

**APPENDIX A**  
**Community Facilities and Utilities**  
**Correspondence**



April 10, 2018

Ref: 26228.00

**VIA CERTIFIED MAIL - RETURN RECEIPT REQUESTED**

Patrick J. Ryder  
Police Commissioner  
Nassau County Police Department  
1490 Franklin Avenue  
Mineola, NY 11501

Re: Belmont Park Redevelopment Project  
Hamlet of Elmont, Town of Hempstead  
Nassau County, New York

Dear Commissioner Ryder:

VHB Engineering, Surveying and Landscape Architecture, P.C. (VHB) is serving as an environmental consultant to Empire State Development (ESD) for the proposed Belmont Park Redevelopment (Proposed Project). The Subject Property is located within Belmont Park in the hamlet of Elmont, Town of Hempstead, Nassau County (see enclosed Project Location map). The Proposed Project includes the redevelopment of two main Project Sites ("Site A" and "Site B") located on the north and south sides of Hempstead Turnpike, as well as several other sites for parking purposes and an electric substation all located within the Nassau County Police Department – Fifth Precinct.

The Proposed Project includes the redevelopment of two underutilized New York State-owned parcels (which are ground-leased to the New York Racing Association), comprising approximately 15 acres on "Site A," north of Hempstead Turnpike and approximately 28 acres on "Site B," south of Hempstead Turnpike. Specifically, the project would entail the redevelopment of the Project Sites by New York Arena Partners, LLC (NYAP), the Applicant, with: an arena for the New York Islanders National Hockey League (NHL) franchise; dining, retail and entertainment uses; a hotel (approximately 265 feet in height); commercial office space; community center space; publicly accessible open space; parking and two pedestrian bridges providing access between Sites A and B, across Hempstead Turnpike. In addition, the Proposed Project is expected to utilize existing parking areas at Belmont Park in the "North Lot" and "South Lot" (see enclosed Project Location map). Furthermore, an electric substation would be constructed by PSEG Long Island adjacent to the North Lot on a 40,000-square-foot area, as well as three associated underground distribution feeders and underground transmission lines to serve the Proposed Project.

100 Motor Parkway  
Suite 135  
Hauppauge, New York 11788  
P 631.787.3400  
F 631.813.2545

**Engineers | Scientists | Planners | Designers**



<b>Proposed Program</b>	
<b>Proposed Use</b>	<b>GSF/SF</b>
Arena	660,000 gsf (Up to 19,000 seats <sup>1</sup> )
Retail, Dining, and Entertainment	435,000 gsf
Hotel	193,000 gsf (Up to 250 keys)
Office	30,000 gsf
Community Space/Innovation Center	10,000 gsf
Open Space	316,000 to 370,000 sf (7.3 to 8.5 acres) <sup>2</sup>
Parking	660,000 to 1,124,610 sf (2,200 to 3,699 spaces) <sup>3</sup>
<p><b>Notes:</b> <sup>1</sup> Up to 18,000 seats for NHL hockey; up to 19,000 seats for other select events.  <sup>2</sup> Site Plan Option 1 would provide approximately 7.3 acres of publicly accessible open space, while Site Plan Option 2 would provide approximately 8.5 acres of publicly accessible open space.  <sup>3</sup> Site Plan Option 1 would provide approximately 3,699 spaces on Sites A and B, while Site Plan Option 2 would provide approximately 2,200 spaces on Sites A and B. In addition to parking provided on Sites A and B, under either site plan option it is anticipated that NYAP, through a shared parking agreement with the FOB and NYRA, would utilize existing parking on the North and South Lots (approximately 3,275 existing surface parking spaces or more).</p> <p><b>Source:</b> NYAP, February 2018.</p>	

The two Project Sites would be redeveloped to allow for the construction of the above-listed amenities and facilities. As noted in the Draft Scope for Preparation of a Draft Environmental Impact Statement published on February 28, 2018, currently, there are two site plan options being considered (Option 1 and Option 2). The preferred site plan option will be presented in the Final Scope, and will be analyzed in the Draft Environmental Impact Statement (DEIS) being prepared for the project; the other site plan option will be considered as an alternative to the preferred option. Additional detail regarding the difference between the two options and the allocation of the proposed retail uses across Site A and Site B is shown in the Proposed Program Chart, below and on the Proposed Project Site Plan (see enclosed).

The proposed arena would implement its own site security plan, which includes measures such as the deployment of security personnel and monitoring and screening procedures. Other project components, such as the hotel and retail facilities will likely implement their own security plans. Moreover, the overall property will also be serviced by private security.

As part of the State Environmental Quality Review Act (SEQRA) process, VHB is examining relevant environmental and community issues, including the existing conditions of, and potential impacts on, police protection and ambulance services associated with the implementation of the proposed project. The subject property has been identified as being located within the Nassau County Police Department – Fifth Precinct’s service area for police protection services, as well as within the Nassau County Police

Ref: 26228.00  
Patrick J. Ryder  
Police Commissioner  
Nassau County Police Department  
April 10, 2018  
Page 3



Department's (NCPD) service area for emergency medical services. Correspondence has been sent to Frank Gephardt of the Nassau County Police Medic Association with respect to the provision of emergency medical services. Therefore, kindly advise in writing, to the following with respect to police protection services:

1. Number of personnel in the Fifth Precinct and patrols in the area of the Project Sites
2. The locations of the stations/substations of the NCPD-Fifth Precinct and those which would serve the Proposed Project, as well as the estimated response time to the Project Sites
3. The number and types of equipment available.
4. The total number and types of calls received in 2017 (or most recent year available) and the total number of calls responded to at Belmont Park in 2017 (or most recent year available)
5. Proposed improvements to the Fifth Precinct (e.g., addition/expansion of existing facilities, new facilities, programs) and the timing of such improvements
6. Any other pertinent information that you believe to be relevant to the environmental review, including NCPD's ability to serve the Proposed Project.

Thank you in advance for your assistance in this matter. Please feel free to contact me at [ckastalek@vhb.com](mailto:ckastalek@vhb.com) or (631) 787-3504 with any questions or comments related to our request.

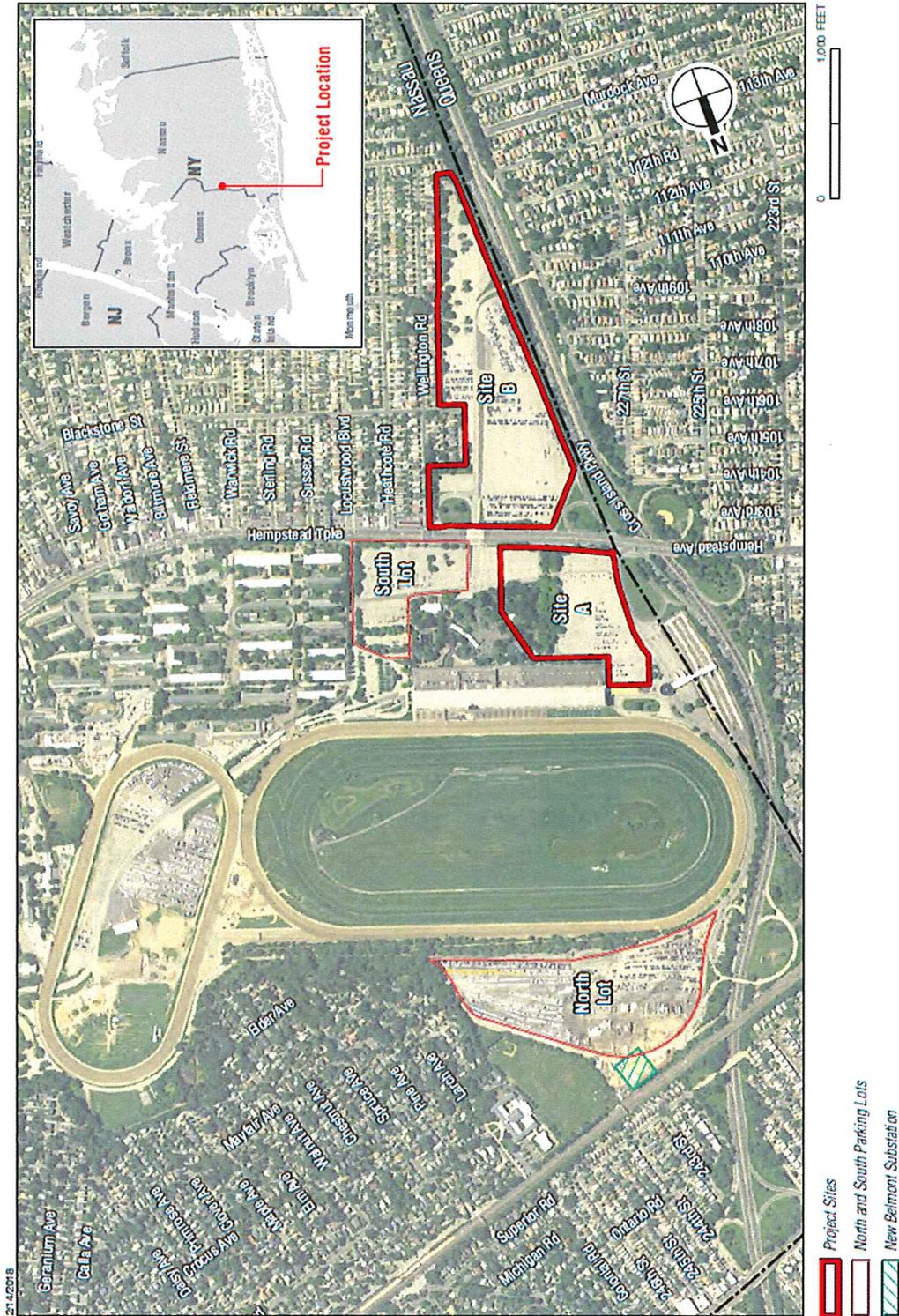
Sincerely,

VHB Engineering, Surveying and Landscape Architecture, P.C.

*Christiana Kastalek*

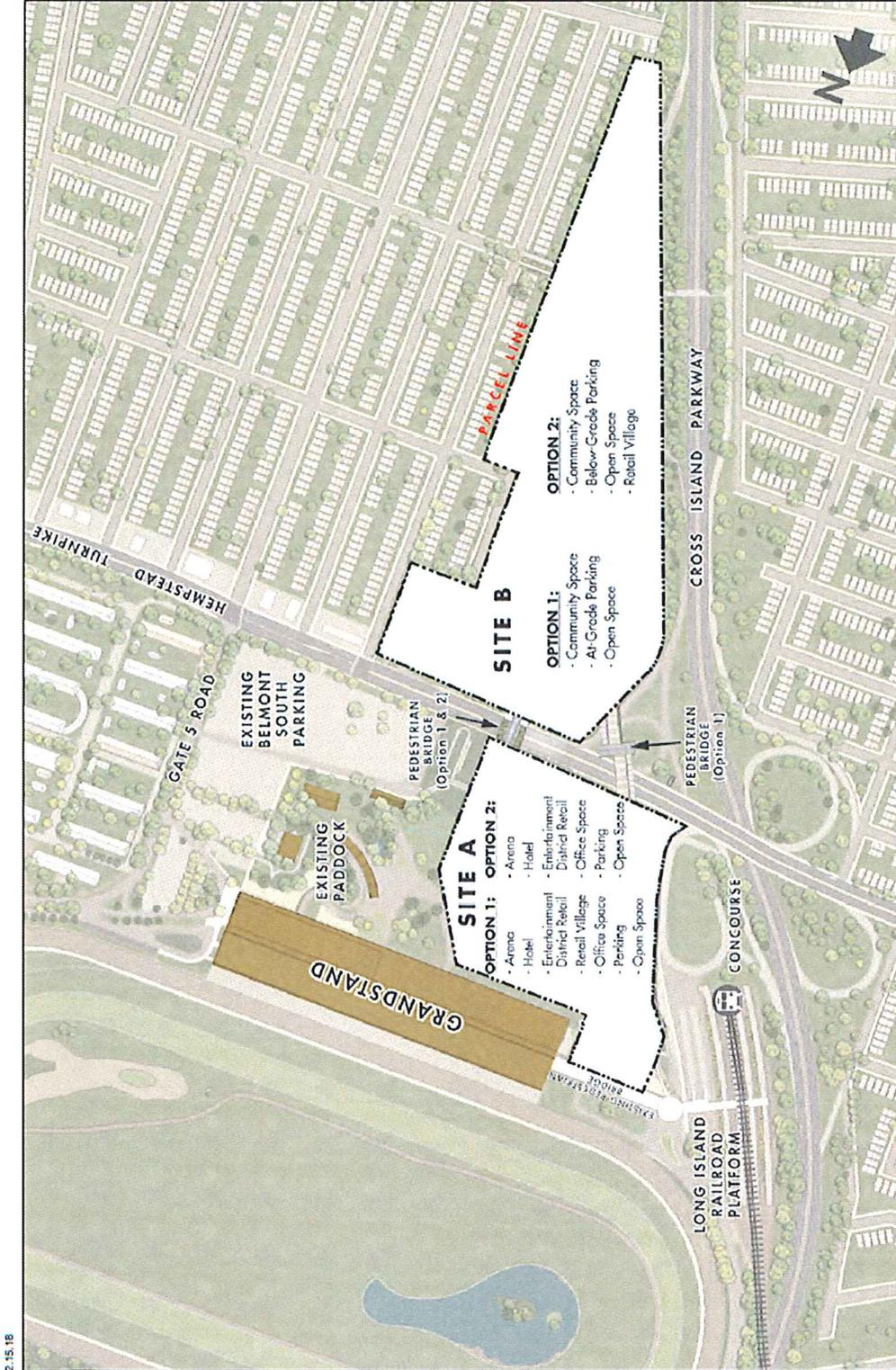
Christiana Kastalek  
Environmental Planner

CK/ba  
enc.



Project Location  
 Figure 1

**BELMONT PARK REDEVELOPMENT PROJECT**



Proposed Project Site Plan  
 Figure 2

BELMONT PARK REDEVELOPMENT PROJECT

# Nassau County



# Police Department

LAURA CURRAN  
NASSAU COUNTY EXECUTIVE

1490 Franklin Avenue  
Mineola, New York 11501  
(516) 573-8800

PATRICK J. RYDER  
POLICE COMMISSIONER

Fifth Precinct  
1655 Dutch Broadway  
Elmont, NY 11003  
May 1, 2018

Ms. Christiana Kastalek  
Environmental Planner  
VHB Engineering  
100 Motor Parkway, Suite 135  
Hauppauge, NY 11788

Dear Ms. Kastalek,

I am writing in response to your correspondence of April 10, 2018 to Police Commissioner Patrick Ryder regarding the development of Belmont Park and your request for information regarding police protection services for this site.

Belmont Park is located on the Nassau/Queens border within the confines of the Nassau County Police Department's Fifth Precinct. There are 175 Sworn Officers, 62 Civilians, and two ambulances assigned to the Fifth Precinct. There are 23 marked post cars that patrol the Fifth Precinct and four post cars assigned to the immediate vicinity of Belmont Park.

The Nassau County Police Department's Fifth Precinct is located at 1655 Dutch Broadway in Elmont, New York. There is a Police Booth located at the corner of Hempstead Turnpike and Plainfield Avenue in Elmont. Currently there are no plans to modify or relocate the Fifth Precinct. In 2017, the Fifth Precinct responded to 50,698 calls for service throughout the precinct and approximately 220 calls at Belmont Park.

In addition to the resources assigned to the Fifth Precinct for patrol, there are various plainclothes and specialized resources that are available and respond to address threats to public safety as well as quality of life concerns.

Should you need any further information, I can be reached at 516-573-6541.

Sincerely,

A handwritten signature in black ink, appearing to read "James F. Bartscherer".

James F. Bartscherer  
Inspector  
Commanding Officer

JB:ma

April 24, 2018

Ref: 26228.00



**VIA CERTIFIED MAIL - RETURN RECEIPT REQUESTED**

Frank J. Gephardt  
Police Medic Supervisor, EAB  
Nassau County Police Medic Association  
P.O. Box 554  
East Meadow N.Y. 11554

Re: **REVISED**  
Belmont Park Redevelopment Project  
Hamlet of Elmont, Town of Hempstead  
Nassau County, New York

Dear Supervisor Gephardt:

VHB Engineering, Surveying and Landscape Architecture, P.C. (VHB) is serving as an environmental consultant to Empire State Development (ESD) for the proposed Belmont Park Redevelopment (Proposed Project). The Subject Property is located within Belmont Park in the hamlet of Elmont, Town of Hempstead, Nassau County (see enclosed Project Location map). The Proposed Project includes the redevelopment of two main Project Sites ("Site A" and "Site B") located on the north and south sides of Hempstead Turnpike, as well as several other sites for parking purposes and an electric substation.

The Proposed Project includes the redevelopment of two underutilized New York State-owned parcels (which are ground-leased to the New York Racing Association), comprising approximately 15 acres on "Site A," north of Hempstead Turnpike and approximately 28 acres on "Site B," south of Hempstead Turnpike. Specifically, the project would entail the redevelopment of the Project Sites by New York Arena Partners, LLC (NYAP), the Applicant, with: an arena for the New York Islanders National Hockey League (NHL) franchise; dining, retail and entertainment uses; a hotel; office space and innovation center; publicly accessible open space; parking and a pedestrian bridge providing access between Sites A and B, across Hempstead Turnpike. In addition, the Proposed Project is expected to utilize existing parking areas at Belmont Park in the "North Lot" and "South Lot" (see enclosed Project Location map). Furthermore, an electric substation would be constructed by PSEG Long Island to serve the Proposed Project.

The two Project Sites would be redeveloped to allow for the construction of the above-listed amenities and facilities. As noted in the Draft Scope for Preparation of a Draft Environmental Impact Statement published on February 28, 2018, currently, there are two site plan options being considered (Option 1 and Option 2). The preferred site plan option will be presented in the Final Scope, and will be analyzed in the Draft Environmental Impact Statement (DEIS) being prepared for the project; the other site plan option will be considered as an alternative to the preferred option. Additional details regarding the difference between the two options and the allocation of the proposed retail uses across Site A and Site B is shown in the Proposed Program Chart, below and on the Proposed Project Site Plan (see enclosed).

100 Motor Parkway  
Suite 135

Engineers | Scientists | Planners | Designers

Hauppauge, New York 11788

P 631.787.3400

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**Proposed Program**

<b>Proposed Use</b>	<b>GSF/SF</b>
Arena	660,000 gsf (Up to 19,000 seats <sup>1</sup> )
Retail, Dining, and Entertainment	435,000 gsf
Hotel	193,000 gsf (Up to 250 keys)
Office	30,000 gsf
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Parking	660,000 to 1,124,610 sf (2,200 to 3,699 spaces) <sup>3</sup>
<b>Notes:</b>	<sup>1</sup> Up to 18,000 seats for NHL hockey; up to 19,000 seats for other select events. <sup>2</sup> Site Plan Option 1 would provide approximately 7.3 acres of publicly accessible open space, while Site Plan Option 2 would provide approximately 8.5 acres of publicly accessible open space. <sup>3</sup> Site Plan Option 1 would provide approximately 3,699 spaces on Sites A and B, while Site Plan Option 2 would provide approximately 2,200 spaces on Sites A and B. In addition to parking provided on Sites A and B, under either site plan option it is anticipated that NYAP, through a shared parking agreement with the FOB and NYRA, would utilize existing parking on the North and South Lots (approximately 3,275 existing surface parking spaces or more).
<b>Source:</b>	NYAP, February 2018.

As part of the State Environmental Quality Review Act (SEQRA) process, VHB is examining relevant environmental and community issues, including the existing conditions of, and potential impacts on, ambulance and emergency medical services associated with the implementation of the Proposed Project. The subject property has been identified as being located within the Nassau County Police Department – Fifth Precinct’s service area for police protection services, the Nassau County Police Medic’s Association service area for ambulance/police medic services and the Elmont Fire Department for secondary EMS services. Correspondence has been sent to Patrick Ryder, Commissioner of the Nassau County Police Department regarding the Fifth Precinct, with respect to police protection services and to the Elmont Fire Department regarding fire and EMS services. We would appreciate if you could advise in writing your responses with respect to ambulance/police medic services:

1. Number of police medics associated with the Nassau County Police Medics Association (NCPMA).
2. Total number of annual ambulance calls responded to in the last three years.
3. Total number of ambulance calls responded to at Belmont Park in the past three years.
4. Hospitals to which visitors and employees of the Proposed Project at Belmont Park would be transported.
5. Any other pertinent information that you believe to be relevant to the environmental review, including the ability of the NCPMA to serve the Proposed Project.

Ref: 26228.00  
Frank J. Gephardt  
Nassau County Police Medic Association  
April 24, 2018  
Page 3



Thank you in advance for your assistance in this matter. Please feel free to contact me at ckastalek@vhb.com or (631) 787-3504 with any questions or comments related to our request.

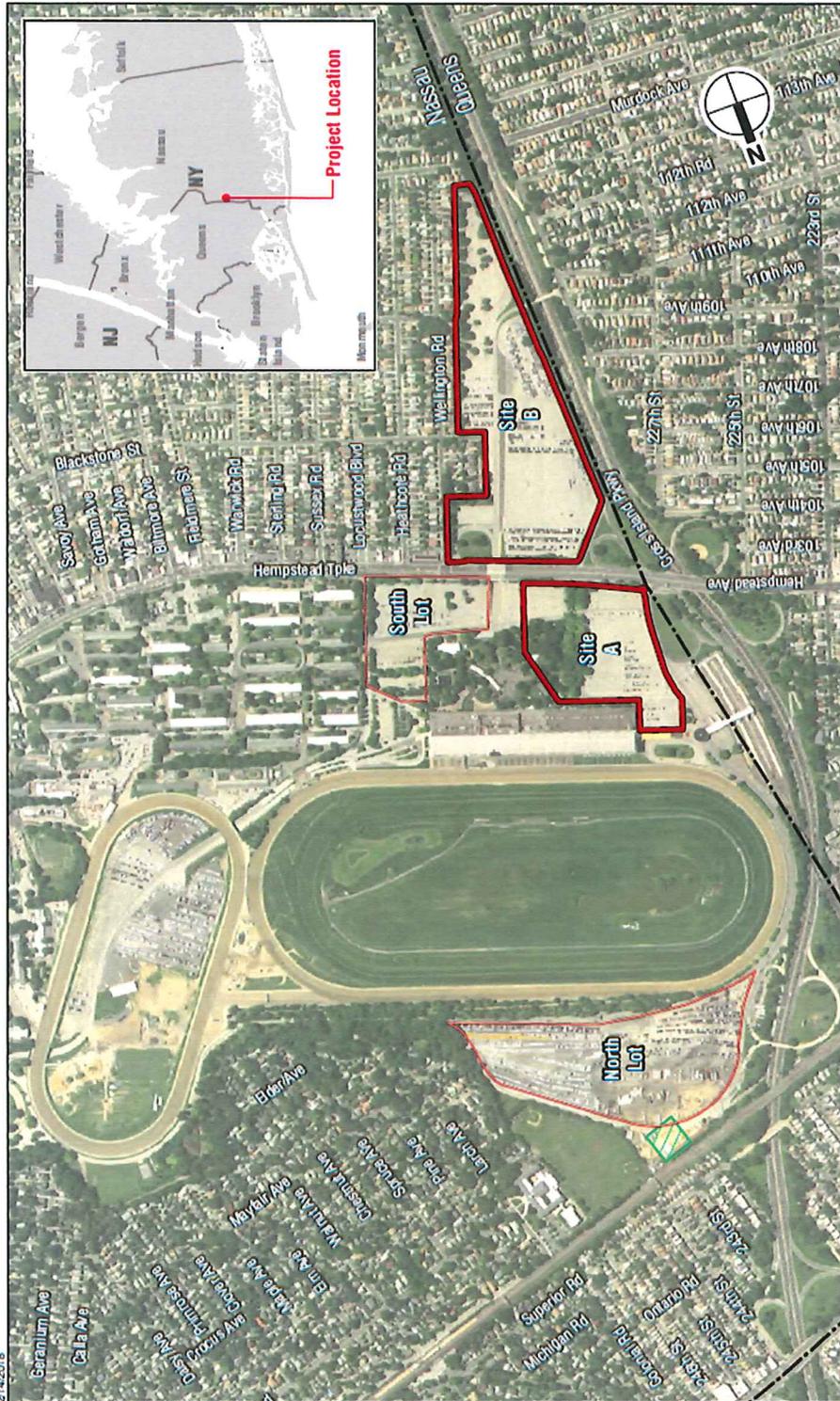
Sincerely,

VHB Engineering, Surveying and Landscape Architecture, P.C.

Christiana Kastalek  
Environmental Planner

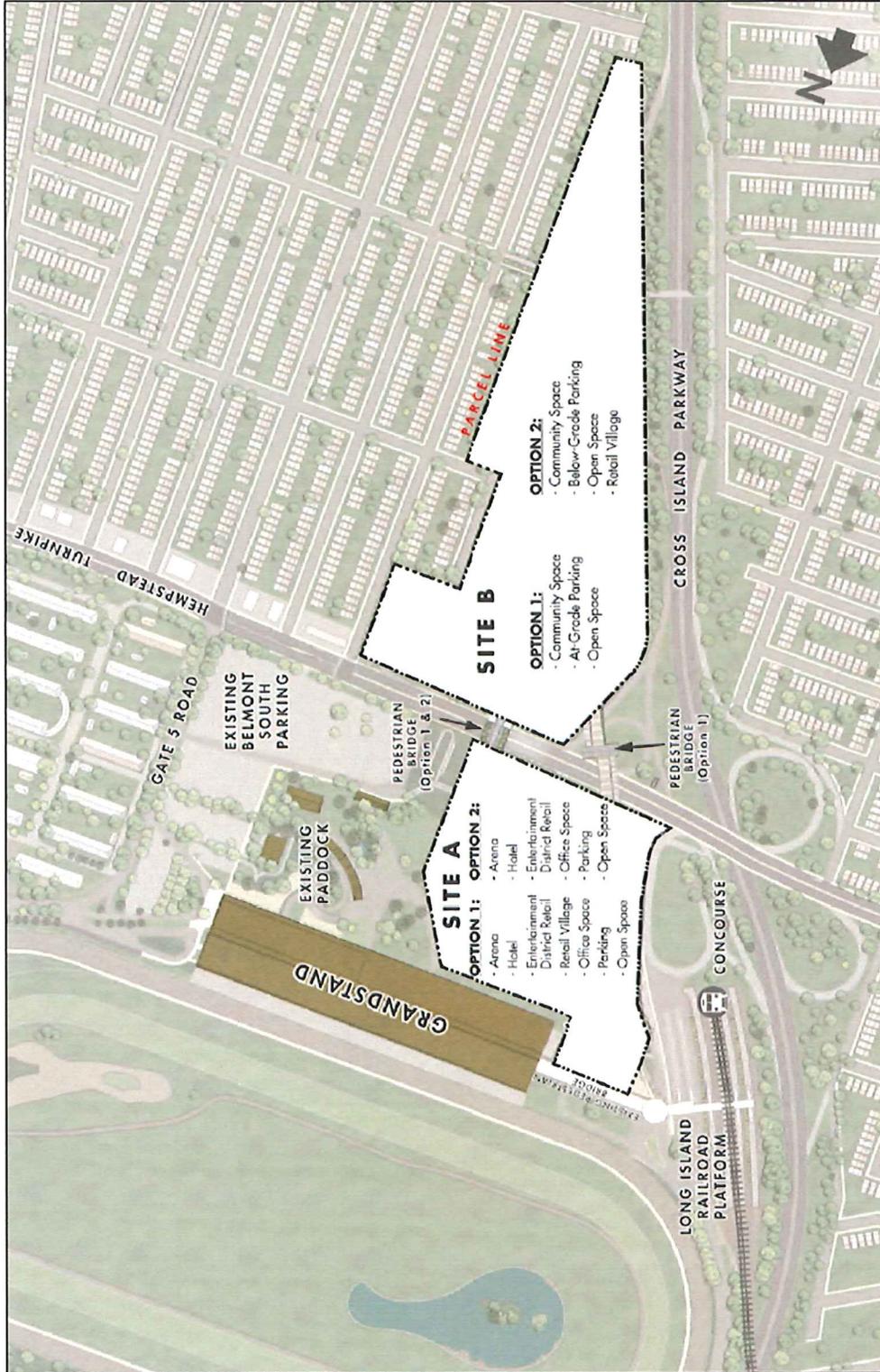
CK/ag

enc.



Project Location  
 Figure 1

BELMONT PARK REDEVELOPMENT PROJECT



2-15-18

Proposed Project Site Plan  
 Figure 2

BELMONT PARK REDEVELOPMENT PROJECT

# Nassau County



# Police Department

LAURA CURRAN  
NASSAU COUNTY EXECUTIVE

1490 Franklin Avenue  
Mineola, New York 11501  
(516) 573-8800

PATRICK J. RYDER  
POLICE COMMISSIONER

May 4, 2018

Ms. Christina Kastalek  
WHB Engineering, Surveying and Landscape Architecture P.C.  
100 Motor Parkway  
Suite 135  
Hauppauge, New York 11788

Ms. Kastalek:

I am in receipt of your letter dated April 24, 2018. In the future, could you please address all correspondence to Nassau County Police Department, 1490 Franklin Avenue, Mineola, New York 11501 Attn: EAB. Your prior letters had been sent to a Benevolent Association for the Police Medics that has no official ties to the Police Department.

There are approximately 136 Police Medics and 14 additional members who are Police Medic Supervisors, Police Medic Coordinators, 1 Bureau Director and 1 Assistant Bureau Director.

The Nassau County Police Department is the primary EMS provider for the Majority of Nassau County and handles nearly 70% of all 911 calls for medical assistance. We are the primary EMS provider for the Elmont / Belmont Park area.

The Emergency Ambulance Bureau has responded to Belmont Park approximately two hundred (200) times since January 1, 2015 for requests for Medical Assistance.

The Hospitals that are frequently used in the area are the following:

LIJ Valley Stream  
900 Franklin Avenue  
Valley Stream, New York 11580

NYU Winthrop Hospital  
269 1<sup>st</sup> Street  
Mineola, New York 11501

North Shore University Hospital  
300 Community Drive  
Manhasset New York 11030

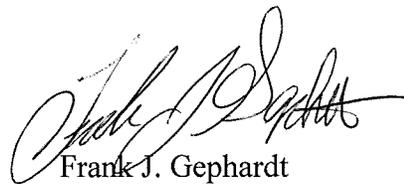
Long Island Jewish Medical Center  
270-05 76<sup>th</sup> Avenue  
New Hyde Park, New York 11040

Mercy Medical Center  
100 North Village Avenue  
Rockville Centre, New York 11570

South Nassau Communities Hospital  
1 Healthy Way  
Oceanside, New York 11572

Nassau University Medical Center  
2201 Hempstead Turnpike  
East Meadow, New York 11554

If I can of any further assistance, please don't hesitate to contact me. Thank You.

A handwritten signature in black ink, appearing to read 'Frank J. Gephardt', written in a cursive style.

Frank J. Gephardt  
Police Medic Supervisor



April 10, 2018

Ref: 26228.00

**VIA CERTIFIED MAIL - RETURN RECEIPT REQUESTED**

Ronald Conti  
Chief of Department  
Elmont Fire Department Headquarters  
95 Lehrer Avenue  
Elmont, New York 11003

Re: Belmont Park Redevelopment Project  
Hamlet of Elmont, Town of Hempstead  
Nassau County, New York

Dear Chief Conti:

VHB Engineering, Surveying and Landscape Architecture, P.C. (VHB) is serving as an environmental consultant to Empire State Development (ESD) for the proposed Belmont Park Redevelopment (Proposed Project). The Subject Property is located within Belmont Park in the hamlet of Elmont, Town of Hempstead, Nassau County (see enclosed Project Location map). The Proposed Project includes the redevelopment of two main Project Sites ("Site A" and "Site B") located on the north and south sides of Hempstead Turnpike, as well as several other sites for parking purposes and an electric substation.

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**Engineers | Scientists | Planners | Designers**



**Proposed Program**

Proposed Use	GSF/SF
Arena	660,000 gsf (Up to 19,000 seats <sup>1</sup> )
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The two Project Sites would be redeveloped to allow for the construction of the above-listed amenities and facilities. As noted in the Draft Scope for Preparation of a Draft Environmental Impact Statement published on February 28, 2018, currently, there are two site plan options being considered (Option 1 and Option 2). The preferred site plan option will be presented in the Final Scope, and will be analyzed in the Draft Environmental Impact Statement (DEIS) being prepared for the project; the other site plan option will be considered as an alternative to the preferred option. Additional detail regarding the difference between the two options and the allocation of the proposed retail uses across Site A and Site B is shown in the Proposed Program Chart, below and on the Proposed Project Site Plan (see enclosed).

As part of the State Environmental Quality Review Act (SEQRA) process, VHB is examining relevant environmental and community issues, including the existing conditions of, and potential impacts on, fire protection and emergency medical services (EMS) as a result of the implementation of the proposed project. The subject property has been determined to be within the Elmont Fire Department's service area, therefore kindly advise in writing, as to the following:

1. Number of active fire/EMS members in the Elmont Fire Department
2. The locations of the stations/substations of the Elmont Fire Department, and those which would serve the Proposed Project, as well as the estimated response time to the Project Sites

Ref: 26228.00  
Ronald Conti  
Chief of Department  
Elmont Fire Department Headquarters  
April 10, 2018  
Page 3



3. Total number of annual fire and rescue/EMS calls responded to in the last three years
4. Total number of fire and rescue/EMS calls responded to associated with Belmont Park
5. Proposed improvements to the Fire Department (e.g., addition/expansion of existing facilities, new facilities) and the timing of such improvements
6. Any other pertinent information that you believe to be relevant to the environmental review, including the ability to serve the Proposed Project

Thank you in advance for your assistance in this matter. Please feel free to contact me at [ckastalek@vhb.com](mailto:ckastalek@vhb.com) or (631) 787-3504 with any questions or comments related to our request.

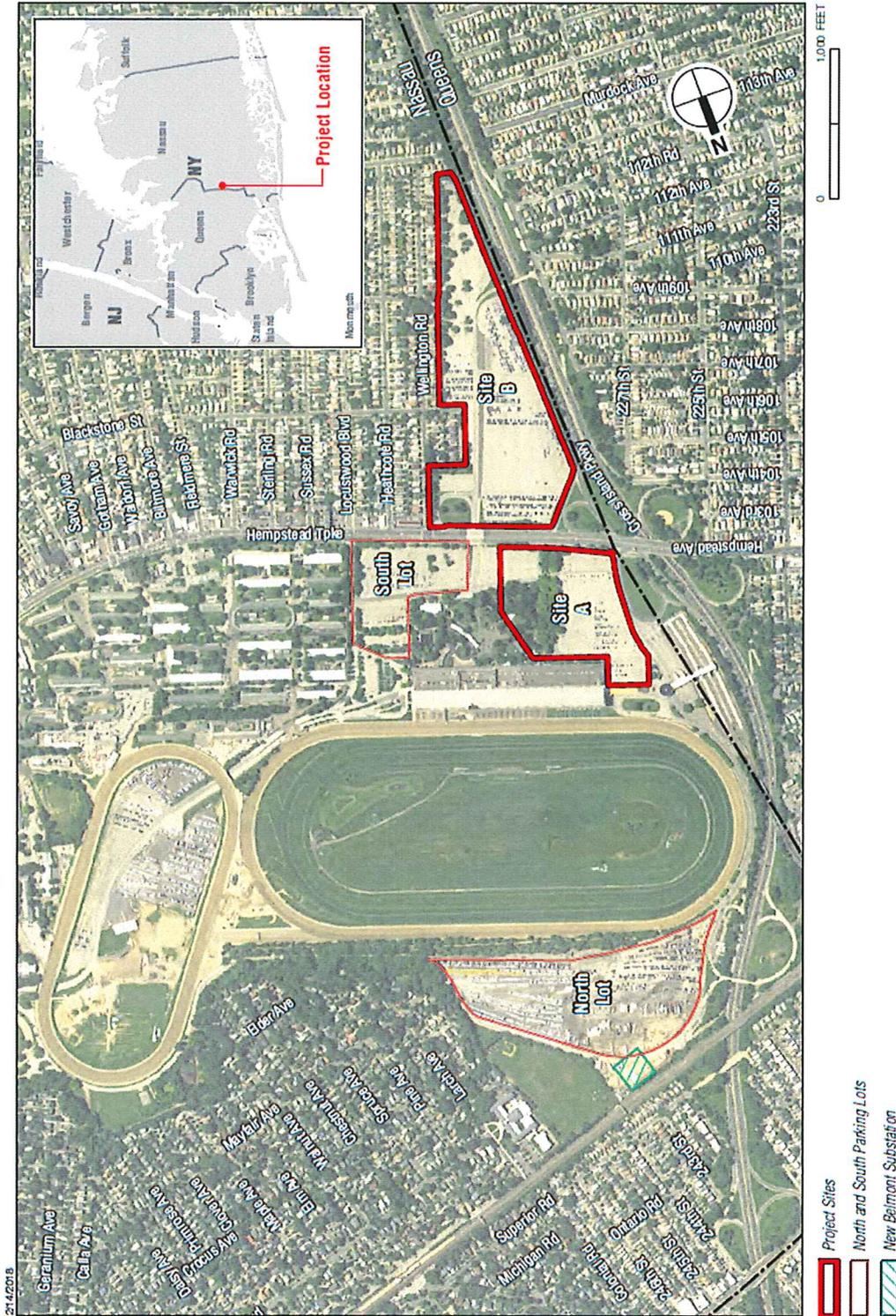
Sincerely,

VHB Engineering, Surveying and Landscape Architecture, P.C.

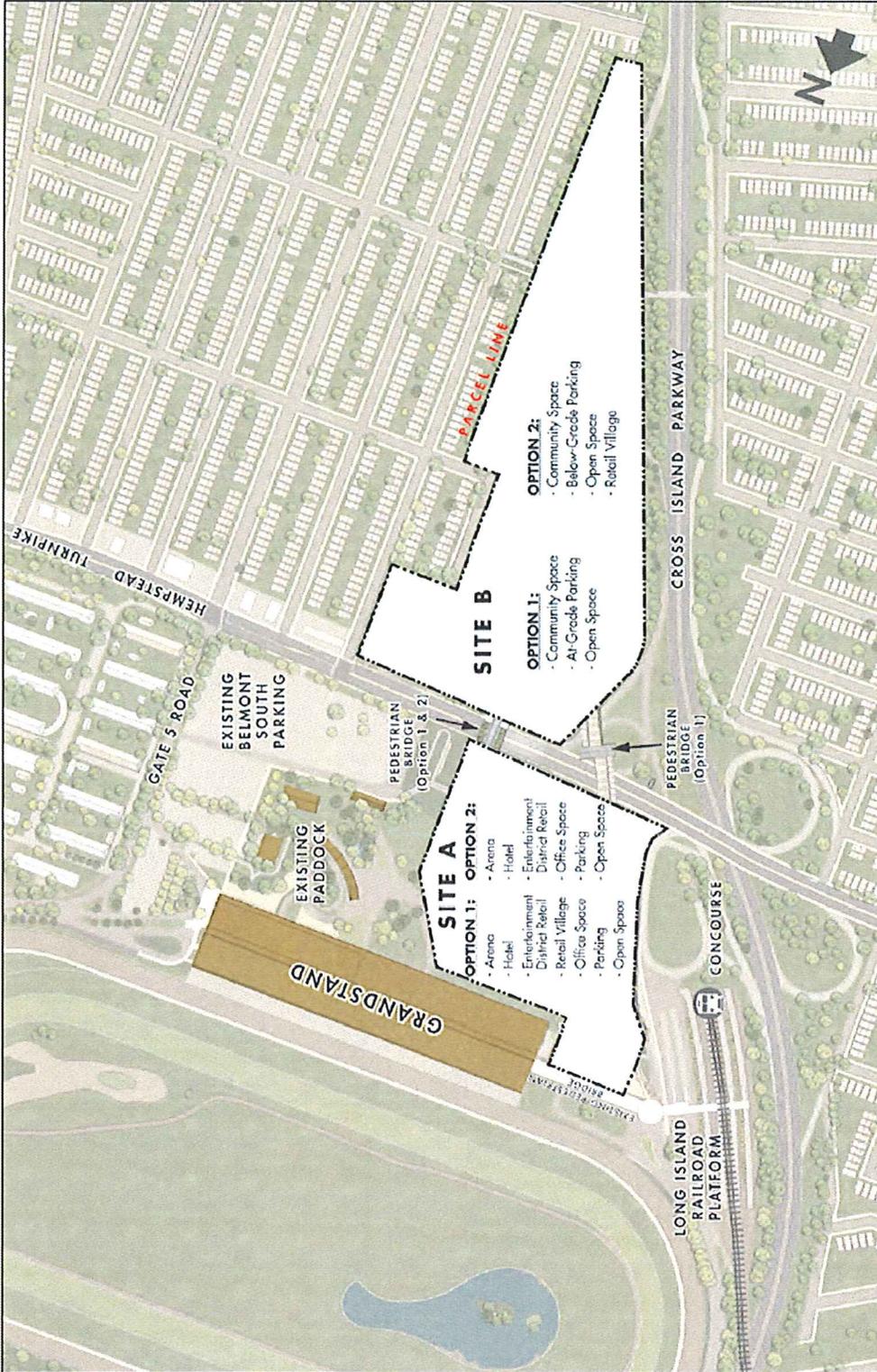
*Christiana Kastalek*

Christiana Kastalek  
Environmental Planner

CK/ba  
enc.



Project Location  
 Figure 1



Proposed Project Site Plan  
Figure 2

BELMONT PARK REDEVELOPMENT PROJECT



April 27, 2018

**VIA CERTIFIED MAIL – RETURN RECEIPT REQUESTED**

Ref: 26228.00

Frank Herbeck  
Elmont Fire Department Headquarters  
95 Lehrer Avenue  
Elmont, New York 11003

Re: Belmont Park Redevelopment Project  
Hamlet of Elmont, Town of Hempstead  
Nassau County, New York

Dear Mr. Herbeck:

VHB Engineering, Surveying and Landscape Architecture, P.C. (VHB) is serving as an environmental consultant to Empire State Development (ESD) for the proposed Belmont Park Redevelopment, and it was suggested that you may be able to provide assistance concerning our request to the Elmont Fire Department for information relevant to the proposed project.

Attached is correspondence we submitted to Chief Ronald Conti, dated April 10, 2018 regarding the Elmont Fire Department's fire protection and emergency medical services and capabilities. It would be greatly appreciated if you could facilitate a response to our information request.

Thank you for your assistance in this matter.

Please feel free to contact me at [ckastalek@vhb.com](mailto:ckastalek@vhb.com) or (631) 787-3504 with any questions or comments related to our request.

Sincerely,

VHB Engineering, Surveying and Landscape Architecture, P.C.

*Christiana Kastalek*

Christiana Kastalek  
Environmental Planner

CKag  
Enc.

Engineers | Scientists | Planners | Designers

100 Motor Parkway  
Suite 135  
Hauppauge, New York 11788  
P 631.787.3400  
F 631.813.2545



September 13, 2018

**VIA ELECTRONIC MAIL**

Ref: 26228.00

Chief Luckman  
Elmontchief3@gmail.com

Re: Belmont Park Redevelopment Project  
Hamlet of Elmont, Town of Hempstead  
Nassau County, New York

Dear Chief Luckman:

VHB Engineering, Surveying, Landscape Architecture and Geology, P.C. (VHB) is serving as an environmental consultant to Empire State Development (ESD) for the proposed Belmont Park Redevelopment, and it was suggested that you may be able to provide assistance concerning our request to the Elmont Fire Department for information relevant to the proposed project.

Attached is correspondence that was submitted to Chief Ronald Conti, dated April 10, 2018, regarding the Elmont Fire Department's fire protection and emergency medical services and capabilities, as well as any information that would assist us in assessing the potential impact of the Proposed Project on the Elmont Fire Department. It would be greatly appreciated if you could provide a response as soon as possible.

Since date of the original letter, a project plan has been chosen for both Sites A and B. The Proposed Project would replace the paved parking lots that exist on Sites A and B with an arena for the New York Islanders NHL franchise and for other sports, music and entertainment events (up to 19,000 seats and 125 feet in height); dining, retail, and entertainment uses (up to 435,000 square feet, with the majority on Site B); a hotel (up to 250 rooms and 150 feet in height); commercial office space (approximately 30,000 square feet); community space (10,000 square feet); publicly accessible open space; parking; and one or more pedestrian connections providing access between Sites A and B (see the attached Site Plan). The Proposed Project may include a pedestrian bridge and/or the utilization and/or enlargement of the existing vehicle and pedestrian underpasses below Hempstead Turnpike that connect Site A to Site B. Furthermore, the North Lot and South Lot, north of Hempstead Turnpike would be used for additional parking to serve the Proposed Project.

Thank you for your assistance in this matter.

Ref: 26228.00  
Chief Luckman  
September 13, 2018  
Page 2

Please feel free to contact me at [ckastalek@vhb.com](mailto:ckastalek@vhb.com) or (631) 787-3504 with any questions or comments related to our request.

Sincerely,

VHB Engineering, Surveying and Landscape Architecture, P.C.

*Christiana Kastalek*

Christiana Kastalek  
Environmental Planner

CK  
Enc.



September 13, 2018

**VIA ELECTRONIC MAIL**

Ref: 26228.00

District Manager Joe Taranto  
EFD7035@gmail.com

Re: Belmont Park Redevelopment Project  
Hamlet of Elmont, Town of Hempstead  
Nassau County, New York

Dear District Manager Taranto:

VHB Engineering, Surveying, Landscape Architecture and Geology, P.C. (VHB) is serving as an environmental consultant to Empire State Development (ESD) for the proposed Belmont Park Redevelopment, and it was suggested that you may be able to provide assistance concerning our request to the Elmont Fire Department for information relevant to the proposed project.

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Thank you for your assistance in this matter.

Ref: 26228.00  
District Manager Taranto  
September 13, 2018  
Page 2

Please feel free to contact me at [ckastalek@vhb.com](mailto:ckastalek@vhb.com) or (631) 787-3504 with any questions or comments related to our request.

Sincerely,

VHB Engineering, Surveying and Landscape Architecture, P.C.

*Christiana Kastalek*

Christiana Kastalek  
Environmental Planner

CK  
Enc.



## BOARD OF FIRE COMMISSIONERS

Of The  
ELMONT FIRE DISTRICT  
100 School Road  
Elmont, New York 11003

TEL 516-354-0933 FAX: 516-354-0894



### COMMISSIONERS

**Andrew Bohnet- Chairman**  
**Robert Chernow -Vice Chairman**  
**Joseph Ballella**  
**Frank Hrbek, Jr.**  
**Ralph Esposito**

**Frances Andino - Secretary**  
**Richard Rudolph - Treasurer**

September 18, 2018

VHB  
100 Motor Parkway  
Suite 135  
Hauppauge, NY 11788

Re: Belmont Park Redevelopment Project

Christiana Kastalek:

Here is the information that you requested:

1. We have 170 members as of 9/18/18
2. Engine Co #1- 90 Gotham Ave., Elmont  
Engine Co. #2-36 Plainfield Ave., Elmont  
Engine Co. #3- 301 Meacham Ave., Elmont  
Engine Co. #4-2019 Linden Blvd., Elmont  
Truck Co. #1- 155 Elmont Rd., Elmont  
Truck Co. #2- 95 Lehrer Ave., Elmont  
EMS Squad-100 School Rd., Elmont  
Heavy Rescue Co.#1- 95 Lehrer Ave., Elmont  
TRT- 301 Meacham Ave., Elmont  
See attached map
3. Total 4761  
Fire calls 3661-Ambulance calls 1100
4. Total to Belmont Race Track  
Fire calls 102-Ambulance-48  
Belmont Stakes Day last 3 years 48 calls, 5 fire 43 ambulance
5. A 9/11 Memorial on the site at 100 School Rd. Renovations and Additions to the Training Tower at 100 School Rd., Updated and Upgraded facilities in the Communications Room at 100 School Rd., and the parking lot at 100 School Rd. to accommodate the Memorial and the Training Tower renovations.
6. Nothing at this time.

Thank you for your attention in this matter.

Sincerely,

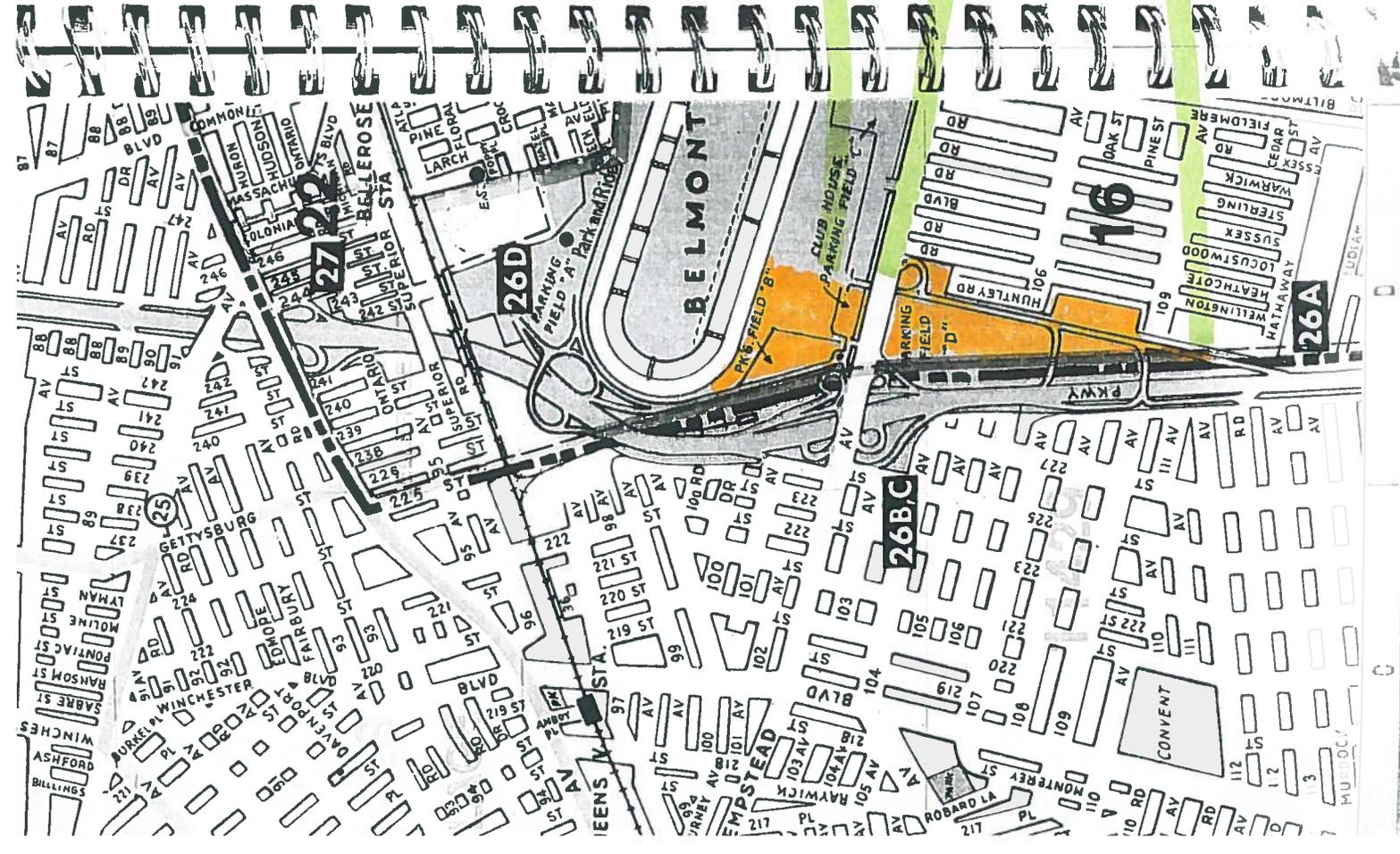
Commission Joseph Ballella  
Elmont Fire District  
516-351-4392



FOR ADJOINING AREA SEE MAP NO. 3

= FIREHOUSE LOCATIONS

= EMS LOCATIONS



MAP NO. 3

= EMS LOCATIONS

May 16, 2018

Ref: 26228.00



**VIA CERTIFIED MAIL - RETURN RECEIPT REQUESTED**

Mr. Stephen G. McAllister  
Village of Floral Park Police Commissioner  
1 Floral Boulevard  
Floral Park, New York 11002

Re: Belmont Park Redevelopment Project  
Hamlet of Elmont, Town of Hempstead  
Nassau County, New York

Dear Commissioner McAllister:

VHB Engineering, Surveying and Landscape Architecture, P.C. (VHB) is serving as an environmental consultant to Empire State Development (ESD) for the proposed Belmont Park Redevelopment (Proposed Project). The Subject Property is located within Belmont Park in the hamlet of Elmont, Town of Hempstead, Nassau County (see enclosed Project Location map). The Proposed Project includes the redevelopment of two main Project Sites ("Site A" and "Site B") located on the north and south sides of Hempstead Turnpike, as well as several other sites for parking purposes and an electric substation.

The Proposed Project includes the redevelopment of two underutilized New York State-owned parcels (which are ground-leased to the New York Racing Association), comprising approximately 15 acres on "Site A," north of Hempstead Turnpike and approximately 28 acres on "Site B," south of Hempstead Turnpike. Specifically, the project would entail the redevelopment of the Project Sites by New York Arena Partners, LLC (NYAP), the Applicant, with: a 125-foot-tall arena containing up to 19,000 seats for the New York Islanders National Hockey League (NHL) franchise, as well as other non-NHL events; one-to-two-story dining, retail and entertainment uses (85,000 square feet on Site A), one-to-two-story retail uses (350,000 square feet on Site B); an up to 250-room hotel with conference space (approximately 150 feet in height); 30,000 square feet of commercial office space; publicly accessible passive open space; parking and a pedestrian bridge providing access between Sites A and B, across Hempstead Turnpike. In addition, the Proposed Project is expected to utilize existing parking areas at Belmont Park in the "North Lot" and "South Lot" (see enclosed Project Location map). Furthermore, an electric substation and associated underground distribution feeders would be constructed by PSEG Long Island to serve the Proposed Project (location to be determined).

The two Project Sites would be redeveloped to allow for the construction of the above-listed facilities. The site plan, described above, will be analyzed in the Draft Environmental Impact Statement (DEIS) being prepared for the project. The Site Plan (enclosed) indicates that the hotel, office space, retail and entertainment uses, dining, and arena would be located on Site A with access to Site B by a pedestrian bridge. Site B would encompass a retail village, parking and passive open space along with a vegetated buffer adjacent to the nearby residences.

100 Motor Parkway  
Suite 135  
Hauppauge, New York 11788  
P 631.787.3400  
F 631.813.2545

**Engineers | Scientists | Planners | Designers**

Ref: 26228.00  
Mr. Stephen G. McAllister  
Village of Floral Park Police Commissioner  
May 16, 2018  
Page 2



The Project Sites are located within the jurisdiction of the Nassau County Police Department, which would provide police protection at and around the property. However, the proposed arena would implement its own security plan, which includes the deployment of security personnel and monitoring and screening procedures in and around the proposed building. Other project components, such as the hotel and retail facilities will likely implement their own security plans. Moreover, the overall property will also be serviced by private security.

As part of the State Environmental Quality Review Act (SEQRA) process, VHB is examining relevant environmental and community issues, including the existing conditions of, and potential impacts on, police protection and ambulance services associated with the implementation of the proposed project. As noted, the subject property has been identified as being located within the Nassau County Police Department – Fifth Precinct’s service area for police protection services, as well as within the Nassau County Police Department’s (NCPD) service area for emergency medical services. However, since the Village of Floral Park is adjacent to the subject property, we ask for your response in writing, to the following with respect to police protection services:

1. Is there any circumstance under which the Floral Park Police Department deploys its resources to the Belmont Park property?
2. Number of personnel in the Floral Park Police Department and patrols in the area.
3. The total number and types of calls received in in the past three years (latest available) and the total number of calls responded to by the Floral Park Police Department at Belmont Park, as applicable.
4. Any other pertinent information that you believe to be relevant to the environmental review of the Proposed Project.

Thank you in advance for your assistance in this matter. Please feel free to contact me at [ckastalek@vhb.com](mailto:ckastalek@vhb.com) or (631) 787-3504 with any questions or comments related to our request.

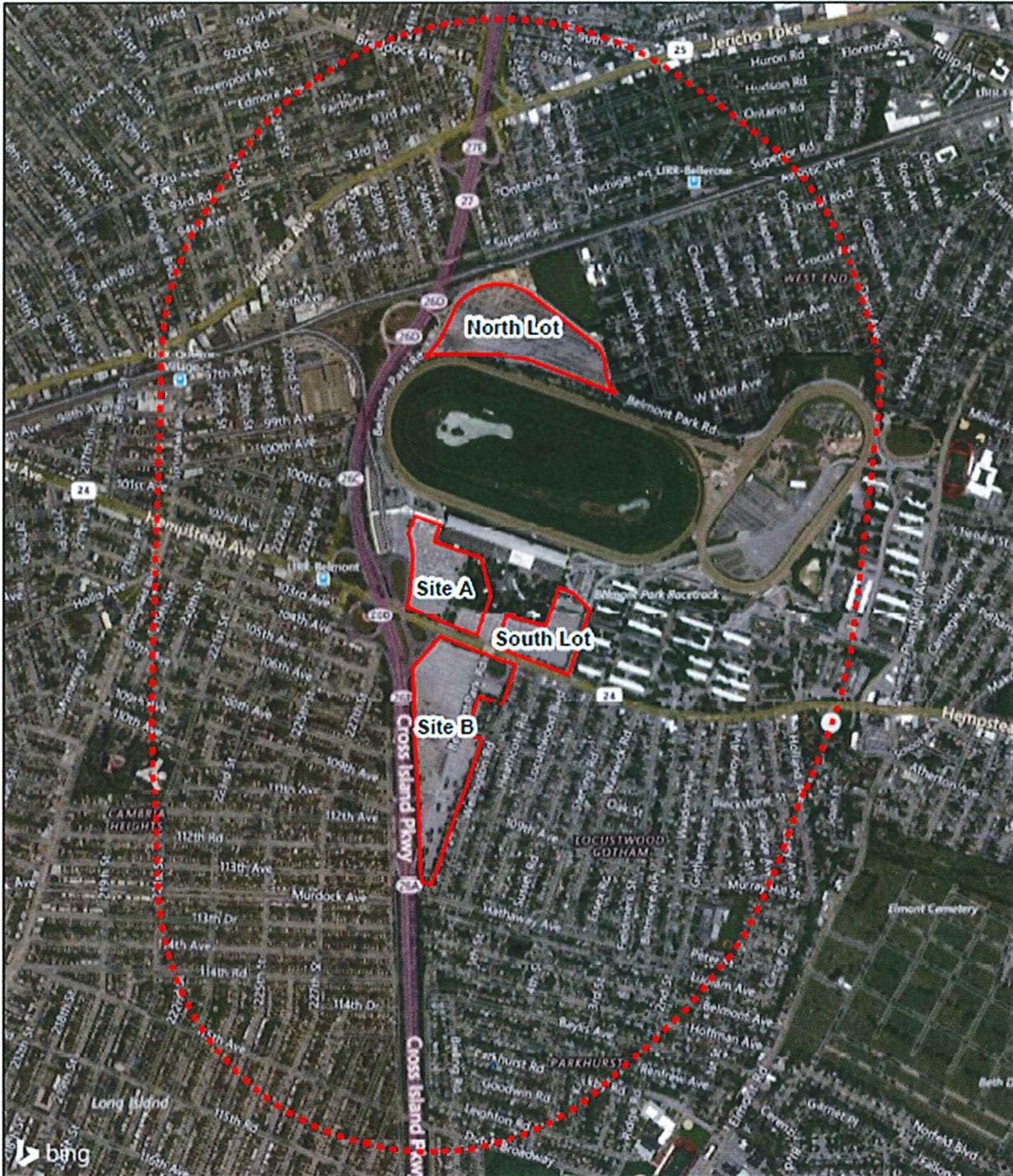
Sincerely,

VHB Engineering, Surveying and Landscape Architecture, P.C.

*Christiana Kastalek*

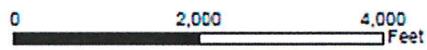
Christiana Kastalek  
Environmental Planner

CK/ba  
enc.



**Belmont Park Redevelopment**  
Elmont, Town of Hempstead  
Nassau County, New York

 Half Mile Radius



Ref: 26228.00  
Mr. Stephen G. McAllister  
Village of Floral Park Police Commissioner  
May 16, 2018



Proposed Project Site Plan  
Figure 1-2



5.15.18

SOURCE: New York Arena Partners, LLC, Belmont Arena + RD&E Master Plan, April 25, 2018.

BELMONT PARK REDEVELOPMENT PROJECT



Stephen G. McAllister  
Police Commissioner

June 25, 2018

VHB Engineering, Surveying and Landscape Architecture, P.C.  
100 Motor Parkway, Suite 135  
Hauppauge, New York 11788

Dear Ms. Kastalek,

The Incorporated Village of Floral Park has a population of about 15,979, and encompasses an area of about 1.4 square miles in western Nassau County on the border with the New York City Borough of Queens. With a population density of 11,663 people per square mile, the Village is among the most densely populated villages in the State of New York (comparatively, the Town of Hempstead has a population density of about 6,300 per square mile, and Nassau County has a population density of about 4,600 per square mile). Of this population about 25.5% (4,080) of the population is under the age of 21. The Village has historically embraced traditional middle-class American values. Often, residents and other stakeholders fear that those values, as well as their safety, are jeopardized by predators from outside the community. The main issues facing the Village of Floral Park is the maintenance of order necessary to preserve the quality of life of the people that live, work, or spend time here. The Floral Park Police Department has been successful in controlling problems by effectively giving attention to minor complaints and addressing these issues in an effort to let it be known that the community cares about these issues, and certainly will not tolerate more serious crimes or more significant problems, a practice consistent with "Broken Windows Theory".

The mission of the Floral Park Police Department is to "work in partnership with the people of the Village of Floral Park to prevent crime and preserve the peace and order of the Village while serving and protecting all persons, safeguarding their property and enhancing the quality of life, through professional, superior and compassionate policing". In general, our agency is charged with protecting the safety and security of its residents and stakeholders, while also preserving their quality of life. As Police Commissioner I am charged with leading this organization in accomplishing its mission, therefore the development of a new sports and entertainment arena with accompanying hotel and retail village is disquieting.

Regarding your letter dated May 16, 2018, regarding the proposed Belmont Park Redevelopment (Proposed Project), the Floral Park Police Department submits the following in response to the questions posed with respect to police protection services:

## *Floral Park Police Department*

*"Making a Difference"*

One Floral Boulevard • Floral Park, NY 11001  
Telephone (516) 326-6400  
Fax (516) 326-6406



1. The Floral Park Police Department (FPPD) borders Belmont Park from Plainfield Avenue southwest towards the Exercise Track and continues into the West End of the Village, behind Floral Park Bellerose School which abuts the “North Lot” to the LIRR along Atlantic Avenue.

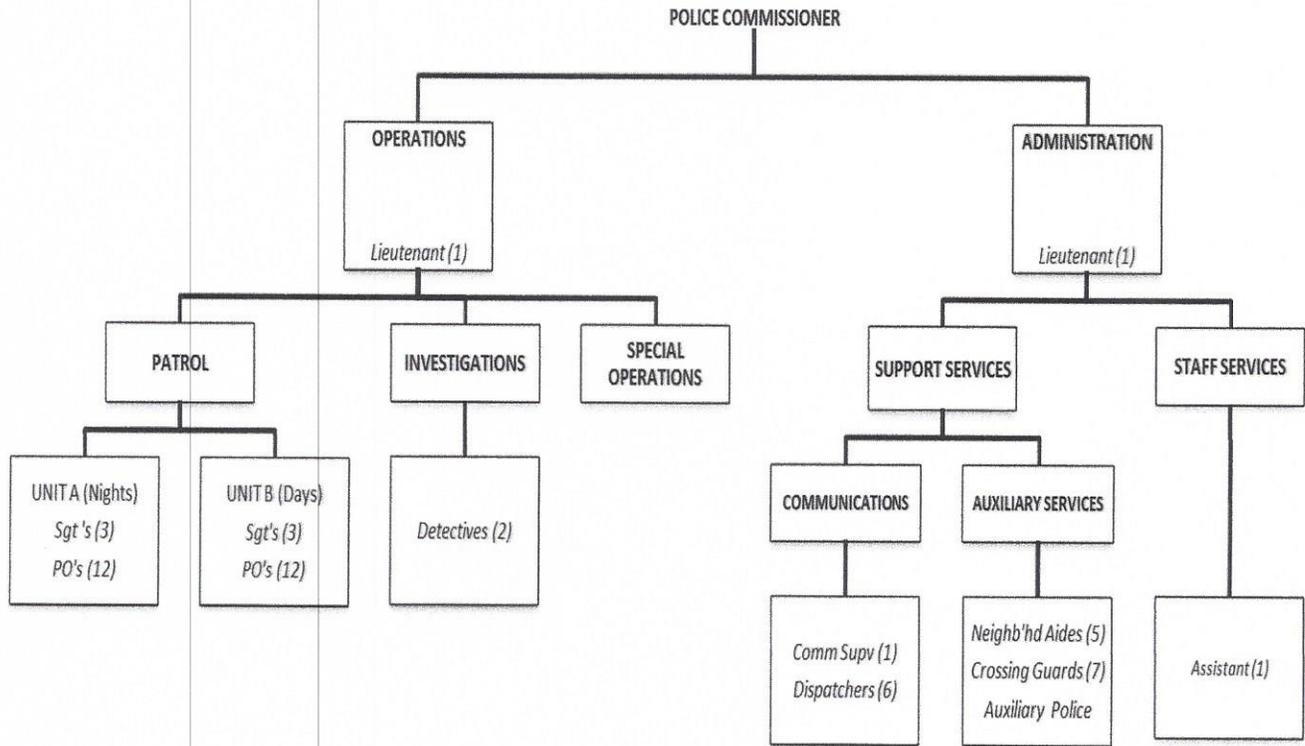
The Belmont Stakes is the single largest event that the Floral Park Police Department must contend with every year in its 100-year history. The crowds of nearly 90,000 spectators that travel through or descend upon our Village every year demands a protective police presence to mitigate both pedestrian traffic as well as vehicular travel through our highways and byways. Our traffic detail (overtime) for the Belmont Stakes consists of 1 Lieutenant, 1 Sergeant, 12 Police Officers, 2 Neighborhood Aides and 1 Dispatcher.

Due to the common border described above and the open spaces provided within Belmont Park our young adults and teenagers frequently climb the fence bordering Belmont Property to engage in a variety of activities both legal and illegal (e.g. consumption of alcohol). Working harmoniously with Belmont Security we continue to minimize the negative consequences of their behaviors.

2. Total number of personnel for the FPPD:

- 1 Police Commissioner
- 2 Lieutenants
- 6 Sergeants
- 1 Dispatch Supervisor
- 2 Detectives
- 24 Patrol Officers
- 6 Neighborhood Aides (Traffic wardens)
- 6 Dispatchers
- 5 Crossing Guards
- 1 Clerical Aide

54 total personnel (see below organizational chart)



3. Since 2015 there have been 10 specific occasions where the Floral Park Police Department had to address incidents emanating from or directly within the border of the Belmont Park property.

4. TRAFFIC IMPACT:

The Belmont Stakes (90,000 attendance) event demands that the FPPD engage in significant pre-planning with other law enforcement agencies including MTA PD, NCPD, NYPD, NYSP and NY State Homeland Security as well as Belmont Security. We typically increase our patrol details for the event with an additional Lieutenant, 1 Sergeant and 12 Patrol Officers to supplement the daily patrol details of 1 Sergeant and 5 Officers. This is needed to deal with the increase in pedestrian traffic in the West End and vehicular traffic on Plainfield Avenue as well as the Jericho Turnpike corridor.

With perhaps 180 additional event dates for Concerts, Islander Hockey games, etc. The increase of traffic on Plainfield Avenue would definitely have a negative impact on traffic congestion especially at the intersection at Tulip Avenue. This Village crossroad typically experiences nearly 10,000 vehicles now on a daily basis with Peak Travel times occurring between 5 P.M.- 7 P.M., which would coincide with event start times. This congestion would slow response times and also contribute to additional accidents occurring thereby further straining patrol deployments.

Floral Park may also become a staging destination for pre-game activities such as dining and drinking. Many fans will enjoy the amenities offered by our Tulip Avenue Business District due to the proximity of the LIRR Train Station e.g. (River Avenue at Yankee Stadium), but this too can have negative consequences in the police handling large crowds, rowdy and drunk fans and overall increase in vehicular traffic.

Intensive new development at Belmont will invariably result in greatly increased traffic travelling through the Village of Floral Park. For example, Plainfield Avenue is one of the few North-South traffic conduits in western Nassau County and will almost certainly experience a tremendous increase in traffic volume due to the proposed development. It's the last route that connects Jericho Turnpike with Hempstead Turnpike east of the Cross Island Pkwy, which is located about 1.3 miles further west. Commercial vehicles are NOT permitted on the Cross Island Parkway, and would need to drive about 1.9 miles further west to 222nd St. to connect to Hempstead Turnpike. Springfield Boulevard. is a full 2 miles west of Plainfield Avenue. Belmont Park Gate 8 is located about 1.1 miles south of Jericho Turnpike and provides access to the North and South parking fields.

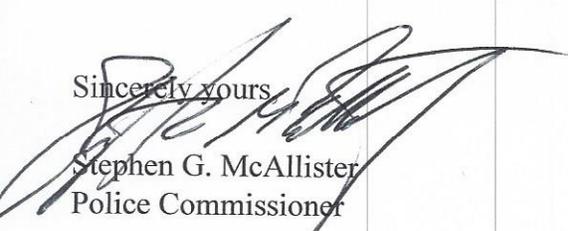
This increased activity demands an increased police presence. Sports franchises e.g. Yankees, Mets, Islanders, Rangers etc. have contributed to offset the costs in either "Paid overtime details" or "off-duty employment details. There are pros and cons to each approach and would have to be fully explored to determine which is more suitable.

2017

- 303 Accidents
- 1160 Aided Cases
- Total Calls for Service = 5762
- 480 per month / 16 per day

Undoubtedly, any modification to the established environment within the vicinity of our Village is a cause for concern for all of our stakeholders, as the potential for an increase in all types of unwanted behavior, which could lead to increased disorder within the community, certainly outweighs any potential benefit. An exceptionally low crime rate is the established norm that our stakeholders have grown accustomed. As such, deviations that would indicate a growth in crime to levels that might be considered acceptable in other communities would be a serious cause for concern to the stakeholders within the Village of Floral Park. This is understandable and should not be ignored.

Sincerely yours,



Stephen G. McAllister  
Police Commissioner

May 16, 2018

Ref: 26228.00



**VIA CERTIFIED MAIL - RETURN RECEIPT REQUESTED**

Mr. David Maickel  
Chief of Department  
Village of Floral Park Fire Department  
1 Floral Boulevard  
Floral Park, New York 11001

Re: Belmont Park Redevelopment Project  
Hamlet of Elmont, Town of Hempstead  
Nassau County, New York

Dear Mr. Maickel:

VHB Engineering, Surveying and Landscape Architecture, P.C. (VHB) is serving as an environmental consultant to Empire State Development (ESD) for the proposed Belmont Park Redevelopment (Proposed Project). The Subject Property is located within Belmont Park in the hamlet of Elmont, Town of Hempstead, Nassau County (see enclosed Project Location map). The Proposed Project includes the redevelopment of two main Project Sites ("Site A" and "Site B") located on the north and south sides of Hempstead Turnpike, as well as several other sites for parking purposes and an electric substation.

The Proposed Project includes the redevelopment of two underutilized New York State-owned parcels (which are ground-leased to the New York Racing Association), comprising approximately 15 acres on "Site A," north of Hempstead Turnpike and approximately 28 acres on "Site B," south of Hempstead Turnpike. Specifically, the project would entail the redevelopment of the Project Sites by New York Arena Partners, LLC (NYAP), the Applicant, with: a 125-foot-tall arena containing up to 19,000 seats for the New York Islanders National Hockey League (NHL) franchise, as well as other non-NHL events; one-to-two-story dining, retail and entertainment uses (85,000 square feet on Site A), one-to-two-story retail uses (350,000 square feet on Site B); an up to 250-room hotel with conference space (approximately 150 feet in height); 30,000 square feet of commercial office space; publicly accessible passive open space; parking and a pedestrian bridge providing access between Sites A and B, across Hempstead Turnpike. In addition, the Proposed Project is expected to utilize existing parking areas at Belmont Park in the "North Lot" and "South Lot" (see enclosed Project Location map). Furthermore, an electric substation and associated underground distribution feeders would be constructed by PSEG Long Island to serve the Proposed Project (location to be determined).

The two Project Sites would be redeveloped to allow for the construction of the above-listed facilities. The site plan, described above, will be analyzed in the Draft Environmental Impact Statement (DEIS) being prepared for the project. The Site Plan (enclosed) indicates that the hotel, office space, retail and entertainment uses, dining, and arena would be located on Site A with access to Site B by a pedestrian bridge. Site B would encompass a retail village, parking and passive open space along with a vegetated buffer adjacent to the nearby residences.

100 Motor Parkway  
Suite 135

**Engineers | Scientists | Planners | Designers**

Hauppauge, New York 11788

P 631.787.3400

F 631.813.2545

Ref: 26228.00  
Mr. David Maickel  
Chief of Department  
Village of Floral Park Fire Department  
May 16, 2018  
Page 2



As part of the State Environmental Quality Review Act (SEQRA) process, VHB is examining relevant environmental and community issues, including the existing conditions of, and potential impacts on, fire protection and emergency medical services (EMS) as a result of the implementation of the proposed project. Although the subject property has been determined to be within the Elmont Fire Department's service area, since the Village of Floral Park is adjacent to the subject property, we ask for your response in writing, to the following:

1. Is there any circumstance under which the Floral Park Fire Department deploys its resources to the Belmont Park property?
2. Number of active fire/EMS members in the Floral Park Fire Department.
3. The locations of the stations/substations, and those which may respond to incidents at the Project Sites, as well as the estimated response time to the Project Sites, as applicable.
4. Total number of fire and rescue/EMS calls responded to by the Floral Park Fire Department associated with Belmont Park in the last three years, if applicable.
5. Any other pertinent information that you believe to be relevant to the environmental review of the Proposed Project.

Thank you in advance for your assistance in this matter. Please feel free to contact me at [ckastalek@vhb.com](mailto:ckastalek@vhb.com) or (631) 787-3504 with any questions or comments related to our request.

Sincerely,

VHB Engineering, Surveying and Landscape Architecture, P.C.

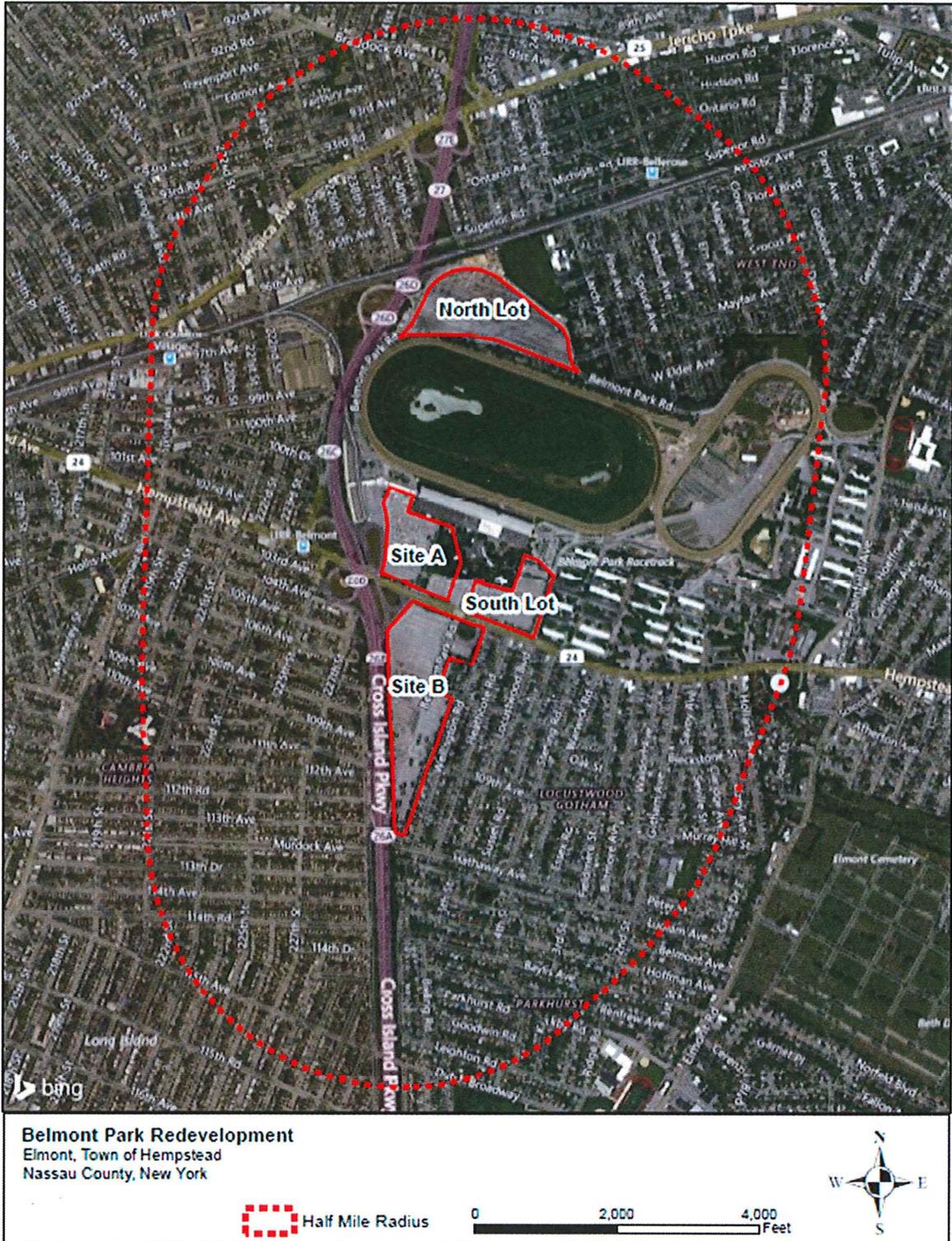
*Christiana Kastalek*

Christiana Kastalek  
Environmental Planner

CK/ba  
enc.

Engineers | Scientists | Planners | Designers

100 Motor Parkway  
Suite 135  
Hauppauge, New York 11788  
P 631.787.3400  
F 631.813.2545





5.15.18

SOURCE: New York Arena Partners, LLC, Belmont Arena + RD&E Master Plan, April 25, 2018.

Proposed Project Site Plan  
 Figure 1-2

**BELMONT PARK REDEVELOPMENT PROJECT**



# Floral Park Fire Department

1 Floral Boulevard, Floral Park, New York 11001  
Phone (516) 326-6328 Fax: (516) 326-6327



David Maickel  
Chief of Department--EMT

Sal Arrigo Patrick McAllister Michael Saville James Dodson  
1<sup>st</sup>. Asst. Chief -EMT 2<sup>nd</sup> Asst. Chief 3<sup>rd</sup> Asst. Chief 4<sup>th</sup>. Asst. Chief  
October 26, 2018

Via email: [ckastalek@vhb.com](mailto:ckastalek@vhb.com)  
and First Class Mail

Ms. Christiana Kastalek  
Environmental Planner  
VHB Engineering, Surveying and  
Landscape Architecture, PC  
100 Motor Parkway  
Suite 135  
Hauppauge, NY 11788

Re: Request for Information of the Floral Park Fire Department  
Belmont Park Redevelopment Project  
Your Ref. 26228.00

Dear Ms. Kastalek:

The following information is in response to the questions posed in your letter to the Floral Park Fire Department dated May 16, 2018. Unfortunately, we did not receive it until October 24<sup>th</sup>.

**1. Is there any circumstance under which the Floral Park Fire Department deploys its resources to the Belmont Park property?**

The Floral Park Fire Department does respond to the Belmont Park Property any time a working fire is transmitted for that location. Over the years, we have responded to fires in barns, buildings that house track workers and even fires in the grandstand. Our Rescue Company has responded numerous times over the years to the location as well for assistance with medical emergencies.

**2. Number of active fire/EMS members in the Floral Park Fire Department.**

The number of current active Fire/EMS members for the Floral Park Fire Department stands at 152.

- 3. The locations of the stations/substations, and those which may respond to incidents at the Project Sites, as well as the estimated response time to the Project Sites, as applicable.***

There are three fire houses in Floral Park. The Active Fire House is located on Atlantic Avenue between Spruce Avenue and Pine Avenue. The Fire Department Headquarters is located on Vernon Street between Atlantic Avenue and Floral Boulevard. The Village's ambulance service is also housed at the Fire Department Headquarters. The Village's third fire house, the Reliance Fire House, is located off of Jericho Turnpike on Holland Avenue.

The Village cannot estimate response times to the Project Sites until the traffic impacts from the proposed project are disclosed.

- 4. Total number of fire and rescue/EMS calls responded to by the Floral Park Fire Department associated with Belmont Park in the last three years, if applicable.***

Although it is a rough estimate, the Floral Park Fire Department has responded to the Belmont Park Property approximately 10 times in the last three years.

- 5. Any other pertinent information that you believe to be relevant to the environmental review of the Proposed Project.***

The residents of the Village currently enjoy an emergency response time of approximately one minute. Any environmental impact statement must give detailed consideration of the proposed project's impact on emergency response times. Increased traffic on the local road system could have a dramatic impact on emergency response times, risking loss of life.

A fact that must be taken into consideration is the location of the Village's three fire houses, one of which houses the Village's ambulance service as well. Two of the Village's three fire houses are located west of Plainfield Avenue. The third fire house, the Reliance Fire House is located north of Jericho. The only practical route from the Reliance Fire House to the southern portion of the Village is through Plainfield Avenue.

Consequently, to access the eastern half of the Village, the Village's fire and emergency response vehicles and personnel must either cross Plainfield Avenue or travel down Plainfield Avenue. Increased traffic and congestion on Plainfield Avenue will effectively cut the Village in half and could dramatically and negatively impact the emergency response times the residents of the Village currently enjoy.

On a planning matter, the Village has asked the County to do a study of the traffic flow on Plainfield Avenue due to congestion at peak commuter hours. It is my understanding the County is in the process of evaluating the issues. This should be taken into consideration as well.

Yours truly,

*/s/ David Maickel*

Chief David Maickel  
Floral Park Fire Department

/sk

September 27, 2018

Ref: 26228.00

Kevin Bellamy, Chief of Department  
South Floral Park Fire Department  
383 Roquette Avenue  
South Floral Park, New York, 11001

Re: Belmont Park Redevelopment Project  
Hamlet of Elmont, Town of Hempstead  
Nassau County, New York

Chief Bellamy,

VHB Engineering, Surveying, Landscape Architecture and Geology, P.C. (VHB) is serving as an environmental consultant to Empire State Development (ESD) for the proposed Belmont Park Redevelopment (Proposed Project). The Subject Property is located within Belmont Park in the hamlet of Elmont, Town of Hempstead, Nassau County (see enclosed Project Location map). The Proposed Project includes the redevelopment of two main Project Sites ("Site A" and "Site B") located on the north and south sides of Hempstead Turnpike, as well as several other sites for parking purposes and an electric substation.

The Proposed Project includes the redevelopment of two underutilized New York State-owned parcels (which are ground-leased to the New York Racing Association), comprising approximately 15 acres on "Site A," north of Hempstead Turnpike and approximately 28 acres on "Site B," south of Hempstead Turnpike. Specifically, the project would replace the paved parking lots that exist on Sites A and B with an arena for the New York Islanders NHL franchise and for other sports, music and entertainment events (up to 19,000 seats and 125 feet in height); dining, retail, and entertainment uses (up to 435,000 square feet, with the majority on Site B); a hotel (up to 250 rooms and 150 feet in height); commercial office space (approximately 30,000 square feet); community space (10,000 square feet); publicly accessible open space; parking; and one or more pedestrian connections providing access between Sites A and B (see the attached Site Plan). The Proposed Project may include a pedestrian bridge and/or the utilization and/or enlargement of the existing vehicle and pedestrian underpasses below Hempstead Turnpike that connect Site A to Site B. Furthermore, the North, South and Blue Lots, north of Hempstead Turnpike would be used for additional parking to serve the Proposed Project.

The two Project Sites would be redeveloped to allow for the construction of the above-listed facilities. The site plan, described above, will be analyzed in the Draft Environmental Impact Statement (DEIS) being prepared for the project. The Site Plan (enclosed) indicates that the hotel, office space, retail and entertainment uses, dining, and arena would be located on Site A with access to Site B by a pedestrian bridge. Site B would encompass a retail village, parking and passive open space along with a vegetated buffer adjacent to the nearby residences.



One Penn Plaza  
Suite 715  
New York, New York 10119  
P 212.857.7350  
F 646.707.3879

Engineers | Scientists | Planners | Designers

Ref: 26228.00  
Chief Kevin Bellamy  
South Floral Park Fire Department  
September 27, 2018  
Page 2



As part of the State Environmental Quality Review Act (SEQRA) process, VHB is examining relevant environmental and community issues, including the existing conditions of, and potential impacts on, fire protection and emergency medical services (EMS) as a result of the implementation of the proposed project. Although the subject property has been determined to be within the Elmont Fire Department's service area, since the Village of South Floral Park is adjacent to the subject property, we ask for your response in writing, to the following:

1. Is there any circumstance under which the South Floral Park Fire Department deploys its resources to the Belmont Park property?
2. Number of active fire/EMS members in the South Floral Park Fire Department.
3. The locations of the stations/substations, and those which may respond to incidents at the Project Sites, as well as the estimated response time to the Project Sites, as applicable.
4. Total number of fire and rescue/EMS calls responded to by the South Floral Park Fire Department associated with Belmont Park in the last three years, if applicable.
5. Any other pertinent information that you believe to be relevant to the environmental review of the Proposed Project.

Thank you in advance for your assistance in this matter. Please feel free to contact me at ckastalek@vhb.com or (631) 787-3504 with any questions or comments related to our request.

Sincerely,

VHB Engineering, Surveying, Landscape Architecture and Geology, P.C.

Sincerely,

*Christiana Kastalek*

VHB Engineering, Surveying and Landscape Architecture and Geology, P.C.

Christiana Kastalek  
Environmental Planner  
CK/ag  
enc.



November 9, 2018

Mr. Adam Bickoff  
Director  
Sterling Project Development  
4 World Trade Center  
150 Greenwich St., Floor 49  
New York, NY 10007

RE: Arena and Site Development at Belmont Park (ME Project No. DV16075) ("Project")

Dear Mr. Bickoff:

Thank you for your interest in natural gas for the above referenced project. National Grid looks forward to partnering with you to identify solutions that meet Belmont Park's energy needs. Regarding your gas service request, the Company can provide 215,000 Cubic Feet per Hour (CFH) of natural gas service at the proposed project site contingent upon the following:

- National Grid installing approximately 4,450 feet of 4"/8" inch high pressure gas main needed to reinforce our natural gas distribution system, which is required to serve this Project.
- The installation of approximately 100 feet of 8" high pressure gas service needed to serve the Arena. Gas services for additional tenants will be sized and priced once final site plans, gas loads, and applications are received.
- A customer contribution of \$469,456 is required. The Customer may elect to pay a monthly surcharge of \$5,902 per month for a ten-year period in lieu of the lump sum payment. Each Commercial/Residential gas Heating Account that is added to the Project will provide an entitlement to the customer of 100 feet of gas main.
- Supplying firm service (365 days) for this Project is contingent on the successful and timely approval and permitting of the Northeast Supply Enhancement Pipeline Project (NESE), which is currently scheduled to be in service December 2020. The NESE project is designed to deliver additional gas supply to National Grid's system and is required to support this Project; these gas supply requirements should not be confused with references to **distribution capacity** on National Grid's system in this letter.
- National Grid will also assist the Customer in identifying potential alternative energy solutions, including options to completely curtail the Project's use of natural gas delivered via National Grid's system during certain peak winter days while being able to use natural gas on all other days. Such alternatives may require a modification to the local distribution scope of work and associated customer contribution specified above.
- If National Grid is unable to provide gas service to the Belmont project, National Grid will return all customer contribution payments made by Customer less any amount of payments used by National Grid on actual expenses in connection with the design, permitting and construction of the required local distribution infrastructure specified above (which could be used to provide gas service at a later date if/when additional gas supplies are available).

**In order to move the Project forward, we need the following:**

- A completed Non-Residential Gas Service Application (see attached). Receipt of this application will commence the design work necessary to start this project. This commitment is valid through May 31, 2019. If we do not receive the completed application by May 31, 2019, this request will be closed. If the request is closed, the natural gas distribution capacity available for your project will be released. If we receive the application after May 31, 2019, a new analysis of natural gas distribution availability required to support your project will be performed. Infrastructure requirements and the associated customer contribution will be based on that new analysis.

- Based upon the operating pressure requirements for this job, National Grid will need to provide a welded meter header. All costs associated with the meter header will be the responsibility of the customer. No work will be scheduled until receipt of payment for this work.

Any natural gas service provided will be in accordance with the terms and conditions of National Grid's filed tariffs and schedules. Thank you for the opportunity to partner with you on this exciting and important project for Long Island.

If you have any questions, or require additional information, please contact me at 516-545-4569.

Sincerely,

*Joseph V. Scibelli*

Joseph V. Scibelli

Complex Non Standard Gas Connections Representative

National Grid

175 E. Old Country Road

Hicksville, NY 11801

PSEG Long Island  
Building & Renovation Services  
15 Park Drive  
Melville, NY 11747



10/29/2018

New York Arena Partners, LLC  
C/O Sterling Project Development  
150 Greenwich St 49<sup>TH</sup> Fl  
New York, N.Y. 10007

RE: 2150 Hempstead Tpk, Elmont N.Y. 11003  
Electric Service for Belmont Arena, New Hotel and associated Retail

Dear Mr. Bickoff,

As requested, please be advised that PSEG Long Island will provide service to the above referenced project in accordance with our filed tariff and schedules in effect at the time service is required.

Please feel free to contact us at 1-844-341-6378 if you require any further information.

Very truly yours,

A handwritten signature in black ink, appearing to read "M. Perrone".

Myles Perrone

Analyst  
Building & Renovation Services