



Request for Proposals for the Long-Term Lease of Property at Belmont Park

Addendum #4

Release Date: September 8, 2017

The following is a list of responses to questions submitted by prospective respondents ("Respondents") to the Request for Proposals for the Long-Term Lease of Property at Belmont Park ("RFP"). The below responses are responses to questions not included in Appendix #3 posted on September 6, 2017.

A copy of the RFP is available at: <https://esd.ny.gov/request-proposals-long-term-lease-property-belmont-park>.

Belmont Park RFP Responses to Questions

Table with 3 columns: No., Question, Answer. Contains 3 rows of responses (55, 56, 57) regarding night racing, environmental data, and site surveys.

No.	Question	Answer
58	Regarding renovations planned at Belmont from 2018 to 2020 – What is the nature of the work (i.e., site, exterior, expansion, interior renovation, etc.? Did this work require SEQRA review, and if so, can this documentation be made available (EAS, etc.)?	ESD has been informed by NYRA that NYRA has no documentation available and is exploring various options for renovation at this time.
59	Can you provide record drawings of the Belmont Grandstand structure, foundations and the LIRR station?	This information is not available at this time.
60	Can you provide geotechnical reports, drawings and/or boring logs that were performed for the Belmont grandstand structure?	This information is not available at this time.
61	Are any parking fees charged at any of the park-controlled lots during racing season, the Belmont Stakes or Breeder’s Cup?	Yes. Parking fees are charged at the Belmont Park lots during racing season. Please refer to the Belmont Park website for more information: https://www.belmontstakes.com/event-info/parking .
62	Page 13 of the RFP states the need for "parking calculations." Will the North Lot (north of the track) and its existing roads be utilized in any way for traffic flow or parking to accommodate developments of either Parcel A or Parcel B? Are there plans to light the parking lots and roads?	It is not anticipated that the North Lot will be used to accommodate parking for development projects on Site A, Site B or Alternative Site A. NYRA plans to continue to use the North Lot for parking, but no paving or additional work is currently contemplated.

No.	Question	Answer
63	<p>Please confirm if any roads that pass through Site A or B need to remain and/or be relocated by the Respondent. For example, Belmont Park Road passes through Site B. Does this road need to remain? This applies to Red Road and access/egress routes from the Cross Island Parkway.</p>	<p>The portion of Belmont Park Road, including the tunnel, leading to the exit to Hempstead Turnpike, and the portion of Red Road leading up to the Belmont Park Road tunnel will need to remain for commercial vehicle access.</p> <p>In addition, the portion of Red Road extending from Hempstead Turnpike along the west side of Site A to the Green Field parking lot will need to remain commercial vehicle access.</p> <p>However, Respondents are welcome to propose changes to these roads in their Proposals so long as access and egress necessary for NYRA’s business operations is maintained.</p>
64	<p>Is worker housing still located on site at the park (North of Hempstead Turnpike and East/Northeast of stables)? If so, where is the housing located and how many workers are currently housed?</p>	<p>Approximately 700-800 people are housed in housing located in the northeast corner of Belmont Park.</p>
65	<p>The RFP does not define the sanitary sewer utility provider. Can you verify the provider and sewer capacity available on site?</p>	<p>The Nassau County Department of Public Works has instructed that any interested party requiring this information for the Site will need to send a sewer capacity request letter, stating the proposed development program and sanitary flow projections, directly to the Nassau County Department of Public Works, Wastewater Division. Please see https://www.nassaucountyny.gov/1865/Public-Works for more information.</p>

No.	Question	Answer
66	The RFP does not define the storm sewer utility provider. Is there a regional stormwater retention system and piping available at the site for connection or must all stormwater be retained on site?	ESD has been informed by the Nassau County Department of Public Works that stormwater connections to an offsite (County) collection system and/or recharge basin are not permitted by Nassau County. Please see the Nassau County of Public Works Drainage Requirements at https://www.nassaucountyny.gov/1876/Stormwater-Management-Program .
67	What is the available water service capacity at the site from the Western Nassau Water Authority?	This information is not available at this time.
68	If this site shares utilities with adjacent buildings or facilities, please advise on the peak load periods of those facilities and the scale of the utility peaks if those will impact the utilities available to this site.	This information is not available at this time.
69	Are there drainage structures and/or piping under the existing parking lots? If so, can ESD provide drawings for such?	NYRA has advised ESD that drainage currently in the lots will not be adequate for any development. Proposals will need to provide for a new drainage plan.
70	Will the State require a PLA for this development?	The State will comply with the PLA requirements prescribed in the Labor Law.
71	Are Respondents required to include the Cost Letter and the check in the amount of \$1,000,000 when submitting a Proposal? What will happen if the check expires by the time the Designated Developer is selected?	<p>Respondents are required to include both the signed Cost Letter provided in Appendix D and a check in the amount of \$1,000,000 when submitting a Proposal. ESD will not deposit and will return all unused Cost Letter payment amounts to each Respondent that is not designated for a short list or designated to enter into negotiations with ESD and FOB when it is determined that the Respondent is no longer under consideration.</p> <p>ESD will work with the Designated Developer at the appropriate time in the RFP process to facilitate the depositing of the Cost Letter payment amount.</p>



Empire State Development

Each of the foregoing is added to and made part of the RFP. Any questions regarding this addendum may be submitted to the designated contact account for this solicitation at BelmontParkRFP@esd.ny.gov. In order to receive an update when a new addendum is posted to the ESD website, please email BelmontParkRFP@esd.ny.gov. If you have already emailed this account, you will be notified of future updates.