

Parkhurst Civic Association
Parkhurstelmont@gmail.com



December 18, 2017

Hon. Howard Zemsky, President & Chief Operating Officer
Empire State Development
633 Third Avenue—Floor 37
New York, NY 10017

Dear Mr. Zemsky:

The residents of Elmont, NY are aware of the two proposals submitted, one by the Islanders group and the other by NYC FC group to Urban Development Corporation d/b/a Empire State Development (ESD) Corporation regarding the development at Belmont Park.

UDC Act section 6266(1) provides that the ESD and the relevant CAC “shall work closely, consult and cooperate with local elected officials and community leaders at the earliest practicable time. The [ESD] shall give primary consideration to local needs and desires and shall foster local initiative and participation in connection with the planning and development of its projects.” UDC Act section 6254(7) mandates that the ESD “establish one or more community advisory committees to consider and advise the corporation upon matters submitted to them by the corporation concerning the development of any area or any project, and may establish rules and regulations with respect to such committees.”

In the context of this process by ESD, it is imperative that the legal requirements of this process be observed for the protection of our community. As the **Request for Proposal (RFP)** itself notes, it is subject to and issued by the ESD in part under the authority of Urban Development Corp Act (“UDC Act”). The UDC Act **mandates the establishment of Community Advisory Councils (“CAC”)** as a formalized means of incorporating the surrounding communities’ goals into the ESD’s development proposals.

The Elmont community is not suggesting that the ESD has completely ignored our concerns. Our community along with Floral Park, Bellerose, South Floral Park, Queens Village, and Valley Stream voiced concerns about proposed video lottery terminals, table games, pari-mutuel, simulcast wagering, and a 25,000-seat mega soccer stadium during the first RFP process.

The Elmont Community Vision Plan, adopted by the Town of Hempstead and Nassau County;

states that the vacant lots be "reinforced with Belmont Park-Related Uses; by attracting businesses that are specifically related to horse racing or that could benefit from proximity to this major attraction including the redevelopment of the parking lot and adjacent areas south of Hempstead Turnpike across from Belmont Park with a hotel, restaurants and quality retail."

Everyone knows that we are sitting on the most valuable piece of property in Nassau County, Belmont Park/Elmont, located at the Gateway to Nassau with easy access to transportation. Who can be against establishing one or more community advisory committees to consider ALL economically viable development plans for this property of regional significance? This fact alone should warrant a Community Advisory Council. ESD's obligation under the UDC Act to "give primary consideration to local needs and desires and [to] foster local initiative and participation in connection with the planning and development of its projects."

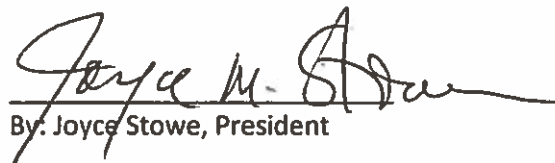
Sincerely,

Parkhurst Civic Association



By: Cheryl Lee, Trustee

Tudor Manor Civic Association



By: Joyce Stowe, President

Parkhurst Civic Association



By: Aubrey Phillips, Vice President

Cc:

Senator Todd Kaminsky via email @ kaminsky@nysenate.gov
Senator Leroy Comrie via email @ comrie@nysenate.gov
Senator Elaine Phillips via email @ ephillips@nysenate.gov
Assemblywoman Michaëlle Solages @ SolagesM@nyassembly.gov
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