4 COMMUNITY FACILITIES AND SERVICES

4.1 Introduction

The 2021 *CEQR Technical Manual* defines community facilities as public or publicly funded schools, hospitals, libraries, early childhood centers, healthcare facilities, and fire and police protection services. A proposed project may affect community facility services directly when it physically displaces or alters a community facility, or indirectly when it results in a change in population that would affect the delivery of services provided by a community facility. Per the *CEQR Technical Manual*, a project may have the potential for an indirect impact on community facilities and services if it would result in an increase in population that would subsequently increase demand for existing services provided beyond the capacity of the facilities to serve the needs of the community.

The Proposed Actions would allow the Proposed Facility, an approximately 3,093,880-gross-square-foot (gsf) gaming facility containing up to 5,146 gaming positions[1], restaurants, a 500-key hotel with a spa and meeting space, retail space, a 2,000-person event center, and parking for approximately 4,660 vehicles. Bally's would also construct an approximately 40,160-gsf, 75-foot-tall replacement standalone clubhouse for the Golf Course. The Proposed Actions would result in an incremental increase of up to 650 workers and 5,800 visitors present on the Development Site during peak business hours at the Proposed Facility and new golf clubhouse.

4.2 Principal Conclusions

The Proposed Actions would not result in a significant adverse community facilities and services impact as described below. The Proposed Actions would not directly eliminate,

[1] Defined as one seat at a slot machine or table game.

displace, or alter public or publicly funded community facilities, and as a result would not warrant an analysis of direct effects on community facilities. The Proposed Development would not include any residential uses and thus, the Proposed Development would not introduce a residential population that would burden community facilities and services such as schools, publicly funded early childhood centers, libraries, and health care facilities.

The Proposed Development would result in additional year-round visitors to the Development Site that could increase demand for police protection, fire protection, and emergency services. In the With-Action Condition, the Proposed Actions would generate up to approximately 650 workers and 5,800 visitors at a given time at the Proposed Facility and new golf clubhouse, which would occur during peak business hours. Bally's plans to employ on-site security personnel during business hours and will have 24-hour security surveillance. Security personnel will watch operations on-site and maintain and organize security camera recordings. As a part of the project design, Bally's has also committed to including a police substation on the Development Site. The Proposed Development would be constructed in accordance with New York City Fire Code, and fire hydrants would be installed along Ring Road in compliance with New York City Department of City Transportation (NYCDOT) regulations.

Per the *CEQR Technical Manual*, the New York City Fire Department (FDNY) does not allocate resources based on proposed or projected developments, but continually evaluates the need for changes in personnel, equipment, or locations of fire stations and makes any adjustment necessary. The New York City Police Department (NYPD) independently reviews its respective staffing levels based on independent evaluations of an area's needs, precinct population, area coverage, crime levels, and other local factors. Adjustments are made based on these evaluations, rather than proposed or projected developments in an area.

The Proposed Actions would not affect access to and from a fire or police station or emergency service provider, with the exception that additional fire hydrants may be located on Ring Road as it will be improved to NYCDOT current standards. The Proposed Actions would also not create a sizable new neighborhood where none existed before; therefore, the Proposed Actions would not result in a significant adverse community facilities impact and no further analysis is warranted.

4.3 Methodology and Preliminary Screening

This analysis of community facilities and services was conducted per *CEQR Technical Manual* guidelines. The potential for both direct and indirect impacts have been analyzed.

Direct Impacts

Per the *CEQR Technical Manual*, if a project would physically alter a community facility, whether by displacement of the facility or other physical alteration, an assessment of service delivery, and the potential effects that the physical alteration may have on the facility's service delivery, is warranted. The Proposed Actions would not result in a physical alteration to a publicly funded community facility, as defined by the *CEQR Technical Manual*. Therefore, the Proposed Actions would not result in significant adverse direct impacts on community facilities and services and further analysis of direct impacts is not warranted.

Indirect Impacts

Per the *CEQR Technical Manual*, a population increase resulting from a project could result in an increase in the demand for, or have an "indirect" effect on, publicly funded community facilities and services. The analysis of community facilities and services considers indirect effects on healthcare facilities, fire and police protection, public schools, libraries, and publicly funded childcare centers that could result from additional demand generated by a project. The demand for some publicly funded community facilities and services depends on the size, income characteristics, and age distribution of the population a project would introduce.

Healthcare Facilities

A healthcare facility can be indirectly affected by a project if the project affects the physical operations of, or access to and from, a hospital or a public health clinic. A healthcare facility could also be impacted if a project creates a sizable new neighborhood where none existed before. The closest healthcare facility is Montefiore Medical Group Bronx East at 2300 Westchester Avenue, the Bronx, which is 1.70 miles from the Development Site. No healthcare facility would be directly affected by the Proposed Actions and the Proposed Actions would not affect the physical operations or access to and from a healthcare center. Additionally, Bally's would include a designated area for emergency management and medical services within the Proposed Facility. Trained staff members, such as emergency medical technicians, would be on-site during operational hours and assist medical and ambulatory service providers during emergencies.

The Proposed Actions would not create a sizable new neighborhood where none existed before that would increase the demand for services at the nearby healthcare facility; therefore, the Proposed Actions would not cause an effect to a healthcare facility that would warrant further analysis based on *CEQR Technical Manual* criteria.

Fire and Police Protection

Police Protection

Per the *CEQR Technical Manual*, the FDNY and NYPD review and improve upon personnel and staffing levels based on independent evaluations of an area's needs and current resources available. Adjustments are made based on these evaluations, rather than proposed or projected developments in an area. Generally, an assessment of fire and police protection is not warranted unless a project would affect the physical operations or access to and from a fire station house or a police precinct house. An assessment would also be required if a project would create a sizable new neighborhood where none existed before. However, because the Proposed Actions could generate up to approximately 6,450 additional non-residents (approximately 5,800 visitors and 650 employees) at a given time on the Development Site during peak hours, a preliminary screening of the effects of the Proposed Actions on police and fire protection was warranted.

The nearest police precinct is the NYPD 45th Precinct, which is 1.22 miles from the Development Site at 2877 Barkley Avenue, the Bronx. Bally's proposes to have on-site security personnel and 24-hour security surveillance to provide safety to visitors and employees during business hours. Security personnel will watch all site operations and maintain and organize security surveillance recordings. As a part of the project design, Bally's has also committed to providing a police substation on the Development Site that

would include a holding cell and staff lockers. Design, location, and capacity of the substation would be coordinated with NYPD. Security personnel would work with NYPD to provide adequate security services during business hours.

The Proposed Development would also improve access between the Development Site and the 45th Precinct by improving Ring Road – the only roadway that provides access to the Development Site and portions of Ferry Point Park east of the Whitestone Bridge. Improvements to Ring Road would provide police protection services with better access to and from the Development Site during emergency events. Further analysis of traffic conditions, circulation on the Development Site, and improvements to Ring Road to support the additional capacity of visitors and employees is discussed in Chapter 14 of the Environmental Impact Statement (EIS), "Transportation."

The Proposed Actions would not affect the physical operations or access to and from a police precinct house and would not create a sizable new neighborhood where none existed before. Accordingly, the Proposed Actions do not meet the threshold requirements for a detailed analysis of police protection and no further analysis is warranted.

Fire Protection

The nearest FDNY fire station to the Development Site is 0.62 miles from the Development Site, at 501 Zerega Avenue, the Bronx. Additionally, there are two other fire and emergency service locations within a one-mile radius of the Development Site:

- SeniorCare EMS Ambulance Services: 700 Havemeyer Avenue, the Bronx (approximately 0.78 miles from the Development Site); and
- FDNY Engine 72/Satellite 2: 3929 East Tremont Avenue, the Bronx (approximately 0.90 miles from the Development Site).

The Proposed Development would be designed and constructed in accordance with New York City Fire Code with review and approval by FDNY. FDNY reviews all potential safety issues related to the installation of fire alarms, fire suppression mechanical equipment, and adherence to NYC Building Code. The area to be designated for emergency management and medical services would be accessible to FDNY's Emergency Medical Services. FDNY will also review all fire-related building safety plans for the Proposed Development. Additionally, new fire hydrants would be installed along Ring Road in compliance with NYCDOT standards, which would increase the capacity for FDNY to fight fires on or near Ring Road.

The Proposed Actions would not affect the physical operations or access to and from a fire station house and would not create a sizable new neighborhood where none existed before. Accordingly, the Proposed Actions will not meet the threshold requirements for a detailed analysis of fire services and no further analysis is warranted.

Fire and Police Protection Conclusion

Community facilities and services would not be significantly impacted by the Proposed Actions. The Proposed Actions would not affect the physical operations or access to and from a fire station or police precinct, and the Proposed Actions would not create a sizable new neighborhood where none existed before.

As a part of the Proposed Actions, Ring Road would be widened to improve circulation to and from the Development Site. Improvements to Ring Road would provide police and

fire protection services with better access to and from the Development Site during emergencies. Bally's would have on-site security personnel during operational hours. These security personnel would be trained to support visitors and staff at the Development Site in emergency situations.

As a part of the project design, Bally's has also committed to providing a police substation on the Development Site and on-site security personnel would work in coordination with NYPD to provide adequate security services during business hours.

The Proposed Development would be designed and constructed in accordance with New York City Fire Code with review and approval by FDNY. New fire hydrants would be installed along Ring Road in compliance with NYCDOT and would increase the capacity to fight fires. Accordingly, the Proposed Actions will not exceed the threshold requirements for a preliminary analysis of fire and police protection and no further analysis is warranted in this area.

Public Schools

Impacts to public schools may result if the project would introduce school-aged children, and there would be insufficient seats available to serve the population within the study area. The Development Site is in Community School District 8, Subdistrict 2. The Proposed Actions would not introduce new residential units to the Study Area, and no school-aged children would be introduced by the Proposed Actions. The Proposed Actions also would not affect the capacity of public schools in Community School District 8. Therefore, an indirect assessment of public elementary, secondary, and high schools is not warranted.

Libraries

Per the *CEQR Technical Manual*, if a proposed project would increase a study area's population by five percent or more over the No-Action Condition, the population increase has the potential to impair the delivery of library services in the study area. In the Bronx, a libraries assessment is warranted for projects that would introduce 682 or more dwelling units. The Proposed Actions would not introduce any residential dwelling units on the Development Site and further analysis of libraries is not warranted.

Publicly Funded Early Childhood Centers

An analysis of publicly funded early childhood centers is warranted if an action would introduce 20 or more children under the age of six that would be eligible for publicly funded childcare centers. The projected number of eligible children is based on the number of affordable housing units developed by a project. The Proposed Actions would not introduce new affordable housing units, and no children eligible for publicly funded early childhood centers would be introduced by the Proposed Actions. Therefore, an assessment of publicly funded early childhood centers is not warranted.