



Nassau County Legislators  
**Vincent T. Muscarella**  
**Richard J. Nicoletto**  
1550 Franklin Avenue  
Mineola, New York 11501

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April 12, 2018

Empire State Development Corp.  
Mr. Michael Avolio  
633 Third Avenue  
New York, NY 10017

RE: Proposed Belmont Park Redevelopment

Dear Mr. Avolio,

We are writing to express our concerns on the proposed plans to redevelop the Belmont property. We are primarily concerned with the impact the proposed development could have on the surrounding communities.

First and foremost, we believe that the proposal will generate excessive traffic on local streets. The Cross-Island Parkway and Hempstead Turnpike are already overcrowded during rush hour. Between Islanders games and other events at the arena, there will be thousands of vehicles attempting to reach the proposed arena during these high congestion times. Invariably, motorists will seek to avoid the traffic by means of local roads to reach the Belmont property. The dramatic increase in trips on local roads will have a serious impact on the residents' quality of life as well as the resources of local municipalities.

There are, for example, almost 1500 students and staff who cross Plainfield Avenue each day. Last year, there were 37 accidents on Plainfield Avenue in the vicinity of the arena. Dramatically increasing the numbers of vehicles that travel on Plainfield only heightens the safety concerns for students and staff.

Arguably some of these potential traffic issues could be alleviated with increased Long Island Railroad (LIRR) service. However, no realistic proposal has been put forward to accomplish this.

We also have concerns about parking, both for the arena itself as well as any LIRR service. It is our understanding that the proposal includes use of the north parking lot, which borders the Floral Park Bellerose School and many homes. Filling these lots 200 days of year for various events raises concerns with respect to the safety and well being of the children who attend the school and play on its fields. We ask the developer to consider adding a buffer area to the parking lot that could include greenery such as trees, bushes and shrubs. This would not only help dampen the noise and light pollution for homeowners, but would also make it more aesthetically pleasing.

Another parking concern is that visitors may opt to street park their car in the residential areas. We must ensure that the residents in the surrounding areas are not impacted by overflow parking during events.

The inclusion of a 40,000 square foot electrical substation adjacent to the John Lewis Childs School is deeply troubling. That school houses 650 students, and there is serious concern about electro-magnetic emanations from the substation given its proposed proximity to the school. Absent an environmental impact study that guarantees the safety of the children, this location is simply unacceptable. We urge the developer to relocate this substation.

It also concerns us that the size and scope of this project has increased beyond what was originally proposed, most especially, including the enormous hotel. The proposed new hotel size has been increased by 265 feet, and would be one of the largest buildings on Long Island. A building of the size is not consistent with the suburban quality of the villages and hamlets of Nassau. Moreover, there has been no realistic proposal as to how support services, such as firefighting and emergency response personnel and equipment will be provided to a structure of this size. Again, this raises an issue with respect to drain on local resources.

There has also been no realistic look at how this project density will affect small businesses in the surrounding area. We urge the developers to work with the surrounding businesses to include them in the process. For example, when the new Nassau Coliseum opened, their developers made sure local restaurants were featured as food options in the arena.

The surrounding communities are beautiful places to live, work and raise a family. A project of this scope could seriously harm the character of these communities. With such an enormous project in an already developed area, it is crucial that the community be informed, and residents have ample opportunity for comment and input. Unfortunately, it appears that the project has been fast tracked to avoid needed analysis and discussion.

We urge you to listen to the questions, concerns and needs of the community, slow down the project and obtain greater input from the residents and their elected officials. We also ask that you consider the impact that this will have on our local municipal services from roads to public safety services.

Thank you for your consideration of the above.

Yours truly,



Vincent T. Muscarella  
County Legislator, 8<sup>th</sup> L.D.



Richard J. Nicoletto  
Presiding Officer, County Legislator, 9<sup>th</sup> L.D.

CC: Dominick Longobardi  
Mayor, Village of Floral Park