Environmental Protection

**Rohit T. Aggarwala**
*Commissioner*

Anastasios Georgelis, P.E.
Deputy Commissioner
Bureau of Water & Sewer Operations

59-17 Junction Boulevard
Flushing, NY 11368

Engineering.info@dep.nyc.gov

November 21, 2024

Abraham Abreu, EIT
City Map Team Leader, Technical Review Division
New York City Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

Re: ULURP# 250085 MMX
500 Hutchinson River Expy
Block 5622: Lot 1
Community District 10
Borough of the Bronx

Dear Mr. Abreu:

On November 6th, 2024, we received and reviewed the following materials prepared by your firm:

1. Copy of Project Description, dated October 18th 2024.
2. Copy of Polling letter dated November 6th, 2024.
3. Copy of Application Photographs.
4. Copy of the Land Use Application.
5. Copy of Tax Map.
6. Copy of the Alteration Map.
7. Copy of the Zoning Maps.
8. Copy of the Area Map.
9. Copy of Site Survey of existing sewers.
10. Copy of Site Plan

Based on the Polling Letter received by Department of Environmental Protection (DEP), the proposed actions are as follows.

- Bally's New York Operating Company, LLC, a wholly-owned subsidiary of Bally's New York, Inc. ("Bally's"), and the City of New York, acting through the New York City Department of Parks and Recreation ("DPR"; together with Bally's, the "Applicants") are submitting an application for the actions listed (the "Proposed Actions") to facilitate the development of a gaming facility with approximately 5,100 gaming position stations, a 500-key hotel and a 2,000- seat multi-purpose event and entertainment venue, restaurants, and parking (the "Proposed Gaming Facility" or the "Proposed Development") within Bally's Golf Links (the "Golf Course") at Ferry Point Park in the Bronx neighborhood of Community District 10..

This agency reviewed the above documents and have the following comments regarding the referenced ULURP application:

ULURP# 250085 MMX
500 Hutchinson
Block 5622: Lot 1
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Borough of the Bronx

**Water Mains:**

1. The Existing infrastructure should be capable to handle the estimated increase in water demand for the above subject location. It should be noted that the feed to this area is limited and the water main available for connection is a 12" PWM belonging to Parks.

**Sewer System:**

1. For the newly mapped street Ring Road, an amendment to the city's existing, proposed, or pending Drainage Plan will be required to reflect the change in the City map. The amendment must be completed within 1 (1) year from the execution of the mapping agreement. To ensure the completion of this work, the applicant shall post a performance bond in the amount of $5,000, or in the amount of $1,500 for the first 100 linear feet + $2 per linear foot for each foot thereafter of sewer, whichever total amount is greater, to cover the cost of the drainage plan amendment. Said bond must be furnished concurrently with the agreement to be executed by the City of New York. The applicant may request the release of said bond upon review and approval of the amended drainage plan by this agency.

2. Please provide an application map showing the mapping of Ring Road including the legal grades and the mapped width.

If you have any questions, please contact Epiphanie Sawadogo at esawadogo@dep.nyc.gov or Lillian Cheng at lcheng@dep.nyc.gov. For future submissions of this project, please submit all items electronically to engineering.info@dep.nyc.gov .

Sincerely,

Lixin (Lillian) Cheng, P.E.
Engineer in Charge,
Drainage Review

CC: Wendy Sperduto, P.E., Assistant Deputy Commissioner, Engineering and Planning
Jannine McColgan, P.E., Director, Engineering, Connections and Permitting
Peter Gordon, P.E., Deputy Director, Capital Program Management
Landry Philemy, P.E., Chief, Distribution and Drainage
Sham Hemraj, P.E., Chief, Distribution Engineering
Guo Zhan Wu, P.E., Chief, Regulatory Review
Shofiqule Azam, P.E., Section Chief, Plan Review
Andy Lu, P.E., Acting Deputy E.I.C, Drainage Review
Epiphanie Sawadogo, Review Engineer
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