looking to piggyback on the Islanders project and begin their upgrades when the Islanders begin construction of their proposed stadium.

- **Are there common impacts?**

Similar activities at the same location will cause similar impacts.

- **Overlapping ownership and control?**

The Islanders project, as proposed, cannot proceed absent the consent and cooperation of NYRA and the FOB.

- **Are any of the interrelated phases of various proposals be considered functionally dependent on each other?**

In this case, we know that the Islanders project requires the use of NYRA controlled property.

- **Does the approval of one phase or segment commit the agency to approve other phases?**

The answer to this is unclear but we already know that the Islanders project impacts the NYRA property beyond the two underdeveloped parcels, and creates conditions for NYRA to explore its own expanded activities.

- **Common plan?**

Although there is no overall plan covering both projects (**and that's part of the problem**) NYRA CEO Chris Kay has stated that they are going to have to work closely with the Islanders so that “their development and our development are integrated cohesively”.

Keep in mind that any one of these factors raises concerns over segmentation. In this case, many of the factors are triggered.

The environmental impact statement being prepared by Empire State Development must consider the cumulative impacts of this proposal and the planned activities and improvements of NYRA. We urge ESD to avoid improper segmentation. The communities surrounding Belmont Park deserve to understand and comment on the full impacts associated with future activities at Belmont Park.

**STATEMENT SUBMITTED BY POLICE COMMISSIONER
STEPHEN MCALLISTER**

BELMONT ARENA HOSTING PROBLEMS

While there may be some economic benefits of hosting a major sports franchise, I would be remiss in my duties as Police Commissioner if I failed to point out the potential effects of such large-scale events.

The Belmont Stakes (90,000 attendance) event demands that the FPPD engage in significant preplanning with other law enforcement agencies including MTA PD, NCPD, NYPD, NYSP and NY State Homeland Security as well as Belmont Security. We typically increase our patrol details for the event with an additional Lieutenant, 1 Sergeant and 12 Patrol Officers to supplement the daily patrol details of 1 Sergeant and 5 Officers. This is needed to deal with the increase in pedestrian traffic in the West End and vehicular traffic on Plainfield Avenue as well as the Jericho Turnpike corridor.

With perhaps 180 additional event dates for Concerts, Islander Hockey games, etc. The increase of traffic on Plainfield Avenue would definitely have a negative impact on traffic congestion especially at the intersection at Tulip Avenue. This Village crossroad typically experiences nearly 10,000 vehicles now on a daily basis with Peak Travel times occurring between 5 P.M.- 7 P.M., which would coincide with event start times. This congestion would slow response times and also contribute to additional accidents occurring thereby further straining patrol deployments.

Floral Park may also become a staging destination for pre-game activities such as dining and drinking. Many fans will enjoy the amenities offered by our Tulip Avenue Business District due to the proximity of the LIRR Train Station e.g. (River Avenue at Yankee Stadium), but this too can have negative consequences in the police handling large crowds, rowdy and drunk fans and overall increase in vehicular traffic.

This increased activity demands an increased police presence. Sports franchises e.g. Yankees, Mets, Islanders, Rangers etc. have contributed to offset the costs in either “Paid overtime details” or “off-duty employment details. There are pros and cons to each approach and would have to be fully explored to determine which is more suitable.

2017

303 Accidents

1160 Aided Cases

Total Calls for Service = 5762

480 per month / 16 per day

STATEMENT SUBMITTED BY FORMER MAYOR THOMAS TWEEDY

Belmont Park Development Scoping Hearing : March 22, 2018
Statement by Thomas J. Tweedy

Good Afternoon. It has been the belief of many that the development of Belmont Park must be based upon infrastructure. The new Belmont Park was opened in 1968. That makes Belmont Park the oldest unrenovated major sports facility in the Tri-State region. While some may say addressing these issues now is akin to shutting the gate after the horse has left the barn but ...we still have a chance to address these basic needs of infrastructure which today limit any development at Belmont Park.. It is vitally important that these infrastructure needs of power, sewerage, drainage and water not impact existing public works needs of present residential and business customers surrounding Belmont Park.

But we again see the cart leading horse. After these many years, we again witness the lack of preparation by the Landlord, the State of NY, to these base development issues: Electric Power; Sewerage capacity and treatment, sanitation issues, drainage and water irresponsibly unaddressed and floundering. These items are the responsibility of the Landlord and it is she, in this case the State of NY, who should be looking out for her constituents first and not the simply the promised dollars of the special interest groups.

Clean water and hydronic issues are serious matters, presently the subject of news reports, lawsuits, injunctions with studies being conducted now by the Western Nassau Water Authority for its existing customers.

What will happen when upwards of 40,000 use the park daily and the additional surge of 18000 Islander fans or concert goers responding to Nature's call all at the same time..this surge capacity of water and sewerage are just one of the issues needing full airing and examination.. These impacts must be addressed and disclosed **before** a shovel hits the ground; the State of NY must hold the reins on the special interest groups and high paid lobbyists until these matters are answered.

And finally, what are these infrastructure needs of NYRA and their future plans for power, light, water, drainage, etc. The segmentation of development at Belmont Park is by design and is disingenuous and disrespectful to the most vulnerable and impacted communities by this development – the communities of Floral Park & Elmont who have hosted Belmont Park for over 110 years.

STATEMENT SUBMITTED BY F.P. BELLEROSE SCHOOL
SUPERINTENDENT MICHAEL DANTONA

Belmont Development Testimony

Elmont Memorial Library

March 22, 2018

Good afternoon,

My name is Michael Dantona and I am the Superintendent of the Floral Park-Bellerose Schools.

Thank you for the time to speak on behalf of the families of the Floral Park-Bellerose School District. I am here today to talk about the development of the Belmont property, particularly the north side of the property, and what that means for the children of Floral Park-Bellerose School District.

First a little about our district.

- We are an elementary school district serving more than 1500 students in grades Pre-K through 6.
- The Floral Park-Bellerose School shares a border with Belmont Park.
- On school days, the field between the Floral Park-Bellerose School and the Belmont property serves 860 students.
- On weekends in the spring and in the fall, our field serves more than 1000 children who play soccer, lacrosse, and baseball.
- Our fields also host athletic tournaments that serve hundreds of visitors every spring and fall.
- Our shared border is delineated by a chain link fence that we have opened to accommodate overflow parking for the Belmont Stakes.

We are concerned about the safety of our community, our 1000 children and staff who spend more than 6 hours a day within a football field's distance of the proposed site for a PSEG substation and an active parking lot.

- **Questions about the rationale for building a PSEG Substation and an active parking lot adjacent to the Floral Park-Bellerose Elementary School**
 - Why would you put a substation (40,000 sq. ft.) a soccer field's distance from one of the largest elementary schools in the county, where more than 1000 children and adults go every day to learn and to work?
 - Why would you prioritize PSEG's objective to build this substation over the safety of the more than 1000 children who regularly attend school and use the fields at the Floral Park Bellerose School?

Environmental Concerns

- What are the effects of electromagnetic radiation from such a substation on the development of our children who will spend 6-7 hours, 180 days a year, for 7 or 8 years?
 - Would you want your children to be exposed to this environmental hazard?
 - **Any risk to any one child is unacceptable.**

Risks from Accidents and Disasters

- Have you decided that the risks posed by accidents and disasters like fires, transformer leaks, and equipment malfunctions, are worth taking in such proximity to our children?
 - **Any risk to our children is unacceptable.**
- Have you decided that our chain link fence is enough to protect our children from cars and trucks accessing the parking lot or the substation? It is not.
 - **Any risk to our children is unacceptable.**

Risks from those would do our children harm

- We are charged with safeguarding our children from outside threats. We have invested in infrastructure that is designed to ensure the safety of our children. We have staff members who are trained and certified to grant access to our school only after careful and purposeful screening. We safeguard our children by engaging every person before they are near our children.
- Why would you create a condition where adults would work and park in close proximity to our children separated only by a chain link fence?
- Anyone who works for our school district is fingerprinted and screened to be certain that s/he is fit to be near children.
- Uncontrolled, unmonitored, unsupervised, and unabated visual and verbal access to our elementary school children is a serious concern for all parents and educators. It is a real threat to our children.
 - **Any risk to our children is unacceptable.**

Safety...please consider safety

Please...take a lesson from Las Vegas. Consider the preparations and the ongoing efforts to ensure public safety across the country. Now reflect on this project. Have you done and are you committed to doing enough to ensure the safety of the communities that surround Belmont Park? In the planning, in the construction, and in the operation of the future Belmont Park, safety must be your highest priority.

This hotel, a substation, and a parking lot are proposed to being placed in the backyard of the Floral Park-Bellerose Elementary School with unabated visual access to our children. Whether that means regular everyday access or occasional access, the **risk to our children exists**. How will you help us protect them?

Inc Village of Floral Park's Comments to ESD Belmont Park Redevelopment Project Scoping Document

We ask you to commit to the safety of our community and of our children as you are in the planning and design stage of development. We are hoping you will engage us in conversation about planning to keep our children safe.

We strongly advocate for

1. Finding another location for the PSE&G substation.
2. Establishing a buffer zone between the parking lot and our property.
3. Design the hotel so that clients do not have a direct line of sight to our children.
4. In all aspects of the project eliminate visual, verbal, and physical access to our children.

Again, we would be happy to join in conversation. Ultimately we both need to be good neighbors.

Our agenda is simple, our task complex.

We are here to ensure the safety of our school community. Please join us in doing so.

Thank you for your time.

Michael F. Dantona, Ed.D.

Superintendent of Schools

Floral Park-Bellerose UFSD

STATEMENT SUBMITTED BY F.P. BELLEROSE SCHOOL BOARD
PRESIDENT LAURA FERONE

Belmont Redevelopment statement March 22, 2018

My name is Laura Ferone and I am the Vice President of the Floral Park-Bellerose School District. I am here tonight on behalf of our school district and the 1500 students we serve ages 4 through 12.

We have particular concerns about any development on the Green lot where the PSEG substation is being considered. This lot lies adjacent to the Floral Park Bellerose School which is the home to approximately 900 students and dozens of staff; not to mention about 1000 children and their families who utilize our fields on weekends. It is separated by the Belmont property by a chain link fence.

Our concerns are with regard to safety, including noise and environmental hazards which may occur during any construction phase, as well as the dangers of Electro Magnetic Radiation during plant operation, not to mention the frightening potentials should there be any type of plant failure or accident. I would like to point out that this substation will need to support over 20 megawatts of electricity and PSEG is considering placing three feeder cables from this new substation to the substation located on Plainfield Ave between the main line and the Hempstead line which happens to be adjacent to the John Lewis Childs School. This could potentially expose an additional 650 elementary students to Electro Magnetic Radiation.

In addition, this lot is also being considered as an active parking lot giving uncontrolled access and an unobscured view of our children to strangers. This lot is also a Floral Park Bellerose School evacuation site in an emergency. Any development must include a buffer zone from our school so that we can safely evacuate students in an emergency.

In addition, I am also a trustee for the high school district. Floral Park Memorial High School is located on Plainfield Ave but it is not within the range of study as it lies on the east side of Plainfield Ave. I ask that this area be included in the study area as there are 1500 students and many staff, and there is an entrance to the Belmont property directly across the street from the high school. Our student athletes actually cross Plainfield Ave and practice in areas on the Belmont property regularly. Please take this into consideration.

With regard to the hotel, please keep the height of the hotel to a minimum. Let's take a lesson from the Las Vegas tragedy, particularly when two of our schools will be openly exposed if the height is not regulated. In addition, please consider reducing the overall size of the hotel as the demand for such a hotel has not been proven and it seems that the only reason to have a 250 key room hotel might be if the endgame is a casino.

It seems as though much of the fallout from this development is the urbanization of the suburbs.

Our district has spent several hundred thousand dollars upgrading our security systems and making our schools a safe haven for our students. Please consider this as we don't wish our children to be sitting ducks in their own school yard in the name of progress.

Thank you!

Laura Ferone, Vice President of the Floral Park Bellerose School District

STATEMENT SUBMITTED BY BELMONT TASK FORCE MEMBER
KEVIN FLOOD

Good Evening,

My name is Kevin Flood.

Resident of VFP, VP of WECA and Member BTF.

From the start, this fast paced, over development of Belmont Park lacks coordination and is in complete disregard to the Village of Floral Park's legitimate request for a Master plan for the entire Belmont Park campus. Prior to the RFP decision, the VFP BTF submitted in excess of 100 questions, itemizing and pointing to many of our concerns. I would like to take this time to focus on one of those items, The "north lot", aka the "Green Lot".

The VFP was told the North lot was not to be utilized, memorialized in writing under Addendum 4, dated 9/8/17. Also confirmed to me personally by a member of ESD. However, now the scoping document has been released showing usage of the entire lot, immediately abutting private residential communities and an Elementary School filled with approx 1,000 children. Here are some specific concerns and question regarding the North Lot use:

- Why is there not a buffered park between homes and school, such as provided to the residents abutting the South Lot?
- Shuttle busses are proposed to carry patrons to and from this lot to the Facility, creating exhaust, noise and large crowds queuing immediately bordering our quiet family oriented community.
- Will this new parking lot need to be illuminated, creating an additional burden of constant light into our homes and properties?
- Our children and residents do not need to be in eyes view of tailgating and the behaviors that it attracts (such as excessive drinking, loud music, BBQs, shouting, excessive horn honking, public urination, drug use... to name a few)
- How will this lot be emptied after a large scale event? Usage of the Belmont Road accessing Plainfield avenue will not be tolerated.
- Logistically, this entire lot cannot be emptied out onto the Cross Island Parkway in a timely manner, resulting in frustrated drivers and potential road rage incidents, aggressive horn honking, and accidents.
- Will patrons park on our residential streets in order to catch a shuttle bus from the north lot to the new Development?
- A power station in the eastern portion of the North lot is not acceptable. It must be moved to the far western corner by CIP.
- How will unattended car alarms impact the residents and schools adjacent the North lot?
- If the North lot is paved, will the west end have runoff water issues on our properties?

- How will the developer control waste and garbage left in the North lot? Will it blow onto our clean streets and properties?
- Will celebratory fireworks/beer trucks or parties ever be held in the North lot?
- Will trees be planted in the North lot, reducing surface area heat?
- What security will patrol the North Lot? Will they have the ability to enforce laws?
- New Fencing/shrubbery/trees must be installed to insulate the school and homes from any development and their impacts next to the West End of VFP.
- Night racing, and any sound and light pollution associated with it must be incorporated in the environmental impact study on the West End of VFP.

My remaining comments and concerns will be submitted in writing.

Thank You.

STATEMENT SUBMITTED BY BELMONT TASK FORCE MEMBER
FRANK GUNTHER

Belmont Park Redevelopment Project

Public Hearing 3/22/18

Questions and notes regarding Proposed Hotel

1. What programs are planned for the hotel? Do they include VLT, gaming or casino programs - either initially or in the future? We recall Mr. Brown's recently advising of discussions with Hard Rock who are known for providing these programs in most of their facilities.
2. Please describe how the size of the hotel program was determined:
 - a. Number of bedrooms
 - b. Other proposed functions (e.g. entertainment, food, convention venues)
3. Objection is taken to the excessive height (265 feet) of the proposed hotel:
 - a. At a height of 265 feet it is almost 100 feet taller than the RXR Plaza buildings in Uniondale.
 - b. Why is the hotel's height more than double that proposed in December? This increase is in direct contradiction with previous assurances given to the community and the press that no part of the proposed project would exceed the height of the existing Belmont Grandstand.
 - c. If constructed this structure would be by far the tallest structure in Nassau County and would provide an offensive and inimical affront to the low-rise suburban character of the surrounding communities.
 - d. Its height and massing would provide a skyline that would dominate the surrounding communities and be very visible – even from afar. It would adversely transform the character of these communities.
 - e. Just as the one proposed Nassau Hub Lighthouse project adjacent to the Nassau Coliseum was rejected by Nassau County, the currently proposed hotel should be subjected to the same rigorous scrutiny and ultimately rejected.
4. The nighttime glow of illumination from the hotel and its exterior lighting would negatively impact the surrounding residential character.

STATEMENT SUBMITTED BY BELMONT TASK FORCE MEMBER
MARC MULLEN

My name is Marc Mullen and I am president of the West End Civic Association. The west end of Floral Park is the direct neighbor of Belmont Racetrack. Our homes border on the fence to the North Lot and the surrounding land of Belmont. On one our tree lined streets, sits a gate which accesses Belmont Park. On Belmont Stakes day, which is one day out of the year, the entire west end section is bombarded by cars as people try and skirt the main entrances and enter through a small pedestrian gate where shuttle buses take them to the racetrack. It is so bad that residents need to get parking passes to park in front of their homes, we have extra policemen patrolling the west end giving out tickets and monitoring the crowd. It is unsafe for our children, let alone adults to walk around as traffic is bumper to bumper and people are driving erratically. We deal with this for 1 day out of the year, it would absolutely ruin our way of life and use and enjoyment of our properties if we had to deal with nightmarish traffic 200 days a year. This would endanger pedestrians, weather it be children or adults and exhaust the resources of our police force to monitor traffic and ticket cars.

The Belmont Stakes takes place one day a year and the parking in the west end of Floral Park is unsuitable to the handle that 1 day. Our residents did not buy our homes to deal with parking passes, traffic issues and noise disturbances. We are getting no benefit from an Arena, yet are taking the brunt of the problem, which is traffic.

As the only direct residential neighbor of Belmont Racetrack in Nassau County, I find it irresponsible that no one from your office has reached out to me to discuss the project, it shows me and my residents how little you care about our families and our way of life, I await your call.

Appendix

I

Questions Submitted by the Village of Floral Park and the Village's Belmont Task Force dated December 8 2017

II

Supplemental Comments submitted by the Inc Village of Floral Park dated December 11, 2017

III

Questions submitted the Inc Village of Floral Park dated August 24 2017 regarding RDP along with ESD's responses dated September 6, 2017 and September 8, 2017

Appendix

I

Questions Submitted by the Village of Floral Park and the Village's Belmont Task Force dated December 8 2017

MAYOR
DOMINICK A. LONGOBARDI

TRUSTEE
KEVIN M. FITZGERALD

TRUSTEE
DR. LYNN POMBO NYO

TRUSTEE
ARCHIE T. CHENG

TRUSTEE
FRANK J. CHIARA



VILLAGE ADMINISTRATOR
GERARD M. BAMBRICK

VILLAGE CLERK
SUSAN E. WALSH

**SUPERINTENDENT
PUBLIC WORKS & BUILDINGS**
STEPHEN L. SIWINSKI

POLICE COMMISSIONER
STEPHEN G. McALLISTER

Incorporated Village of Floral Park

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August 24, 2017

Via email – BelmontParkRFP@esd.ny.gov

Mr. Terrence Cho
Assistant Director, Real Estate Development
Empire State Development
633 Third Avenue
New York, NY 10017

Re: Questions submitted by the Village of Floral Park and the Village's Belmont Task Force regarding the New York State Empire State Development's Request for Proposals for Long Term Lease of Property at Belmont Park, issued July 31, 2017

Dear Mr. Cho:

Set forth below are questions from the Incorporated Village of Floral Park ("Floral Park") and Floral Park's Belmont Task Force concerning the New York State Empire State Development's ("ESD") Request for Proposals for Long Term Lease of Property at Belmont Park, issued July 31, 2017 (the "RFP"). We appreciate the time and attention of the ESD and its staff in addressing our questions and concerns.

1. Proposed development at Belmont Park raises concerns regarding the impact from increased traffic travelling through the Village to the new development at Belmont. How will the Village be compensated for the increased workload for our Police Department, and the corresponding cost to our taxpayers (i.e., overtime, additional personnel)?
2. How will the Village be compensated for additional equipment and vehicle expenses for our Police?
3. At page 7 of the RFP, it states: "*Each Site will be offered to the Designated Developer through a long-term lease granted by the FOB. Respondents should specify the term of lease and other terms of the Ground Lease and lease necessary to*

permit financing of the proposed Project on each Site.” Can you explain the meaning of this sentence?

4. What will be the term of the lease?
5. What happens if the lessee cannot fulfill the terms of the lease during the life of the lease?
6. If the lease is transferred, what is the process the Franchise Oversight Board (“FOB”) must follow to approve a transfer and will there be public input?
7. Does “rent” being paid go to New York State General Fund or a specific use?
8. Can the use of the property change over the course of the lease without the FOB approval and/or what is the process (i.e. can a casino ever go in)?
9. What demonstration of financial ability to complete the proposed project will be required of each proposed developer?
10. Given that the land that is the subject of this RFP is currently zoned residential, what steps need to be taken to change the zoning for the land? What authorities will be involved in this decision?
11. What is the time frame of the SEQRA process and where will any public hearings take place?
12. What role, if any, in the approval process will Nassau County and/or the Town of Hempstead play?
13. What is the process to vet/determine benefits to local communities? Will the Village of Floral Park have an official part in that vetting process?
14. At page 14 of the RFP, it states that a detailed “Community Amenities and Outreach Plan” is required. Is submission of this plan required before or after a project and developer have been chosen by the ESD?
15. Will the host communities be permitted to review and comment on these “Community Amenities and Outreach Plans” prior to a decision being made?
16. With the approval of night racing at Belmont Park and the potential for year-round racing at Belmont Park, the host communities are already preparing for those additional burdens being placed on its residences surrounding Belmont Park. How will these new/additional attractions impact the ESD’s decision for Parcel A and B development at Belmont Park?

17. Will a study be done on the potential increase in the demand for utilities (ie, electric, gas, water) and how this will impact the host communities?
18. Will any development need to meet a requirement of having stand-alone on-site utilities included within the proposals?
19. On page 6 of the RFP, under "Location and Transportation", it mentions that the "MTA has expressed interest in working with the ESD to explore future public transportation access in coordination with possible redevelopment at Belmont." Considering there currently is existing public transportation access to the site, what additions are planned? Will the LIRR be utilized? What lines will be used? Are existing local stations planned to accommodate this new plan?
20. In addition to the 8 acre Site A parcel and the 28 acre Site B parcel, where exactly are the other additional 7 acres that are contemplated to be made available by the State?
21. The RFP mentions that the proposed 7 additional acres of land are currently leased by NYRA. Does the acreage that the existing grandstand currently sits on qualify under this "existing 7 acres?"
22. What is the ESD's definition of "complementary to horse racing and pari-mutuel wagering"?
23. On page 7 of the RFP, it states New York Racing Association plans a 2 year redevelopment project at Belmont Park. Is this RFP planned to be expedited to coincide with NYRA's plans?
24. If NYRA already has plans in place for a 2 year project starting in 2018, how will the chosen project and developer of Parcels A and B incorporate their plans into already existing NYRA redevelopment plans?
25. Where will the parking to support each proposal exactly be located?
26. Page 13 of the RFP states the need for "parking calculations". Will the North Lot (north of the track) and its existing roads be utilized in any way for traffic flow or parking to accommodate developments of either Parcel A or Parcel B? Are there plans to light the parking lots and roads?
27. Will there be a requirement for traffic studies that include the impact on local municipalities such as Floral Park, Bellerose, South Floral Park and Stewart Manor?
28. The RFP specifies "Entertainment and Sports" as an objective. Will tailgating/loitering (often associated with sporting/entertainment events) be permitted?

29. At Page 14 of the RFP it states that ESD desires to see "entertainment and sports" centered proposals. What steps are the ESD taking to ensure there is no "cannibalization" of existing sports and entertainment centers located in close proximity to this proposal?

Thank you for your time and attention in addressing the Village's questions, and we look forward to your responses.

Sincerely,


Dominick A. Longobardi
Mayor


Kevin M. Fitzgerald
Deputy Mayor and
Belmont Task Force Chairperson

/sk

Request for Proposals for the Long-Term Lease of Property at Belmont Park

Addendum #3

Release Date: September 6, 2017

The following is a partial list of responses to questions submitted by prospective respondents (“Respondents”) to the Request for Proposals for the Long-Term Lease of Property at Belmont Park (“RFP”). A copy of the RFP is available at: <https://esd.ny.gov/request-proposals-long-term-leaseproperty-belmont-park>.

Responses to the remaining questions submitted by Respondents to this RFP will be posted by Friday, September 8, 2017 in an additional addendum.

Belmont Park RFP Responses to Questions

No.	Question	Answer
1	When and where will there be an opportunity for community input?	<p>On July 10, 2017, prior to the release of the RFP, ESD attended a community listening session for the redevelopment of Belmont Park. Feedback from this session was recorded and incorporated by ESD into the RFP.</p> <p>Future opportunities for community input will arise during a public process which will include public hearings and public meetings.</p>
2	What role, if any, in the approval process will Nassau County and/or the Town of Hempstead play?	As part of the ESD General Project Plan approval under the UDC Act, ESD will seek a letter of consent from the local municipality.
3	Page 14 of the RFP states that a detailed "Community Amenities and Outreach Plan" is required. Is submission of this plan required before or after a project and developer have been chosen by the ESD?	Respondents are required to list any community amenities as well as submit a plan for community outreach at the time of submitting a response to the RFP.

4	If NYRA already has plans in place for a 2 year project starting in 2018, how will the chosen project and developer of Parcels A and B incorporate their plans into already existing NYRA redevelopment plans?	The Designated Developer(s) will be expected to coordinate construction activities with NYRA. Please see p. 7 of the RFP.
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No.	Question	Answer
5	Will a study be done on the potential increase in the demand for utilities (i.e., electric, gas, water) and how will this impact the host communities?	These analyses will be included in the environmental review for the project required under SEQRA.
6	The RFP indicates SEQRA review (therefore probably a full Environmental Impact Statement) must be completed before execution of the lease. An EIS will likely take 12-24 months – how does that work with ESD’s lease signing schedule?	A lease will be entered into once the public approvals are completed. These approvals include the processes to satisfy SEQRA, the UDC Act and, if applicable, the Public Authorities Accountability Act ("PAAA").
7	Please confirm that ESD will serve as lead agency for SEQRA. Will the Town of Hempstead have a role? If so, what will be the Town of Hempstead’s role and have they been involved in this RFP process to date?	ESD will be the SEQRA lead agency. The Town of Hempstead will be invited to participate in the SEQRA process as an involved/interested agency.
8	What are the dimensions (width and height) of the landscape buffer required on Site B?	The specifics of this buffer feature will be determined through the environmental review process.
9	What is the time frame of the SEQRA process and where will any public hearings take place?	ESD will coordinate the SEQRA review with the UDC Act public process. Typically, the time frame for the coordinated process varies from one to two years. At a minimum, there will be a public scoping session and a combined public hearing on the draft Environmental Impact Statement ("DEIS") and the General Project Plan.
10	Will there be a requirement for traffic studies that include the impact on local municipalities such as Floral Park, Bellerose, South Floral Park and Stewart Manor?	The SEQRA review will include traffic, transportation and parking analyses. The neighborhoods to be included will be determined during the public scoping process.

11	Do you require an upfront payment for the site?	Upfront payment is not a requirement for the Site.
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No.	Question	Answer
12	What demonstration of financial ability to complete the proposed project will be required of each proposed developer?	Respondents are required to provide current financials that detail the financial strength of the entity or entities that comprise the Respondent team. In addition, Respondent teams must submit a pro forma statement, sources and uses of funds, identification of financing sources including equity and debt, and letters of interest from lenders or investors. Please see pp. 11 & 13 of the RFP for more information.
13	The “Real Estate Development Parcels” described in the Ground Lease refer to exhibits G1 and G2 but they were not included with the exhibits along with the others. Can you forward?	Exhibits A, B, G-1, G-2, and G-3 are all represented by the map found on (viewer) p. 38 of the Ground Lease under Appendix C of the RFP.
14	Have the Real Estate Development Parcels been “recaptured” by the Lessor yet? Or is that something the State still needs to do? And how is it done?	The parcels have not yet been "recaptured" by the State of New York. Upon approval by FOB of a project, FOB will begin the process to recapture the parcels.
15	What is the proposed term length for the ground lease of the site?	Respondents are asked to propose a term length for the ground lease. Term lengths shall be appropriate to permit the acquisition of sufficient financing and investment capital by the Designated Developer to support the types of uses contemplated by this RFP, but may not exceed 99 years. Please see p. 8 of the RFP for more information.

16	At page 7 of the RFP, it states: "Each Site will be offered to the Designated Developer through a long-term lease granted by the FOB. Respondents should specify the term of lease and other terms of the Ground Lease and lease necessary to permit financing of the proposed Project on each Site." Can you explain the meaning of this sentence?	The Designated Developer (lessee) will hold a ground lease of the Site granted by the Franchise Oversight Board (lessor). Respondents are asked to propose lease terms and lease term length for the Ground Lease. The length of the lease term is required to be of an appropriate length to permit the acquisition of sufficient financing or investment capital by the Designated Developer to support the types of uses contemplated by this RFP. Please see p. 8 of the RFP for more information.
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No.	Question	Answer
17	What happens if the lessee cannot fulfill the terms of the lease during the life of the lease?	In the event the lessee cannot fulfill the terms of the lease, the lease would be under default. Remedies to cure the default would be sought by FOB under the default remedies provisions outlined in the lease.
18	Does "rent" being paid go to New York State General Fund or a specific use?	Absent any legislation that directs the rent revenue into a different fund, the rent paid by the Designated Developer will go to the general fund.
19	Does the very specific exclusion of "video lottery terminals, table games, pari-mutuel and simulcast wagering" effectively prohibit the inclusion of a casino in the new development plans?	Casinos will not be considered for this RFP.
20	Can the use of the property change over the course of the lease without the FOB approval and/or what is the process (i.e., can a casino ever go in)?	Use of the property under the terms of the lease must be consistent with this Procurement. Please also see previous answer.
21	Are there any prohibited uses for the Sites according to the New York Racing, Wagering, and Breeding Law?	The allowed uses and restrictions on use of the Sites are set forth in Article X of the Ground Lease between the FOB and NYRA. The Racing, Pari-Mutuel Wagering and Breeding Law does not prohibit any uses of the Sites.

22	Does our RFP response need to include an MWBE Utilization Plan (specifically the ESD Form s– OCSC-1, 2 and 4) in our response or are you simply looking for our strategy and approach as to how we will achieve the stated project goals?	Respondents must submit an MWBE Utilization Plan and completed OCSD-1, OCSD-2 and OCSD-4 forms. See pp. 23-24 of the RFP for links to the required forms.
23	To what extent will the NYRA have a formal approval role in connection with this RFP, or in any of the specific programmatic components? Does NYRA have the same approval rights for the Site A extension as it does for Sites A and B?	NYRA is not involved in this RFP. In addition, any space adjustment(s) to Site A and Alternative Site A will require cooperation from NYRA should the State approve a project that includes Alternative Site A.

No.	Question	Answer
24	<p>Both Site A and B are located on existing space currently utilized for parking. Will the existing parking stalls be replaced? If so, where will the new parking be located? And can this relocated parking be utilized by the Respondent at times that do not conflict with horse racing during the Belmont Stakes and Breeders Cup periods?</p> <p>Are there any exceptions to the requirement that any parking built on Site A and Site B be made available on race days?</p>	The current parking spaces on the Site will not be replaced. However, as per p. 13 of the RFP, any parking developed on the Site must be made available for use by Belmont Park, in connection with the running of the Belmont Stakes and the Breeder's Cup.
25	Will shared parking at Belmont Park be permitted with regularly scheduled horse racing—except during the Belmont Stakes and Breeders Cup periods?	Respondents are encouraged to propose construction of all required parking on the parcels made available in this RFP. Any use of parking spaces not located on the Site should be addressed in the Proposal.
26	What are the parking requirements for the racetrack on race days for the sites? Does a site plan have to be created to have enough parking spots for race day? If so, what is the minimum number of spots?	There is no minimum number of parking spaces. However, Respondents are encouraged to place all parking spaces required by the proposed Project on Sites A & B or Alternative Site A.

27	Where will the parking to support each proposal exactly be located?	There is no designated area on either Site where parking must be located. Respondents are asked to detail in their Proposals the Project's parking requirements as well as the location(s) of the proposed parking.
28	To what extent is a PILOT payment part of the negotiation if selected? Is it discussed when negotiating the new ground lease?	A PILOT is anticipated, and Respondents are required to submit a proposed PILOT schedule for the Site based on tax assumptions for the Respondents' proposed uses for the Site.
29	Will the upcoming privatization of NYRA have any effect on negotiations for PILOT and/or tax payments?	The privatization of NYRA does not have an effect on negotiations for PILOT and/or tax payments.
30	What types of jobs and/or what industry are you looking to bring to the Belmont Site?	ESD is seeking jobs and industries related to uses contemplated in this RFP.

No.	Question	Answer
31	Can you provide some insight as to why the original RFP did not move forward and what are ESD's expectations at this time?	The 2012 RFP was canceled in order to consider economic benefits and job creation opportunities beyond the scope of the original RFP. Please see pp. 8 and 15 for the Development Objectives and Selection Criteria for ESD's goals and requirements for the current RFP.
32	Is a Respondent required to have a sports team in tow with its proposal?	A Respondent is not required to have a sports team in tow with its proposal.
33	Has ESD looked at other racetracks and developments at or near other racetracks?	ESD has not performed a formal review of other racetrack developments. However, ESD has reviewed and incorporated feedback that has referenced other entertainment, commercial and retail developments.
34	Who will be on the Selection Committee for the RFP?	ESD will form a Selection Committee on a date to be determined. The Committee will be comprised of New York State officials.
35	Are we restricted to submitting only 8.5 by 11 images or can we produce larger ones (11 X17)?	Images or documents larger than 8.5 x 11" are permitted.

36	What is the timeline after the RFP deadline?	At this time, ESD does not have a timeline after the RFP response deadline.
37	Will any development need to meet a requirement of having stand-alone on-site utilities included within the proposals?	Stand-alone on-site utilities will be required for any development proposed on the Site.
38	What is ESD's definition of "complementary to horse racing and parimutuel wagering"?	ESD is open to all entertainment, sports, recreation, hospitality, retail and commercial uses that reflect the location and context of the Site except those uses specifically listed on p. 4 of the RFP as uses that will not be considered. In addition, any proposed uses of the Site will require unanimous consent by FOB.
39	On page 7 of the RFP, it states New York Racing Association plans a 2 year redevelopment project at Belmont Park. Is this RFP planned to be expedited to coincide with NYRA's plans?	The timeline for the RFP is not being expedited to coincide with NYRA's plans for redevelopment at Belmont Park. However, the Designated Developer will be expected to coordinate construction activities with NYRA.

No.	Question	Answer
40	Will the LIRR be permitted to continue service to Belmont Park when horse racing is not scheduled to take place at Belmont Park?	As per the RFP, the MTA has expressed interest in working with ESD to explore future public transportation access in coordination with possible redevelopment at Belmont Park, but no definite plans have been made thus far. Please see p. 6 of the RFP for more information.
41	Are there any proposed improvements to the surrounding highways?	Currently, there are no proposed improvements to the surrounding highways. Respondents are welcome to propose highway improvements.

42	Section I (Introduction) of the RFP describes the 36 acres that are available in general terms. Site A totals 8 acres and Site B totals 28 acres, however no defined site boundary has been provided for either site beyond the small key plan on Page 4 of the RFP. Please confirm the extent of the site boundaries of Site A and Site B with a red line or preferably a dimensioned CAD plan.	Please see Exhibits G-1 and G-2 found on (viewer) p. 38 of the Ground Lease included with the RFP under Appendix C for the boundaries of Sites A & B. Please also see p. 14 of the Ground Lease for additional descriptions of both parcels.
43	The RFP mentions that the proposed 7 additional acres of land are currently leased by NYRA. Does the acreage that the existing grandstand currently sits on qualify under this "existing 7 acres"?	The Grandstand structure and the land underneath are not part of the property contemplated for development in this RFP.
44	Section I (Introduction) of the RFP describes an "Alternative" Site A that totals 15 acres (an additional 7 acres to Site A), however, no plan has been provided to define the location, extent and configuration of the additional 7 acres. Please confirm the extent of the Alternate A site boundaries with a red line or preferably a dimensioned CAD plan. It will not be possible to properly plan for this additional site without this information.	The RFP is flexible on the boundaries of Alternative Site A so long as the site boundaries are contained within land adjacent to Site A and north of Hempstead Turnpike. Please also see previous answer.

No.	Question	Answer
45	Please confirm if all 15 acres (Site A and Alternative Site A) must be fully utilized by the Respondent if the "Alternative" Site A is included in Respondent's proposal	Respondents can propose development on the entire seven acres of "Alternative Site A" or a portion of "Alternative Site A."
46	Does any part of the site parcels belong to New York City? Who owns the adjoining acres?	Parcels A & B and Alternative Site A are not located in New York City. Belmont Park and the structures and facilities inside it are owned by the State of New York.

47	Belmont Racetrack is on a NYC hurricane evacuation route. Will development on Sites A & B have any effect on the evacuation route?	ESD anticipates that the use of the Belmont Racetrack as a hurricane evacuation center will continue and not be affected by development on Sites A & B and Alternative Site A.
48	Have any utility companies been contacted regarding this RFP or prior attempts to develop the site? Is the technical data from their responses available?	No utility companies have been contacted in reference to this RFP.
49	The RFP refers to “zoning overrides” a few times. Does this mean “variances”, and will the designated developer have to go to the Hempstead Town Zoning Board for such variances? Or will the state be issuing building permits and variances and if so, which State agency?	ESD has the authority to override zoning per the UDC Act. A General Project Plan will be required that sets forth the replacement zoning and does not require review or approval by the Town Zoning Board. However, as part of the zoning process, ESD will engage in consultation with the Town of Hempstead regarding the override. As per p. 7 of the RFP, any development on the Site will be subject to New York State building codes.
50	Is there a particular zoning requirement for parking for Site A, the Site A extension, or Site B? Is there a zoning requirement for a number of parking spots required if retail is built on any of the three sites?	The zoning for the Site is being overridden; required parking supply will be determined through the environmental review process and is anticipated to be mandated as part of the General Project Plan.
51	Are there zoning/planning setbacks required from the highway and associated access roads at the northwest and north sides of Site B and/or the west and south sides of Site A?	Local zoning restrictions are not applicable; however any development project on the Site will be subject to New York State Uniform Fire Prevention and Building Code.
No.	Question	Answer
52	Is any part of the site considered parkland that would require Legislative approval for alienation purposes?	No part of the Site is considered parkland that would require Legislative approval for alienation purposes.

53	Given that the land that is the subject of this RFP is currently zoned residential, what steps need to be taken to change the zoning for the land? What authorities will be involved in this decision? Does the Town of Hempstead need to approve zoning?	ESD has the authority to override local zoning. The Town of Hempstead will be consulted as part of the process. Although there is no formal approval needed from the Town, ESD will request written consent to the project and use of the override as part of the GPP process.
54	Is prevailing wage required under Labor Law for this project?	Under Labor Law, prevailing wages are required for this project.

Each of the foregoing is added to and made part of the RFP. Any questions regarding this addendum may be submitted to the designated contact account for this solicitation at BelmontParkRFP@esd.ny.gov. In order to receive an update when a new addendum is posted to the ESD website, please email BelmontParkRFP@esd.ny.gov. If you have already emailed this account, you will be notified of future updates.

Request for Proposals for the Long-Term Lease of Property at Belmont Park

Addendum #4

Release Date: September 8, 2017

The following is a list of responses to questions submitted by prospective respondents (“Respondents”) to the Request for Proposals for the Long-Term Lease of Property at Belmont Park (“RFP”). The below responses are responses to questions not included in Appendix #3 posted on September 6, 2017.

A copy of the RFP is available at: <https://esd.ny.gov/request-proposals-long-term-lease-propertybelmont-park>.

Belmont Park RFP Responses to Questions

No.	Question	Answer
55	With the approval of night racing at Belmont Park and the potential for yearround racing at Belmont Park, the host communities are already preparing for those additional burdens being placed on its residences surrounding Belmont Park. How will these new/additional attractions impact the ESD's decision for Parcel A and B development at Belmont Park?	ESD will evaluate Proposals against the Selection Criteria outlined in the RFP. ESD has reached out to NYRA, and NYRA does not expect any increased attendance arising from the expanded racing schedule to impact the property significantly.
56	Is there any existing environmental data available for review or any due diligence work that can be provided to all Respondents? If not, can the site be made available so we can perform our own due diligence and sampling of soil/groundwater?	ESD does not have environmental data for the Site. Site access for due diligence will be given at a later point in the RFP process.
57	Can you provide a topographic/boundary/utility survey or site plans indicating utilities available to the site including gas, water, electric, telecom, storm sewer, sanitary sewer and combined sewer.	ESD is in the process of compiling any available surveys or site plans and will post any available surveys as an additional addendum.

No.	Question	Answer
58	Regarding renovations planned at Belmont from 2018 to 2020 – What is the nature of the work (i.e., site, exterior, expansion, interior renovation, etc.)? Did this work require SEQRA review, and if so, can this documentation be made available (EAS, etc.)?	ESD has been informed by NYRA that NYRA has no documentation available and is exploring various options for renovation at this time.
59	Can you provide record drawings of the Belmont Grandstand structure, foundations and the LIRR station?	This information is not available at this time.
60	Can you provide geotechnical reports, drawings and/or boring logs that were performed for the Belmont grandstand structure?	This information is not available at this time.
61	Are any parking fees charged at any of the park-controlled lots during racing season, the Belmont Stakes or Breeder’s Cup?	Yes. Parking fees are charged at the Belmont Park lots during racing season. Please refer to the Belmont Park website for more information: https://www.belmontstakes.com/eventinfo/parking .
62	Page 13 of the RFP states the need for "parking calculations." Will the North Lot (north of the track) and its existing roads be utilized in any way for traffic flow or parking to accommodate developments of either Parcel A or Parcel B? Are there plans to light the parking lots and roads?	It is not anticipated that the North Lot will be used to accommodate parking for development projects on Site A, Site B or Alternative Site A. NYRA plans to continue to use the North Lot for parking, but no paving or additional work is currently contemplated.

No.	Question	Answer
63	Please confirm if any roads that pass through Site A or B need to remain and/or be relocated by the Respondent. For example, Belmont Park Road passes through Site B. Does this road need to remain? This applies to Red Road and access/egress routes from the Cross Island Parkway.	<p>The portion of Belmont Park Road, including the tunnel, leading to the exit to Hempstead Turnpike, and the portion of Red Road leading up to the Belmont Park Road tunnel will need to remain for commercial vehicle access.</p> <p>In addition, the portion of Red Road extending from Hempstead Turnpike along the west side of Site A to the Green Field parking lot will need to remain commercial vehicle access.</p> <p>However, Respondents are welcome to propose changes to these roads in their Proposals so long as access and egress necessary for NYRA’s business operations is maintained.</p>
64	Is worker housing still located on site at the park (North of Hempstead Turnpike and East/Northeast of stables)? If so, where is the housing located and how many workers are currently housed?	Approximately 700-800 people are housed in housing located in the northeast corner of Belmont Park.
65	The RFP does not define the sanitary sewer utility provider. Can you verify the provider and sewer capacity available on site?	<p>The Nassau County Department of Public Works has instructed that any interested party requiring this information for the Site will need to send a sewer capacity request letter, stating the proposed development program and sanitary flow projections, directly to the Nassau County Department of Public Works, Wastewater Division. Please see https://www.nassaucountyny.gov/1865/Public-Works for more information.</p>

	Question	Answer
66	The RFP does not define the storm sewer utility provider. Is there a regional stormwater retention system and piping available at the site for connection or must all stormwater be retained on site?	ESD has been informed by the Nassau County Department of Public Works that stormwater connections to an offsite (County) collection system and/or recharge basin are not permitted by Nassau County. Please see the Nassau County of Public Works Drainage Requirements at https://www.nassaucountyny.gov/1876/Stormwater-Management-Program .
67	What is the available water service capacity at the site from the Western Nassau Water Authority?	This information is not available at this time.
68	If this site shares utilities with adjacent buildings or facilities, please advise on the peak load periods of those facilities and the scale of the utility peaks if those will impact the utilities available to this site.	This information is not available at this time.
69	Are there drainage structures and/or piping under the existing parking lots? If so, can ESD provide drawings for such?	NYRA has advised ESD that drainage currently in the lots will not be adequate for any development. Proposals will need to provide for a new drainage plan.
70	Will the State require a PLA for this development?	The State will comply with the PLA requirements prescribed in the Labor Law.
71	Are Respondents required to include the Cost Letter and the check in the amount of \$1,000,000 when submitting a Proposal? What will happen if the check expires by the time the Designated Developer is selected?	Respondents are required to include both the signed Cost Letter provided in Appendix D and a check in the amount of \$1,000,000 when submitting a Proposal. ESD will not deposit and will return all unused Cost Letter payment amounts to each Respondent that is not designated for a short list or designated to enter into negotiations with ESD and FOB when it is determined that the Respondent is no longer under consideration. ESD will work with the Designated Developer at the appropriate time in the RFP process to facilitate the depositing of the Cost Letter payment amount.

Each of the foregoing is added to and made part of the RFP. Any questions regarding this addendum may be submitted to the designated contact account for this solicitation at BelmontParkRFP@esd.ny.gov. In order to receive an update when a new addendum is posted to the ESD website, please email BelmontParkRFP@esd.ny.gov. If you have already emailed this account, you will be notified of future updates.

APPENDIX

II

Supplemental Comments submitted by the Inc Village of Floral Park dated December 11, 2017

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POLICE COMMISSIONER
STEPHEN G. McALLISTER

Submitted via email: belmontcomments@gmail.com

December 8, 2017

Senator Elaine Phillips
Senator Leroy Comrie
Senator Todd Kaminsky
Assemblywoman Michaele Solages
Assemblyman Clyde Vanel

Re: Questions submitted by the Village of Floral Park and the Village's Belmont Task Force

Dear Senators Phillips, Comrie and Kaminsky and Assembly Members Solages and Vanel:

Thank you for hosting the Listening Session regarding the development proposals at Belmont Park in response to the Empire State Development Corps. ("ESD") Request for Proposals that was issued July 31, 2017 (the "RFP"). Set forth below are questions submitted by the Village of Floral Park and the Village's Belmont Task Force. As the Village of Floral Park shares an extensive border with Belmont Park and has maintained a 109-year relationship with Belmont in which we have grown and developed in concert with each other, we have a vested interest in any development that may occur on the property. The following are our initial questions. It is important to note that these questions are based on our current understanding of the potential proposals, but as of the date of this letter many details remain unknown. As a result, we most likely will have additional questions in the future.

However, before we present our questions, we are compelled, once again, to reiterate our deep reservations about the adequacy of this process. As Floral Park has advocated for several years, any development at Belmont should be accomplished through the preparation of a comprehensive master plan that takes into account the development objectives of the New York Racing Association ("NYRA"), as well as incorporates the needs and desires of the surrounding communities. A comprehensive plan promotes development where all components are cohesive and complementary, and provides more opportunities to maximize economic benefits while minimizing socioeconomic and environmental impacts. These opportunities are lost when development proposals are not guided by a master plan or

evade cumulative impact review. Since no master plan has been developed, it is difficult, perhaps impossible, to adequately judge the impacts of any proposed development at Belmont unless and until details concerning other development proposals for the Belmont Property are known. As it is no secret that NYRA has its own ambitious development plans for Belmont, any evaluation of the development proposals pursuant to this current RFP must also take into account NYRA's future plans for the property. Only then can we know what the true cumulative effect of all of the development proposals at Belmont will be on their communities and on their quality of life.

In the context of this process by ESD, the Village is not merely asking for a favor from the ESD that the Village's concerns be incorporated into any development proposals. Rather, we are stating that it is imperative that the legal requirements of this process be observed for the protection of our residents. As the RFP itself notes, it is subject to and issued by the ESD in part under the authority of Urban Development Corp Act ("UDC Act"). The UDC Act mandates the establishment of Community Advisory Councils ("CAC") as a formalized means of incorporating the surrounding communities' goals into the ESD's development proposals.

As the Village of Floral Park noted in our prior correspondence to the ESD, dated November 1, 2017, a copy of which is attached:

UDC Act § 6266(1) provides that the ESD and the relevant CAC "shall work closely, consult and cooperate with local elected officials and community leaders at the earliest practicable time. The [ESD] shall give primary consideration to local needs and desires and shall foster local initiative and participation in connection with the planning and development of its projects." UDC Act § 6254 (7) mandates that the ESD "establish one or more community advisory committees to consider and advise the corporation upon matters submitted to them by the corporation concerning the development of any area or any project, and may establish rules and regulations with respect to such committees."

The Village is not suggesting that the ESD has completely ignored our concerns. We have previously stated in our November 1st correspondence that we are grateful to the ESD for "listening to our concerns and those of our neighbors and explicitly excluding proposals for certain uses such as video lottery terminals, table games, pari-mutuel and simulcast wagering."

However, that concession is insufficient to satisfy the ESD's obligation under the UDC Act to "give primary consideration to local needs and desires and [to] foster local initiative and participation in connection with the planning and development of its projects." The Village and the surrounding communities should have been incorporated earlier into the planning and development process of this project and we should have a formalized and significant role in the process of evaluating whether any of the responses to the RFP meet the required goal of achieving the local needs and desires with respect to the development of the property. We submit that, as has been suggested by the ESD, if the role of the surrounding communities going forward is merely limited to participation in the Environmental Review Process after

the ESD has made a determination, that result merely provides to the surrounding communities what SEQRA already provides and therefore impermissibly renders meaningless the provisions and protections afforded local surrounding communities under the UDC Act.

Subject to the foregoing, our initial questions are set forth below.

QUESTIONS PRESENTED

I. IMPACTS ON LOCAL COMMUNITY

(i) Tax Impacts

The Village of Floral Park is one of five full service villages in Nassau County that provides, among other things, its own police and fire protection and maintains its own roads. The intensive new development as proposed at Belmont will certainly impact the cost of the Village in providing police and fire protection and increase the cost of maintaining the Village's roads. Without a corresponding offset to the burden of unmitigated impacts, these increased costs will be borne by the Village's taxpayers.

1. Does each Proposed Developer commit to neighboring Villages to offset increased variable and fixed costs associated with unmitigated impacts caused by its project?
2. How does the Proposed Developer plan to contribute to offset the increased cost in police/fire/rescue and sanitation for the Host/Surrounding Communities?

(ii) Traffic Impacts

Intensive new development at Belmont will invariably result in greatly increased traffic travelling through the Village. For example, Plainfield Avenue is one of the few North-South traffic conduits in Nassau County and will almost certainly experience a tremendous increase in traffic volume due to the proposed development. We understand that a SEQRA review has not yet taken place, but assume, as part of its due diligence, each proposer already has developed a strategy on how it intends to approach this issue.

3. Will the Proposed Developer conduct ongoing traffic studies to help relieve the dramatic increase of traffic through residential streets?
4. Will the Proposed Developer provide funds to the local community to use for its own independent traffic study?
5. As part of its proposal, has the Proposed Developer conducted a preliminary assessment of, or at least presented a strategy to address, the increased traffic along the Cross-Island Parkway due to the project?

(iii) Environmental Impacts

The intensive new development as proposed at Belmont will result in increased noise and light pollution impacting the Village's residents.

6. As part of its proposal, has the Proposed Developer considered or developed preliminary information regarding noise and light pollution and its impact on the residential communities surrounding this development?
 - a. Has the Proposed Developer accounted for noise and light pollution in its proposal and its impact on the thoroughbred horses living on the Belmont Park property?
7. As part of its proposal, has the Proposed Developer addressed how it will assist in the enforcement of preventing honking car horns, often notorious after and before a certain sporting team's events?
8. As part of its proposal, has the Proposed Developer addressed the issue of event curfews, and how will they be enforced?
9. Has the Proposed Developer preliminarily identified a curfew time?
10. Has the Proposed Developer committed to consult with local communities on curfew times, and what remedies will be available to communities if the curfew is broken?
11. As part of its proposal, has the Proposed Developer indicated whether it will commit to structured remuneration for local communities when the curfew is broken?
12. As part of its proposal, has the Proposed Developer presented information on what type of lighting will be in the parking lots?
13. As part of its proposal, has the Proposed Developer presented information on what time of day the lights be on/cut off?
14. Does the proposal provide commitments and/or assurances that the lights for the project will be designed in a manner to not reflect onto residential houses?
15. Does either proposal seek to accommodate allowing helicopters to land at the site? If so, does the proposal present preliminary information on where they would land and what times will landings and take offs be permitted?

(iv) Impacts on Village's Business Community

The business community is an important and vital part of the fabric of Floral Park. There are serious concerns as to the impact this proposed development will have on the Village's business community.

16. If the plan for the Proposed Developer is to provide for robust entertainment and food options, how will this benefit and "galvanize" the local community? Is it not the intention of the Proposed Developer to draw patrons into the development and spend resources at the facility?

(v) Economic Benefits of Proposed Development

We understand that one of the touted benefits of this proposed development is its supposed economic boost to the local economies.

17. As part of its proposal, has either Project Developer provided an analysis quantifying, even preliminarily, the total number of jobs it expects to create during project construction?

18. As part of its proposal, has either Project Developer provided an analysis:
 - a. quantifying the total number of jobs it expects to create once the project is operational,
 - b. providing a breakdown of anticipated full time or part time jobs,
 - c. indicating median and average salaries for these jobs, and/or
 - d. whether these jobs will provide employee benefits?

(vi) Other Community Benefits

Many developments similar to the remaining proposals include a Community Benefits Agreement pursuant to which the proposed developer commits to specific actions the proposed developer will undertake to directly benefit the surrounding communities.

19. Has either proposal included a proposed community benefits package for the host/surrounding communities?
20. If not, has either proposal indicated a commitment to enter into a community benefits agreement with host/surrounding communities?
21. Does either proposal include facilities to be developed for use by the local communities?

(vii) Impact on Existing Services

Development of the size and scope contemplated by this process will have an impact and drain on existing public transportation services and the surrounding communities' existing utilities infrastructure.

23. As part of its proposal, has the Proposed Developer presented a plan to use the existing LIRR station at Belmont Park?
24. If so:
 - a. How does the Proposed Developer plan to accommodate the population east of the proposal with mass transit via the LIRR?
 - b. What branch of the LIRR will service the project?
 - c. Has the Proposed Developer provided a preliminary analysis on the impact that the additional service on that branch will have on the normal service of the branch?
 - d. Would the Belmont LIRR station be open with regular service for commuters?
 - e. If the Belmont LIRR station will be open with regular service for commuters, where will they park?
 - f. Does the proposal indicate whether there will be 'shared' parking facilities or a separate lot created for commuter parking?
25. In the recent past Belmont Park has had issues with water service during large events. With this in mind, as part of its proposal, does either Proposed Developer indicate whether it plans to tap into existing power/water/sewage infrastructure currently utilized by the residential communities surrounding the development?

26. If so, has the proposal provided a preliminary assessment of the applicable existing infrastructure's ability to handle the requirements of the proposed development?

(ix) Socio-Economic Impacts

27. As part of its proposal, has either Proposed Developer addressed or incorporated a plan to educate and enforce the dangers of Drinking and Driving with attendees at events often associated with large consumption of alcoholic beverages?
28. Belmont Park is a Historic Landmark. Its land and structures should be preserved and cherished. As part of its proposal, has either Proposed Developer presented design features and structures that complement the historic nature of the existing structures at Belmont?
29. As part of its proposal, does the Proposed Developer plan to contribute to the beautification, improvement and/or ongoing maintenance of Hempstead Turnpike?
30. To the extent it is addressed in the proposal, Floral Park believes the following information should be shared with the public:
- a. What is the total cost of the proposed development?
 - b. Has any financing been secured to fund the development?
 - c. Will all zoning laws be adhered to?
 - d. Are there any plans to request altering or waiving any zoning laws?
 - e. Does the Project Developer anticipate use of any public funds or to seek public financing to support the proposed development and related structures, improvements and infrastructure including but not limited to roads, sewer, power, water, etc.?
31. Have all conditions of the NYRA/NY State "ground lease" been adhered to permit development of the selected proposal, and if not, what conditions have to be satisfied?
32. Does either Proposed Developer's project require amendments or alterations to the "ground lease"?

III CONSTRUCTION PHASE

1. As part of its proposal, does the Proposed Developer indicate how long will the construction process be?
2. As part of its proposal, does the Proposed Developer indicate where staging for the construction materials and machines will be?
3. As part of its proposal, does the Proposed Developer indicate how construction materials will be shipped to the site?
4. As part of its proposal, does the Proposed Developer indicate the hours and days during which construction will take place?

IV LONG TERM/ OPERATIONAL PHASE

1. As part of its proposal, does the Proposed Developer indicate which exits from the Cross Island Parkway will be used?
2. As part of its proposal, does the Proposed Developer indicate which entrances to the Cross Island Parkway will be used post events?
3. As part of its proposal, does the Proposed Developer indicate whether any of the existing exits and entrances to the Cross Island Parkway will be closed?
4. As part of its proposal, does the Proposed Developer propose any new entrances or exits to/from the Cross Island Parkway?
5. As part of its proposal, does the Proposed Developer indicate whether any of the existing roadways within the Belmont Property will be used?
6. As part of its proposal, does the Proposed Developer indicate whether any of the roads that abut the stables will be used?
7. As part of its proposal, does the Proposed Developer indicate whether the Plainfield Ave gate will be used?
8. As part of its proposal, does the Proposed Developer indicate whether the Mayfair Ave gate will be used?
9. As part of its proposal, does the Proposed Developer indicate whether tailgating and loitering will be allowed or prohibited in the parking lots adjacent to residential homes?
10. If tailgating is permitted, which it currently is not under NYRA rules, will tailgates be allowed in tiered parking structures?
11. As part of its proposal, does the Proposed Developer propose to use the Parking Lots North of the Track ("Green Lot" and "White Lot") and East of the Track ("Blue Lot") for event parking?
12. As part of its proposal, does the Proposed Developer indicate whether it intends to use the roadways north of the Track ("Green Lot") for event traffic maintenance?
13. As part of its proposal, does the Proposed Developer indicate how it intends to ensure that any parking lot restrictions are enforced?
14. As part of its proposal, does the Proposed Developer indicate who will manage and oversee the parking lots to ensure rules are enforced and provide the necessary maintenance?
15. As part of its proposal, does the Proposed Developer indicate what time of day will the parking lots be plowed if there is a snow storm?
16. As part of its proposal, does the Proposed Developer indicate when/how frequently parking lots will be cleaned?
17. As part of its proposal, does the Proposed Developer indicate whether there will be increased or new bus service to the development?
18. As part of its proposal, does the Proposed Developer indicate where will privately chartered buses will park?

19. As part of its proposal, does the Proposed Developer indicate whether there will be an "Uber" pickup/drop-off location? If so where will that be located?
20. As part of its proposal, does the Proposed Developer indicate where employees will park? At maximum how many employees will be on site at one time?
21. As part of its proposal, does the Proposed Developer indicate whether the entertainment and food facilities will be open to the public not attending an event at the development? Will these facilities be open year round?
22. As part of its proposal, does the Proposed Developer indicate which Fire and Ambulatory services it intends to use/rely on for the large amount of people attending events at the development?
23. As part of its proposal, does the Proposed Developer indicate which Police services it intends to use on the campus of the development?
25. As part of its proposal, does the Proposed Developer indicate whether the use of local police is expected to serve the development, or whether the project campus will need to be serviced by two different departments due to the NYC and Nassau County line running between the developments?
26. As part of its proposal, does the Proposed Developer indicate which access and exit points will be made available to event attendees who are parking on the North Side of Hempstead Turnpike parking lots?
27. As part of its proposal, does the Proposed Developer indicate what time deliveries will be made at the facility? What is their frequency? What roads will be used to accommodate the large trucks making these deliveries?
28. As part of its proposal, does the Proposed Developer indicate whether it plans to eliminate trees and green space for its new structures?
27. As part of its proposal, does the Proposed Developer indicate the minimum and maximum number of events expected at the facility per year?
28. Will there be multiple events per day? (i.e. - Morning followed by evening).
29. What specific types of events will be held at the facility?
30. As part of its proposal, does the Proposed Developer indicate whether its design will be covered by a roof, open air or a retractable roof?
31. To the extent the Proposed Developer is seeking to build a Hotel, does the Proposed Developer provide guidance on how it will ensure that it will be run by a reputable Hospitality provider?
32. As part of its proposal, does the Proposed Developer indicate whether it intends to build a convention center, and how many people could the center accommodate?
33. If, as part of its proposal, the Proposed Developer plans to build a "Mixed Use" development, how many people would this accommodate?
34. Has the Proposed Developer provided information on the total number of people expected to be on the entire campus during a sporting event/ concert, convention, hotel patrons, Belmont Park attendees and the use of the "Mixed Use: facility" cumulatively?

35. Does the Proposed Developer plan to house a "Sports Book" facility at any time in the future?
36. Does the Proposed Developer plan to have a sharing arrangement with NYRA during event dates?

Thank you for your consideration in these matters that are vital to the Village of Floral Park and its residents

Sincerely

/s/ Dominick A. Longobardi
Dominick A. Longobardi
Mayor

/s/ Kevin M. Fitzgerald
Kevin M Fitzgerald
Deputy Mayor

Cc:

Senator Elaine Phillips via email @ ephillips@nysenate.gov
Senator Todd Kaminsky via email @ kaminsky@nysenate.gov
Senator Leroy Comrie via email @ comrie@nysenate.gov
Assemblywoman Michaelle Solages via email @ SolagesM@nyassembly.gov
Assemblyman Clyde Vanel via email @ vanelc@nyassembly.gov
Michael Murphy Esq Beveridge & Diamond

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November 1, 2017

Hon. Howard Zemsky, President & Chief Operating Officer
Empire State Development
633 Third Avenue – Floor 37
New York, NY 10017

**Re: Empire State Development (“ESD”) Request for Proposals (“RFP”) for the
Long-Term Lease of Property at Belmont Park;
Establishment of Community Advisory Committee**

Dear Mr. Zemsky:

On behalf of the Incorporated Village of Floral Park (the “Village” or “Floral Park”), I am writing to you with respect to the above-referenced RFP concerning the potential development of vacant land at Belmont Park. We thank you for your leadership on this initiative, and agree with your assessment that “Belmont Park represents an exciting and much-anticipated development opportunity for Long Island.” In order to fulfill the goals of this proposal, we request that ESD formally establish a Community Advisory Committee (“CAC”) for Belmont Park as soon as possible so that ESD foster local input as early as possible in the process. This will help ensure that the pitfalls of earlier Belmont Park development efforts are avoided.

Floral Park and Belmont Park have shared a border for over 108 years, and our Village has long been engaged in efforts to develop the remaining available land at Belmont in a productive manner. Toward that end, in 2007, the Village established the Belmont Park Task Force, consisting of a diverse, well-informed group of local residents and officials with knowledge and expertise in areas such as law enforcement and fire protection. The Task Force has reviewed various proposals to develop Belmont Park in the past. By way of illustration, it is no secret that a prior proposal to allow a video lottery terminal facility at Belmont Park greatly concerned the Task Force and met with significant community opposition in Floral Park. It is therefore with great gratitude to ESD for listening to our concerns and those of our neighbors and explicitly excluding proposals for certain uses such as video lottery terminals, table games, pari-mutuel and simulcast wagering.

The key is to engage the community as early as possible in the process, and we believe this will be greatly facilitated through the formal establishment of a Belmont Park CAC.

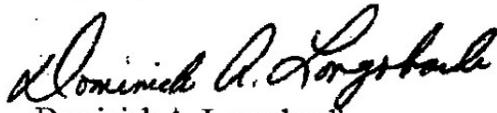
We note that Section 212 of the New York Racing Law called for the establishment of 15-member local advisory board for the Saratoga and Aqueduct race tracks, but for some reason did not do so for Belmont Park. Fortunately, Sections 6254 and 6266 of the Urban Development Corporation ("UDC") Act provide an alternative means to accomplish the same goal. As the RFP itself notes, the RFP is subject to and issued by ESD in part under the authority of UDC Act.

UDC Act § 2266(1) provides that the ESD and the relevant CAC "shall work closely, consult and cooperate with local elected officials and community leaders at the earliest practicable time. The [ESD] shall give primary consideration to local needs and desires and shall foster local initiative and participation in connection with the planning and development of its projects." UDC Act § 6254(7) mandates that the ESD "establish one or more community advisory committees to consider and advise the corporation upon matters submitted to them by the corporation concerning the development of any area or any project, and may establish rules and regulations with respect to such committees."

Given the overriding mandate to engage local communities "at the earliest practicable time" in relation to a project, the Village supports and urges ESD to formally create the Belmont Park CAC as soon as possible. Floral Park's Belmont Park Task Force would be more than happy to participate in the CAC.

Thank you for your consideration of this request, and please feel free to contact me to discuss this matter at your convenience. I look forward to hearing from you.

Regards,



Dominick A. Longobardi
Mayor

cc: Senator Elaine Phillips
Assemblywoman Michael Solages

Appendix

III

Questions submitted the Inc Village of Floral Park dated August 24 2017 regarding RDP along with ESD's responses dated September 6, 2017 and September 8, 2017

MAYOR
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Submitted via email: belmontcomments@gmail.com

December 11, 2017

Senator Elaine Phillips
Senator Leroy Comrie
Senator Todd Kaminsky
Assemblywoman Michaele Solages
Assemblyman Clyde Vanel

Re: Supplemental Comments submitted by the Inc. Village of Floral Park

Thank you for hosting the Listening Session yesterday. We found the presentations by the Islanders group and the NYC FC group very informative.

We also think their presentations confirm the Village's position as set forth in our December 8th submission, a copy of which is attached.

Both groups commented that the transformation of the Belmont LIRR station into a full time year round facility is integral to their proposals. The Islanders group also commented that significant changes to other aspects of the transportation infrastructure surrounding Belmont would be necessary components of their proposal. Specifically, they identified changes to increase the capacity of the Cross Island Parkway and the feeder roads leading to Belmont.

The observations of these very experienced developers reinforce the Village's position that any development at Belmont should be accomplished by first developing a Master Plan that takes into account the future development plans of the Belmont property as a whole (including any anticipated NYRA projects) as well as the existing transportation/infrastructure deficiencies and transportation/infrastructure improvements required to support development on the property as a whole. It makes little sense to proceed with consideration of these issues in a piecemeal fashion, especially given the location and unique nature and challenges associated with any major development of the Belmont property.

Moreover, as required by the UDC Act (discussed in our December 8th submittal) such a Master

Plan must be developed in coordination with the local community so that the requirement that the ESD “give primary consideration to local needs and desires [to] foster local initiative and participation in connection with the planning and development of its projects” is met.

If New York State and its agencies, such as the MTA and the Department of Transportation, are amenable to making the significant investments to effect the changes the proposed developers deemed necessary yesterday, then that fact should be confirmed and incorporated into a comprehensive Master Plan for the Belmont Property.

Perhaps then, once it is confirmed that these massive improvements to and around Belmont will be undertaken, a new RFP could be issued and other potential bidders who are provided with this information would be interested in bidding for the opportunity to develop the property. Then the community and ESD will be able to make rational decisions, and would have a fuller choice as to development options than the two options presently being contemplated.

Thank you for your attention and consideration.

Sincerely,

/s/Dominick A. Longobardi
Dominick A. Longobardi
Mayor

/s/ Kevin M. Fitzgerald
Kevin M. Fitzgerald
Deputy Mayor

Cc:

Senator Elaine Phillips via email @ ephillips@nyenate.gov
Senator Todd Kaminsky via email @ kaminsky@nyenate.gov
Senator Leroy Comrie via email @ comrie@nyenate.gov
Assemblywoman Michaela Solages via email @ SolagesM@nyassembly.gov
Assemblyman Clyde Vanel via email @ vanelc@nyassembly.gov
Michael Murphy Esq Beveridge & Diamond

