



IN THE MATTER OF an application submitted by Bally’s New York Operating Company, LLC and the New York City Department of Parks and Recreation, pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving:

1. the establishment of Ring Road; and
2. the elimination of Park south of Schley Avenue; and
3. the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in Community District 10, Borough of the Bronx, in accordance with Map No. 13154 dated January 15, 2025 and signed by the Borough President.

This application (C 250085 MMX) for an amendment to the City Map was filed by Bally’s New York Operating Company, LLC, and the New York City Department of Parks and Recreation (Parks Department) on October 24, 2024. The proposed amendment to the City Map, in conjunction with the related zoning map amendment (C 250086 ZMX) and disposition of non-residential City-owned property (C 250093 PPX), would remove an approximate 15.7-acre parcel from its designation as a park on the City Map and map an existing circular roadway within the Ferry Point Park as a city street. The proposed actions would facilitate the development of a new 2.58 million square-foot gaming and entertainment venue including a 390,000 square-foot gaming facility, 488,400 square-foot hotel, a 2,000-seat event center, parking and other amenities located within Ferry Point Park, the Bronx, Community District 10.

RELATED ACTIONS

In addition to the proposed City Map change (C 250085 MMX) that is the subject of this report, the proposed project also requires action by the City Planning Commission on the following two applications:

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| C 250086 ZMX | Zoning map amendment to map a C8-4 zoning district |
| C 250093 PPX | Disposition of non-residential City-owned property |

BACKGROUND

Bally's New York Operating Company, LLC, and the Department of Parks and Recreation (Parks Department) are proposing an amendment to the City Map, in addition to a zoning map amendment, and a disposition of non-residential City-owned property (C 250085 MMX), to facilitate the development of a gaming facility within a portion of Bally's golf course at Ferry Point Park in the Bronx. The proposed gaming facility would be located in an approximately 15.7-acre area of the 222-acre public golf course and is improved by paved parking, a clubhouse, and a portion of the golf practice area. The proposed development would include an approximately 390,000 square-foot casino with 5,100 gaming positions; a 62,000 square-foot 2,000-seat multi-purpose event and entertainment venue; a 488,400 square-foot 500-key hotel; restaurants; 6,100 square feet of retail; 1.94 million square feet of parking for 4,660 off-street parking spaces; and accessory signage.

Ferry Point Park was initially comprised of a 171-acre parcel that came under the jurisdiction of Parks Department in 1937. The park is named for the ferries that traveled between the Bronx and Queens until 1939, when the Bronx-Whitestone Bridge opened to cars. In 1948, the Park was expanded to its current 413-acre configuration. The eastern portion of the park was operated by the New York City Department of Sanitation as a solid waste landfill from 1952 until it was closed in 1970. Ferry Point Park is currently bounded by Schley Avenue and St. Raymond's Cemetery to the north, Balcom Avenue and Emerson Avenue to the east, the East River to the south, and Westchester Creek to the west. The Park is bisected by the Bronx-Whitestone Bridge and Interstate 678.

The park includes designated barbecuing areas; cricket fields, soccer fields and football fields west of the Bronx-Whitestone Bridge; baseball fields, basketball courts and the Ferry Point Park Playground at the northeast corner of the park between the Golf Course and Balcom Avenue; bicycle and pedestrian pathways; and restrooms. The Ferry Point Park Passive Waterfront Path and Landscape Construction, which created a waterfront path and saltwater marsh at the base of the park, between the Bronx-Whitestone Bridge and Emerson Avenue, was completed in March of 2021.

The Bally's Golf Course is a 222-acre regional public recreation facility located on the eastern portion of the park, bounded by the Bronx-Whitestone Bridge to the west, Balcom Avenue and Emerson Avenue to the east, St. Raymond's Cemetery to the north, and the East River to the south. The approximately 7,400 yard, 18-hole links-style course was designed by Jack Nicklaus and was designed to accommodate national and international tournaments. The golf course was the subject of two prior actions at City Planning including an application for a Major Concession to develop the eastern portion of the park as a public recreational facility to be operated by a licensee (December 22, 1999; C 000090 MCX) and amendment to the City Map to eliminate portions of Emerson Avenue and Schley Avenue to establish an addition to the park (December 22, 1999; C 000048 MMX). The golf course was completed in 2015. The license for the golf course was assigned to Bally's pursuant to an agreement as of August 17, 2023, and runs through March 31, 2035.

The surrounding area is parkland except for the Bronx-Whitestone Bridge which is adjacent to the proposed development site. East of the proposed gaming facility and across Emerson Avenue, is the Throggs Neck neighborhood of the Bronx, which is primarily within low density residential zoning districts R3-2 and R4A and a low density C3A waterfront commercial zoning district along the East River. To the north and west of the Expressway is the Zerega Industrial Business Zone which is zoned M1-1 which is a low-density light manufacturing district. The Metropolitan Transportation Authority (MTA) uses an area of the park under the Bronx-Whitestone Bridge for maintenance activities and they maintain an area across from the entrance to the golf course for truck parking and a structure for a salt dome.

There are no individual landmarks or historic districts within the surrounding area.

Ferry Point Park is in proximity to major and local thoroughfares. Major highways include the Hutchinson River Expressway, which extends north from the park beyond the northern terminus of the Bronx-Whitestone Bridge, and the Cross Bronx Expressway, Bruckner Expressway and New England Thruway, all of which bisect the Hutchinson River Expressway north of the park. The Throgs Neck Expressway runs parallel to the Hutchinson River Expressway to the east of the park.

The park is served by bus access via the BXM-9, BX-5, Q-50, and Q44-SBS bus lines which have stops located north of the project area and the BX42 bus line which has stops located east of the project area. The closest subway station is the Middletown Road 6 subway station located approximately two miles north of the development site. Currently, Bally's operates a shuttle bus between this stop and the golf course. In December 2021, New York City ferry service began with the opening of a new landing on the western side of Ferry Point Park. The ferry service is at the southwestern tip of the park, which is the northern terminus of the Soundview Route with stops at Clason Point in the Bronx, and East 90th Street, East 34th Street, Stuyvesant Cove, and Wall Street / Pier 11, in Manhattan. The proposed development is located approximately 20 minutes by car from LaGuardia International Airport.

Ring Road is a horseshoe shaped, 2.41-acre road within Ferry Point Park and under the jurisdiction of the New York City Department of Parks and Recreation. Ring Road is one-way, one-lane, approximately 30-foot wide, and consists of northbound and southbound service roads located south of Schley Avenue and serves the Hutchinson River Expressway. Ring Road circles beneath the ramps up to the Bronx-Whitestone Bridge at its southernmost boundary as it traverses southbound from the eastern portion of the park to the northbound western portion. The entrance to the golf course and the proposed development site is on the northbound portion of Ring Road immediately after driving underneath the Bronx-Whitestone Bridge. Ring Road is accessible by the Hutchinson River Expressway in both directions by Exit 18 and from Lafayette Avenue. Ring Road also provides access to other areas of the park. Ring Road does not have bike paths or pedestrian walkways and experiences drainage issues.

The project area consists of the area to be rezoned (the gaming facility development site) and Ring Road.

Gaming in New York

The New York State Gaming Commission regulates all aspects of gaming activity in the State, including horse racing, pari-mutuel wagering, Class III Indian Gaming, the state lottery (including video lottery terminals), commercial gaming, sports wagering, interactive fantasy

sports, and charitable gaming. In 2013, New York State voters approved a referendum to allow the state legislature to authorize up to seven new commercial casinos for the purposes of promoting job growth, increasing aid to schools, and investing in mass transit through revenues generated. Four gaming licenses have subsequently been awarded in the upstate New York region.

In 2022, the state legislature passed legislation authorizing up to three licenses for gaming in downstate New York, including New York City, Long Island, and Westchester, Putnam, and Rockland counties. The State created a process to review applications for the licenses which includes the review and approval by a local Community Advisory Committee (CAC) that would be convened for each individual application based on the location of the proposed gaming facility. Each proposed gaming application would have a public review and open meetings and hearings process that is led by a CAC that would consist of the following six members or their representative: New York State Governor, New York City Mayor, New York State Assemblymember, New York State Senator, Borough President, and New York City Council member. If an application is approved by a two-thirds majority of the CAC, the application would be forwarded for review and approval by the State. In addition, the State can only consider an application that has presented evidence that the gaming facility is in compliance or has received approval with all required local zoning requirements. The applicant, Bally's New York Operating Company, LLC, has stated that if they are not awarded one of the gaming facility licenses, then they would not pursue any part of the proposed development.

On April 18, 2024, the City Council adopted the Gaming Facility Text Amendment. This text amendment is intended to facilitate the state-led gaming application process, avoid duplicative reviews, and provide an even playing field among proposed gaming facilities located in the city. Before the text amendment was adopted, the Zoning Resolution did not permit the gaming facility use in any zoning district in the city. The text amendment allows a gaming facility as a permitted use in C4 through C8 commercial districts and manufacturing districts if operating under a gaming license issued by the New York State Gaming Commission. It further provides that a gaming facility, as licensed by the Gaming Commission, shall be deemed to have satisfied all applicable regulations of the Zoning Resolution.

The Proposed Project

The proposed development would provide a new, year-round destination and entertainment complex that would contain an approximately 2.58 million square feet of floor area, including approximately 390,000 square feet of casino space (front and back of house) with approximately 5,100 gaming positions; approximately 6,100 square feet of retail space; approximately 488,400 square feet of hotel space (500 hotel keys); an approximately 62,000 square-foot entertainment venue with capacity for 2,000 people; approximately 4,660 parking spaces; retail uses, and accessory signage.

The proposed gaming facility's ground-floor casino, which includes a mezzanine, would span eastward from Ring Road with hotel, restaurant, and bar areas overlooking the 18th hole of the golf course, the waterfront, and Long Island Sound. The proposed 23-story hotel would be topped with a rooftop restaurant with a height of approximately 245 feet (at an elevation of 280 feet) – which is below the height of the Bronx-Whitestone Bridge's towers. The massing of the proposed development would step downward towards the water and the southern perimeter of the park. The proposed development would be a Gold LEED-certified building and incorporate features and design choices addressing resiliency, including but not limited to the installation of solar panels, green roofs, and green walls. The building would also meet other LEED category standards including Transportation, Brownfield Site Development, Water Efficiency, Energy Efficiency and Management, Life Cycle awareness and Material Ingredients, Waste Management, Indoor Air Quality, and Regional Impact.

The proposed development site would be accessible by car and bus via the improved Ring Road, facilitated by a series of internal roadways and site circulation on the site including a drop-off and pick-up area for private vehicles and a designated queueing area for buses. The Waterfront Access Roadway would not be demapped and would remain in Parks Department jurisdiction, with DCAS granting Bally's the Waterfront Access Roadway easement to use part of the Waterfront Access Roadway for circulation for the proposed development.

In connection with the development of the gaming facility, Bally's would make several improvements to Ferry Point Park. These improvements may include, but are not limited to, the reconstruction of the existing soccer and cricket fields, a new playground, enhanced park lighting, landscaping, improvements to existing trails, and new pathway connections. These improvements would be determined in consultation with the community board, local elected officials and Parks Department. The public would maintain access to Ferry Point Park and the golf course and could park at the proposed new indoor parking facility on the development site.

Transportation for park uses would be enhanced with better access from the eastern to western portion of the park, including installation of striped walking paths and signalized pedestrian crossing to ensure safe pedestrian crossing. Public transportation improvements may include the addition of one or more MTA bus stops, providing public transportation into the park for the first time. The applicant is seeking upgrades to the ferry shuttle service areas in conjunction with Parks Department and the New York City Economic Development Corporation, including improved directional signage and lighting enhancements. In addition, other improvements and additions to park resources for local areas would be implemented, subject to Parks Department review and approval.

The rezoning area is approximately 685,000 square feet (15.71 acres) and is mapped over the proposed gaming facility development site and, to accommodate the requirements for linear boundaries in the zoning map, the rezoning area is slightly larger than the development site. The portions of the rezoning area that are not within the gaming facility development site would remain City parkland. The rezoning area is currently entirely occupied by the golf course, golf clubhouse, and surface parking.

The proposed project includes a new 22,140 square-foot replacement golf clubhouse, which would be located outside of the development site and remain under the jurisdiction of Parks Department. The replacement golf clubhouse would be designed in conjunction with Parks Department and subject to review by the New York City Public Design Commission. The clubhouse would be similar in size to the existing clubhouse, reach a height of three stories (40

feet or an elevation of 75 feet), include a specific golf loading area, drop-off and pick-up area, include 315 parking spaces, banquet space, locker room facilities, and a golf pro shop.

As part of the proposed development, Ring Road would be demapped as parkland, be mapped as a city street, and would be reconstructed to New York City Department of Transportation (DOT) standards to the west of the Interstate 678, between Schley Avenue and the southern terminus of the Hutchinson River Expressway southbound service road. Ring Road would expand to 4.1-acres and be mapped and reconstructed to a 45-foot width, inclusive of a 1-foot shoulder, two 11-foot travel lanes, a 10-foot parking lane, and a 12-foot sidewalk along the exterior of the roadbed. Immediately adjacent to the 45-foot right of way, on parkland, would be a 3-foot-wide landscaped buffer made up of planting strips suitable for trees, and a 12-foot-wide two-way bike lane. Bally's is also proposing to work with the MTA on a new bus stop on the west side of the Ring Road, along the Ferry Point Park frontage, to enhance transit connectivity for patrons traveling to and from the park.

One section of Ring Road, on the east side of Interstate 678, would be mapped and reconstructed to a consistent 35-foot width inclusive of a 1-foot shoulder, two 11-foot travel lanes, and a 12-foot shared-use sidewalk, due to the existence of an existing maintenance road. Other proposed improvements to the transportation network would be subject to further discussion with DOT and other agencies: improvements at the intersection of Lafayette Avenue and the Hutchinson River Expressway, including layout and signal equipment and a new overpass for north-bound turnaround traffic; and widenings of the southbound Hutchinson River Parkway Service Road near the intersection of Schley Avenue.

Proposed Actions

In order to facilitate the proposed development, the applicant seeks three land use actions:

- 1. City Map Change (C 250085 MMX)*

Bally's New York Operating Company, LLC and the Department of Parks and Recreation seek a City Map Amendment to remove the "park" designation from the development site. The applicants intend to de-map the development parcel as parkland and allow the disposition of that

parkland to facilitate the development of the proposed gaming facility development. The applicant intends to map Ring Road which is currently designated as parkland and used as a park roadway and under the jurisdiction of Parks Department. The roadway would be mapped as a street under the jurisdiction of DOT.

The proposed improvements to Ring Road would create more vehicle capacity and enhance vehicle circulation and safety in the area by providing transportation infrastructure to DOT standards including two delineated travel lanes and a curbside parking lane along the frontage to Ferry Point Park. Additionally, there would be new bidirectional pedestrian and bike connectivity between the existing shoreline greenway on the east side of the Bronx-Whitestone Bridge and the Bronx neighborhoods to the north, east, and west via Brush Avenue, including under the Bronx-Whitestone Bridge overpass on Ring Road where there is no existing pedestrian or bicycle infrastructure.

2. Zoning Map Amendment (C 250086 ZMX)

Bally's New York Operating Company, LLC seeks a zoning map amendment to map a C8-4 commercial zoning district on a portion of the development site. The C8-4 district would be mapped on the property bounded by the centerline bounded by a line 2,870 feet northwesterly of the U.S. Pierhead and Bulkhead Line, a line 950 feet southwesterly of Emerson Avenue, a line 1,390 feet northwesterly of the U.S. Pierhead and Bulkhead Line, a line 2,250 feet southwesterly of Emerson Avenue and its southeasterly prolongation, and the easterly street line of Ring Road.

A C8-4 commercial district permits commercial uses with a maximum floor area ratio (FAR) of 5.0. The applicant has stated that the proposed development would not exceed the underlying FAR. No residential use is allowed. Certain community facility uses are not permitted; other community facility uses are permitted up to a maximum of 6.5 FAR. In a C8-4 district, the height and setback of buildings are governed by the sky exposure plane.

3. Disposition of Non-Residential City-Owned Property (C 250093 PPX)

The Department of Citywide Administrative Services is seeking the disposition of property located at Ferry Point Park (Block 5622, p/o Lot 1) for a non-exclusive access easement over a

portion of the 1.45-acre Waterfront Access Roadway. This would allow Bally's to use the existing roadway for circulation purposes for the benefit of the proposed development. The Waterfront Access Roadway easement (1.02 acres) would extend from a point approximately 50 feet south of the fire lane that would ring the proposed development to the northern terminus of the Waterfront Access Roadway. The Waterfront Access Roadway easement would be located entirely within the larger Waterfront Access Roadway, bounded by the proposed development to the east, the Hutchinson River Expressway to the west, Ring Road to the north, and the southern extension of the Waterfront Access Roadway to the south. The Waterfront Access Roadway easement would contain approximately 1.02 acres or 44,431 square feet of area. DCAS would effect the conveyance of the Waterfront Access Roadway easement to the applicant pursuant to an agreement and subject to the alienation legislation authorizing the non-park use of the Waterfront Access Roadway. The proposed development requires the New York State Legislature alienation legislation authorizing the use of the approximately 15.7-acre area (the disposition parcel) for a non-park use. The alienation legislation would also permit the non-park use of the adjacent 1.45-acre Waterfront Access Roadway parcel and the 4.1-acre Ring Road.

The applicant is also seeking a gaming license from the New York State Gaming Facility in a separate approval process to permit the proposed gaming facility and. As part of the license application process, the New York State Gaming Facility Location Board would review the design and layout of the proposed development. The proposed zoning map amendment to create a C8-4 zoning district would allow the Gaming Facility Text Amendment to apply to the development site. Pursuant to the Gaming Facility Text Amendment, if the Gaming Commission issues a license to operate a gaming facility within a mid- to high-density zoning district such as a C8-4 district, it shall be deemed to have satisfied all applicable regulations of the Zoning Resolution.

If the applicant is not awarded a gaming facility license, the alteration maps for the City Map change described above would not be filed pursuant to Section 198c of the City Charter, the proposed City Map amendment (C 250085 MMX) would not take effect, and the project area would remain mapped parkland under the jurisdiction of Parks Department. The related zoning map amendment (C 250086 ZMX) would have no effect because, pursuant to Zoning Resolution

Section 11-13, zoning does not apply to public parks. The project area would continue to be used as surface parking for the existing golf clubhouse and Ring Road would remain in its current condition.

ENVIRONMENTAL REVIEW

This application (C 250085 MMX), in conjunction with the related application for a Zoning Map amendment (C 250086 ZMX) and a Disposition of Non-Residential City-owned Property (C 250093 PPX), was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA), and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 *et seq.* and the New York City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 24DME011X. The lead agency is the Mayor's Office of Environmental Coordination (MOEC).

It was determined that this application, in conjunction with the related actions, may have a significant effect on the environment, and that an Environmental Impact Statement (EIS) would be required. A Positive Declaration was issued on May 22, 2024, and subsequently distributed, published and filed. Together with the Positive Declaration, a Draft Scope of Work for the Draft Environmental Impact Statement (DEIS) was issued on May 22, 2024. A public scoping meeting was held on June 25, 2024. A Final Scope of Work was issued on January 17, 2025.

A DEIS was prepared and a Notice of Completion for the DEIS was issued on January 17, 2025. Pursuant to SEQRA regulations and the CEQR procedure, a joint public hearing was held on the DEIS on April 23, 2025, in conjunction with the public hearing on the related ULURP items (C 250086 ZMX; C 250093 PPX). A Final Environmental Impact Statement (FEIS) reflecting comments made during the public review process was completed, and a Notice of Completion for the FEIS was issued on June 6, 2025. The proposed development, as analyzed in the FEIS, identified significant adverse impacts with respect to shadows, noise (mobile sources), transportation, and construction transportation. Potential significant adverse impacts related to hazardous materials on the development site would be avoided through oversight provided by NYSDEC through the Change of Use Work Plan, Post Construction Custodial Care Plans

(PCCCPs), and Declarations of Covenants and Restrictions. NYCDEP approved a Remedial Action Plan for Ring Road, and NYCDOT oversight on the improvements to Ring Road, and compliance with local, state, and federal regulations would preclude the potential for significant adverse hazardous materials impacts. The potential for significant adverse air quality and noise (related to attenuation requirements) impacts will be avoided with the placement of (E) designation (E-824) as described in the FEIS. The proposed mitigation measures are summarized in the FEIS.

WATERFRONT REVITALIZATION PROGRAM

This application (C 250085 MMX), in conjunction with the related application for a zoning map amendment (C 250086 ZMX) and a disposition of non-residential City-owned property (C 250093 PPX), was reviewed by the City Coastal Commission for consistency with the policies of the New York City Waterfront Revitalization Program (WRP), as amended, approved by the New York City Council on October 30, 2013 and by the New York State Department of State on February 3, 2016, pursuant to the New York State Waterfront Revitalization and Coastal Resources Act of 1981, (New York State Executive Law, Section 910 et seq.). The designated WRP number is 24-001.

UNIFORM LAND USE REVIEW

This application (C 250085 MMX), in conjunction with the related applications (C 250086 ZMX and C 250093 PPX), was certified as complete by the Department of City Planning on January 21, 2025, and was duly referred to Bronx Community Board 10 and to the Bronx Borough President in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

Community Board Review

Bronx Community Board 10 held a public hearing on this application (C 250086 ZMX) and the related applications (C 250093 PPX and C 250085 MMX) on February 25, 2025, and on March 20, 2025, by a vote of five in favor, 29 opposed, and none abstaining, adopted a resolution recommending disapproval of the application.

Borough President Recommendation

The Bronx Borough President held a public hearing on this application (C 250093 PPX), in conjunction with the related applications (C 250086 ZMX and C 250093 PPX) on April 9, 2025, and on April 21, 2025, issued a recommendation approving the application with conditions:

“1. Initial Contributions

a. Investment in Public Spaces and Infrastructure

- The proposed development shall fund and establish a dedicated trust for the enhancement and long-term maintenance of Ferry Point Park and adjacent public spaces, ensuring alignment with the needs of the surrounding community.
- Bally’s shall allocate resources for transportation and infrastructure improvements, including the implementation of shuttle services to and from the site, investments in expanded public transit access, and the addition of bike lanes to improve local connectivity.

b. Local Hiring and Workforce Development

- Bally’s shall commit to hiring a substantial portion of its workforce from within The Bronx.
- Bally’s shall establish formal partnerships with Bronx-based workforce development organizations, labor unions, veteran service providers, and technical institutions to deliver job training programs in hospitality, gaming, security, and related industries.
- Bally’s shall ensure all employees are provided with a living wage, employer-sponsored healthcare, paid leave, childcare assistance, and retirement benefits, promoting economic mobility and stability within the community.

c. Support for Small Businesses, Veterans, and MWBEs

- Bally’s shall prioritize contracts with Bronx-based businesses, with specific commitments to veteran-, minority-, and women-owned business enterprises (MWBEs), supporting local entrepreneurship and equitable growth.

- The proposed development shall include space reserved for Bronx-based food vendors and small businesses.
- Bally’s shall establish programs that will support small businesses in The Bronx, including “comp” partner programs and low-interest loan programs or grants.

d. Cultural Investment and Community Engagement

- Bally’s shall dedicate a portion of its initial revenue to support local arts, public installations, festivals, and community events that reflect and uplift The Bronx’s cultural identity.
- Bally’s shall create scholarship programs for Bronx students pursuing careers in hospitality, business, tourism, or related industries, supporting long-term workforce development.
- Bally’s shall develop partnerships with the public and private universities and colleges in The Bronx.

2. Ongoing Contributions

a. Revenue Allocation to Support Community Development

- Bally’s shall allocate a designated percentage of its annual revenue to Bronx-based educational initiatives, including scholarships, mentorship programs, and after-school services.
- Bally’s shall dedicate recurring annual funding toward community health initiatives, including addiction recovery, preventative care, and mental health services, to address potential adverse impacts of the facility and promote public well-being.

b. Cultural and Community Engagement

- The proposed development shall provide continued support for local cultural programming that celebrates the unique identity of The Bronx, such as public art, seasonal festivals, and community events.

c. Accountability and Compliance Oversight

- Bally’s shall produce and publicly release an annual economic impact report outlining all contributions, community investments, and social outcomes tied to the development.

- Bally’s shall fund and support a community-led advisory board tasked with monitoring implementation of the Community Benefits Agreement, ensuring that all commitments are met in full and remain responsive to community needs.
3. Revenue Contributions and Regulatory Compliance
- a. Community Development and Social Services
 - Bally’s shall dedicate an annual share of its revenue to fund local educational programs, healthcare services, and social initiatives, with particular attention to addiction recovery and mental health care.
 - b. Cultural and Workforce Development
 - Bally’s shall reserve a portion of annual revenue to sustain scholarship programs and cultural initiatives that advance local workforce development in the hospitality, business, and tourism sectors.
 - c. Transparency and Enforceability
 - Bally’s shall be held to a legally binding State-mandated Community Benefits Agreement, with clear terms and enforceable mechanisms, including penalties for non-compliance.
 - Bally’s shall publish regular financial disclosures and community reports detailing all investments and benefits delivered, ensuring transparency and public trust.”

City Planning Commission Public Hearing

On April 9, 2025 (Calendar No. 2), the City Planning Commission scheduled April 23, 2025, for a public hearing on this application (C 250085 MMX) in conjunction with the related applications (C 250086 ZMX and C 250093 PPX). The hearing was duly held on April 23, 2025, for this application (Calendar No. 22) as well as for the related applications (C 250086 ZMX and C 250093 PPX). There were seven speakers in favor of the application and four in opposition.

The applicant team, consisting of nine members, spoke in favor of the application. The main speaker was an executive from Bally’s who discussed the project background and later gave an overview of the proposed transportation improvements including those to Ring Road, new MTA

bus stops, and a new overpass over the Hutchinson River Parkway next to the existing Lafayette Bridge overpass. There was discussion related to the possible improvements to Ferry Point Park and replacement parkland. The applicant discussed the development of a pedestrian connection under the Bronx-Whitestone Bridge connecting the east and west side of the park, new bathrooms, improved soccer and cricket fields, and two parcels of replacement parkland on City Island. Furthermore, the applicant stated that absent being awarded a gaming license, none of the proposed improvements to Ferry Point Park and Ring Road would occur.

Those testifying in favor of the application included the Bronx Chamber of Commerce, the Hotel Trades Council, the Laborers' International Union of North America, Network Support Services, inc., and two residents of the Bronx. The testimony in favor of the application focused on the possible employment opportunities, economic growth, and tax revenue from the project. They also noted that the project could have a positive impact on the Bronx making it a destination for residents and visitors.

Those testifying against the application included two people from the Bronx Council for Environmental Quality and two people from Save the Sound. Their testimony focused on the environmental impacts of the proposed development and the insufficient mitigation related to stormwater, wastewater, and water quality among other items.

There were no other speakers, and the hearing was closed.

CONSIDERATION

The City Planning Commission believes that this application for a City Map change (C 250085 MMX), in conjunction with the related zoning map amendment (C 250086 ZMX) and disposition of non-residential City-owned property (C 250093 PPX), as modified, is appropriate.

The Bally's Ferry Point gaming facility, if awarded a gaming license from the State Gaming Commission, will be a new mixed-use development with an approximately 390,000 square-foot gaming facility with 5,100 gaming positions; a 62,000 square-foot 2,000-seat multi-purpose event and entertainment venue; a 488,000 square-foot 500-key hotel; restaurants; 6,100 square

feet of retail; 1.94 million square feet of parking for 4,660 off-street parking spaces; and accessory signage. The Commission believes that the proposed new gaming facility, that is facilitated by these actions, is appropriate because the gaming facility and its related uses could provide hundreds of new employment opportunities and union jobs, and economic development opportunities that benefit the Bronx and the entire city.

The Commission notes that the mapping action will facilitate the development of a new and improved Ring Road that will be under the jurisdiction of the New York City Department of Transportation who will maintain and manage the street. The Commission acknowledges that the Department of City Planning's *Hutchinson River Parkway Transportation Corridor Study (2015)*, previously identified Ring Road as a critical roadway in the area that is in need of safety and transportation improvements, and the proposed improvements on Ring Road related to this action, are significant and include the widening and standardization of vehicular travel lanes, new bicycle lanes, pedestrian sidewalks and crossings, landscaping and safety enhancements.

The Commission notes that the certified application proposed a 70-foot-wide portion of Ring Road west of the Bronx-Whitestone Bridge and that the Department of Parks and Recreation and the Department of Transportation have since negotiated a narrower right of way of 45 feet that would leave some non-vehicular facilities under the jurisdiction of the Department of Parks and Recreation. The Commission believes these changes improve the proposal by allowing for a more regular mapped street width while still accommodating existing and proposed transportation facilities. Therefore, the Commission hereby modifies this application by adopting a revised version of Map No. 13154, dated April 29, 2025 and signed by the Borough President.

The Commission believes that the application for the related zoning map amendment (C 250086 ZMX) to map a C8-4 zoning district is appropriate. The C8-4 commercial zoning district permits commercial uses with a maximum FAR of 5.0; certain community facility uses are not permitted while other community facility uses are permitted up to a maximum FAR of 6.5; and no residential uses are allowed. Gaming facilities and their related uses are permitted in C4 to C8 commercial zoning districts. The Commission notes that the applicant stated that the proposed development will remain within the permitted 5.0 FAR.

The Commission recognizes that the applicant must build a new, replacement golf clubhouse that will remain under the jurisdiction of the New York City Department of Parks and Recreation. The Commission believes that this new approximately 22,000 square-foot facility should be built to the highest standards for the public to use and enjoy.

The Commission notes that the State legislature typically requires as a condition of authorizing the alienation of parkland, that the demapped parkland be replaced with new parkland or improvements to existing parkland of comparable value, and that the applicant will be required to provide such parkland to the satisfaction of the Department of Parks and Recreation. The Commission believes that the proposed demapping of parkland will not be appropriate without the comparable public benefit.

The Commission believes that the Disposition of Non-Residential City-Owned Property to the applicant is appropriate. The transfer of the Waterfront Access Roadway easement to Bally's will enable the applicant to access the roadway as needed which is necessary for all users of the development including those going to the gaming facility, staff and workers, golfers, and park users. The Waterfront Access Roadway will remain open to the public and provide a direct connection to the Ferry Point Park waterfront on the eastern side of the Bronx-Whitestone Bridge. The Commission notes that the applicant will make notable design and safety improvements to this roadway which will benefit all users including those who are going to the waterfront and park.

The Commission notes that the subject of this report is the approval of the proposed City Map change, Zoning Map amendment, and Disposition, and that these approvals do not approve or disapprove the proposed Bally's Ferry Point gaming application. The State designated a six-member Community Advisory Committee (CAC) to review and vote on each gaming application based on the location of each proposal. The Commission believes that the CACs are crucial for the review of each gaming application as they will represent local elected officials, have public meetings and solicit feedback and input from local communities and key stakeholders. In order for the State to consider a gaming application for a license, each application must have all

necessary local zoning and planning approvals in place which includes the mapping actions for Bally's.

The Bally's Ferry Point gaming facility also requires the New York State legislature and Governor to authorize the alienation of parkland.

The Commission acknowledges that the proposed City Map change is intended only to enable the applicant to apply for a gaming facility license and if the applicant is not awarded the license, the parkland will not be alienated or demapped, and Ring Road will remain under Parks Department jurisdiction. Therefore, the Commission restricts this approval of the proposed City Map Amendment to take effect only if a license for a gaming facility is granted for this proposal. The Commission further notes that if the City Map change does not take effect, the Zoning Map amendment to map the C8-4 zoning district will also not have any effect upon mapped parkland pursuant to Section 11-13 of the Zoning Resolution.

RESOLUTION

Therefore, the City Planning Commission, deeming the proposed amendment to the City Map and any related acquisition or disposition of property to be appropriate, adopts the following resolution:

RESOLVED, that having considered the Final Environmental Impact Statement (FEIS) for which a Notice of Completion was issued on June 6, 2025, with respect to this application (CEQR No. 24DME011X) the City Planning Commission finds that the requirements of the New York State Environmental Quality Review Act and Regulations have been met and that:

1. The environmental impacts disclosed in the FEIS were evaluated in relation to the social, economic, and other considerations associated with the actions that are set forth in this report; and
2. Consistent with social, economic, and other essential considerations from among the reasonable alternatives available, the action is one which avoids or minimizes adverse environmental impacts to the maximum extent practicable; and

3. The adverse environmental impacts disclosed in the FEIS will be minimized or avoided to the greatest extent practicable.

The report of the City Planning Commission, together with the FEIS, issued June 6, 2025, constitutes the written statement of findings that form the basis of the decision pursuant to Section 617.11(d) of the SEQRA regulations; and be it further

RESOLVED, that the City Planning Commission, in its capacity as the City Coastal Commission, has reviewed the waterfront aspects of this application and finds that the proposed action will not substantially hinder the achievement of any WRP policy and hereby determines that this action is consistent with WRP policies, and be it further

RESOLVED, by the City Planning Commission, pursuant to Sections 197-c and 199 of the New York City Charter that based on the environmental determination and the consideration described in this report, the application (C 250085 MMX) for an amendment to the City Map involving:

1. the establishment of Ring Road; and
2. the elimination of Park south of Schley Avenue; and
3. the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in Community District 10, Borough of the Bronx, in accordance with Map No. 13154 dated April 29, 2025 and signed by the Borough President; and be it further

All such approvals being subject to the following conditions:

- a. The subject amendment to the City Map shall take effect on the day following the day on which certified counterparts of Map No. 13154 dated April 29, 2025 are filed with the appropriate agencies in accordance with Section 198 subsection c of the New York City Charter; and
- b. The subject amendment shall not be filed with the appropriate agencies in accordance with condition “a” above until and unless a license is issued to operate a gaming facility

within the proposed area to be demapped by the New York State Gaming Commission pursuant to Section 1306 of the Racing, Pari-Mutuel Wagering and Breeding Law.

The above resolution (C 250085 MMX), duly adopted by the City Planning Commission on June 18, 2025 (Calendar No. 8), is filed with the Office of the Speaker, City Council, and the Borough President, in accordance with the requirements of Section 197-d of the New York City Charter.

DANIEL R. GARODNICK Esq., *Chair*

KENNETH J. KNUCKLES, Esq., *Vice-Chairman*

GAIL BENJAMIN, ALFRED C. CERULLO III, Esq., ANTHONY W. CROWELL Esq.,

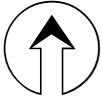
JOSEPH I. DOUEK, DAVID GOLD, Esq., RASMIA KIRMANI-FRYE,

ORLANDO MARÍN, JUAN CAMILO OSORIO, RAJ RAMPERSHAD

Commissioners

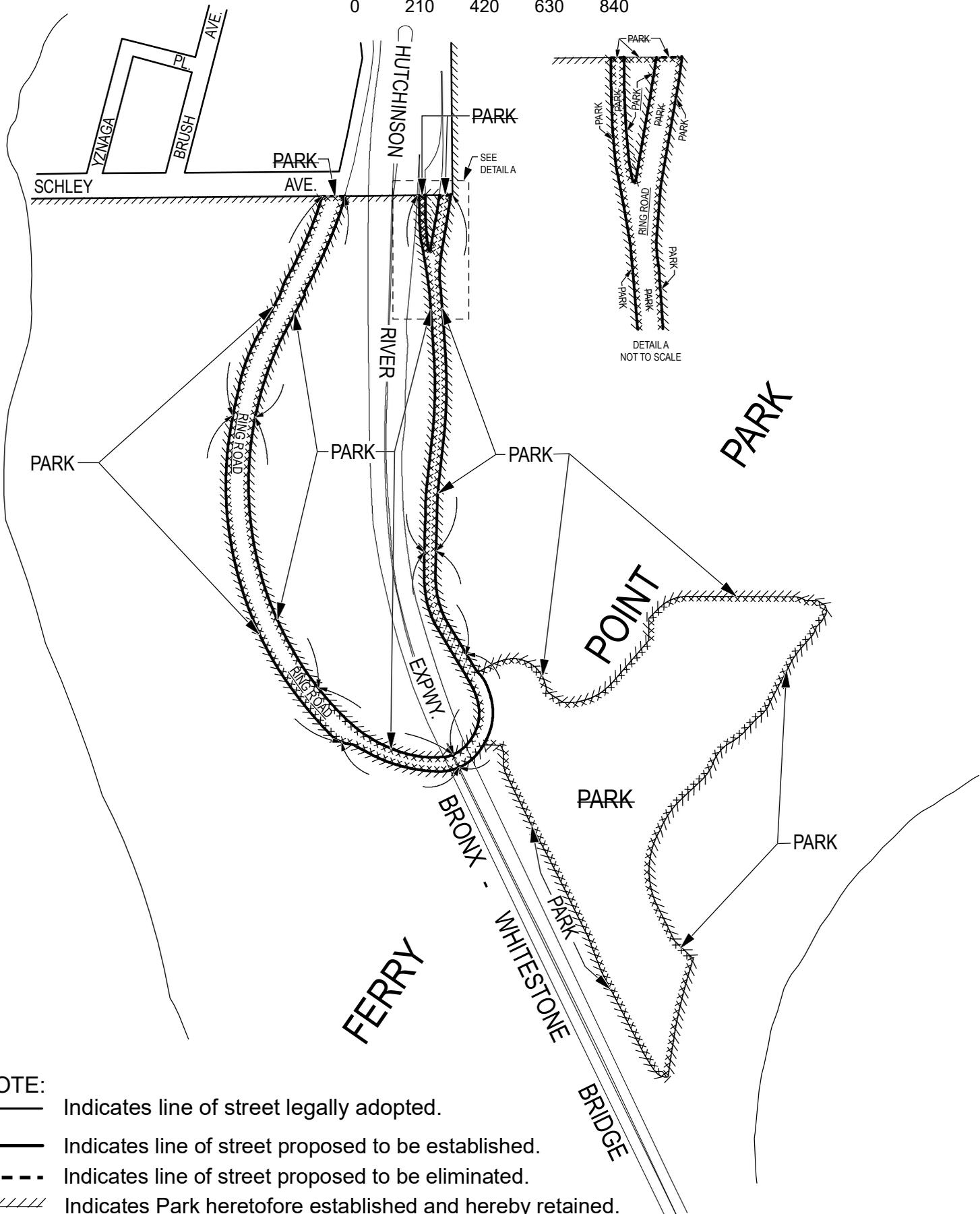
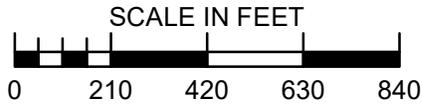
RAJU MANN *Commissioner, ABSTAINING*

CITY PLANNING COMMISSION
 CITY OF NEW YORK
 DIAGRAM SHOWING PROPOSED
MAP CHANGE
 ON SECTIONAL MAP
07
 BOROUGH OF
The Bronx



New York, Certification Date:
 January 21, 2025

S. Lenard
 S. Lenard, Director
 Technical Review Division



- NOTE:**
- Indicates line of street legally adopted.
 - Indicates line of street proposed to be established.
 - Indicates line of street proposed to be eliminated.
 - Indicates Park heretofore established and hereby retained.
 - Indicates Park heretofore established and hereby eliminated.
 - Indicates limits of area generally affected by grade change.
 (Discontinuance and Closing is shown on Alt. Map No.13154).



BOROUGH PRESIDENT RECOMMENDATION

Project Name: Bally's Ferry Point map amendment	
Applicant: Christopher Jewett	Applicant's Administrator: Carol Rosenthal
Application # 250085MMX	Borough: Bronx
CEQR Number: 24DME011X	Validated Community Districts: X10

Docket Description:
IN THE MATTER OF an application submitted by Bally's New York Operating Company, LLC and the New York City Department of Parks and Recreation, pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving: 1. the establishment of Ring Road; and2. the elimination of Park south of Schley Avenue; and3. the adjustment of grades and block dimensions necessitated thereby; including authorization for any acquisition or disposition of real property related thereto, in Community District 10, Borough of the Bronx, in accordance with Map No. 13154 dated January 15, 2025 and signed by the Borough President.

Please use the above application number on all correspondence concerning this application

RECOMMENDATION: Conditional Favorable

Please attach any further explanation of the recommendation on additional sheets as necessary

CONSIDERATION: See attached resolution.

Recommendation submitted by	BX BP	Date: 4/21/2025 1:40 PM
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**BRONX BOROUGH PRESIDENT
RECOMMENDATION**

**CITY PLANNING COMMISSION
120 BROADWAY – 31ST FLOOR
NEW YORK, NEW YORK 10271-0001**

INSTRUCTIONS

1. Return this completed form with any attachments to the Calendar Information Office, City Planning Commission, Room 2E at the above address.
2. Send one copy with any attachments to the applicant's representative as indicated on the Notice of Certification.

APPLICATION NUMBERS:

**C 250085 MMX: BALLY'S FERRY POINT CITY MAP AMENDMENT
C 250086 ZMX: BALLY'S FERRY POINT ZONING MAP AMENDMENT
C 250093 PPX: BALLY'S FERRY POINT DISPOSITION OF CITY OWNED PROPERTY**

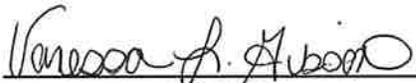
DOCKET DESCRIPTION: PLEASE SEE ATTACMENT

BRONX COMMUNITY DISTRICT: 10

RECOMMENDATION

- APPROVE**
- APPROVE WITH MODIFICATIONS/CONDITIONS (List below)**
- DISAPPROVE**

PLEASE SEE ATTACHMENT FOR THE BOROUGH PRESIDENT'S RECOMMENDATION


BOROUGH PRESIDENT

4/21/25
DATE



BRONX BOROUGH PRESIDENT VANESSA L. GIBSON

**BRONX BOROUGH PRESIDENT'S RECOMMENDATION
ULURP APPLICATION NOS: C 250085 MMX, C 250086 ZMX, C 250093 PPX
BALLY'S FERRY POINT MAP AMENDMENT**

DOCKET DESCRIPTIONS

C 250085 MMX:

IN THE MATTER OF an application submitted by Bally's New York Operating Company, LLC and the New York City Department of Parks and Recreation, pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving:

1. The establishment of Ring Road; and
2. The elimination of Park south of Schley Avenue; and
3. The adjustment of grades and block dimensions necessitated thereby;

Including authorization for any acquisition or disposition of real property related thereto, in Community District 10, Borough of The Bronx, in accordance with Map No. 13154 dated January 15, 2025 and signed by the Borough President.

C 250086 ZMX:

IN THE MATTER OF an application submitted by Bally's New York Operating Company, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 7a, by establishing a C8-4 district on property* bounded by a line 2,870 feet northwesterly of the U.S. Pierhead and Bulkhead Line, a line 950 feet southwesterly of Emerson Avenue, a line 1,390 feet northwesterly of the U.S. Pierhead and Bulkhead Line, a line 2,250 feet southwesterly of Emerson Avenue and its southeasterly prolongation, and the easterly street line of Ring Road*, as shown on a diagram (for illustrative purposes only) dated January 21, 2025.

*Parkland is proposed to be eliminated from the City Map and Ring Road is proposed to be established on the City Map in a related application (C 250085 MMX).

C 250093 PPX:

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for the disposition of property located at Ferry Point Park (Block 5622, p/o Lot 1) for a non-exclusive access easement over a waterfront access roadway, Borough of The Bronx, Community District 10.

BACKGROUND

Ferry Point Park is located at 450 Hutchinson River Parkway (Block 5622, Lot 1 and Block 5583, Lot 100). It is composed of 413.8 acres. The Hutchinson River Parkway approach to the Whitestone Bridge bisects this park into two sections; Ferry Point Park West and Ferry Point Park East. The Development Site these applications pertain to is entirely situated within Ferry Point Park East. This site approximates 18.38 acres. It is bounded by Ring Road to the northwest, Whitestone Bridge Approach (Hutchinson River Parkway) to the west, Balcom, Miles and Emerson Avenue to the east, Schley Avenue to the north, and East River to the south.

Situated within Ferry Point Park East is Bally's Golf Course which is composed of 222 acres. It was designed by Nicklaus Design, providing a 7,400 yard, 18-hole golf course featuring native grasses and dunes. Amenities include a one-story clubhouse consisting of 25,265 square feet, a parking lot approximating 15.70 acres and a golf practice area. Bally's Golf Course operates under the jurisdiction of the New York City Department of Parks and Recreation. It initially opened as Trump Ferry Point LLC in 2015. The license was ultimately assigned to Bally's in 2023. This license expires on March 31, 2035.

A passive waterfront path composed of 1.42 acres was completed in March 2021 and is under the jurisdiction of the Department of Parks and Recreation. This area includes a saltwater marsh between the Whitestone Bridge and Emerson Avenue. A Ferry Point Park ferry dock was also completed in 2021. This dock serves the Soundview route, operating between The Bronx and Manhattan seven days a week. This docking facility is located at the southwestern tip of Ferry Point Park.

Ring Road is a one-way venue located within Ferry Point Park. It is currently under the jurisdiction of the Department of Parks and Recreation. It approximates 2.41 acres. Ring Road varies in width averaging 24 feet. It is the only formal connection between Ferry Point Park East and Ferry Point Park West via a right-of-way under the Whitestone Bridge. It is also the only venue that provides access to the golf course via the Whitestone Bridge approach. Ring Road also serves a Triborough Bridge and Tunnel Authority maintenance facility located under the Whitestone Bridge.

At the southern end of Ring Road there is a federal wetland on the south side of the roadway, immediately west of the Interstate 678 overpass.

In addition to the golf course, a wide range of amenities offered within the entire Ferry Point Park include: baseball fields, football fields, basketball courts, cricket courts, soccer fields, bicycle paths, restroom facilities, and the Ferry Point Park playground

Existing Surrounding Development

East of Ferry Point Park is the Throggs Neck community. Pursuant to an R3-2 and R4, R4-1 zone, residential development is typified by low-rise, one- and two-family homes and low-rise multi-unit residences. The area south of Schurz Avenue, and east of Emerson Avenue, running parallel with the East River is zoned C3A. Saint Raymond's Cemetery composed of 180 acres is located north of Ferry Point Park, east of the Hutchinson River Parkway. North of Schley Avenue and west

of the Hutchinson River Parkway is the Zerega Industrial Business Zone, which is zoned M1-1. There is no retail or commercial development pursuant to zoning located within a one-mile radius of Ferry Point Park. As the proposed development would be situated within an existing park composed of over 400 acres, there is no residential development within 1,000 feet of the site.

Former Landfill

Commencing in 1951 the Development Site was used by the City of New York as a municipal landfill. This use continued through the mid-1960's. As such, existing and ongoing engineering and institutional controls and regulatory oversight are currently in place. These controls will be in place during any change in use pursuant to the proposed development of the gaming facility. In the 1990's, during construction of the Golf Course, a landfill gas ventilation system was installed to prevent accumulation of landfill gas. In 2013 the Department of Parks and Recreation prepared a Post Construction Custodial Care plan. In accordance with this plan any new buildings require the installation of active vapor mitigation systems. During construction, passive collection piping will be maintained in assure continued landfill gas monitoring. The scope of design for this work also includes a vapor barrier and active vapor mitigation system Bally's will ultimately be responsible for monitoring and maintaining environmental protection systems.

Transportation

Ferry Point Park is situated near a number of major interstate highways, the most notable being the Hutchinson River Expressway (and Parkway) and the Whitestone Bridge. Bus transportation is offered via the BX5, BXM-9, BX 42, Q50 and Q44 Select Bus Service (SBS). Shuttle service from between the #6 Middletown Road Subway station and the Bally's Golf Course is currently provided by Bally's. This station is approximately two miles from the proposed development site. Commutation via the East River is provided by ferry with stops at Ferry Point Park, Clason Point in The Bronx and in Manhattan at East 90th Street, East 34th Street, Stuyvesant Cove, and Pier 11. Consultation with the MTA may also yield additional bus stops and direct bus service within Ferry Point Park.

PROPOSED DEVELOPMENT

Bally's New York Operating Company, LLC a subsidiary of Bally's New York Incorporated, seeks to establish a gaming and entertainment venue in Ferry Point Park. The new gaming facility would be constructed on a site composed of 15.73 acres (685,000 square feet, the Disposition Parcel)*. This site includes a parking area that currently provides 315 parking spaces, the existing club house approximating 16,500 square feet, plus a portion of the practice area. The 315 parking spaces currently in place for golf course users will be part of the gaming facility.

*The Disposition Parcel is 15.73 acres of property belonging to the New York City Department of Parks and Recreation which would be alienated and taken control by Bally's. The Development Site is 18.38 acres or additional 2.65 acres which will remain under the jurisdiction of the City of New York. Consequently, it is the 15.73 acres of mapped parkland which must be replaced, the specific site for which is not yet identified.

Highlights of the proposed development:

- The complete gaming facility will approximate 2.55 million zoning square feet. Pursuant to the proposed C8-4 zone, this new development will have a Floor Area Ratio (FAR) of 3.53. This development includes:
 - The casino portion of the building will approximate 390,000 square feet and include 5,100 gaming positions
 - A 500-room hotel approximating 488,000 zoning square feet (561,320 gross square feet) rising 245 feet (23 stories). The Bronx-Whitestone Bridge towers are 400 feet in height.
 - Event center composed of 62,000 square feet with 2,000 seats
 - Retail space (6,100 square feet)
 - Roof top bar and restaurant
 - Parking facility providing 4,660 spaces
 - A police substation composed of 2,000 square feet
- The complete gaming facility will meet Gold LEED requirements
- A replacement clubhouse rises approximately 40-feet (3 stories). It will approximate the same square footage as the facility to be demolished. This site consists of 1.23 acres. This clubhouse replacement will require approval from the New York City Design Commission.

Access to the proposed gaming center would be via a reconstructed Ring Road. This includes:

- Mapping a City Street with a maximum width of 60 feet wide. This will increase the roadbed occupied by the existing Ring Road accessway from 2.41 acres of Parkland to 2.77 acres as a City Street. This reconstruction will also provide for bike lanes, sidewalks, and planting strips. Infrastructure installed pursuant to Ring Road becoming a city street would reduce the potential for flooding by managing stormwater. Where Ring Road is located near wetlands, its width will be reduced to 45-feet. East of the Hutchinson River Expressway, the north of the Development Site the roadway will be 38 feet wide.
- The proposed Ring Road will also create a new pedestrian route between the Ferry Point Park ferry stop and the Development Site.

It is anticipated that the proposed gaming facility would:

- Yield a total of approximately 19,000 jobs – 4,000 new permanent jobs and 15,000 temporary construction jobs
- Expected income range of incoming employees is between \$71,000 and \$139,280 with an average of \$81,000 annual salary
- Attract approximately 5,800 daily visitors

Based on the EIS, the proposed gaming center is not expected to have any adverse indirect displacement impact on existing businesses and the proposed development is not anticipated to accelerate or introduce housing demand within the surrounding communities.

Ferry Point Park Improvements

In conjunction with the development of the gaming facilities, Bally's has committed to improving numerous amenities in Ferry Point Park. These would include, but are not limited to: soccer field reconstruction, a new playground, additional lighting, comprehensive landscaping, trail improvements, new pathway construction, and better access for park users.

Pursuant to State law the following approvals are required:

- Legislation by the State of New York and Governor's Approval to authorize the alienation and disposition of parkland within Ferry Point Park;
- Approval by the Gaming Facility Location Board and the issuance of a gaming license from the New York State Gaming Commission to allow for the operation of the Proposed Facility;
- Approval from the New York State Department of Environmental Conservation of a "Change of Use Workplan" allowing the use of and construction on the Development Site because it is part of a closed landfill;
- Approval from the Department of Environmental Conservation stormwater discharges during construction;
- Approvals from the New York State Department of Transportation and potentially other State agencies to facilitate street improvements near the Hutchinson River Expressway.

Construction Time

Construction is anticipated to take place over a 30-month time span. This includes the building of the proposed hotel and gaming facility, golf clubhouse, and improvements to Ring Road.

ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION

These applications were reviewed pursuant to CEQR and SEQRA and received a Positive Declaration. The City Planning Commission certified these applications as complete on January 21, 2025.

BRONX COMMUNITY BOARD PUBLIC HEARING

Bronx Community Board #10 held a public hearing on these applications on February 25, 2025 and issued a negative recommendation on March 21, 2025 with a vote of 5 in favor of the proposal and 29 against the proposal.

BOROUGH PRESIDENT'S PUBLIC HEARING

The Bronx Borough President convened a public hearing on these applications on April 9, 2025. This hearing was conducted as a hybrid meeting both in-person at Bronx Borough Hall, Room 711 and remotely via WebEx. The applicant was present and spoke in favor of these applications. Twenty members of the public testified at the hearing. Of those offering testimony, 17 spoke in favor, two were opposed, and one undecided. Upon the completion of testimony, the public hearing was closed, though written testimony would be received until Tuesday, April 15, 2025. Of the 44 total written testimonies, there were 25 in-favor and 19 opposed.

Altogether, there were 42 statements in-favor, 21 opposed, and one undecided.

BRONX BOROUGH PRESIDENT'S RECOMMENDATION

The proposed Bally's gaming and entertainment facility at Ferry Point Park presents both an opportunity for The Bronx and raises concerns that must be addressed to ensure the project results in an overall positive outcome for the Borough, both for the local community and The Bronx as a whole. The Bally's proposal seeks three land use actions: the creation of a new city street to access the proposed development, the establishment of a C8-4 zoning district, and the disposition of property.

These actions would only advance if the proposed development is selected by the state as part of the New York State Gaming License selection process. The proposed development would include an approximately 400,000-square-foot gaming facility, a hotel with over 500 rooms, a 2,000-seat event center, and other associated amenities totaling roughly 2.55 million square feet. This development would have major economic implications for the Borough. In reviewing the potential impact, several recommendations are outlined to maximize the benefits while minimizing any adverse effects on local residents, businesses, and the environment.

The development of this gaming facility has the potential to be a major economic boost for The Bronx. With an estimated 19,000 total jobs, 4,000 permanent and 15,000 temporary construction, this project would provide much-needed employment opportunities for Bronx residents. The expected income range for employees, with an average annual salary of \$81,000 (ranging from approximately \$71,000 to \$139,000), would significantly contribute to local economic stability, especially in a borough where the median household income is \$47,000 and the local community average is around \$58,000. Moreso than any of the other casinos being proposed across the NYC region, the economic benefits would be far greater for The Bronx than in any of the other boroughs that are seeking a gaming license. This would be the largest privately funded project in Bronx history and Bally's would become the second-largest employer in the Borough.

In addition to these economic benefits, the project includes a \$625 million Community Benefits Agreement tied to the state, with mechanisms to ensure that commitments are executed. This

includes 1% of gaming revenues, with a minimum of \$10 million annually, being reinvested in supporting the local community.

Economic growth, especially the kind that provides Bronxites with opportunities to secure good-paying jobs and a pathway to the middle class, is a priority of my Administration. Any new development that meets this criterion must be considered and carefully analyzed to assess any negative impacts or foreseeable consequences.

It is crucial that any project prioritize hiring from within The Bronx to ensure that the local workforce directly benefits from the influx of new jobs. Local workforce development programs and job fairs should be established to connect residents with opportunities. Additionally, increased traffic to the casino, event spaces, and hotel could lead to a surge in demand for local suppliers, trades industry workers, food providers, and event planners, creating ripple effects throughout the Borough's economy.

The concerns I have heard on this proposal, and will be addressed in my recommendation, include alienation of parkland, infrastructure and transportation, project design, property values, crime and public safety, local support for the community and businesses, and socioeconomic concerns.

Alienation of Parkland

Since the development would occur on designated parkland, the land must go through an alienation process to relocate its parkland status elsewhere. While the loss of any parkland is concerning, the area currently proposed for alienation does not function as a conventional park. The 15.7-acre parcel contains a 16,500-square-foot clubhouse, a practice area, and 315 parking spaces for the golf course. While officially designated as parkland, the area is not used recreationally by the general public, only by golf course patrons. I see this as an opportunity to exchange these 15.7 acres for new open space that can be spread across areas of The Bronx that lack sufficient park and open space. As part of the alienation, Bally's would be required to fund the creation of these new parks, meaning there would be no capital cost to the city. While I am opposed to any loss of conventional parkland, this represents a redistribution that results in a net benefit, providing actual, accessible open space for Bronx residents, fully funded by Bally's.

Infrastructure and Transportation

This ties into broader concerns about strain on infrastructure and the transit network. The project includes several upgrades, such as transforming the current park road into a new city street with widened lanes, bike paths, sidewalks, lighting, and stormwater management. It will include two new bus stops to connect the site with public transportation, including the Ferry Point ferry stop, strengthening transit access. While this doesn't eliminate community concerns, it is important to clarify that this proposal does not directly access the residential communities to the east. Instead, an exit off the Hutchinson River Parkway would provide vehicles with a direct route to the site, avoiding local community roads. To address northbound traffic, a new overpass is included in the plan that bypasses the Lafayette Avenue intersection, keeping traffic on the Hutchinson Parkway

service roads and off of local streets. While traffic will increase, the overpass will substantially mitigate traffic related concerns in the residential areas.

Project Design

In terms of design, Bally's has committed to LEED Gold sustainability standards, which will ensure a high standard of environmentally responsible development. While the proposed 250-foot building is relatively tall, it tapers down to the east and is far shorter than the 400-foot Whitestone Bridge. Additionally, extensive existing and planned tree cover on the eastern side of the golf course will serve as a natural buffer, further limiting the building's visibility from nearby residential areas.

Property Values

There are valid concerns about property values. Contrary to some assumptions, property values around casinos tend to increase, not decrease, due to the influx of investment and visitors. However, rising property values bring legitimate concerns about displacement and gentrification. It's difficult to predict the precise scale of these effects, but this project will not lead to lower home values. We will continue to be proactive in protecting existing residents through strong housing policies to ensure that the benefits of any new investment are shared equitably. Rising property values should strengthen our communities, not price them out.

Crime and Public Safety

Concerns about increased crime and illegal activity are understandable. Any site with a nightlife component can be assumed to invite unwanted behavior. The concerns over this area becoming the next Atlantic City or Las Vegas are unfounded as the proposed development would be similar to the stand-alone Empire City Casino in Yonkers or Resort World Casino in Queens. The proposed Bally's development would be a high-end gaming and entertainment facility that would have its own large security presence on-site. In addition to Bally's own private security, which would include active 24-hour CCTV monitoring of the entire facility, there would be a new 2,000-square-foot police substation, operated by the 45th Precinct, as part of the proposal, to ensure 24-hour law enforcement for both on- and off-site coverage.

Local Support – Community and Businesses

The potential cultural and social impacts of this project must also not be overlooked. Bally's has committed to enhancing local amenities such as sports fields, playgrounds, and recreation areas, but these must reflect the actual needs of Bronx residents. I am pleased that, as part of the Community Benefits Agreement, Bally's will include a commitment that 1% of gaming revenues, with a minimum of \$10 million annually, will be reinvested into supporting the local community. Community engagement must continue throughout planning and construction to ensure cultural relevance and inclusion. The project should also create opportunities for Bronx-based artists, performers, and entrepreneurs to contribute to and benefit from the space.

To support local businesses, Bally's has proposed a rewards partnership program in which a portion of money spent at the casino can be used at restaurants and shops throughout The Bronx. These "comps" would help drive business to local restaurants and merchants which will keep more spending within the Borough.

Socioeconomic Concerns and Final Thoughts

While there are valid concerns that a casino may disproportionately target lower-income individuals, it is important to acknowledge that personal responsibility and broader economic context must also be considered. With two casinos in the region, this project does not introduce a new problem, it presents an opportunity to redirect existing gaming activity in a way that benefits our Borough directly. After careful evaluation, I believe Bally's has shown a willingness to address potential harms through community engagement, targeted investments, and clear safeguards. With only three casino licenses to be granted in the New York City metro area, The Bronx deserves the chance to compete. If we do not secure one, we will still face the regional impacts of gaming expansion, without receiving any of the projected \$625 million in economic, employment, and community benefits. That would be an unacceptable missed opportunity.

At my public hearing, 20 individuals spoke: 17 in support, two opposed, and one undecided. There were 44 written testimonials, received from a diverse cross-section of stakeholders, including local community groups, unions, veterans' groups, small business owners, and residents. In total, there were 64 testimonials, with 42 in favor, 21 opposed, and one undecided. While I understand and respect the voices of those who oppose and those who support the project, and after taking all factors into account, I believe the Bally's proposal merits **conditional support**, subject to a State-mandated Community Benefits Agreement that includes enforceable commitments on local hiring, workforce development, small business inclusion, cultural investments, and public safety measures outlined in this recommendation and within the Community Benefits Agreement framework. With proper oversight and community-centered execution, this development can be a catalyst for inclusive, long-term prosperity in The Bronx.

ULURP RECOMMENDATIONS FOR COMMUNITY BENEFITS AGREEMENT

While the proposed Bally's gaming and entertainment facility has the potential to bring substantial economic growth and job creation to The Bronx, careful planning and community engagement are essential to ensure that the benefits are equitably distributed. It is critical that the proposed development enhances the local economy while protecting the environmental and social fabric of the surrounding community. By focusing on local hiring, infrastructure improvements, sustainable development, and community involvement, the proposal can become a model for responsible development that benefits both The Bronx and its residents.

1) **Initial Contributions**

a) Investment in Public Spaces and Infrastructure

- The proposed development shall fund and establish a dedicated trust for the enhancement and long-term maintenance of Ferry Point Park and adjacent public spaces, ensuring alignment with the needs of the surrounding community.
- Bally's shall allocate resources for transportation and infrastructure improvements, including the implementation of shuttle services to and from the site, investments in expanded public transit access, and the addition of bike lanes to improve local connectivity.

b) Local Hiring and Workforce Development

- Bally's shall commit to hiring a substantial portion of its workforce from within The Bronx.
- Bally's shall establish formal partnerships with Bronx-based workforce development organizations, labor unions, veteran service providers, and technical institutions to deliver job training programs in hospitality, gaming, security, and related industries.
- Bally's shall ensure all employees are provided with a living wage, employer-sponsored healthcare, paid leave, childcare assistance, and retirement benefits, promoting economic mobility and stability within the community.

c) Support for Small Businesses, Veterans, and MWBEs

- Bally's shall prioritize contracts with Bronx-based businesses, with specific commitments to veteran-, minority-, and women-owned business enterprises (MWBEs), supporting local entrepreneurship and equitable growth.
- The proposed development shall include space reserved for Bronx-based food vendors and small businesses
- Bally's shall establish programs that will support small businesses in The Bronx, including "comp" partner programs and low-interest loan programs or grants.

d) Cultural Investment and Community Engagement

- Bally's shall dedicate a portion of its initial revenue to support local arts, public installations, festivals, and community events that reflect and uplift The Bronx's cultural identity.
- Bally's shall create scholarship programs for Bronx students pursuing careers in hospitality, business, tourism, or related industries, supporting long-term workforce development.

- Bally's shall develop partnerships with the public and private universities and colleges in The Bronx.

2) Ongoing Contributions

a) Revenue Allocation to Support Community Development

- Bally's shall allocate a designated percentage of its annual revenue to Bronx-based educational initiatives, including scholarships, mentorship programs, and after-school services.
- Bally's shall dedicate recurring annual funding toward community health initiatives, including addiction recovery, preventative care, and mental health services, to address potential adverse impacts of the facility and promote public well-being.

b) Cultural and Community Engagement

- The proposed development shall provide continued support for local cultural programming that celebrates the unique identity of The Bronx, such as public art, seasonal festivals, and community events.

c) Accountability and Compliance Oversight

- Bally's shall produce and publicly release an annual economic impact report outlining all contributions, community investments, and social outcomes tied to the development.
- Bally's shall fund and support a community-led advisory board tasked with monitoring implementation of the Community Benefits Agreement, ensuring that all commitments are met in full and remain responsive to community needs.

3) Revenue Contributions and Regulatory Compliance

a) Community Development and Social Services

- Bally's shall dedicate an annual share of its revenue to fund local educational programs, healthcare services, and social initiatives, with particular attention to addiction recovery and mental health care.

b) Cultural and Workforce Development

- Bally's shall reserve a portion of annual revenue to sustain scholarship programs and cultural initiatives that advance local workforce development in the hospitality, business, and tourism sectors.

c) Transparency and Enforceability

- Bally's shall be held to a legally binding State-mandated Community Benefits Agreement, with clear terms and enforceable mechanisms, including penalties for non-compliance.

- Bally's shall publish regular financial disclosures and community reports detailing all investments and benefits delivered, ensuring transparency and public trust.

The Bally's proposal presents a rare opportunity to deliver transformative economic investment to The Bronx, provided it is guided by strong, enforceable commitments that prioritize community benefit, local hiring, and long-term sustainability. While the project is not without its challenges, the outlined recommendations offer a pathway to ensure that the development uplifts rather than displaces and strengthens rather than divides. With ongoing community oversight and a binding Community Benefits Agreement, this project can help to shape a more prosperous and resilient future for The Bronx. For the reasons that have been stated, **I support this proposal with the conditions that were laid out in this recommendation.**



COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: Bally's Ferry Point map amendment	
Applicant: Christopher Jewett	Applicant's Primary Contact: Carol Rosenthal
Application # 250085MMX	Borough:
CEQR Number: 24DME011X	Validated Community Districts: X10

Docket Description:
 IN THE MATTER OF an application submitted by Bally's New York Operating Company, LLC and the New York City Department of Parks and Recreation, pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving: 1. the establishment of Ring Road; and2. the elimination of Park south of Schley Avenue; and3. the adjustment of grades and block dimensions necessitated thereby; including authorization for any acquisition or disposition of real property related thereto, in Community District 10, Borough of the Bronx, in accordance with Map No. 13154 dated January 15, 2025 and signed by the Borough President.

Please use the above application number on all correspondence concerning this application

RECOMMENDATION: Unfavorable			
# In Favor: 5	# Against: 29	# Abstaining: 0	Total members appointed to the board: 34
Date of Vote: 3/20/2025 12:00 AM		Vote Location: 737 Throgs Neck Expressway, Bronx, NY 10465	

Please attach any further explanation of the recommendation on additional sheets as necessary

Date of Public Hearing: 2/25/2025 7:00 PM	
Was a quorum present? No	<i>A public hearing requires a quorum of 20% of the appointed members of the board but in no event fewer than seven such members</i>
Public Hearing Location:	915 Hutchinson River Parkway, Bronx, NY 10465

CONSIDERATION:		
Recommendation submitted by	BX CB10	Date: 3/21/2025 10:06 AM



COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: Bally's Ferry Point map amendment	
Applicant: Christopher Jewett	Applicant's Primary Contact: Carol Rosenthal
Application # 250086ZMX	Borough:
CEQR Number: 24DME011X	Validated Community Districts: X10

Docket Description:

Please use the above application number on all correspondence concerning this application

RECOMMENDATION: Unfavorable			
# In Favor: 5	# Against: 29	# Abstaining: 0	Total members appointed to the board: 34
Date of Vote: 3/20/2025 12:00 AM		Vote Location: 737 Throgs Neck Expressway, Bronx, NY 10465	

Please attach any further explanation of the recommendation on additional sheets as necessary

Date of Public Hearing: 2/25/2025 7:00 PM	
Was a quorum present? No	<i>A public hearing requires a quorum of 20% of the appointed members of the board but in no event fewer than seven such members</i>
Public Hearing Location:	915 Hutchinson River Parkway, Bronx, NY 10465

CONSIDERATION:		
Recommendation submitted by	BX CB10	Date: 3/21/2025 10:06 AM



COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: Bally's Ferry Point map amendment	
Applicant: Christopher Jewett	Applicant's Primary Contact: Carol Rosenthal
Application #	Borough:
CEQR Number: 24DME011X	Validated Community Districts: X10

Docket Description:
IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for the disposition of property located at Ferry Point Park (Block 5622, p/o Lot 1) for a non-exclusive access easement over a waterfront access roadway, Borough of the Bronx, Community District 10.

Please use the above application number on all correspondence concerning this application

RECOMMENDATION: Unfavorable			
# In Favor: 5	# Against: 29	# Abstaining: 0	Total members appointed to the board: 34
Date of Vote: 3/20/2025 12:00 AM		Vote Location: 737 Throgs Neck Expressway, Bronx, NY 10465	

Please attach any further explanation of the recommendation on additional sheets as necessary

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Public Hearing Location:	915 Hutchinson River Parkway, Bronx, NY 10465

CONSIDERATION:		
Recommendation submitted by	BX CB10	Date: 3/21/2025 10:06 AM



Hon. Vanessa L. Gibson
Borough President

BRONX COMMUNITY BOARD No. 10

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Website: www.nyc.gov/bronxcb10

Instagram & Twitter @BronxCB10



Joseph Russo
Chairperson

Matthew Cruz
District Manager

March 21, 2025

Daniel Garodnick, Director

Department of City Planning

120 Broadway, 31st Floor

New York, NY 10271

Dear Director Gardonick and City Planning Commission,

On March 20th, 2025 Bronx Community Board voted 34 in the negative and 5 in the affirmative to oppose Uniform Land Use Review Procedure application(s) C250085MMX, C250093PPX, and C250086ZMX. While our Community Board voted against approval, the following items are requests we make annually as part of District Needs Statement which we incorporated into our voting resolution. Our Community Board remains committed to seeing long-term capital investment. The list is as follows:

1. Long-term investment commitment plan for NYCHA Throggs Neck Houses, including but not limited to roof repair/replacement and boiler system repair/replacement,
2. Participation in a public/private partnership with NYC Parks to ensure that estimated investment of \$100M into NYC parks benefit Community Board #10 parklands, including but not limited to:
 1. Bufano Park repairs
 2. Bruckner Playground repairs
 3. Reconstruction of Ferry Point Park soccer and cricket fields
 4. Construction of dog run at Ferry Point Park
 5. Installation of sidewalks at Ferry Point Park on Balcom Avenue from Dewey Avenue to Sampson Avenue and on Miles Avenue from Balcom Avenue
 6. Installation of fencing on Ferry Point Park vacant lot at Emerson Avenue
3. Community Board participation in the design and implementation of a Community Benefit Agreement (CBA)
4. Community Board representation on Bally's Community Advisory Board (CAB) to be advised of decisions related to traffic management, noise & light pollution

mitigation, environmental impacts, etc. prior to and during construction and during operations

5. Installation of increased lighting along Hutchinson River Parkway service road
6. Commitment to support local civic organizations including but not limited to local merchants' group, neighborhood civic associations and cultural associations
7. Commitment to work with the Borough President's office on a Bronx based workforce development strategy with defined targets for local labor
8. Installing new and updating existing infrastructure such as sewers and catch basins
9. Provide our Board with updated samplings when construction is underway and provide a wash station for all vehicles leaving construction site
10. Commitment to gambling addiction education and providing resources.

Sincerely,

Joseph Russo, Chairman