

Belmont Park Public Comments Thursday January 10, 2019

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Thank you to all the neighbors and concerned citizens who have attended this long public session tonight, as I and former Floral Park Mayor Tweedy have been placed by the ESD at the end of the very long bench of Long Islanders who oppose the OVER development of Belmont Park.

As an initial matter, I am a proud graduate of both LaSalle Academy and Providence College in Providence, Rhode Island, where the Islander's President Lou Lamireillo is also a fellow alumnus as he was the Athletic Director and Hockey Coach while I was the captain on the lacrosse team, so like many other speakers, this is not about the Islanders but rather about the unbelievable and unbearable over development of Belmont Park proposed by the current DEIS.

We all remember Mister Roger's Neighborhood and being a good neighbor. So when someone wants to move into the neighborhood, neighbors ask each other "so who wants to be our neighbor and does anyone know what their current neighbors say about them?"

Now the neighborhood knows that their current neighbors have a very disruptive annual gathering once a year in June, which brings tens if not hundreds of visitors to the Belmont Stakes which all but paralyzes the entire neighborhood, but that has been accepted in return for a relatively peaceful and cooperative relationship the rest of the year. It is the new tenants everyone are rightfully worried about.

So we all have heard a lot about their kids who play a lot of hockey, but what about their parents and what about their neighbors where they currently have a place?

The DEIS states that they currently operate "A UNIQUE SHOPPING EXPERIENCE THAT ATTRACTS LOCAL AND REGIONAL CUSTOMERS, AS WELL AS NATIONAL AND INTERNATIONAL VISITORS, AS VALUE RETAIL'S EXPERIENCE IN **BICESTER, UNITED KINGDOM** AND IN **SHANGHAI CHINA** HAS SHOWN." See: DEIS Section 7-23.

So what can we learn about their current operations in Shanghai China or Bicester near London that may be of interest to their potentially new neighbors hosting Belmont Park, who literally have had the same friendly and stable neighbors who have conducted world class thoroughbred horse racing for over a century?

First of all, it is a little concerning that **VALUE RETAIL** operates so collaboratively and "comfortably" in a single party dictatorial political climate in **SHANGHAI CHINA**, although the State of New York, as evidenced by its ESD bureaucrats, now seem intent in fashioning themselves after that same type of one party dictatorship rule.

Since you can't find anyone in China who can speak out against their communist leadership and their **VALUE RETAIL SHANGHAI CHINA** collaborators, but where they do have as another popular tourist destination CHINA'S GREAT WALL. That GREAT WALL OF CHINA hosts about NINE MILLION TOURISTS a year, which is about 25,000 visitors a day, which is a lot LESS than the 45,000+ per day that these new **VALUE RETAIL** neighbors along with their own State of New York collaborators want to visit Belmont Park, EVERY DAY and not just once a year on a weekend in June like our current Belmont Park neighbors.

So having to look at Bicester Town in England, which still has a representative form of government, what do **VALUE RETAIL'S BICESTER VILLAGE** NEIGHBORS say about VALUE RETAIL?

On FACEBOOK, the **I HATE BICESTER VILLAGE TRAFFIC** page has over THREE THOUSAND MEMBERS!

That seems to be a pretty damning visceral reaction of no less than 3401 neighbors to have actually taken the time to become a FACEBOOK MEMBER of an actual public HATE page specifically against **VALUE RETAIL'S BICESTER VILLAGE!** WOW!

This past weekend, on January 6 2019, the local police in the Bicester Town area in England actually had to issue a travel advisory about a classic car caravan. Is that something that VALUE RETAIL will also be imposing upon its new Belmont neighbors too?

The pictures of Black Friday gridlock caused by **VALUE RETAIL'S BICESTER VILLAGE** also have recently once again made the news in Bicester Town in England. [Picture of chocked roadways on Black Friday in Bicester England shown to ESD and NYAP representatives].

A lot of discussion has been made about attracting new businesses on Hempstead Turnpike. Did the Elmont residents like and welcome a new TJ Maxx store as their new neighbor? [Several audience members loudly respond saying "YES" to TJ Maxx].

Well over in BICESTER ENGLAND, when a TK Maxx store recently wanted to become a neighbor of **VALUE RETAIL'S BICESTER VILLAGE** it seems that **VALUE RETAIL** was the first one to object and was not a very welcoming neighbor to them at all.

In fact, VALUE RETAIL took the extraordinary step of closely reviewing and making numerous objections to its new neighbors, many of which are ironically exactly the SAME type of questions, objections and issues which VALUE RETAIL AT BELMONT PARK is all but trying to ignore and avoid. If these issues are good enough for VALUE RETAIL to ask about its potential neighbors in England, then they are good enough for it to answer from its Belmont Park neighbors in these UNITED STATES OF AMERICA. See: Bicester Town Ward; Case Officer Linda Griffiths; Applicant CPG Development Projects; Site: Land south of and adjoining Bicester Services, Oxford Road, Bicester U.K. RECOMMENDATION: REFUSAL

Here are some of the issues that VALUE RETAIL raised in BICESTER ENGLAND that VALUE RETAIL now needs to address before it is allowed to become a neighbor at Belmont Park, and which the current DEIS that is woefully incomplete and inaccurate, needs to be withdrawn and redone:

- 1] The proposal will have a **significant adverse impact on nearby areas and should therefore be refused**
- 2] The applicants approach **fails to consider alternative options**
- 3] The applicant **has failed to consider whether there are other, more accessible/better connected sites.**
- 4] **No cumulative impact assessment has been undertaken.** Therefore **the application is not credible.**
- 5] The Applicant **has failed to robustly assess the traffic changes** arising from the proposal

6] The **scheme is reliant upon private cars as the principle means of access to the site**, the implications of which have not been fully assessed.

7] The **level of traffic have been underestimated**

8] Insufficient evidence provided **to demonstrate that the application is capable of mitigating traffic increases on the highway network**. It should be demonstrated using **detailed modelling**

9] Site access from the local highway [A41 in England Cross Island Parkway and Hempstead Turnpike here] would come under pressure as a consequence of the application **traffic being unable to reach the development** from that direction

## 10] **It is too close to the local primary school**

[If the primary school in Bicester England needs to be protected and the application rejected, then surely our primary AND secondary schools of Floral Park deserve the SAME finding].

11] **Given the absence of a robust transportation analysis** it cannot be taken at face value that there is sufficient parking, **resulting in parking in the nearby streets**

12] **Service and delivery vehicles will queue back onto the adjacent highway network**

13] There is **no certainty that the local highways can accommodate the traffic** arising from the proposal

14] The applicant **has failed to clearly identify capacity to support the scale of retail proposed**

15] The applicant has failed to demonstrate it **can deliver appropriate and sufficient mitigation measures in order to off-set the increases in vehicular trips that would arise**

By the way, due to Value Retail's many valid concerns and comments as well as other neighbors' comments, the Maxx store was REFUSED by the Cherwell England's Planning Officer in 2015 as being the RIGHT PROPOSAL, WRONG LOCATION. While eventually the Maxx store was able to become a welcomed neighbor by the majority of its neighbors, it was only AFTER the applicant submitted a proposal worthy of such acceptance.

**It is therefore requested that the NYAP representatives, who have sited their Bicester Village experience in England and China be required by the State of New York to disclose its own studies and traffic and significant impacts that its Value Retail locations have already experienced, including all studies, local municipalities, neighbors, etc. be made part of a new and more detailed DEIS.**

As time is expiring, so as their ENGLISH neighbors SAY: 'What's sauce for the goose is sauce for the gander.' Or as we say here: WHAT IS GOOD FOR THE GOOSE, IS GOOD FOR THE GANDER.

After all these sessions of public comments, the overwhelming consensus is that the State of New York and NYAP have indeed cooked their own goose, so it is time you all eat crow or perhaps something else you can find at 'Da Barns' at Belmont Park. We go by 'da barns' on Hempstead Tnpk. and they do indeed have chickens, not crows, as all the neighbors already know. REFUSE the DEIS and just do it over!