THE CITY OF NEW YORK
OFFICE OF THE MAYOR
NEW YORK, N.Y. 10007

July 30, 2025

Hon. Michael McSweeney
City Clerk and Clerk of the Council
141 Worth Street
New York, NY 10013

Dear Mr. McSweeney:

Pursuant to subdivision (e) of Section 197-d of the New York City Charter, I hereby veto and disapprove Resolution Numbers 993, 994 and 995 ("the Resolutions"), which disapproved, respectively, the decisions of the City Planning Commission on: ULURP No. C 250086 (for an amendment of the Zoning Map, Section No. 71, by establishing a C8-4 district on demapped parkland); ULURP No. C250085 (for an amendment to the City Map involving the establishment of Ring Road; the elimination of Park South of Schley Avenue; and, the adjustment of grades and block dimensions necessitated thereby, including authorization for any acquisition or disposition of real property related thereto); and ULURP No. C 250093 (for the disposition of city-owned property located at Ferry Point Park (Block 5622, p/o Lot 1). The Resolutions are related to the redevelopment of the Bally's Golf Course at Ferry Point in the Bronx, in connection with its application for a state gaming license.

In disapproving the Resolutions, the city council is effectively circumventing a process established under state law to allow for maximum community input in the evaluation of applicants for a state gaming license. The New York State legislature set forth a detailed, multi-stage process to allow several downstate applicants to compete for up to three downstate gaming licenses. The legislature designed the process to create maximum economic development downstate, measured by economic investment and the creation of good-paying jobs and worker training programs in the construction and hospitality industries, directly benefiting residents of the neighborhoods surrounding the project area.

By its premature action, the Council has impeded the state legislature's intent for meaningful input by the public and by the other elected officials representing the affected residents. State law requires each proposal to be evaluated by a six-member Community Advisory Committee ("CAC"), comprised of representatives of the governor and mayor, as well as the senator, assembly member,

borough president, and council member in whose district each prospective site is located. The state legislature envisioned that each CAC acting collectively on behalf of the community—not just the city council—would provide input on each of the New York city applications after conducting public hearings. In this case the local council member, one of the six CAC members, has acted unilaterally via the city council before the application was even submitted to the CAC for public review.

My administration has pledged to take an even-handed approach and neither advantage nor disadvantage any of the applicants, in order to allow each of them to make their best case to the CACs, following which I and other elected officials would determine which applicants presented a realistic opportunity to further the city's interest in economic development, including the creation of thousands of new, good-paying jobs. Indeed, to ensure a level playing field, my administration partnered with the city council to amend the Zoning Resolution and provide that any ultimately successful proposed projects would be deemed to comply with local zoning. I believe that applicants in every neighborhood and every borough should have the ability to make that case—regardless of their standing with and connection to individual council members—because greater competition will ensure the best possible proposals for New Yorkers.

By disapproving the Resolutions, the city council has deprived the Bronx of the opportunity to have its project compete for a gaming license. Indeed, this project would, if approved by the state Gaming Commission, generate significant new sources of economic development for the borough and revenue for the city. I have been urged to veto and disapprove the Council's action by elected officials who have represented the Bronx for many years, including the borough president and other council members representing the Bronx. In furtherance of the extensive application and evaluation process established by the state legislature and approved by the governor; in support of the people of the Bronx, I hereby veto and disapprove the city council's disapproval of Resolution Nos. 993, 994 and 995.

Sincerely,



Eric Adams
Mayor

Cc: The Hon. Adrienne Adams

THE COUNCIL OF THE CITY OF NEW YORK
RESOLUTION NO. 993

Resolution disapproving the decision of the City Planning Commission on ULURP No. C 250086 ZMX, a Zoning Map amendment (L.U. No. 321).

By Council Members Salamanca and Riley

WHEREAS, Bally's New York Operating Company, LLC, filed an application 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 demapped parkland, which in conjunction with the related 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, a 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 (ULURP No. C 250086 ZMX) (the "Application");

WHEREAS, the City Planning Commission filed with the Council on June 20, 2025 its decision dated June 18, 2025 (the "Decision") on the Application;

WHEREAS, the Application is related to applications C 250085 MMX (L.U. No. 322), a City Map amendment to demap parkland and to map a city street; and C 250093 PPX (L.U. No. 323), a disposition of non-residential City-owned property;

WHEREAS, the Decision is subject to review and action by the Council pursuant to Section 197-d of the City Charter;

WHEREAS, upon due notice, the Council held a public hearing on the Decision and Application on July 1, 2025;

WHEREAS, the Council has considered the land use and other policy issues relating to the Decision and Application; and

WHEREAS, the Council has considered the relevant environmental issues, including the Positive Declaration issued May 22nd, 2024 (CEQR No. 24DME011X) and a Final Environmental Impact Statement (FEIS) for which a Notice of Completion was issued on June 6, 2025, in which the proposed development, as analyzed in the FEIS, identified significant adverse impacts with respect to shadows, noise (mobile sources), transportation, and construction transportation; and 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.

RESOLVED:

Having considered the FEIS with respect to the Decision and Application, the Council finds that:

1. The FEIS meets the requirements of 6 N.Y.C.R.R. Part 617;

2. 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;

3. 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

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

The Decision, together with the FEIS issued June 6, 2025, constitute the written statement of facts, and of social, economic and other factors and standards that form the basis of this determination, pursuant to 6 N.Y.C.R.R. §617.11(d);

Pursuant to Sections 197-d and 200 of the City Charter and on the basis of the Decision and Application, the environmental determination and consideration described in the report, C 250086 ZMX, incorporated by reference herein, and the record before the Council, the Council disapproves the Decision.

Adopted.

Office of the City Clerk, }
The City of New York, } ss.:

I hereby certify that the foregoing is a true copy of a Resolution passed by The Council of The City of New York on July 14, 2025, on file in this office.

City Clerk, Clerk of The Council

DISAPPROVED

ON THE 30th DAY OF July 2025

MAYOR

THE COUNCIL OF THE CITY OF NEW YORK
RESOLUTION NO. 994

Resolution disapproving the decision of the City Planning Commission on ULURP No. C 250085 MMX, an amendment to the City Map (L.U. No. 322).

By Council Members Salamanca and Riley

WHEREAS, Bally's New York Operating Company, LLC and the New York City Department of Parks and Recreation, filed an application 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 accordance with Map No. 13154 dated January 15, 2025 and signed by the Borough President, ULURP No. C 250085 MMX), Community District 10, Borough of the Bronx (the "Application");

WHEREAS, the City Planning Commission filed with the Council on June 20, 2025 its decision dated June 18, 2025 (the "Decision"), on the Application;

WHEREAS, the Application is related to applications C 250086 ZMX (L.U. No. 321), a zoning map amendment to map a C8-4 zoning district; and C 250093 PPX (L.U. No. 323), a disposition of non-residential City-owned property;

WHEREAS, the Decision is subject to review and action by the Council pursuant to Section 197-d(b)(3) of the City Charter;

WHEREAS, upon due notice, the Council held a public hearing on the Decision and Application on July 1, 2025;

WHEREAS, the Council has considered the land use implications and other policy issues relating to the Decision and Application;

WHEREAS, the Council has considered the relevant environmental issues, including the Positive Declaration issued May 22, 2024 (CEQR No. 24DME011X) and a Final Environmental Impact Statement (FEIS) for which a Notice of Completion was issued on June 6, 2025, in which the proposed development, as analyzed in the FEIS, identified significant adverse impacts with respect to shadows, noise (mobile sources), transportation, and construction transportation; and 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.

RESOLVED:

Having considered the FEIS with respect to the Decision and Application, the Council finds that:

1. The FEIS meets the requirements of 6 N.Y.C.R.R. Part 617;

2. 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;

3. 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

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

The Decision, together with the FEIS issued June 6, 2025, constitute the written statement of facts, and of social, economic and other factors and standards that form the basis of this determination, pursuant to 6 N.Y.C.R.R. §617.11(d);

Pursuant to Sections 197-d and 199 of the City Charter and on the basis of the Decision and Application, the environmental determination and consideration described in this report, C 250085 MMX, incorporated by reference herein, and the record before the Council, the Council disapproves the Decision.

Adopted.

Office of the City Clerk, }
The City of New York, } ss.:

I hereby certify that the foregoing is a true copy of a Resolution passed by The Council of The City of New York on July 14, 2025, on file in this office.

City Clerk, Clerk of The Council

DISAPPROVED

ON THE 30th DAY OF July 2025

MAYOR

THE COUNCIL OF THE CITY OF NEW YORK
RESOLUTION NO. 995

Resolution disapproving the decision of the City Planning Commission on Application No. C 250093 PPX, for the disposition of city-owned property (L.U. No. 323).

By Council Members Salamanca and Hanks

WHEREAS, the New York City Department of Citywide Administrative Services (DCAS), filed an application pursuant to Section 197-c of the New York City Charter for the disposition of city-owned property located at Ferry Point Park (Block 5622, p/o Lot 1), which in conjunction with the related 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, a 488,400 square-foot hotel, a 2,000-seat event center, parking and other amenities located within Ferry Point Park, in the Bronx, Community District 10 (ULURP No. C 250093 PPX) (the "Application");

WHEREAS, the City Planning Commission filed with the Council on June 20, 2025, its decision dated June 18, 2025 (the "Decision") on the Application;

WHEREAS, the Application is related to applications C 250086 ZMX (L.U. No. 321), a zoning map amendment to map a C8-4 zoning district; and C 250085 MMX (L.U. No. 322), a City Map amendment to demap parkland and to map a city street;

WHEREAS, the Decision is subject to review and action by the Council pursuant to Section 197-d of the City Charter;

WHEREAS, upon due notice, the Council held a public hearing on the Application and Decision on July 1, 2025;

WHEREAS, the Council has considered the land use implications and other policy issues relating to the Decision and Application; and

WHEREAS, the Council has considered the relevant environmental issues, including the Positive Declaration issued May 22, 2024 (CEQR No. 24DME011X) and a Final Environmental Impact Statement (FEIS) for which a Notice of Completion was issued on June 6, 2025, in which the proposed development, as analyzed in the FEIS, identified significant adverse impacts with respect to shadows, noise (mobile sources), transportation, and construction transportation; and 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.

RESOLVED:

Having considered the FEIS with respect to the Decision and Application, the Council finds that:

1. The FEIS meets the requirements of 6 N.Y.C.R.R. Part 617;

2. 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;

3. 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

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

The Decision, together with the FEIS issued June 6, 2025, constitute the written statement of facts, and of social, economic and other factors and standards that form the basis of this determination, pursuant to 6 N.Y.C.R.R. §617.11(d);

Pursuant to Section 197-d of the City Charter and on the basis of the Decision and Application, the environmental determination and consideration described in the report, C 250093 PPX, incorporated by reference herein, and the record before the Council, the Council disapproves the Decision.

Adopted.

The City of New York, } ss.:

I hereby certify that the foregoing is a true copy of a Resolution passed by The Council of The City of New York on July 14, 2025, on file in this office.

City Clerk, Clerk of The Council

DISAPPROVED

ON THE 30th DAY OF July 2025

MAYOR