



Environmental, Planning, and Engineering Consultants

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Memorandum

To: Joseph Lambert (NYRA); David Paget (SPR)
From: John Neill
Date: May 25, 2018
Re: Topics of discussion for NYRA/ESD meeting on Thursday, May 31
cc: Rachel Shatz, Terence Cho, Thomas Conoscenti, and Laura Rodgers (ESD); Steve Russo and Evan Preminger (GT); Nancy Doon and Erik Metzger (VHB); Lorianne DeFalco (AKRF)

The following outlines issues relevant to the environmental review of Empire State Development's (ESD's) Belmont Park Redevelopment Project that we would like to discuss with New York Racing Association (NYRA) during our meeting on Thursday, May 31st. If you have any questions about these issues, or if you would like to identify other points of discussion in advance of our meeting, please call or email Rachel Shatz (212-803-3252, Rachel.Shatz@esd.ny.gov) or John Neill (646-388-9732, jneill@akrf.com).

1. ESD approach to including NYRA plans in Belmont Park Redevelopment Project SEQRA assessment – The Draft Environmental Impact Statement (DEIS) will include as background (“No Action”) conditions all NYRA planned renovations for Belmont Park specified in Chris Kay’s April 13, 2018 public comment letter on the Draft Scope of Work (attached for reference). Potential environmental impacts associated with New York Arena Partners’ (NYAP’s) Proposed Project in light of NYRA’s planned renovations also will be addressed in the DEIS “Construction” and “Cumulative Effects” chapter. In order to advance these analyses we have the following questions:

1a. Does NYRA have other planned renovations to Belmont Park not specified in the April 13th letter that are reasonably expected to occur by the Proposed Project’s 2021 analysis year (or shortly thereafter), and that should be accounted for in the DEIS? For example, in discussions with AKRF, NYRA’s Glen Kozak mentioned that an athletic field may be constructed on the infield of the practice track.

1b. Please provide additional detail on the planned improvements to the Paddock and Backyard areas (as specified in point “D” of NYRA’s April 13th letter). Specifically, in what way(s) would the Paddock be “expanded”?

1c. NYRA’s April 13th letter states (under point “E”) that NYRA would like to commence construction on their planned renovations in July 2019, concluding at or near the same time as NYAP’s conclusion of construction activities in 2021. Given the substantial overlap in construction activities between NYRA’s plans and NYAP’s Proposed Project, AKRF will require

from NYAP more detailed information related to: preliminary construction phasing/schedule; construction deliveries and equipment projections; and construction logistics plans and activities. With whom should AKRF coordinate at NYRA to work to obtain this information?

- 2. NYRA/NYAP shared parking** – It is expected that visitors to NYAP’s Proposed Project would utilize existing parking at Belmont Park in the “North Lot” and “South Lot” (shown in attached **Figure 1**) through a shared parking agreement with the FOB and NYRA. The transportation/parking analysis for the DEIS requires assumptions about the amount of parking that would be available to NYAP visitors during event times that in some cases could overlap with NYRA racing events at Belmont Park. Given the timing of the DEIS, the DEIS assumptions with respect to shared parking will need to be formulated prior to finalization of the above-described shared parking agreement. We therefore wish to discuss reasonably conservative shared parking assumptions that could be utilized for the DEIS.
 - 3. NYRA “Backyard” programming** – The Proposed Project’s Site A (shown in attached **Figure 1**) encroaches upon a portion of the existing Backyard area. It is anticipated that this portion of Site A would be replaced with a combination of soft- and hardscaped common area that could be utilized by NYRA and NYAP visitors alike (see attached **Figure 2**).
 - 3a.** Do you anticipate hosting the same numbers, types and scale of events in the Backyard in the future with the Proposed Project?
 - 3b.** What type of arrangement do you anticipate having with NYAP in order to minimize potential conflicts associated with concurrent events, and more generally to maintain or enhance programming in the Backyard?
 - 4. Health and safety of Belmont Park’s equine athletes** – Does NYRA have any concerns related to the health and safety of Belmont Park’s equine athletes during construction or operations of the Proposed Project? If so, we wish to discuss those concerns in order to determine whether they are appropriate for SEQRA analysis.
 - 5. Operating Belmont Stakes during the Proposed Project’s construction** – Sites A and B will not be available for visitor parking during construction of the Proposed Project, affecting operations of the Belmont Stakes (and other high-visitor-volume racing events) during years 2019-2021. Does NYRA have thoughts on best strategies for accommodating visitor demand in the absence of those parking areas?
 - 6. Current day-to-day uses on Site B and North Lot.** – The DEIS requires consideration of the effects of displacement of the current uses/users of Site B and the North Lot. It appears that the North Lot is used to store vehicles for car dealership(s), and is also utilized by NYRA for storage of vehicles and equipment. Site B also is utilized for the storage of car dealership vehicles.
 - 6a.** What business or businesses use these lots for car storage, and what is the nature of the agreement with those businesses?
 - 6b.** For the Belmont Stakes, where are these cars relocated? Is that a potential permanent relocation site(s) for the vehicle storage use?
 - 6c.** Apart from overflow parking, how does NYRA utilize space in the North Lot, and how will those uses be accommodated in the future with NYAP’s Proposed Project?
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