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Submitted via email: [belmontcomments@gmail.com](mailto: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 8<sup>th</sup> 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 8<sup>th</sup> 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:

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