



Hon. Vanessa L. Gibson
Borough President

BRONX COMMUNITY BOARD No. 10

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Joseph Russo
Chairperson

Matthew Cruz
District Manager

Public Hearing Meeting of BRONX COMMUNITY BOARD #10

February 25, 2025 at 7:00 P.M.

Nat Silverberg Field House

Monsignor Scanlan Campus

915 Hutchinson River Parkway, 10465

PRESENT: T. Accomando, Y. Alvarez, R. Baez, R. Barbarelli, M. Bufano, J. Connolly, M. Fludd, T. Franklin, J. Gomez Jr., D. Gonzalez, J. Grell, H. Guy, S. Haywood, S. Hazell, M. Hooks, D. Krynicki, V. Lowe, J. Marano, S. McMillan, M. Morris, MJ. Musano, N. Nunez, L. Popovic, J. Robert, N. Rosario, J. Russo, A. Salimbene, T. Smith, J. Thomas, A. Torres, S. Woods (total # present = 31)

ABSENT: M. Ali, I. Barobhuiya, P. Cantillo, M. Caruso, P. Del-Debbio, D. Hunt, J. Mondello, D. Prioleau, H. Ruiz (total # absent = 9)

Board #10 Staff: Matt Cruz, District Manager
Susan Duffy, Community Assistant

Chairman Joseph Russo began the meeting at 7:15 p.m. with the Pledge of Allegiance.

Presentation by representatives of Bally's Hotel and Casino

A public hearing with respect to a New York City Department of City Planning map amendment (C250085MMX) a zoning map amendment (C250086ZMX) and disposition (C250093PPX) on city-owned property to facilitate a new 3.1 million gsf mixed-use development including a gaming facility, hotel, event space, parking and other amenities in Ferry Point Park in Bronx Community District 10.

Chris Jewett, Senior Vice President for Corporate Development, for Bally's went over a PowerPoint presentation that was submitted to the Housing and Zoning Committee. Mr. Jewett claimed that the community was canvassed by going door to door as well as having conversations with residents with an 80% positive feedback in support of the project.

Public Participation

There were 46 members of the public expressing opinion on the matter: (8) were from outside Bronx Community Board #10 and (1) did not indicate residency.

The (3) three not offering a judgment (pro or con) requested more transparency with specifics as to where in the Bronx the funding would benefit.

The (7) seven in favor noted economic growth and employment opportunities as benefits to the community, whether it be temporary (construction) or permanent (within the complex).

The (36) thirty-six against brought up a litany of concerns: exploitation of the economically disenfranchised; park land alienation which would eventually expand to other areas; air quality from increased traffic; displacement of natural wildlife; disturbance of methane gases from the land underneath; additional traffic throughout the Ferry Point Park community; future encroachment including Harding Avenue and the remaining parkland; increased crime and concern for the children attending school at 915 Hutchinson River Parkway. Representatives from Save the Sound, an environmental group that advocates the protection of land and waterways in the waters noted that negative results would flow into the waters surrounding the park and could cause severe environmental disturbances due to the construction. Many speakers felt that there is a lack of transparency in the alleged benefits to the Bronx by the Bally's organization; most want more specifics as to exactly where the monies would be allocated. Most wanted the proposed monies to stay within the Community Board #10 area.

1. JoAnn Sohmers, resident and President of Ferry Point Park Civic Association: AGAINST, suggested that proposed over pass be erected closer to the Whitestone Bridge; does not want additional traffic.
2. George Havranek, resident President of Spencer Estates Civic Association: AGAINST, he urged the Board to vote against the "sales" presentation.
3. Bob Jaen, Executive Director of Throgs Neck Business Improvement District: did not offer opinion; wants more information before the Board has its vote. Mr. Jaen met with Bally's representatives, asked for a bus for the Ferry Point Park community. (NOTE: A bus was provided but does not go into the Ferry Point Community, it travels along East Tremont Avenue.)
4. Joanne Signorelli, resident: AGAINST
5. Jimi Hughes, resident: AGAINST; alienation of parkland is illegal.
6. Sandi Lusk, resident: AGAINST
7. Tommy Messina, resident: IN FAVOR. Read a written statement noting that there would be jobs, road development as well as police substation.
8. Barbara Bennett, resident: AGAINST
9. Luis Cruz, resident: IN FAVOR
10. Debra Teska, resident: AGAINST
11. Arnold Salinas, resident: AGAINST
12. Desiree Brown, resident: did not offer opinion; (see speaker card). Ms. Brown talked about safety and wants to know who is benefitting and wants more transparency.

13. Crystal Cupertino, Pelham Bay Little League (CB11): IN FAVOR. Wants more services – security, park improvements, lighting.
14. Margaret Groark, not a community resident; AGAINST; witnessed the alienation of Van Cortland Park land with negative results.
15. Patrick Stranzl, resident: AGAINST
16. Joe Donovan, President, Locust Point Civic Association: AGAINST; community didn't trust Bally's when presented at the Civic concerned about Harding Avenue.
17. Roberto Rosario, resident: AGAINST
18. Roy Smith, resident: AGAINST
19. Carol Ligotino, resident: AGAINST
20. Thomas Sheppard, resident: AGAINST read a prepared statement
21. Dara Illowsky – SAVE THE SOUND, AGAINST: recommends that parkland be used for more family-oriented activities.
22. David Burrow – SAVE THE SOUND, AGAINST: DEIS analysis is insufficient and recommends additional studies; spoke about storm water and the negative effects of the surrounding waters.
23. Al Quattlebaum, resident of Co-op City: AGAINST
24. Ann Sadofsky, resident: AGAINST
25. Andrew Chirico, Waterbury-LaSalle Homeowners Association: AGAINST, read a prepared statement
26. Joel Rivera, Board 11 resident: AGAINST
27. Jacqueline Rivers, resident: AGAINST
28. Steve Sjogren, resident: AGAINST
29. Michael Morrissey, resident: AGAINST
30. Tony Lorento, resident: NEUTRAL
31. Kenny Bracer, resident: AGAINST
32. Lisa Sorin, Bronx Chamber of Commerce: IN FAVOR, noted positive economic impact and added that there is no guarantee that the development will actually occur.
33. Orlando Lopez, resident: AGAINST
34. Dotti Poggi, resident, Friends of Ferry Point Park: AGAINST alienation and project.

35. Carole DeChiara, resident: AGAINST
36. Christopher Gallagher, resident: AGAINST. Mr. Gallagher noted that the seating in the Field House are from the original area from Yankee Stadium.
37. Daisy Colon, resident AGAINST
38. Eric Munoz, resident: IN FAVOR
39. Max Zappone, AGAINST
40. Joseph Matranga, resident: AGAINST
41. Ray West, resident, representative of Local 3: IN FAVOR, spoke about the benefit in using building trades.
42. Anthony Trotta, resident: AGAINST
43. Michelle Butle, resident of Silver Beach Association: AGAINST
44. Jose Vega, not a resident: AGAINST.
45. Nick Adwalpalker, resident, pastor of Throggs Neck Community Church: AGAINST
46. Lauren Patterson, non-resident: IN FAVOR, wants the community to demand additional services

Chairman Russo thanked the community for attending. He added that the Board members will note on the ULURPS for Bally's Hotel and Casino at the March 20, 2025 Public Hearing Meeting of Bronx Community Board #10.

Motion to close the February 25, 2025 Public Hearing meeting was unanimous.

Respectfully submitted by Susan Duffy.

This is to certify that the foregoing minutes reflect the information that was discussed at the Public Hearing meeting of February 25, 2025.

Matthew Cruz, District Manager

Dated: February 26, 2025