



PERMIT MUST BE ON-SITE WITH PERMITTEE AT ALL TIMES OF THE EVENT

PERMIT FOR FIELD USE ("Permit") 2026-2027

Permit Number: 906722

Name of Permittee ("Permittee"): Downtown Little League (DLL)

Scheduled Date(s) and Hours for Field Use ("Field Use Schedule"): **See Exhibit A**

Effective Date of Permit ("Permit Date"): Saturday, March 7, 2026

Field Location ("Premises"): **See Exhibit A**

Permittee Contact Person: Andrew Zelter

Permittee Phone Number: (646) 361-8957 Cell Number: (646) 361-8957

Permittee Email: andrewzelter@gmail.com

Permitted Sessions: 24 Rate per session: N/A

Permit Fee: N/A Due Date: N/A

***Payment in full must be received before a permit is issued.**

Trust Contact Person: Kiera Boyle

Trust Contact Phone Number: (917) 661-6801 Cell Number: (929) 280-5248

Trust Contact Email: KBoyle@hrpt.ny.gov

The Hudson River Park Trust, a New York State public benefit corporation having its principal place of business at 353 West Street, Suite 201, New York, NY 10014 and the Permittee identified above, in consideration of the mutual covenants contained in the Permit and other valuable and good consideration, do hereby agree to all the terms and conditions set forth herein.

Please read the full document for all the permit requirements, here are a few key reminders:

- | Highlighted Rules |
|--|
| <ul style="list-style-type: none"> • Permittee may NOT use any other space or time not granted in this permit for organized activities. • Permittee is responsible for all participants' conduct on and off the fields. • NO food or drink on fields • NO single use plastics or glass of any kind. • NO commercial activity or solicitation of any kind. • NO littering. • NO marking or modifying the field. • NO signage without permission. • NO bringing large equipment or leaving equipment on the field without permission. |

Permittee Initials: AZ

* Corporate check/cashier's check only.

Standard Terms and Conditions

1. This Permit shall not be effective until Permittee has paid the required Permit Fee under this Permit to the Trust. A non-refundable \$25 Application Fee must also be submitted with each application.
2. The Permittee throughout the term of the Permit must purchase and maintain, in full force and effect, insurance coverage as described in **Exhibit B**. This Permit shall not be effective until Permittee has delivered proof of insurance in a form and substance reasonably satisfactory to the Trust.
3. All groups using the Pier 25 Turf Field, Pier 26 Sports Court, Pier 40 Recreation Fields, Pier 46 Field, Gansevoort Peninsula Field and/or Chelsea Waterside Park Field, must obtain a written permit from the Trust.
4. The Trust reserves the right to establish non-permittee “open play” hours during field use hours.
5. Permittee must confine their activities to the locations, times, and dates specified on this Permit (**Exhibit A**).
6. This Permit is not valid unless it has been signed by both the Permittee and the Trust.
7. Permittee must vacate the Premises promptly at the ending time stated on the Permit or face revocation of this Permit.
8. The Permittee is responsible for the conduct of anyone playing under the Permit and will be liable for damages to individuals or property arising from such conduct.
9. Permittees must make all reasonable efforts to ensure their players do not use non-field spaces, including the covered areas surrounding the Pier 40 Recreation Fields and the space between Pier 40 Rooftop Fields, for ball play, warm up space, or other active recreation.
10. The Permittee shall, at its sole cost and expense, comply with all applicable laws, rules, regulations, ordinances, codes, and orders of all federal, state, and local governmental authorities, agencies, departments, and bureaus having jurisdiction over the Premises or applicable to the Permittee or Permitted Use (collectively, “Legal Requirements”), including but not limited to New York Public Health Law 3000-F (related to AEDs) and all other applicable New York State and New York City Department of Health requirements.

Applications

1. Applications for the sessions may only be submitted when the Trust opens an application cycle, approximately three (3) months in advance of the start of each season. Each season is booked separately – you cannot reserve a time slot for multiple seasons, and you are not guaranteed sessions in concurrent seasons. Fields are booked on a seasonal basis and for a full session. If the Permittee does not intend to use specific days during the requested session, Permittee must notify the Trust.
2. One (1) individual must be designated to file the application and serve as contact for all Permit issues.
3. Applying for a permit does not guarantee that the requested times/fields will be granted. The Trust reserves the right to use its discretion to determine how many and which hours each team/organization may receive.
4. Permittees must notify the Trust at the beginning of each season of special sporting events, including homecoming games, championships, tournaments, and other uses that may cause increased impacts to the Park, including traffic or a larger than normal number of spectators. A minimum of two weeks' notice for special sporting events is required for events that arise during a season. To provide notice, please email fields@hrpt.ny.gov.

Permit Fees

1. If the Trust approves additional Sessions, not covered by the original Permit, Permittee will receive an invoice for any additional balance. Permittee must pay the fees in full within ten (10) business days of notification that a permit has been issued, and no less than 24 hours in advance of field use.
2. Permit fees are non-refundable except in instances when a permitted time is cancelled as a result of a scheduling conflict caused by the Trust. In the event of a cancellation, the Trust will inform the Permittee as soon as feasibly possible and refund the Permittee a prorated portion of the Permit Fee.
3. In the case of inclement weather, Permittee must provide notice of cancellation due to inclement weather prior to the start of the session to receive credit for a future session. To provide notice, please email fields@hrpt.ny.gov.
4. In the case of Permittee cancelling sessions due to reasons other than inclement weather, Permittee may only be issued credit(s) for no more than three sessions. Permittee must provide the Trust with Seventy-two (72) hours' advance notice by email to fields@hrpt.ny.gov and will not receive credit(s) for cancellations with any less notice. Multiple Permittee cancelations may impact future booking approvals.

Youth Groups

1. NYC Public Schools and Non-Profit Youth Organizations will be given priority for weekend days and weekday after-school sessions.
2. An adult must be present and supervise all Youth Organizations at all times. Minimum of one (1) adult per 12 children.
3. All children who are not participating in on-field play must be supervised by an adult while on the Premises.

Park Rules

1. Permittee shall, with respect to the Permit and the Premises, comply with, or cause compliance with, all Hudson River Park (the "Park") rules and regulations posted on the Trust's website at <http://www.hudsonriverpark.org/about-us/hrpt/rules-regulations>.
2. Park rules prohibit commercial activity in the Park without a permit. Permittees may not engage in activities for a fee or donation that would constitute commercial activity outside of the permitted activity set forth in the Permit unless authorized by the Trust. Events and activities outside of field play, including sponsored events, tabling, or events-for-hire during permitted times require authorization by the Trust and may, depending on the scope of the event, require a separate permit.
3. The Permit does not give the Permittee the right to sell or offer for sale any articles, tickets or refreshments within or adjacent to the Park. All sales require a separate Permit issued by the Trust.
4. Permittee shall not sell, use, or distribute single-use plastic bottles, straws, cups, tableware, bags, utensils, food containers, and stirrers, in accordance with the Trust's Park Over Plastic Initiative; information on Park Over Plastic can be found at: <https://hudsonriverpark.org/the-park/sustainability/park-over-plastic/>. Permittee may use plastic alternatives and reusable items including portable beverage coolers and bottles. A list of some current plastic alternative vendors and products are included in the Green Resource Guide, which can be found at: https://hudsonriverpark.org/app/uploads/2020/11/HRPK_Park_Over_Plastic_Green_Guide.pdf.
5. Littering is prohibited. The Permittee is responsible for cleaning and restoring to its proper condition all areas of the Park affected by the Permittee's use. Permittee must appropriately recycle waste as per NYC Sanitation guidelines, which can be found at: <https://www1.nyc.gov/assets/dsny/site/services/recycling>.
6. Any Permittee in violation of Park rules, including, but not limited to, unauthorized commercial activity in Park space, may be subject to the revocation of existing permits and potential disqualification from the issuance of future permits by the Trust.

Field Rules

1. To ensure that as many groups as possible are able to use the fields, the following policy is in effect:
2. Permittees are expected to use the fields only on the date(s) and time(s) specified in their permits. Permittees are required to notify the Trust if they do not intend to use specific date(s) and time(s). Permittees must email the Trust at fileds@hrpt.ny.gov a minimum of seventy-two (72) hours in advance if unable to use the assigned sessions for reasons other than weather.
3. Permits for any groups who cancel, do not use, or underuse the granted sessions three (3) or more times during the season may be subject to the revocation of remaining permits and potential disqualification from future seasons.
4. A minimum of twelve (12) players are expected to use the fields during each session for the indoor field. A minimum of twenty (20) players are expected to use the fields during each session for any of the outdoor fields.
5. Marking of the fields or any other field maintenance is strictly prohibited.
6. Pitchers' mounds and soccer goals may be moved to the side of the fields when not being used, but they must not be removed from the fields. They must remain on the turf at all times.
7. Moving bleachers onto the field from their current sideline location is strictly prohibited.
8. Cleats, soft-soled shoes, dress shoes, and carbon black marking shoes are prohibited on the Pier 26 Sports Court. Turf or molded cleats are permitted on all other athletic fields.
9. Pamphlets, handbills, banners, or advertising material of any kind may not be posted, placed or distributed at the fields, unless written permission is granted by the Trust.
10. No alcoholic beverages, barbecuing, excessive noise, pets, smoking, rollerblading, riding scooters, skateboarding, or bicycling is allowed on or adjacent to field areas.
11. Bagged lunch/snacks may be consumed off the fields and along the sidelines during the permitted time, but additional gathering permits may be required. Please speak with your Trust contact for more details to ensure you will not be in violation of the Permit.

Field Condition

1. Permittee has inspected the Premises and is familiar with its condition. The Permittee will not make any changes, alterations, additions, or constructions, to the Premises. Permittee shall accept the Premises in its "as-is" condition on the Permit Date and shall surrender the Premises to the Trust by the end of the Term of the Permit in the same

condition as received on the Permit Date. No allowance for ordinary wear and tear is granted hereunder due to the short duration of the Term of the Permit.

2. The Trust has not made nor does it make any representations or warranties, whether verbal or written, as to the condition, fitness, or merchantability of the Premises for Permittee's intended use and occupancy. All warranties at law or in equity are expressly disclaimed.
3. Use of Trust facilities constitutes Permittee's acceptance of the terms and conditions contained in this Permit.

Personal Property

1. Permittees are solely responsible for securing all personal property while using the Premises. The Trust assumes no liability for lost, stolen, or unattended items. To support a more secure environment at the Pier 40 Courtyard Fields, the Trust has provided pack racks for field users to store their personal property during permitted usage times.
2. All Permittees are required to complete the seasonal questionnaire or submit a written plan detailing how players' personal property will be secured during play. Failure to do so may impact future permitting.
3. The Trust strongly encourages Permittees to designate a responsible party to oversee the security of personal belongings during permitted usage times.

Safety Matters

4. For all non-emergency situations, Permittee should call the 24/7 Operations Desk at (212) 242-6427 or the Trust Contact Person. In the event of an emergency, call 911 and then the Trust's 24/7 Operations Desk.
5. The Trust reserves the right to close the entirety or portions of the Park including the Premises, to ensure public safety at any time.

General Legal Provisions

1. Permittee may not assign, sub-permit, transfer, sell, duplicate, or otherwise allow any entity, person, or party to use and occupy the Premises, or have any of the rights and privileges conveyed to Permittee by this Permit. A violation of this section may result in revocation of all permits issued to the Permittee and may preclude issuance of future permits.
2. Notwithstanding any other provisions of the Permit, the Permittee's status (and that of any sub-permittee) shall be that of an independent contractor and not that of an agent or employee of the Trust. Accordingly, neither the Permittee nor any sub-permittee shall hold itself out as, or claim to be acting in the capacity of, an employee or agent of the Trust.

3. The Trust may terminate the Permit for cause, including: (1) a material breach of any covenant or agreement contained in the Permit; (2) the Permittee's failure to diligently, timely and expeditiously perform its obligations set forth in the Permit; or (3) any representation or warranty made or deemed to have been made under the Permit by the Permittee that has been proven to be untrue in any material respect.
4. In accordance with Article 15 of the Executive Law (also known as the NYS Human Rights Law), Title 8 of the New York City Administrative Code (also known as the NYC Human Rights Law) and all other State and Federal statutory and constitutional non-discrimination provisions, the Permittee will not discriminate against any employee or applicant for employment because of actual or perceived age, race, creed, color, national origin, gender identity or expression, sexual orientation, predisposing genetic characteristics, military status, marital status, partnership status, domestic violence victim status, or alienage or citizenship status. Neither shall the Permittee discriminate in the use of these Premises or any access to these Premises if such Premises are used as a public accommodation or in connection with a public service.
5. Permittee hereby voluntarily releases, forever discharges, and covenants not to sue the Trust, the State of New York, the City of New York, and each of their offices, departments, agencies, officials, directors and employees, successors and assigns from any and all claims, demands or causes of action caused by Permittee or its agents or from any attendee of the Event or that arises pursuant to this Permit, including any use of the Trust's equipment or facilities, and further including any such claims which allege negligent acts or omissions of the Trust except if such claims, demands, or causes of action arise out of the gross negligence or willful misconduct of the Trust. Depending on the scale and type of Event, the Trust reserves the right to require Permittee to obtain written releases/waivers from participants of the Event using forms either approved by the Trust or provided by the Trust.
6. The State of New York, including its Office of Parks, Recreation and Historic Preservation and its Department of Environmental Conservation, and the City of New York are not parties to this Permit and in no way shall either be responsible to any party for any claims of any nature whatsoever arising or which may arise from this Permit unless the State or the City expressly takes over this Permit and then only as to claims arising after such Permit is taken over by either New York State or New York City.

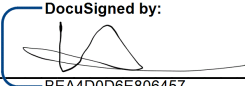
IN WITNESS WHEREOF, the parties hereby execute and deliver this Permit as of the date set forth above.

HUDSON RIVER PARK TRUST

PERMITTEE

By: _____

Name:
Title:

By: _____

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Name: Andrew Zelter
Title: DLL Board Member
3/6/2026

Exhibit A
Field Use Schedule

Scheduled Rentals (24)

Date	Time	Hours	Title	Venue
3/7/2026	8:00 AM To 10:00 AM	2:0	Andrew Zelter - Downtown Little League (DLL)	Chelsea Waterside
3/7/2026	8:00 AM To 10:00 AM	2:0	Andrew Zelter - Downtown Little League (DLL)	Pier 40 Rooftop Field #1
3/8/2026	9:00 AM To 10:00 AM	1:0	Andrew Zelter - Downtown Little League (DLL)	Pier 40 Rooftop Field #1
3/8/2026	9:00 AM To 10:00 AM	1:0	Andrew Zelter - Downtown Little League (DLL)	Chelsea Waterside
3/8/2026	12:00 PM To 2:30 PM	2:30	Andrew Zelter - Downtown Little League (DLL)	Pier 40 Rooftop Field #1
3/8/2026	12:00 PM To 2:00 PM	2:0	Andrew Zelter - Downtown Little League (DLL)	Chelsea Waterside
3/14/2026	8:00 AM To 10:00 AM	2:0	Andrew Zelter - Downtown Little League (DLL)	Chelsea Waterside
3/14/2026	8:00 AM To 10:00 AM	2:0	Andrew Zelter - Downtown Little League (DLL)	Pier 40 Rooftop Field #1
3/15/2026	9:00 AM To 10:00 AM	1:0	Andrew Zelter - Downtown Little League (DLL)	Chelsea Waterside
3/15/2026	9:00 AM To 10:00 AM	1:0	Andrew Zelter - Downtown Little League (DLL)	Pier 40 Rooftop Field #1
3/15/2026	12:00 PM To 2:30 PM	2:30	Andrew Zelter - Downtown Little League (DLL)	Pier 40 Rooftop Field #1
3/15/2026	12:00 PM To 2:00 PM	2:0	Andrew Zelter - Downtown Little League (DLL)	Chelsea Waterside
3/21/2026	8:00 AM To 10:00 AM	2:0	Andrew Zelter - Downtown Little League (DLL)	Chelsea Waterside
3/21/2026	8:00 AM To 10:00 AM	2:0	Andrew Zelter - Downtown Little League (DLL)	Pier 40 Rooftop Field #1
3/22/2026	9:00 AM To 10:00 AM	1:0	Andrew Zelter - Downtown Little League (DLL)	Chelsea Waterside

Date	Time	Hours	Title	Venue
3/22/2026	9:00 AM To 10:00 AM	1:0	Andrew Zelter - Downtown Little League (DLL)	Pier 40 Rooftop Field #1
3/22/2026	12:00 PM To 2:00 PM	2:0	Andrew Zelter - Downtown Little League (DLL)	Chelsea Waterside
3/22/2026	12:00 PM To 2:30 PM	2:30	Andrew Zelter - Downtown Little League (DLL)	Pier 40 Rooftop Field #1
3/28/2026	8:00 AM To 10:00 AM	2:0	Andrew Zelter - Downtown Little League (DLL)	Chelsea Waterside
3/28/2026	8:00 AM To 10:00 AM	2:0	Andrew Zelter - Downtown Little League (DLL)	Pier 40 Rooftop Field #1
3/29/2026	9:00 AM To 10:00 AM	1:0	Andrew Zelter - Downtown Little League (DLL)	Pier 40 Rooftop Field #1
3/29/2026	9:00 AM To 10:00 AM	1:0	Andrew Zelter - Downtown Little League (DLL)	Chelsea Waterside
3/29/2026	12:00 PM To 2:30 PM	2:30	Andrew Zelter - Downtown Little League (DLL)	Pier 40 Rooftop Field #1
3/29/2026	12:00 PM To 2:00 PM	2:0	Andrew Zelter - Downtown Little League (DLL)	Chelsea Waterside

Total hours: 42:00:00

Exhibit B
Insurance

- a.) The Permittee shall provide the Trust with (i) Certificates of Insurance naming the Additional Insureds set forth below and, (ii) at the request of the Trust, the “Schedules of Forms and Endorsements” and copies of the Forms and Endorsements evidencing compliance with all coverage requirements contained in this Exhibit B. Such certificates and Schedules of Forms and Endorsements shall be in form and substance acceptable to the Trust. Acceptance and/or approval of such certificates and/or Schedules of Forms and Endorsements and copies of the Forms and Endorsements by the Trust do not, and shall not, be construed to relieve the Permittee of any obligations, responsibilities or liabilities under this Exhibit B.
- b.) All insurance required by this Exhibit B shall include the following as “Additional Insured” if such coverage is available under such insurance policies: Hudson River Park Trust, Hudson River Park Friends, the State of New York, the City of New York, and each of their offices, departments, agencies, officials, directors and employees. The Trust offices are located at Pier 40 - 353 West Street, Suite 201, New York, NY 10014 - Attn: Insurance Manager. The Additional Insured protection on the General Liability policy shall be provided on form CG 20 10 11 85 or its equivalent, or may be obtained through a combination of CG 20 10 07 04 and CG 20 37 07 04 or their equivalents. Additional Insured coverage must apply to direct and vicarious liability for both on-going and completed operations
- c.) [Intentionally Omitted]
- d.) Each insurance carrier must be rated at least “A-” Class “VII” in the most recently published A.M. Best’s Insurance Report. If, during the term of the policy, a carrier’s rating falls below “A-” Class “VII”, the insurance policy must be replaced no later than the renewal date of the policy with an insurer acceptable to the Trust and rated at least “A-” Class “VII” in the most recently published A.M. Best’s Insurance Report.
- e.) Permittee shall cause all insurance to be in full force and effect as of the execution date of the Permit, or as of the date indicated in a “Notice to Proceed” if issued by the Trust, and to remain in full force and effect throughout the Term of the Permit and as further required by this Exhibit B. Permittee shall not take any action, or omit to take any action, that would suspend or invalidate any of the required coverages during the period of time such coverages are required to be in effect. Coverage shall:
1. Be primary and non-contributing to any insurance or self-insurance maintained by the Trust.
 2. Be obtained at the sole cost and expense of Permittee and shall be maintained with insurance carriers authorized to do business in New York State and acceptable to the Trust.
 3. Provide written notice to the Trust, at least thirty (30) days prior to the termination, cancellation or non-renewal of such insurance policies; notice shall be sent, via express or certified mail to:

Hudson River Park Trust
Attn: Insurance Manager
353 West Street
Pier 40, Second Floor
New York, NY 10014

4. Be solely responsible for the payment of their respective deductibles and self-insured retentions to which such insurance policies are subject. Self-Insured Retentions may not exceed **Twenty-Five Thousand (\$25,000)** per claim unless otherwise approved by the Trust. General liability and umbrella/excess policies shall contain no deductibles in excess of **Twenty-Five Thousand Dollars (\$25,000)** per claim unless otherwise approved by the Trust.
- f.) Under no circumstances shall any insurance policies exclude coverage for claims that result from the imposition of New York Labor Law Section 240 (Scaffold Law) or for any Public Open Space or any portions of the premises used or for Public Access and Public Benefit Uses.
- g.) Upon the renewal date of any insurance policies, the Permittee shall supply the Trust with updated replacement proofs of coverage on Certificates of Insurance.
- h.) Permittee shall cause to be included in each of its insurance policies a waiver of the insurer's right of subrogation against the Trust and/or any Additional Insureds.
- i.) Permittee, throughout the Term of the Permit, or as otherwise required by this Exhibit B, shall obtain and maintain in full force and effect, the following insurance with limits not less than those described below and as required by the terms of this Exhibit B, or as required by law, whichever is greater (limits may be provided through a combination of primary and umbrella/excess policies):
 1. Commercial General Liability Insurance with a limit of not less than One Million Dollars (\$1,000,000) per occurrence / Two Million Dollars (\$2,000,000) aggregate, which must apply on a per location or per project basis. Such insurance shall be written on ISO Form CG 00 01 12 07 or substitute form providing equivalent coverage and shall cover liability arising from premises operations, independent contractors, products-completed operations, personal and advertising injury, cross liability coverage, blanket contractual liability (including tort liability of another assumed in a contract), extended bodily injury coverage, and damage to rented premises.
 2. Workers Compensation, Employers Liability and Disability Benefits Insurance at statutory limits as applicable to the Permittee's operations and required by law. Proof of Workers Compensation coverage must be presented on the NYS WCB C-105.2 or equivalent form; proof of Disability coverage must be provided on a DB-120.1 form.
 - a) The NY State Workers Compensation Board guideline regarding these requirements is available at:
<http://www.wcb.ny.gov/content/main/forms/AllForms.jsp>

- b) If Exempt from Worker Compensation please refer to the following link and provide proof on the CE200 form issues by the NY State Workers Compensation Board:
http://www.wcb.ny.gov/content/ebiz/wc_db_exemptions/requestExemptionOverview.jsp
- c) If the Permittee is not a NY State based business, then the Permittee must provide a copy of its Workers' Compensation policy's Declarations Page to show that New York is listed in Part 3A and to confirm the policy provides statutory Employer's Liability coverage applicable in NYS.

EXHIBIT C
Park Over Plastic Initiative

The Trust is a leader in environmental stewardship and through its [Park Over Plastic](#) initiative encourages occupants of the Park to join its stewardship efforts; and the Permittee agrees to advance the efforts of the Hudson River Park's Park Over Plastic initiative through the discontinuation of single-use plastics as set forth below.

Permittee shall:

A. Refrain from the distribution and selling of single use plastic bottle(s), straw(s), cup(s), tableware, bag(s), utensil(s), food container(s), and stirrer(s).

B. Use non-plastic products within Hudson River Park. A list of some current plastic alternative vendors and products are included in the [Green Resource Guide](#). Suggested green alternatives include, but are not limited to:

- Paper, plant-based or reusable bottles, straws, cups, tableware, bags, utensils, food containers and stirrers
- Waxed-lined paperboard food and beverage containers
- Biodegradable trash liners
- Reusable or paper tablecloths and decorations

C. Reduce the use of plastic packaging and opt for bulk products with minimal wrapping and low waste food service companies.

D. Use commercially reasonable efforts to use biodegradable products and compost event waste.

E. The Permittee is encouraged to partner with the Trust in advocating and educating the public on the Park Over Plastic initiative through signage, displays, and other partnering opportunities as brought forth by the Trust.

F. Basic Information:

- Hudson River Park's Green Resource Guide: https://hudsonriverpark.org/app/uploads/2020/11/HRPK_Park_Over_Plastic_Green_Guide.pdf
- List of certified compostable companies to buy from, the Biodegradable Products Institute: <https://www.bpiworld.org/>
- NY based reusable container delivery service: <https://www.deliverzero.com/>
- NYC based compost collection and transport information: <https://www1.nyc.gov/assets/dsny/site/services/food-scrap-and-yard-waste-page/commercial-requirements> Product Stewardship Institute's low food waste guide: https://cdn.ymaws.com/www.productstewardship.us/resource/resmgr/files/psi_plastic_reduction_guide.pdf
- Great Forest's zero waste checklist: <https://greatforest.com/sustainability101/zero-waste-event-guide-10-step-checklist/>