

Inc. Village of Floral Park: Gerard M Bambrick – Village Administrator

Comments Regarding Belmont Park Re-Development DEIS:

Belmont Park Redevelopment Hearings: January 9, 2019

Elmont Library, Elmont NY

Host: Empire State Development Corp

Comments: 2/9/19

Good evening. My name is Gerard Bambrick. I am the Village Administrator for the Village of Floral Park.

The DEIS makes clear that as part of this project, the ESD will override the restrictions and protections afforded by the Town of Hempstead Zoning Ordinances.

The Town of Hempstead zoning restrictions ensure that property can be developed, but not overdeveloped.

By overriding the Town of Hempstead zoning the ESD will be authorizing development that that is 100 times more dense than currently

permitted. It is clear the local roads and infrastructure cannot handle the level of development proposed.

I know that the Urban Development Act authorizes the ESD to override local zoning – but there are certain restrictions on that ability.

One restriction is that the override can only come: (i) “After consultation with local officials, and (ii) the override should only be authorized by ESD after it determines that compliance with the local zoning is not “feasible or practicable.”

Based on those criteria, I have some questions that we need to have answers to:

(i) What local officials were consulted to make the determination that compliance with the Town of Hempstead zoning laws are not feasible or practicable?

(ii) Has ESD performed any studies to determine that development at Belmont can not be accomplished while still complying with the TOH zoning rules?

(iii) Most importantly- why can't this project be reduced in size and scope so that this project can at least be much more in conformity

with the development intensities permitted by the TOH zoning ordinance. In other words, why can't ESD scale this project back to be as close as practicable to the development intensities permitted by the TOH Zoning Code.

Before the ESD completely ignores and brushes aside the laws that are designed to protect us, we deserve a thorough explanation.