

**BELMONT PARK REDEVELOPMENT CIVIC AND LAND USE
IMPROVEMENT PROJECT
Draft Environmental Impact Statement (DEIS)**

Project Location: The proposed development encompasses approximately 43 acres of land located within Belmont Park in the unincorporated hamlet of Elmont, Town of Hempstead, Nassau County, New York.

Lead Agency: NYS Urban Development Corporation
d/b/a
Empire State Development (ESD)
633 Third Avenue
New York, NY 10017
(212) 803-3252

Lead Agency Contact: Rachel Shatz, VP, Planning and Environmental Review

Applicant/Project Sponsors: New York Arena Partners, LLC and its affiliates
200 Park Avenue South, Suite 1610
New York, NY 10003

Preparers: AKRF, Inc.
440 Park Avenue South
New York, NY 10016
and
VHB
One Penn Plaza
Suite 715
New York, NY 10119

Environmental Counsel: Greenberg Traurig, LLP
MetLife Building
200 Park Avenue
New York, NY 10166

Acceptance Date: December 6, 2018

This DEIS is available for review on the Empire State Development website at <http://esd.ny.gov/belmont-park-redevelopment-project>.
For questions and comments please contact belmontoutreach@esd.ny.gov.

Table of Contents

Executive Summary	S-1
1: Project Description	1-1
A. Introduction.....	1-1
B. Background	1-2
Planning History and Developer Request for Proposals (RFP) Process	1-3
C. Project Description and Purpose and Need.....	1-3
Project Sites.....	1-3
Other Directly Affected Areas	1-4
Project Description.....	1-4
Purpose and Need.....	1-9
D. Required Actions and Environmental Review	1-10
ESD Discretionary Actions	1-10
Other Involved or Interested Agencies.....	1-10
Environmental Setting.....	1-11
Environmental Review Process.....	1-12
2: Land Use, Zoning, and Community Character	2-1
A. Introduction.....	2-1
Principal Conclusions.....	2-1
B. Methodology	2-2
C. Existing Conditions.....	2-4
Land Use	2-4
Relevant Policies and Comprehensive Plans.....	2-11
Zoning	2-16
Community Character	2-24
D. Future Without the Proposed Actions	2-25
Land Use	2-25
Relevant Policies and Comprehensive Plans.....	2-28
Zoning	2-28
Community Character	2-28
E. Potential Impacts of the Proposed Actions	2-29
Land Use	2-30
Zoning	2-33
Relevant Comprehensive Plans/Public Policies.....	2-33
Community Character	2-35
3: Community Facilities and Utilities	3-1
A. Introduction.....	3-1
Principal Conclusions.....	3-1

Belmont Park Redevelopment Civic and Land Use Improvement Project DEIS

B. Methodology.....	3-4
C. Existing Conditions	3-6
Police Protection and Security.....	3-6
Fire Protection and Ambulance/Emergency Medical Services	3-7
Solid Waste Management	3-9
Water Supply	3-10
Sewage Disposal.....	3-12
Electrical Service.....	3-13
Natural Gas Service	3-13
D. Future Without the Proposed Actions	3-13
Police Protection.....	3-13
Fire Protection and Emergency Medical Services	3-13
Solid Waste Management	3-14
Water Supply	3-14
Sewage Disposal.....	3-14
Electrical Service.....	3-14
Natural Gas Service	3-14
E. Potential Impacts of the Proposed Actions.....	3-14
Police Protection.....	3-14
Fire Protection and Emergency Medical Services	3-16
Water Supply	3-19
Sewage Disposal.....	3-20
Solid Waste.....	3-21
Electrical Service.....	3-23
Natural Gas Service	3-25
4: Open Space and Recreational Resources.....	4-1
A. Introduction	4-1
Direct Effects.....	4-1
Indirect Effects	4-1
Principal Conclusions.....	4-2
B. Methodology.....	4-3
Analysis Approach.....	4-3
Study Areas.....	4-3
Data Sources	4-3
Impact Assessment	4-3
C. Existing Conditions	4-4
Primary (1/2-Mile) Study Area.....	4-4
Secondary (1-Mile) Study Area.....	4-8
D. Future Without the Proposed Actions	4-10
1/2-Mile Primary Study Area	4-10
1-Mile Secondary Study Area	4-10
E. Potential Impacts of the Proposed Actions.....	4-10
1/2-Mile Primary Study Area	4-11
1-Mile Secondary Study Area	4-13
Impact Assessment	4-13

5: Historic and Cultural Resources	5-1
A. Introduction	5-1
Principal Conclusions.....	5-1
B. Methodology	5-1
State Historic Preservation Act—Section 14.09	5-2
Identification of the Project Impact Area	5-2
Identification of Historic and Cultural Resources	5-3
C. Historic Overview	5-3
D. Existing Conditions.....	5-4
Architectural Resources	5-4
E. Future Without the Proposed Actions	5-6
Architectural Resources	5-6
F. Potential Impacts of the Proposed Actions	5-7
Architectural Resources	5-7
6: Visual Resources	6-1
A. Introduction.....	6-1
Principal Conclusions.....	6-1
B. Methodology	6-2
C. Existing Conditions.....	6-4
Project Sites.....	6-4
Other Directly Affected Areas	6-5
Study Area.....	6-5
Inventory of Resources.....	6-10
Summary of Inventory of Locally Sensitive Receptors	6-13
D. Future Without the Proposed Actions	6-18
Project Sites and Other Directly Affected Areas.....	6-18
Study Area.....	6-18
E. Potential Impacts of the Proposed Actions	6-18
Project Sites.....	6-19
Other Directly Affected Areas	6-20
Study Area.....	6-20
Assessment of Proposed Lighting Schemes	6-24
F. Minimization and Mitigation of Impacts	6-29
7: Socioeconomic Conditions	7-1
A. Introduction.....	7-1
Principal Conclusions.....	7-1
B. Methodology	7-5
C. Data Sources.....	7-6
D. Study Area.....	7-7
E. Study Area Demographic, Housing, and Labor Force Characteristics	7-8
Population.....	7-8
Households and Average Household Size.....	7-9
Income and Poverty.....	7-9
Educational Attainment.....	7-10
Housing	7-10
Home Values and Rent.....	7-11

Belmont Park Redevelopment Civic and Land Use Improvement Project DEIS

Labor Force.....7-12
Employment By Sector.....7-13
Unemployment7-14
F. Economic Benefits.....7-15
Job Creation.....7-15
Economic Synergies7-16
G. Assessment of Potential Adverse Impacts.....7-17
Direct Business Displacement.....7-17
Indirect Residential Displacement.....7-17
Indirect Business Displacement.....7-19
H. Detailed Analysis of Indirect Business Displacement Due to Potential Competitive Effects.7-22
Delineation of Primary Trade Areas.....7-23
Demographic Factors Affecting Market Potential in Primary Trade Areas7-24
Existing Business Conditions in the Primary Trade Areas.....7-26
Future Without the Proposed Project.....7-33
Future With the Proposed Project.....7-36
Conclusions7-38

8: Hazardous Materials8-1
A. Introduction8-1
Principal Conclusions8-1
B. Methodology.....8-1
C. Existing Conditions8-1
Subsurface Conditions.....8-1
Phase I Environmental Site Assessments (ESAs).....8-2
Subsurface Investigation.....8-3
D. Future Without the Proposed Actions8-3
E. Potential Impacts of the Proposed Actions.....8-3

9: Water Resources9-1
A. Introduction9-1
Principal Conclusions.....9-1
B. Methodology.....9-2
C. Existing Conditions9-3
Groundwater Resources.....9-3
Surface Waters and Wetlands.....9-5
Stormwater.....9-7
D. Future Without the Proposed Actions9-9
E. Potential Impacts of the Proposed Actions.....9-9
Groundwater Resources.....9-9
Surface Waters and Wetlands.....9-11
Stormwater.....9-11
Stormwater Runoff Infrastructure and Management.....9-11

10: Natural Resources.....10-1
A. Introduction10-1
Principal Conclusions10-1
B. Methodology.....10-2

Study Area.....	10-2
Regulatory Context	10-3
C. Existing Conditions.....	10-4
Vegetation and Ecological Communities.....	10-4
Wildlife.....	10-5
Threatened, Endangered, and Special Concern Species and Significant Natural Communities...	10-6
D. Future Without the Proposed Actions	10-9
E. Potential Impacts of the Proposed Actions	10-9
Vegetation and Ecological Communities	10-9
Wildlife.....	10-10
Threatened, Endangered, and Special Concern Species and Significant Natural Communities.	10-11
F. References.....	10-12
11: Transportation.....	11-1
A. Introduction.....	11-1
Principal Conclusions.....	11-1
B. Methodology	11-3
Travel Demand Analysis.....	11-3
Detailed Analysis Methodologies	11-11
C. Existing Conditions.....	11-17
Local Street Network	11-17
Traffic Volumes	11-18
Levels of Service.....	11-20
Highway Network.....	11-26
LIRR Service.....	11-32
Bus Service.....	11-32
Parking	11-34
Pedestrian Circulation	11-35
Vehicular and Pedestrian Safety.....	11-35
D. Future Without the Proposed Actions	11-42
Local Street Network	11-44
Highway Network	11-49
LIRR Service.....	11-54
Bus Service.....	11-54
Parking	11-54
Pedestrian Circulation	11-54
Vehicular and Pedestrian Safety.....	11-55
E. Potential Impacts of the Proposed Actions	11-55
Proposed Site Plan.....	11-55
Local Street Network	11-59
Highway Network	11-72
LIRR Service.....	11-82
Bus Service.....	11-83
Parking	11-84
Pedestrian Circulation	11-91
Vehicular and Pedestrian Safety.....	11-92

Belmont Park Redevelopment Civic and Land Use Improvement Project DEIS

12: Air Quality	12-1
A. Introduction	12-1
Principal Conclusions	12-1
B. Criteria Pollutants	12-2
Carbon Monoxide	12-2
Nitrogen Oxides, VOCs, and Ozone.....	12-2
Lead	12-3
Respirable Particulate Matter—PM ₁₀ and PM _{2.5}	12-3
Sulfur Dioxide	12-4
C. Air Quality Regulations, Standards, and Benchmarks	12-4
National and State Air Quality Standards.....	12-4
NAAQS Attainment Status and State Implementation Plans	12-4
Determining the Significance of Air Quality Impacts	12-6
D. Methodology for Predicting Pollutant Concentrations.....	12-7
Mobile Source Air Quality Screening Analysis	12-7
Stationary Sources	12-10
E. Existing Conditions	12-13
F. Future Without the Proposed Actions	12-14
G. Potential Impacts of the Proposed Actions.....	12-14
Mobile Source Air Quality Screening Results.....	12-14
Stationary Sources	12-16
13: Noise	13-1
A. Introduction	13-1
Principal Conclusions	13-1
B. Noise Fundamentals	13-1
General Effects	13-1
“A”-Weighted Sound Level (dBA).....	13-2
Effects of Distance On Noise	13-3
Community Response to Changes in Noise Levels.....	13-3
Noise Descriptors Used in Impact Assessment	13-3
C. Noise Standards and Criteria	13-4
Town of Hempstead, New York.....	13-4
Village of Floral Park, New York.....	13-4
New York State Department of Environmental Conservation	13-5
D. Noise Prediction Methodology	13-6
General Methodology	13-6
Mobile Source Noise Methodology.....	13-6
FTA Parking Lot and Parking Garage Methodology.....	13-7
Mobile Source Noise Methodology – Roadways Within Belmont Park	13-8
Arena Noise Methodology.....	13-8
Electrical Substation Methodology.....	13-9
E. Existing Conditions	13-9
Site Description	13-9
Selection of Noise Receptor Locations.....	13-10
Measured Noise Levels.....	13-10
Methodology for Noise Monitoring.....	13-11
F. Future Without the Proposed Actions	13-12

G. Potential Impacts of the Proposed Actions	13-14
14: Climate Change.....	14-1
A. Introduction.....	14-1
Principal Conclusions.....	14-1
B. Greenhouse Gas Emissions	14-2
Pollutants of Concern.....	14-2
Policy, Regulations, Standards, and Benchmarks for Reducing GHG Emissions	14-4
Methodology	14-5
Projected GHG Emissions.....	14-8
Elements That Would Reduce GHG Emissions.....	14-8
C. Resilience of the Proposed Project to Climate Change.....	14-10
15: Construction.....	15-1
A. Introduction.....	15-1
Principal Conclusions.....	15-1
B. Measures to Minimize Community Impacts	15-4
1. Communication With Community	15-5
2. Community Safety and Quality of Life.....	15-5
3. Environmental Performance.....	15-5
C. Construction Description	15-6
Construction Schedule.....	15-6
General Construction Practices	15-7
Description of Construction Activities.....	15-10
D. Future Without the Proposed Actions	15-14
E. Potential Impacts from Construction of the Proposed Actions	15-15
Land Use and Community Character	15-15
Socioeconomic Conditions.....	15-16
Visual Resources	15-16
Historic and Archaeological Resources	15-16
Natural Resources	15-17
Hazardous and Contaminated Materials.....	15-19
Transportation	15-20
Air Quality.....	15-26
Noise and Vibration	15-28
Safety and Security.....	15-40
16: Alternatives	16-1
A. Introduction.....	16-1
Principal Conclusions.....	16-1
B. No Action Alternative	16-4
Land Use, Zoning, and Community Character.....	16-4
Community Facilities and Utilities.....	16-5
Open Space and Recreational Resources	16-5
Historic and Cultural Resources.....	16-6
Visual Resources	16-6
Socioeconomic Conditions.....	16-6
Hazardous Materials.....	16-7

Belmont Park Redevelopment Civic and Land Use Improvement Project DEIS

Water Resources	16-7
Natural Resources	16-7
Transportation.....	16-7
Air Quality	16-10
Noise.....	16-10
Climate Change	16-10
Construction.....	16-10
Conclusions	16-11
C. No Unmitigated Impact Alternative	16-11
Traffic	16-11
Construction Noise	16-12
Conclusions	16-12
D. No Arena Alternative.....	16-12
Land Use, Zoning and Community Character.....	16-13
Community Facilities and Utilities	16-14
Open Space and Recreational Resources.....	16-15
Historic and Cultural Resources	16-16
Visual Resources	16-16
Socioeconomic Conditions	16-18
Hazardous Materials	16-19
Water Resources	16-19
Natural Resources.....	16-19
Transportation.....	16-20
Air Quality	16-26
Noise.....	16-26
Climate Change	16-27
Construction.....	16-27
Conclusions	16-35
E. Alternate Site Plan Alternative	16-36
Land Use, Zoning and Community Character.....	16-36
Community Facilities and Utilities	16-38
Open Space and Recreational Resources.....	16-39
Historic and Cultural Resources	16-40
Visual Resources	16-40
Socioeconomic Conditions	16-42
Hazardous Materials	16-43
Water Resources	16-43
Natural Resources.....	16-44
Transportation.....	16-44
Air Quality	16-46
Noise.....	16-46
Climate Change	16-46
Construction.....	16-47
Conclusions	16-56
17: Mitigation.....	17-1
A. Introduction	17-1
Principal Conclusions	17-1

B. Transportation	17-4
Traffic.....	17-5
Bus Service.....	17-11
Parking	17-11
Transportation Management Plan	17-11
C. Construction	17-15
Transportation	17-15
Noise	17-16
18: Unavoidable Adverse Impacts	18-1
A. Introduction.....	18-1
B. Transportation	18-1
Local Street Network	18-1
Highway Network	18-2
C. Construction Noise.....	18-2
19: Irreversible and Irrecoverable Resources	19-1
20: Growth-Inducing Aspects	20-1
21: Cumulative Impacts	21-1
A. Introduction.....	21-1
Principal Conclusions.....	21-1
B. Methodology	21-1
C. Potential Impacts of the Proposed Actions	21-2

APPENDICES

Appendix A	Community Facilities
Appendix B	Historic and Cultural Resources
Appendix C	Hazardous Materials
Appendix D	Water Resources
Appendix E	Natural Resources
Appendix F	Transportation
Appendix G	Noise
Appendix H	Smart Growth

List of Tables

S-1	Proposed Program	S-5
1-1	Proposed Program	1-5
2-1	Zoning Districts Located in Primary and Secondary Study Areas.....	2-17
2-2	Other Planned Developments and Capital Improvements.....	2-27
3-1	Community Service Providers and Utilities.....	3-5
3-2	Elmont Fire Department Companies.....	3-7
3-3	Projected Water Demand Under the Proposed Project	3-19
3-4	Projected Solid Waste Generation Under the Proposed Project.....	3-22
4-1	Open Space and Recreational Resources in the Primary Study Area	4-5
4-2	Open Space and Recreational Resources in the Secondary Study Area	4-9
7-1	Census Tracts Within Study Area	7-8
7-2	Residential Population.....	7-8
7-3	Total Households and Average Household Size	7-9
7-4	Median Household Income and Poverty Rates	7-10
7-5	Educational Attainment (2012–2016)	7-10
7-6	Housing Inventory, Vacancy Rates and Owner Occupancy Rates.....	7-11
7-7	Median Home Values (All Homes).....	7-12
7-8	Median Contract Rent (Monthly).....	7-12
7-9	Labor Force	7-13
7-10	Employment By Sector	7-14
7-11	Unemployment Rate.....	7-15
7-12	Permanent Job Creation	7-16
7-13	Temporary Job Creation (During Construction)	7-16
7-14	Demographic, Household and Income and Poverty Statistics – Local Retail Primary Trade Areas – ½-Mile Study Area	7-24
7-15	Demographic, Household and Income and Poverty Statistics – Local Retail Primary Trade Areas – 3-Mile Buffer.....	7-25
7-16	Demographic, Household and Income and Poverty Statistics – Luxury Outlet Retail and Arenas and Entertainment Venues Primary Trade Area – MSA.....	7-26

7-17	Demographic, Household and Income and Poverty Statistics – Hotels Primary Trade Area – Nassau County	7-26
7-18	Retail Inventory – Study Area and Primary Trade Area.....	7-27
7-19	Local Retail – Dining and Entertainment – Supply and Demand Data	7-28
7-20	Potential Competitor Arenas and Stadiums	7-30
7-21	Performance Metrics for Key Competitor Arenas	7-31
7-22	Profile of Nassau County Hotels.....	7-32
7-23	ADR, REVPAR and Average Occupancy in Nassau County.....	7-32
7-24	Planned Large Retail Projects in the MSA	7-34
7-25	Planned Arenas, Stadiums and Entertainment Venues in the MSA.....	7-34
7-26	Planned Hotels in Nassau County.....	7-35
11-1	Proposed Arena Patron Modal Splits and AVOs.....	11-5
11-2	Proposed Arena Employee Modal Splits and AVOs	11-5
11-3	Proposed Non-Arena Uses Modal Splits and AVOs	11-6
11-4	Proposed Project—Person Trip Generation Summary	11-8
11-5	Proposed Project—Vehicle Trip Generation Summary.....	11-9
11-6	Traffic Analysis Peak Hours.....	11-9
11-7	LOS Criteria for Signalized Intersections.....	11-12
11-8	LOS Criteria for Unsignalized Intersections.....	11-13
11-9	LOS Criteria for Highway Network Segments.....	11-14
11-10	2017 Existing Weekday Traffic Levels of Service Summary.....	11-22
11-11	2017 Existing Saturday Traffic Levels of Service Summary	11-24
11-12	2017 Existing Weekday Cross Island Parkway Levels of Service	11-29
11-13	2017 Existing Saturday Cross Island Parkway Levels of Service	11-30
11-14	2017 Existing Weekday Highway Interchange Levels of Service.....	11-31
11-15	2017 Existing Saturday Highway Interchange Levels of Service.....	11-31
11-16	Belmont Stakes LIRR Ridership.....	11-32
11-17	Bus Service Headways.....	11-33
11-18	Nassau County Vehicle Crash Data Summary	11-37
11-19	Summary of Accident Rate Comparisons – Nassau County.....	11-38
11-20	Queens Vehicle and Pedestrian Crash Summary	11-41
11-21	No Action Development Projects	11-42
11-22	2021 No Action Weekday Traffic Levels of Service Summary	11-45

Belmont Park Redevelopment Civic and Land Use Improvement Project DEIS

11-23 2021 No Action Saturday Traffic Levels of Service Summary 11-47

11-24 2021 No Action Weekday Cross Island Parkway Levels of Service 11-51

11-25 2021 No Action Saturday Cross Island Parkway Levels of Service 11-52

11-26 2021 No Action Weekday Highway Interchange Levels of Service..... 11-53

11-27 2021 No Action Saturday Highway Interchange Levels of Service..... 11-54

11-28 2021 With Action Weekday Traffic Levels of Service Summary..... 11-65

11-29 2021 With Action Saturday Traffic Levels of Service Summary 11-67

11-30 2021 With Action Weekday Cross Island Parkway Levels of Service 11-75

11-31 2021 With Action Saturday Cross Island Parkway Levels of Service 11-76

11-32 2021 With Action Weekday Cross Island Parkway Vehicle Demand Analysis 11-78

11-33 2021 With Action Saturday Cross Island Parkway Vehicle Demand Analysis 11-79

11-34 2021 With Action Weekday Highway Interchange Levels of Service..... 11-81

11-35 2021 With Action Saturday Highway Interchange Levels of Service 11-81

11-36 Project-Generated LIRR Trips By Arena Patrons..... 11-82

11-37 Project-Generated Bus Trips 11-84

11-38 Net Change in Parking Spaces on the Project Sites and North, South, and East Lots 11-85

11-39 Weekday Projected Parking Demand By Land Use With a Hockey Game at the Arena... 11-86

11-40 Weekday Projected Parking Demand By Land Use With a Concert at the Arena..... 11-87

11-41 Saturday Projected Parking Demand By Land Use With Disney on Ice at the Arena 11-88

11-42 Saturday Projected Parking Demand By Land Use With A Hockey Game at the Arena... 11-89

11-43 Saturday Projected Parking Demand By Land Use With a Concert at the Arena..... 11-90

11-44 2021 With Action Parking Supply and Demand 11-91

12-1 National Ambient Air Quality Standards (NAAQS)..... 12-5

12-2 Boiler Stack Parameters and Emission Rates..... 12-11

12-3 Maximum Background Pollutant Concentrations for Heating and Hot Water System Analysis..... 12-13

12-4 Representative Monitored Ambient Air Quality Data 12-14

12-5 Maximum Modeled Pollutant Concentrations from Heating and Hot Water Systems Off-Site Receptors ($\mu\text{g}/\text{m}^3$) 12-17

12-6 Maximum Modeled Pollutant Concentrations from Heating and Hot Water Systems On the Proposed Project ($\mu\text{g}/\text{m}^3$) 12-17

13-1 Common Noise Levels 13-2

13-2 Average Ability to Perceive Changes in Noise Levels 13-3

13-3 Town of Hempstead Limits for Steady Noise..... 13-4

13-4	Village of Floral Park Maximum Sound Levels for Continuous Sound.....	13-4
13-5	Electrical Substation Equipment Noise Data.....	13-9
13-6	Noise Receptor Locations.....	13-10
13-7	Measured Existing Noise Levels (in dBA).....	13-11
13-8	Noise Levels in the Future Without the Proposed Project (in dBA).....	13-12
13-9	Noise Levels in the Future With the Proposed Project (in dBA).....	13-14
14-1	Global Warming Potential (GWP) for Major GHGs.....	14-3
14-2	Annual Operational Emissions.....	14-8
15-1	Anticipated Construction Schedule.....	15-6
15-2	Total Daily Construction Workers and Trucks By Quarter.....	15-20
15-3	Total Daily Construction Vehicle Trips By Quarter.....	15-20
15-4	2020 Fourth Quarter Daily Construction Vehicle Trip Projections.....	15-21
15-5	Belmont Stakes Day Parking Utilization.....	15-25
15-6	Anticipated Parking Supply On Belmont Stakes Day.....	15-26
15-7	Construction Noise Receptor Locations.....	15-31
15-8	Noise Analysis Results.....	15-32
15-9	Vibration Source Levels for Construction Equipment.....	15-39
16-1	Person Trip Comparisons: No Arena Alternative Vs. Proposed Actions.....	16-21
16-2	Vehicle Trip Comparisons: No Arena Alternative Vs. Proposed Actions.....	16-21
16-3	Intersections and Movements With Significant Adverse Traffic Impacts No Arena Alternative Vs. Proposed Actions.....	16-23
16-4	Highway Segments With Significant Adverse Traffic Impacts No Arena Alternative Vs. Proposed Actions.....	16-24
16-6	No Arena Alternative Construction Noise Analysis Results.....	16-29
16-7	Worst Case Construction Total Noise $L_{eq(1hr)}$ (dBA), Increment, and Duration No Arena Alternative Vs. Proposed Actions.....	16-30
16-8	Alternate Site Plan Alternative Construction Noise Analysis Results.....	16-49
16-9	Worst Case Construction Total Noise $L_{eq(1hr)}$ (dBA), Increment, and Duration Alternate Site Plan Alternative Vs. Proposed Actions.....	16-50
17-1	Summary of Significant Adverse Traffic Impacts on the Local Street Network.....	17-6
21-1	Potential Cumulative Impacts.....	21-4

List of Figures

Following page:

S-1	Project Location	S-2
S-2	Proposed Project Site Plan	S-4
S-3	Illustrative Aerial View	S-4
S-4	Proposed Arena – Illustrative View from LIRR Belmont Park Station	S-6
S-5	Proposed Arena – Illustrative View from Site A Plaza	S-6
S-6	Illustrative View within Proposed Site B Retail Village	S-6
1-1	Project Location	1-2
1-2	Proposed Project Site Plan	1-6
1-3	Illustrative Aerial View	1-6
1-4	Proposed Arena – Illustrative View from LIRR Belmont Park Station	1-6
1-5	Proposed Arena – Illustrative View from Site A Plaza	1-6
1-6	Illustrative View within Proposed Site B Retail Village	1-6
2-1	Study Areas	2-4
2-2	Land Use	2-4
2-3	Zoning	2-16
3-1	Schools, Libraries, and Registered Day Care Facilities	3-6
3-2	Emergency Services and Hospitals	3-6
4-1	Open Space and Recreational Resources in the Primary Study Area	4-4
4-2	Open Space and Recreational Resources in the Primary and Secondary Study Areas ..	4-4
4-3	Backyard Amenities	4-6
4-4	Proposed Project Site Plan	4-12
4-5a	The Backyard: Existing	4-12
4-5b	The Backyard: Proposed	4-12
5-1	Architectural Resources	5-4
5-2	Project Site A	5-4
5-3	Project Site A	5-4
5-4	Project Site B	5-4

5-5	Known Architectural Resource in the Study Area – Floral Park Bellerose School.....	5-6
5-6	Known Architectural Resource in the Study Area – Floral Park Bellerose School.....	5-6
6-1a	Visual Assessment Location Map.....	6-29
6-1b	Visual Assessment Location Map Project Sites.....	6-29
6-2	Existing Conditions: Project Site A.....	6-29
6-3	Existing Conditions: Project Site A.....	6-29
6-4	Existing Conditions: Project Site A.....	6-29
6-5	Existing Conditions: Project Site B.....	6-29
6-6	Existing Conditions: Directly Affected Areas.....	6-29
6-7	Existing Conditions: Study Area – Directly Affected Areas.....	6-29
6-8	Visual Assessment Location Map – Belmont Park.....	6-29
6-9	Existing Conditions: Study Area – Belmont Park.....	6-29
6-10	Existing Conditions: Study Area – Belmont Park.....	6-29
6-11	Existing Conditions: Study Area – Belmont Park.....	6-29
6-12	Existing Conditions: Study Area – Belmont Park.....	6-29
6-13	Existing Conditions: Study Area – Belmont Park.....	6-29
6-14	Existing Conditions: Study Area – Belmont Park.....	6-29
6-15	Existing Conditions: Study Area – Belmont Park.....	6-29
6-16	Existing Conditions: Study Area – Belmont Park.....	6-29
6-17	Existing Conditions: Study Area – Belmont Park.....	6-29
6-18	Existing Conditions: Study Area – Belmont Park.....	6-29
6-19	Visual Assessment Location Map – Elmont.....	6-29
6-20	Existing Conditions: Study Area – Elmont.....	6-29
6-21	Existing Conditions: Study Area – Elmont.....	6-29
6-22	Existing Conditions: Study Area – Elmont.....	6-29
6-23	Existing Conditions: Study Area – Elmont.....	6-29
6-24	Existing Conditions: Study Area – Elmont.....	6-29
6-25	Existing Conditions: Study Area – Elmont.....	6-29
6-26	Existing Conditions: Study Area – Elmont.....	6-29
6-27	Existing Conditions: Study Area – Elmont.....	6-29
6-28	Existing Conditions: Study Area – Elmont.....	6-29
6-29	Existing Conditions: Study Area – Elmont.....	6-29
6-30	Existing Conditions: Study Area – Elmont.....	6-29

Belmont Park Redevelopment Civic and Land Use Improvement Project DEIS

6-31 Existing Conditions: Study Area – Elmont 6-29

6-32 Visual Assessment Location Map – Queens Village, Bellerose Manor, and Cambria Heights 6-29

6-33 Existing Conditions: Study Area – Queens Village, Bellerose Manor, and Cambria Heights 6-29

6-34 Existing Conditions: Study Area – Queens Village, Bellerose Manor, and Cambria Heights 6-29

6-35 Existing Conditions: Study Area – Queens Village, Bellerose Manor, and Cambria Heights 6-29

6-36 Existing Conditions: Study Area – Queens Village, Bellerose Manor, and Cambria Heights 6-29

6-37 Existing Conditions: Study Area – Queens Village, Bellerose Manor, and Cambria Heights 6-29

6-38 Existing Conditions: Study Area – Queens Village, Bellerose Manor, and Cambria Heights 6-29

6-39 Existing Conditions: Study Area – Queens Village, Bellerose Manor, and Cambria Heights 6-29

6-40 Existing Conditions: Study Area – Queens Village, Bellerose Manor, and Cambria Heights 6-29

6-41 Existing Conditions: Study Area – Queens Village, Bellerose Manor, and Cambria Heights 6-29

6-42 Existing Conditions: Study Area – Queens Village, Bellerose Manor, and Cambria Heights 6-29

6-43 Existing Conditions: Study Area – Queens Village, Bellerose Manor, and Cambria Heights 6-29

6-44 Existing Conditions: Study Area – Queens Village, Bellerose Manor, and Cambria Heights 6-29

6-45 Existing Conditions: Study Area – Queens Village, Bellerose Manor, and Cambria Heights 6-29

6-46 Visual Assessment Location Map – Bellerose and Bellerose Terrace 6-29

6-47 Existing Conditions: Study Area – Bellerose and Bellerose Terrace 6-29

6-48 Existing Conditions: Study Area – Bellerose and Bellerose Terrace 6-29

6-49 Existing Conditions: Study Area – Bellerose and Bellerose Terrace 6-29

6-50 Existing Conditions: Study Area – Bellerose and Bellerose Terrace 6-29

6-51 Existing Conditions: Study Area – Bellerose and Bellerose Terrace 6-29

6-52 Visual Assessment Location Map – Floral Park 6-29

6-53 Existing Conditions: Study Area – Floral Park 6-29

List of Figures

6-54	Existing Conditions: Study Area – Floral Park.....	6-29
6-55	Existing Conditions: Study Area – Floral Park.....	6-29
6-56	Existing Conditions: Study Area – Floral Park.....	6-29
6-57	Existing Conditions: Study Area – Floral Park.....	6-29
6-58	Existing Conditions: Study Area – Floral Park.....	6-29
6-59	Existing Conditions: Study Area – Floral Park.....	6-29
6-60	Existing Conditions: Study Area – Floral Park.....	6-29
6-61	Existing Conditions: Study Area – Floral Park.....	6-29
6-62	Existing Conditions: Study Area – Floral Park.....	6-29
6-63	Visual Assessment Location Map – Photo Simulations	6-29
6-64	Existing and Proposed Conditions: View north of Sites A and B, from intersection of Huntley Road and 106th Avenue.....	6-29
6-65	Existing and Proposed Conditions: View west of Site B, from intersection of 109th Avenue and Wellington Road.....	6-29
6-66	Existing and Proposed Conditions: View northwest toward Site A, from intersection of Hempstead Turnpike and Heathcote Road	6-29
6-67	Existing and Proposed Conditions: View northwest toward Site A and Hempstead Bench Spread	6-29
6-68	Existing and Proposed Conditions: View east toward Site A and the Pat Williams Playground.....	6-29
6-69	Existing and Proposed Conditions: View south from the playing fields behind Floral Park Bellerose School toward North Lot and Site A.....	6-29
6-70	Existing and Proposed Conditions: View southwest toward Site A from West Elder Street, between Spruce and Pine Avenues in the Long Island North Shore Heritage Area	6-29
6-71	Proposed Lighting Zones	6-29
7-1	Socioeconomic Study Area.....	7-8
7-2	Local Retail Trade Areas	7-24
7-3	Luxury Outlet Retail, Arenas, and Entertainment Venues Trade Area.....	7-24
7-4	Hotels Primary Trade Area	7-24
7-5	Local Retail Dining and Entertainment Concentrations within the Primary Trade Area....	7-26
7-6	Outlet Shopping Centers in the NY-NJ-PA MSA	7-30
7-7	Total Employment in Retail Trade: New York City Region (2000–2016).....	7-30
7-8	Potential Competitor Arenas and Stadiums	7-30
7-9	Total Employment in Arts, Entertainment, and Recreation: New York City Region (2000–2016).....	7-32

Belmont Park Redevelopment Civic and Land Use Improvement Project DEIS

7-10 Hotels in the Primary Trade Area..... 7-32

7-11 Total Employment in Accommodation and Food Services: Nassau County (2000–2016) . 7-32

9-1 Depth to Groundwater 9-4

9-2 Hydrogeologic Zones 9-4

9-3 U.S. Fish and Wildlife Service National Wetlands Inventory..... 9-6

10-1 Photograph Key..... 10-4

10-2 Photographs..... 10-4

10-3 Photographs..... 10-4

10-4 Photographs..... 10-4

10-5 Photographs..... 10-4

11-1 Traffic Study Area..... 11-12

11-2 Traffic Study Area – Highway Network 11-14

11-3 Long Island Rail Road Service..... 11-32

11-4 Study Area Bus Service..... 11-34

11-5 Existing Parking Areas..... 11-34

11-6 Proposed Project Site Plan 11-56

11-7 Auto Trip Assignments to/from New Parking Beneath the Retail Village 11-60

11-8 Auto Trip Assignments to/from New Parking in the Hotel’s Podium 11-60

11-9 Auto Trip Assignments to/from South Lot..... 11-60

11-10 Auto Trip Assignments to/from North Lot..... 11-60

11-11 Auto Trip Assignments to/from East Lot..... 11-60

13-1 Noise Receptor Locations 13-8

15-1 Anticipated Construction Schedule 15-6

15-2 Construction Noise Receptor Locations..... 15-32

16-1 Alternate Site Plan Alternative..... 16-36

*