

We have received several substantive questions regarding the Belmont Park Redevelopment RFP. Please find the answers below.

- **In which local / municipal taxing and / or special districts does each of parcel A and parcel B lie?**

As both parcels are State-owned, the Sites are not currently subject to Town taxing power. Should there be a sale of the Sites, taxing power will be held by the Town of Hempstead and the County of Nassau.

- **Who is “Lead Agency” for purpose of submission / sufficiency of Environmental Impact Studies?**

To be determined; the question of which agency/entity will be most appropriate as Lead Agency will be decided once a developer is conditionally designated and the set of discretionary actions necessary to undertake the project has been identified.

- **Will the State entertain pre-emptive zoning for the comprehensive site plan (one that includes both parcels A and B)?**

The Town still stands behind the 2008 FXFowle report findings, and would be comfortable with the State utilizing its powers of zoning override to allow for development pursuant to the report’s recommendation.

- **Under a proposed long-term ground lease arrangement with NYS, does the Wicks Law apply to all development on the site**

The applicability of the Wicks Law will depend on the uses proposed. Further discussion will be required with the Selected Developer depending on the proposed use(s) of the Sites.

- **What will be considered for potential PILOT payments?**
 - **What levels, if any, are currently contemplated for Real property taxes?**
 - **What levels, if any, are currently contemplated for Sales and use tax exemptions on the purchase of construction materials, supplies, fixtures, furniture, and equipment?**
 - **Does the projects financing qualify for exemption from mortgage and recording taxes?**

Real property taxes are not expected to change from levels on similar properties. No exemptions are contemplated for sales and use tax exemptions.

- **Does the State assume that the zoning laws of the Town of Hempstead apply to the Project?**

The property is currently exempted from local zoning due to State ownership; however, the Town of Hempstead will likely consent to the use of an override that would result in development consistent with the 2008 Vision Plan