



**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 to 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 90<sup>th</sup> Street, East 34<sup>th</sup> 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.**