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Sent via e-mail to Michael.Avolio@esd.ny.gov

Mr. Michael Avolio
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Empire State Development
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RE: Responses to Questions about NYRA's plans for Belmont Park and Comments Regarding PSEG Substation

Dear Michael:

We understand that certain members of the public raised questions about the racing at Belmont Park during the scoping hearing recently held in connection with the Belmont Park Redevelopment Project for which Empire State Development serves as lead agency. As reflected in the State's RFP issued last September, the New York Racing Association ('NYRA') is planning for renovations to the Belmont Park tracks, clubhouse, paddock and backyard areas. A brief summary of the proposed renovations is as follows:

- A. Tracks. We would like to re-build the outer dirt track and the two existing turf tracks within their current footprint, to provide greater safety, better drainage, and more modern irrigation. We are also investigating the possibility of installing a synthetic track within the inner turf course.
- B. Lighting. We are investigating the means by which we could light the dirt and turf courses, in such a way as to provide night racing one or two nights a week during the spring and fall Belmont meets. We would use LED lighting, which reduces the light diffusion and directs it primarily on the tracks. With LED lighting, we can actually increase the intensity of the light for the race itself, and decrease it thereafter until the next race on that particular track, typically almost an hour later—as we alternate between the dirt and turf courses throughout the race card.
- C. Clubhouse. The clubhouse area would remain within the existing building, but we would slightly expand the footprint internally to include part of the current grandstand area into the newly renovated clubhouse area. In an effort to provide heat and air conditioning to our guests, substantial portions of the new clubhouse would be glass enclosed. Each of the four floors of the clubhouse area would be renovated, and provide differentiated food and beverage services. For example, we envision a large, spacious area on the first floor featuring food courts, large video boards, and places for people to congregate. The second floor would have a restaurant facing the track and another facing the terrace, as well as the traditional Trustees Room. The second floor would also include some luxury boxes.

The rest of the building (the grandstand portion of our facility) would not be renovated by NYRA, except for the potential creation of office space for our personnel on the paddock side of

the building on the upper floors. A sports bar, again on the paddock side, is also under consideration.

- D. Paddock and Backyard Areas. The paddock area would be expanded for greater interaction between our fans and horseplayers with our equine athletes and jockeys. We are currently contemplating the utilization of large high-definition video boards in the paddock and backyard areas, much like those we have installed in the backyard areas in Saratoga.
- E. Construction Process. As far as the construction process is concerned, we would like to commence construction at or as close to the same time as the NY Islanders commence their construction of their arena. It is our understanding they would like to commence construction in March or April 2019. We would like to start construction in July 2019, at the conclusion of the Belmont spring meet, at which time we operate in Saratoga for the following 40 days of racing. We want to start our construction in July 2019 precisely so both facilities could be completed at or near the same time in 2021.

Apparently, there were also some questions raised about our intentions at Aqueduct. We will continue to operate there for the foreseeable future. Should NYRA vacate that facility, it would be our current intent to keep a simulcast operation at Aqueduct – – to provide a convenient place for those that have wagered for years at our facility there. In light of the fact that so many people find it easy to get to Aqueduct via the MTA train system, we will want to make it as easy as possible for them to get off the train and wager at a site that we develop there prior to our exit from that property. But again, there are no current plans to sublease our property at Aqueduct.

Finally, although not within the plan of the New York Arena Partners, it has come to NYRA's attention that the local utility company, PSE&G, proposes to construct a substation on NYRA's leasehold property, near the elementary school. We have been advised that such a substation would be significant in size, and require 2 acres of land. We believe that such a substation should be relocated to other possible sites within the 8 acre or 28 acre parcels that are subject to the RFP. All steps should be taken to substantially minimize the size of that proposed substation.

I hope that this letter answers some of the questions that have arisen during the Scoping session,

Best regards,



Chris Kay