



**Empire State  
Development**

# **Belmont Park Redevelopment Project Update**

Summary of Public Comments on General Project Plan and Draft Environmental Impact Statement

7/8/2019

# Key Project Components (from DEIS and Dec GPP)

## Key Components from the DEIS

- 18,000 seat arena for Islanders; 19,000 seats for other events
- Up to 250 room hotel with amenities
- Up to 435,000 square feet of retail\*
- Up to 30,000 square feet of office
- 10,000 square feet of community space
- Parking on existing surface parking lots (North, South and East lot) in addition to parking at the arena, hotel and retail village

## Other Requirements from December GPP

- Per the RFP, gaming such as video lottery terminals and casino games are prohibited
- 30% Certified Minority and Women Owned Business Enterprises (MWBE) and 6% Service Disabled Veteran Owned Business (SDVOB) contracting requirements on the Project
- No vehicular access from Plainfield Avenue
- Improvements to Elmont Road Park\*

## Acronyms

DEIS: Draft Environmental Impact Statement

GPP: General Project Plan

\* Recent major changes to the project include a reduction in retail from 435,000 sf to 350,000 sf and the addition of improvements to Hendrickson Avenue Park



# Project Rendering



# Planning and Approval Timeline

## Milestone

## Anticipated Timeline

Conditional designation by ESD Directors	December 2017
Release of draft scope; public hearing on draft scope	March 2018
Release of final scope and Responses to Comments	August 2018
Release of Project Plan & Draft Environmental Impact Statement (DEIS)	December 2018
Public hearing on Project and DEIS	January 2019
Release of Final Environmental Impact Statement (FEIS)	July 2019
Final Approvals Sought (ESD, FOB, PACB)	July 2019

## Acronyms

ESD: Empire State Development

FOB: Franchise Oversight Board

PACB: Public Authorities Control Board

# Community Engagement

To date :

- 11 public meetings
- 20 Community Advisory Committee (CAC) and elected official meetings
- 27 tours and smaller community meetings
- Ongoing communications with elected officials and other local/state government agencies and staff

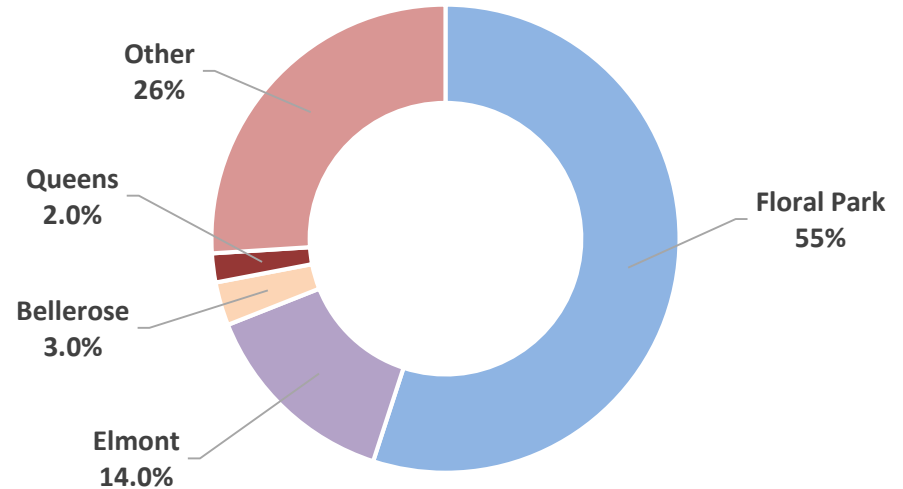
## Groups we've met with:

Bellerose Commonwealth Civic Association	Long Island Rail Road
Belmont Park Community Coalition	Muscle Moms
Cambria Heights Civic Association	Nassau County
City of New York	Nassau County Police
Elmont Cardinals	New York Racing Association
Elmont Chamber of Commerce	National Grid
Elmont Fire Department	NICE Bus
Elmont High School	NYPD
Elmont High School Students	New York State
Elmont Residents	Parkhurst Civic Association
Elmont Parent Teacher Student Association	PSEG
Emmanuel Baptist Church	Queens Elected Officials
Floral Park Belmont Task Force	Queens Village Civic Association
Floral Park Chamber of Commerce	South Floral Park Fire Department
Floral Park Village Police Department	Town of Hempstead
Floral Park-Bellerose Elementary School	Village of Bellerose
Friends of Elmont	Village of Floral Park
Jamaica Square Civic Association	Village of South Floral Park
Men of Elmont	Water Authority of Western Nassau County

# Public Hearings on GPP and DEIS

- ESD held a public hearing in four sessions over three days:
  - January 8 – 6 PM to 9 PM
  - January 9 – 4 PM to 6 PM
  - January 9 – 6:30 PM to 8:30 PM
  - January 10 – 6 PM to 9 PM
- Nearly 200 presentations by 170 speakers

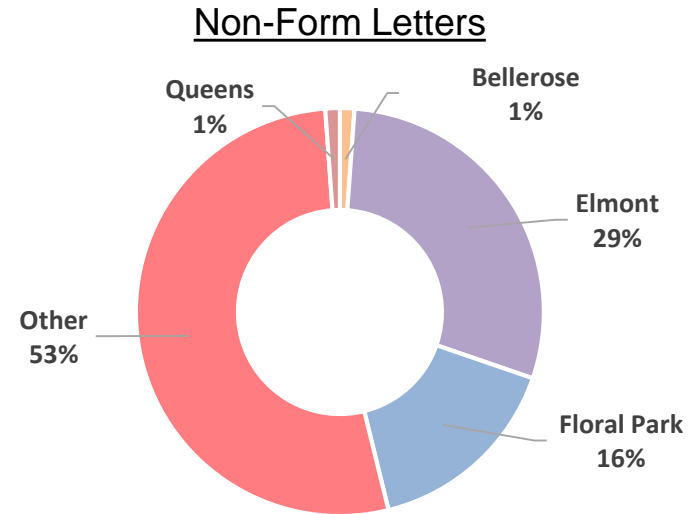
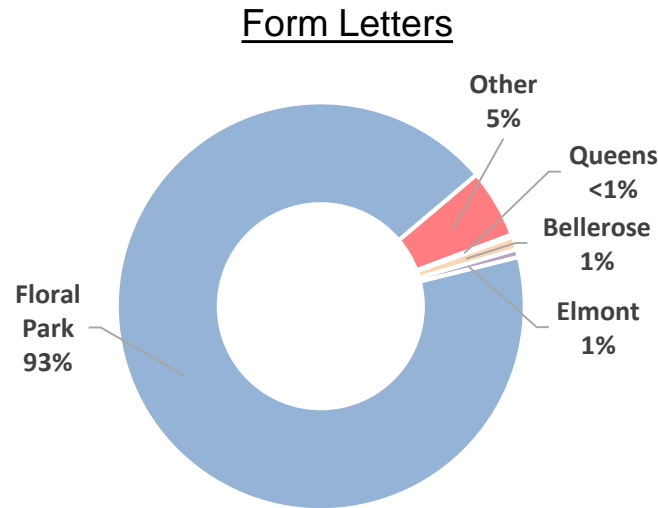
## Public Hearing Presentation Speakers



\* Other includes elected officials, organizations and other residents

# Written Comments on GPP and DEIS

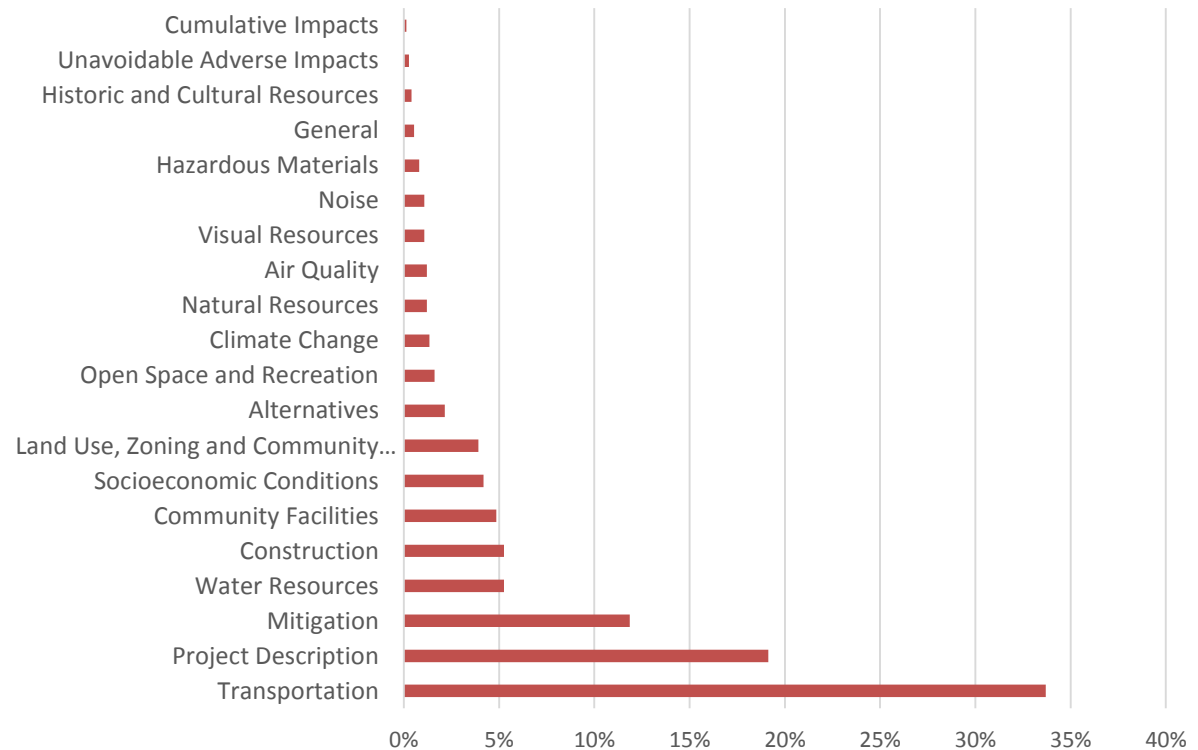
- Written comments on the project were accepted from Dec 6, 2018 until Mar 1, 2019
  - Comment period was extended at the community's request from Feb 11, 2019 to Mar 1, 2019
- ESD received approximately 3,000 letters (and emails) since the release of the DEIS
  - 83% of the letters were form letters sent from approximately 500 addresses
  - 17% of the letters (non-form letters) were sent from approximately 400 addresses



# FEIS Response to Comments Chapter

- The FEIS includes a nearly 400-page chapter that responds to comments ESD received on the GPP and DEIS
- Similar comments from different commenters were aggregated and one answer addresses multiple comments
- In total there are over 740 aggregated substantive comments to which ESD responded

Responses to Comments by Chapter





# Major Changes to the Project

Based on extensive public input, we have made many changes to the project including:

Original Proposal	Modified Plan	Changed after
Recreation space was included on Site B	Instead of Site B recreation space, improving Elmont Road Park and Hendrickson Avenue Park	CAC meetings in early 2018; local elected officials
PSEG substation proximate to Floral Park-Bellerose Elementary School	Substation relocated southeast proximate to Cross Island Parkway Exit 26D	Recommendations from the scoping process
Hotel height was 250 feet	Hotel height reduced to a maximum of 150 feet	Recommendations from the scoping process
Project did not contemplate NICE bus improvements	Project now includes NICE bus cutouts and bus shelters on each side of Hempstead Turnpike	DEIS public comment period
Project totaled 435,000 square feet of retail (350,000 on Site B and 85,000 on Site A)	Retail reduced to a maximum of 350,000 square feet (315,000 on Site B and 35,000 on Site A)	DEIS public comment period
Project included limited buffer along the North Lot perimeter	Includes a new screened fence from the LIRR tracks near Floral Park-Bellerose Elementary School to approximately Mayfair Avenue with a buffer of 8-foot hedges planted along the school's fence	DEIS public comment period
Two trains (each way) to LIRR Belmont Park station for each arena event	New full-time main-line LIRR Elmont station in addition to two trains to and from Belmont Park station for each arena event	DEIS public comment period; local elected officials

# Economic Impacts of the Project

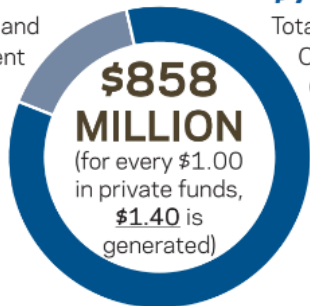
## ANNUAL ECONOMIC BENEFITS

(from Project Operations starting in 2024)



**\$133MM**

Total Annual Direct and Spillover Employment Earnings



**\$725MM**

Total Annual Economic Output from Operations (direct, indirect, and induced)

## FISCAL BENEFITS



**\$44 MM**

Total Annual Fiscal Revenue to Nassau County, the Town, the State and MTA (starting in 2024)

**\$117 MM**

\$30MM for LIRR upgrades and new station; \$20MM for on-site infrastructure; \$67MM in additional payments

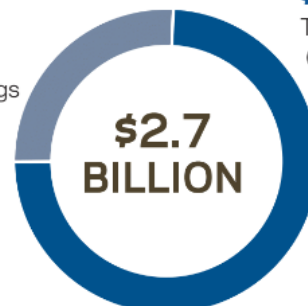
## ONE-TIME ECONOMIC BENEFITS

(from Construction, LIRR and Infrastructure Investment)



**\$707MM**

Total One-Time Construction Employment Earnings



**\$2.0BN**

Total One-Time Construction-Related Economic Output

## PAYMENT IN LIEU OF TAXES (PILOT)



**WITHOUT PROJECT**

\$10MM in PILOT over 49 years (net present value)

**WITH PROJECT**

\$272MM in PILOT over 49 years (net present value)

**\$262MM increase**

**\$15 MM**

to Elmont Fire District

**\$154 MM**

to Elmont and Sewanhaka school districts

**\$103 MM**

to Nassau County

# Next Steps

- The FEIS will be posted on the ESD Belmont Park website:
  - <https://esd.ny.gov/belmont-park-redevelopment-project>
- Public feedback on the FEIS will be accepted via email at: [belmontoutreach@esd.ny.gov](mailto:belmontoutreach@esd.ny.gov) until 12:00 PM on July 23, 2019
- Staff expects to seek approval from the ESD Directors later this month to authorize the GPP and adopt the SEQRA findings
- Following ESD approvals, staff will seek approval from the FOB and PACB