

Inc. Village of Floral Park

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.
 - 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.