FOREWORD

This document is the Final Environmental Impact Statement (FEIS) for the proposed "Bally's Bronx" gaming and recreational facility (the "Proposed Facility") in the Throggs Neck neighborhood of Bronx Community District 10. The Proposed Facility would be located on an approximately 18.38-acre parcel (the "Development Site") within Bally's Golf Links at Ferry Point (the "Golf Course"), a 222-acre public golf course in the Bronx.

The Applicant, Bally's New York Operating Company, LLC, seeks a series of discretionary land use actions, including two City Map amendments, a zoning map amendment, disposition of City-owned real property, the extension of the existing Golf Course concession, State legislation and governor's approval to authorize the alienation and disposition of parkland, a gaming license, approval from the New York State Department of Environmental Conservation for a "Change of Use Workplan."

The New York City Office of the Deputy Mayor for Housing, Economic Development, and Workforce, acting on behalf of the New York City Planning Commission (CPC), accepted the Draft Environmental Impact Statement (DEIS) as complete and issued a DEIS Notice of Completion on 17 January 2025. The proposed actions are subject to approval by the CPC per the Uniform Land Use Review Procedure (ULURP) and accompanying application.

A public notice for the public hearing on the DEIS was published in the *Bronx Times* and *Noticia NYC* on 8 April 2025, and in the *Environmental Notice Bulletin* and the *City Record* on 9 April 2025. CPC held a joint ULURP/CEQR public hearing on 23 April 2025, at 10:00 AM, which was held both in-person (at the Department of City Planning, 120 Broadway, Lower Concourse, New York, NY 10271) and on the NYC Engage virtual platform. Comments on the DEIS were accepted until 5:00 pm on 22 May 2025.

This FEIS reflects the substantive comments made on the DEIS during the public hearing and subsequent comment period. The comments are summarized and responded in Chapter 27, "Response to Comments on the DEIS." The written comments received on the DEIS and the DEIS public hearing transcript are included as attachments to this chapter.

The principal changes between the DEIS and the FEIS include the following:

- The FEIS has been updated to reflect refinements to the proposed boundaries of the Affected Area, including for Ring Road, the Disposition Parcel, and the Waterfront Access Roadway.

- The FEIS has been updated to reflect that Ring Road would be reduced from a proposed 60-foot-wide street to a 45-foot-wide street between the vehicular entry point of the Park and the Proposed Facility's driveway, and a 35-foot-wide street north of the Proposed Facility's driveway. Concurrently, the proposed two-way protected bike lane along the exterior of Ring Road would be constructed in the Park, rather than in the proposed mapped street.
- Chapter 9, "Natural Resources" was updated to reflect regulatory changes that became effective around the date of the DEIS's publication.
- Chapter 15, "Air Quality" was updated to refine the locational requirements of the emissions stacks associated with the proposed parking garages.
- Chapter 17, "Noise" was updated to reflect refinements in the noise analysis.
- Chapter 20, "Construction" was updated to reflect refined transportation, air quality, and noise analyses.
- Chapter 22, "Mitigation" was revised to incorporate additional mitigation measures that were identified between Draft and Final EIS.
- Chapter 26, "Effects on Disadvantaged Communities" has been updated to incorporate additional guidance from the Lead Agency and the New York City Law Department.
- Chapter 27, "Response to Comments on the DEIS" has been created to summarize and respond to all substantive comments received on the DEIS. This chapter includes two attachments. Attachment A includes comments made at the public hearing and received during the public comment period for the DEIS. Attachment B includes a transcript of the public hearing.

Changes to the text and graphics from the DEIS were made in this FEIS, as necessary, in response to comments received. Unless otherwise indicated, all revisions and updates to the text since publication of the DEIS are marked by ~~strikethroughs~~ for deleted text and double underline for new text. No strikethroughs or double underlines are used for new or deleted text in this "Foreword" or Chapter 27 of this EIS, "Response to Comments on the DEIS," both of which are new to the FEIS.