NEW YORK CITY DOT Department of Transportation
Ydanis Rodriguez, Commissioner

VIA ELECTRONIC MAIL

December 30, 2024

Steven Lenard
Technical Review Division
Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

Re: Bally's Ferry Point – City Map Changes
ULURP Application No. 250085 MMX

Dear Mr. Lenard:

This letter supersedes DOT's response, dated December 5, 2024, to your November 6, 2024 polling letter to the Department of Transportation (DOT) requesting our comments on a proposal for a City Map Change in Community District 10 in the Bronx, submitted by the applicants, Bally's New York Operating Company LLC and the City of New York, through the New York City Department of Parks and Recreation (DPR), proposing a City Map Change and several land use actions including zoning map amendment and the disposition of non-residential city-owned property. This revised response letter is submitted to the Department of City Planning in response to revised application map submitted by the applicant's team establishing width of the Ring Road on the west side of the Hutchinson River Expressway Bridge approach to 70 feet.

DOT has reviewed the ULURP application materials and has the following comments:

- The applicant must subdivide block 5622 lot 1 to remove the proposed mapped street out of lot 1.

- The applicant is required to coordinate with MTA & DOT to ensure that the proposed bus stops meet each agencies design standards.

- The applicant has submitted revised application map showing portion of Ring Road to be established at 70-foot width. If 70-foot width is established on a portion of Ring Road in the final alteration map for certification and filing, applicant must submit construction plans for 70-foot width of this street to DOT for review and approval.

However, if the final alteration map for certification and filing shows portion of the Ring Road having 60-foot width, the applicant will need to submit plans only for 60-feet.

- The applicant and the Department of City Planning must consult with DOT prior to the certification and filing of this map to confirm that the map being filed shows 60-foot width in portions of Ring Road.

- Applicant must resolve all drainage issues on this street. The construction plans for this street which incorporates new drainage system must be approved by the Department of Environmental Protection (DEP). Drainage plan on this street must be approved by DEP.

- Please note that the applicant is required to re-construct Ring Road in accordance with DOT standards. DOT's requirements for the construction of this street will be provided on the requirements letter needed for the mapping agreement. If mapping agreement is not executed, DOT's requirements for construction of this street must be incorporated in another agreement between the City and the applicant. The applicant must provide detailed construction plans and associated cost estimate for the construction of this street for DOT's review and approval prior to the execution of such agreement.

Please note that this letter does not constitute a requirements letter for mapping agreement purposes. Submit updated materials addressing these comments to Tika Gurung, Assistant Commissioner of Land Use and Property Management. If you have any questions, please contact Mr. Gurung at (212) 839-6550.

Sincerely,

Michelle Craven

Michelle Craven (Dec 30, 2024 18:00 EST)

Michelle Craven
Associate Deputy Commissioner

MC:tg:kms

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