

STATE OF NEW YORK

7049

2025-2026 Regular Sessions

IN SENATE

March 31, 2025

Introduced by Sen. FERNANDEZ -- read twice and ordered printed, and when printed to be committed to the Committee on Cities 1

AN ACT authorizing the city of New York to discontinue certain parkland in Ferry Point Park in the borough of the Bronx

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

1 Section 1. Subject to the provisions of this act, but notwithstanding
2 any provision of law to the contrary, the city of New York is author-
3 ized, upon such terms and conditions as may be agreed upon by the
4 city and Bally's New York Operating Company, LLC, and/or its affil-
5 iates, hereinafter "Bally's": (i) to discontinue the use as parkland and
6 sell at fair market value, the lands described in section three of this
7 act and convey such land to Bally's for the purposes of developing,
8 constructing, maintaining, operating, using, or occupying such lands
9 with a gaming facility, and in conjunction with such facility, commer-
10 cial, retail, entertainment, recreational, golf, hotel, convention
11 center, and/or community facility uses, parking, and roadways; (ii) to
12 discontinue the use as parkland and alienate the lands described in
13 section four of this act and to transfer such lands to the New York city
14 department of transportation for use as public roadways; and (iii) to
15 alienate the lands described in section five of this act and convey an
16 easement over such lands to Bally's for the purpose of making improve-
17 ments to an access road, or ingress and egress to the lands described in
18 section three of this act, provided that the access road shall be
19 publicly accessible and able to be used for park purposes. Upon
20 completion of any improvements, the land shall continue to be used for
21 park purposes and any disturbances to the surface of the land due to
22 the improvements shall be restored by Bally's and their successors
23 and/or assigns.

24 § 2. The authorization provided in section one of this act shall be
25 effective only upon the conditions that Bally's is awarded or issued a

EXPLANATION--Matter in italics (underscored) is new; matter in brackets
[-] is old law to be omitted.

LBD10303-09-5

1 gaming facility license under title 2-A of article 13 of the racing,
2 pari-mutuel wagering and breeding law, authorizing Bally's to own or
3 operate a gaming facility located on the lands described in section
4 three of this act, and the city of New York dedicates: (i) an amount
5 equal to or greater than the fair market value of the parklands
6 described in sections three and four of this act; and (ii) an amount
7 equal to or greater than the fair market value of the easement conveyed
8 over the lands described in section five of this act, towards the acqui-
9 sition of new parklands and/or capital improvements to existing park-
10 lands and recreational facilities within the borough of the Bronx, in
11 the city of New York.

12 § 3. The lands authorized to be discontinued as parklands pursuant to
13 section one of this act are more particularly described as follows:

14 BLOCK 5622 PART OF LOT 1
15 IN THE BOROUGH OF BRONX, CITY OF NEW YORK
16 BRONX COUNTY, NEW YORK

17 All that certain plot, piece, or parcel of land, situate, lying, and
18 being in the Borough of Bronx, Bronx County, City and State of New York,
19 bounded and described as follows:

20 BEGINNING at a point having an approximate coordinate value of North-
21 ing 234903.30 Easting 1029831.57 as referenced to New York State Plane
22 coordinate system NAD83 Long Island Zone, and running; thence

23 Along a curve to the left having an arc length of 21.98 feet, a radius
24 of 169.69 feet, and a central angle of 07°25'22" and being subtended by
25 a chord which bears North 25°58'11" East, a distance of 21.97 feet to a
26 point; thence

27 Along a curve to the left having an arc length of 38.41 feet, a radius
28 of 213.43 feet, and a central angle of 10°18'45" and being subtended by
29 a chord which bears North 21°15'35" East, a distance of 38.36 feet to a
30 point; thence

31 Along a curve to the left having an arc length of 101.07 feet, a radi-
32 us of 181.68 feet, and a central angle of 31°52'26" and being subtended
33 by a chord which bears North 00°10'04" East, a distance of 99.77 feet to
34 a point; thence

35 Along a curve to the left having an arc length of 65.65 feet, a radius
36 of 273.64 feet, and a central angle of 13°44'43" and being subtended by
37 a chord which bears North 22°38'30" West, a distance of 65.49 feet to a
38 point; thence

39 Along a curve to the left having an arc length of 5.08 feet, a radius
40 of 48.11 feet, and a central angle of 06°02'57" and being subtended by a
41 chord which bears North 35°16'12" West, a distance of 5.08 feet to a
42 point; thence

43 North 42°17'27" West, a distance of 21.97 feet to a point; thence

44 North 60°47'47" East, a distance of 60.79 feet to a point; thence

45 Along a curve to the right having an arc length of 37.23 feet, a radi-
46 us of 268.77 feet, and a central angle of 07°56'11" and being subtended
47 by a chord which bears North 70°23'51" East, a distance of 37.20 feet to
48 a point; thence

49 Along a curve to the right having an arc length of 152.46 feet, a
50 radius of 104.91 feet, and a central angle of 83°16'07" and being
51 subtended by a chord which bears South 64°00'00" East, a distance of
52 139.40 feet to a point; thence

53 Along a curve to the right having an arc length of 28.14 feet, a radi-
54 us of 143.47 feet, and a central angle of 11°14'21" and being subtended

1 by a chord which bears South 16°44'46" East, a distance of 28.10 feet to
2 a point; thence
3 Along a curve to the left having an arc length of 27.97 feet, a radius
4 of 35.00 feet, and a central angle of 45°47'19" and being subtended by a
5 chord which bears South 34°01'15" East, a distance of 27.23 feet to a
6 point; thence
7 South 56°54'55" East, a distance of 51.03 feet to a point; thence
8 Along a curve to the left having an arc length of 67.74 feet, a radius
9 of 190.28 feet, and a central angle of 20°23'56" and being subtended by
10 a chord which bears North 84°41'29" East, a distance of 67.39 feet to a
11 point; thence
12 Along a curve to the left having an arc length of 111.23 feet, a radi-
13 us of 190.28 feet, and a central angle of 33°29'31" and being subtended
14 by a chord which bears North 57°44'45" East, a distance of 109.65 feet
15 to a point; thence
16 North 41°00'00" East, a distance of 180.96 feet to a point; thence
17 North 00°00'00" West, a distance of 70.79 feet to a point; thence
18 Along a curve to the right having an arc length of 53.79 feet, a radi-
19 us of 889.17 feet, and a central angle of 03°27'59" and being subtended
20 by a chord which bears North 44°05'06" East, a distance of 53.79 feet to
21 a point; thence
22 Along a curve to the right having an arc length of 92.53 feet, a radi-
23 us of 120.00 feet, and a central angle of 44°10'55" and being subtended
24 by a chord which bears North 67°54'33" East, a distance of 90.26 feet to
25 a point; thence
26 North 90°00'00" East, a distance of 348.76 feet to a point; thence
27 Along a curve to the right having an arc length of 43.26 feet, a radi-
28 us of 80.00 feet, and a central angle of 30°59'06" and being subtended
29 by a chord which bears South 74°30'27" East, a distance of 42.74 feet to
30 a point; thence
31 South 88°19'39" East, a distance of 41.80 feet to a point; thence
32 South 56°04'53" East, a distance of 27.54 feet to a point; thence
33 Along a curve to the right having an arc length of 24.98 feet, a radi-
34 us of 30.75 feet, and a central angle of 46°32'29" and being subtended
35 by a chord which bears South 14°57'16" East, a distance of 24.29 feet to
36 a point; thence
37 Along a curve to the right having an arc length of 21.79 feet, a radi-
38 us of 69.88 feet, and a central angle of 17°51'48" and being subtended
39 by a chord which bears South 27°43'40" West, a distance of 21.70 feet to
40 a point; thence
41 Along a curve to the right having an arc length of 36.01 feet, a radi-
42 us of 145.66 feet, and a central angle of 14°09'46" and being subtended
43 by a chord which bears South 41°46'58" West, a distance of 35.91 feet to
44 a point; thence
45 Along a curve to the right having an arc length of 39.64 feet, a radi-
46 us of 80.00 feet, and a central angle of 28°23'32" and being subtended
47 by a chord which bears South 26°48'14" West, a distance of 39.24 feet to
48 a point; thence
49 South 41°00'00" West, a distance of 61.24 feet to a point; thence
50 Along a curve to the left having an arc length of 44.16 feet, a radius
51 of 185.00 feet, and a central angle of 13°40'38" and being subtended by
52 a chord which bears South 34°09'41" West, a distance of 44.06 feet to a
53 point; thence
54 South 27°19'22" West, a distance of 151.97 feet to a point; thence
55 Along a curve to the right having an arc length of 38.32 feet, a radi-
56 us of 115.00 feet, and a central angle of 19°05'28" and being subtended

1 by a chord which bears South 36°52'06" West, a distance of 38.14 feet to
2 a point; thence
3 Along a curve to the left having an arc length of 78.29 feet, a radius
4 of 1,161.97 feet, and a central angle of 03°51'38" and being subtended
5 by a chord which bears South 44°29'01" West, a distance of 78.28 feet to
6 a point; thence
7 Along a curve to the right having an arc length of 59.43 feet, a radi-
8 us of 182.89 feet, and a central angle of 18°37'02" and being subtended
9 by a chord which bears South 51°51'42" West, a distance of 59.17 feet to
10 a point; thence
11 Along a curve to the left having an arc length of 88.92 feet, a radius
12 of 124.85 feet, and a central angle of 40°48'23" and being subtended by
13 a chord which bears South 40°46'02" West, a distance of 87.05 feet to a
14 point; thence
15 Along a curve to the right having an arc length of 67.45 feet, a radi-
16 us of 146.83 feet, and a central angle of 26°19'13" and being subtended
17 by a chord which bears South 33°31'27" West, a distance of 66.86 feet to
18 a point; thence
19 Along a curve to the right having an arc length of 85.51 feet, a radi-
20 us of 2060.49 feet, and a central angle of 02°22'40" and being subtended
21 by a chord which bears South 47°06'29" West, a distance of 85.51 feet to
22 a point; thence
23 Along a curve to the left having an arc length of 124.70 feet, a radi-
24 us of 290.19 feet, and a central angle of 24°37'13" and being subtended
25 by a chord which bears South 35°13'19" West, a distance of 123.74 feet
26 to a point; thence
27 Along a curve to the left having an arc length of 265.70 feet, a radi-
28 us of 265.00 feet, and a central angle of 57°26'46" and being subtended
29 by a chord which bears South 01°35'29" West, a distance of 254.71 feet
30 to a point; thence
31 South 27°07'54" East, a distance of 121.47 feet to a point; thence
32 South 46°28'09" East, a distance of 86.12 feet to a point; thence
33 Along a curve to the left having an arc length of 93.75 feet, a radius
34 of 1,145.12 feet, and a central angle of 04°41'27" and being subtended
35 by a chord which bears South 16°44'33" West, a distance of 93.73 feet to
36 a point; thence
37 Along a curve to the left having an arc length of 297.54 feet, a radi-
38 us of 2,340.83 feet, and a central angle of 07°16'58" and being
39 subtended by a chord which bears South 10°27'28" West, a distance of
40 297.34 feet to a point; thence
41 Along a curve to the right having an arc length of 47.94 feet, a radi-
42 us of 42.37 feet, and a central angle of 64°50'11" and being subtended
43 by a chord which bears North 67°46'46" West, a distance of 45.42 feet to
44 a point; thence
45 Along a curve to the right having an arc length of 89.56 feet, a radi-
46 us of 697.08 feet, and a central angle of 07°21'40" and being subtended
47 by a chord which bears North 31°40'50" West, a distance of 89.50 feet to
48 a point; thence
49 North 28°00'00" West, a distance of 282.38 feet to a point; thence
50 North 21°35'16" West, a distance of 122.52 feet to a point; thence
51 North 27°17'27" West, a distance of 586.32 feet to a point; thence
52 Along a curve to the right having an arc length of 45.25 feet, a radi-
53 us of 95.00 feet, and a central angle of 27°17'27" and being subtended
54 by a chord which bears North 13°38'44" West, a distance of 44.82 feet to
55 a point; thence
56 North 00°00'00" West, a distance of 19.63 feet to a point; thence

1 Along a curve to the left having an arc length of 34.86 feet, a radius
2 of 59.00 feet, and a central angle of 33°51'17" and being subtended by a
3 chord which bears North 16°55'39" West, a distance of 34.36 feet to a
4 point; thence

5 North 90°00'00" West, a distance of 56.07 feet to the Point or Place
6 of Beginning

7 Encompassing an area of 685,283 square feet or 15.73 acres, more or
8 less

9 § 4. The tracts of parkland authorized to be alienated for roadway
10 improvements pursuant to section one of this act are more particularly
11 described as follows:

12 All that certain plot, piece, or parcel of land, situate, lying, and
13 being in the Borough of Bronx, Bronx County, City and State of New York,
14 bounded and described as follows:

15 BEGINNING at a point on the southerly Right of Way Line of Schley
16 Avenue (80 feet wide), 80.00' +/- westerly from the westerly curb face
17 of a private road west of the Whitestone Bridge approach, having an
18 approximate coordinate value of Northing 236695.73 Easting 1029272.80 as
19 referenced to the New York State Plane coordinate system NAD83 Long
20 Island Zone, and running; thence

21 Along said southerly Right of Way line of Schley Avenue North
22 89°27'54" East, a distance of 104.85 feet to a point; thence

23 South 17°20'08" West, a distance of 48.07 feet to a point; thence

24 Continuing along a curve to the left having an arc length of 54.48
25 feet, a radius of 686.59 feet, and a central angle of 04°32'48" and
26 being subtended by a chord which bears South 19°36'32" East, a distance
27 of 54.47 feet; thence

28 South 21°36'51" West, a distance of 41.68 feet to a point; thence

29 Continuing along a curve to the left having an arc length of 12.20
30 feet, a radius of 102.00 feet, and a central angle of 06°51'4" and being
31 subtended by a chord which bears South 24°28'24" West, a distance of
32 12.19 feet; thence

33 South 28°23'11" West, a distance of 67.82 feet to a point; thence

34 Continuing along a curve to the left having an arc length of 60.74
35 feet, a radius of 1,822.59 feet, and a central angle of 01°54'34" and
36 being subtended by a chord which bears South 27°25'53" West, a distance
37 of 60.74 feet; thence

38 South 24°07'39" West, a distance of 39.35 feet to a point; thence

39 Continuing along a curve to the left having an arc length of 67.21
40 feet, a radius of 865.09 feet, and a central angle of 04°27'04" and
41 being subtended by a chord which bears South 21°54'07" West, a distance
42 of 67.19 feet; thence

43 Continuing along a curve to the left having an arc length of 85.24
44 feet, a radius of 1,661.03 feet, and a central angle of 02°56'25" and
45 being subtended by a chord which bears South 18°12'22" West, a distance
46 of 85.23 feet; thence

47 South 14°28'04" West, a distance of 22.59 feet to a point; thence

48 Continuing along a curve to the left having an arc length of 98.16
49 feet, a radius of 6,423.61 feet, and a central angle of 00°52'32" and
50 being subtended by a chord which bears South 11°45'41" West, a distance
51 of 98.16 feet; thence

52 South 09°39'14" West, a distance of 22.44 feet to a point; thence

53 South 06°08'12" West, a distance of 40.10 feet to a point; thence

54 North 90°00'00" East, a distance of 20.18 feet to a point; thence

55 Continuing along a curve to the left having an arc length of 119.60
56 feet, a radius of 955.06 feet, and a central angle of 07°10'30" and

1 being subtended by a chord which bears South 02°45'51" West, a distance
2 of 119.52 feet; thence
3 Continuing along a curve to the left having an arc length of 361.95
4 feet, a radius of 1,060.23 feet, and a central angle of 19°33'36" and
5 being subtended by a chord which bears South 10°07'15" East, a distance
6 of 360.19 feet; thence
7 South 24°31'03" East, a distance of 170.06 feet to a point; thence
8 South 30°10'25" East, a distance of 48.26 feet to a point; thence
9 Continuing along a curve to the left having an arc length of 226.76
10 feet, a radius of 1,015.47 feet, and a central angle of 12°47'40" and
11 being subtended by a chord which bears South 38°08'01" East, a distance
12 of 226.29 feet; thence
13 South 49°27'31" East, a distance of 106.19 feet to a point; thence
14 Continuing along a curve to the left having an arc length of 143.06
15 feet, a radius of 352.18 feet, and a central angle of 23°16'29" and
16 being subtended by a chord which bears South 64°29'57" East, a distance
17 of 142.08 feet; thence
18 North 88°29'48" East, a distance of 54.14 feet to a point; thence
19 South 26°01'23" East, a distance of 21.98 feet to a point; thence
20 North 88°29'48" East, a distance of 33.18 feet on Triborough Bridge
21 Abutment; thence
22 Along said Triborough Bridge Abutment, North 63°46'52" East, a
23 distance of 104.97 feet to a point; thence
24 North 44°28'24" East, a distance of 31.67 feet to a point; thence
25 Along a curve to the left having an arc length of 31.98 feet, a radius
26 of 168.43 feet, and a central angle of 10°52'41" and being subtended by
27 a chord which bears North 21°32'33" East, a distance of 31.93 feet;
28 thence
29 Continuing along a curve to the left having an arc length of 76.04
30 feet, a radius of 136.68 feet, and a central angle of 31°52'28" and
31 being subtended by a chord which bears North 00°10'04" East, a distance
32 of 75.06 feet; thence
33 Continuing along a curve to the left having an arc length of 54.85
34 feet, a radius of 228.64 feet, and a central angle of 13°44'44" and
35 being subtended by a chord which bears North 22°38'30" West, a distance
36 of 54.72 feet; thence
37 North 27°46'32" West, a distance of 21.86 feet to a point; thence
38 North 29°29'17" West, a distance of 10.83 feet to a point; thence
39 North 31°08'00" West, a distance of 192.53 feet to a point; thence
40 Continuing along a curve to the right having an arc length of 32.05
41 feet, a radius of 168.65 feet, and a central angle of 10°53'16" and
42 being subtended by a chord which bears North 25°40'00" West, a distance
43 of 32.00 feet; thence
44 Continuing along a curve to the right having an arc length of 47.70
45 feet, a radius of 509.64 feet, and a central angle of 05°21'44" and
46 being subtended by a chord which bears North 17°32'26" West, a distance
47 of 47.68 feet; thence
48 Continuing along a curve to the right having an arc length of 46.67
49 feet, a radius of 278.71 feet, and a central angle of 09°35'42" and
50 being subtended by a chord which bears North 10°03'42" West, a distance
51 of 46.62 feet; thence
52 North 05°58'34" West, a distance of 24.21 feet to a point; thence
53 Continuing along a curve to the right having an arc length of 30.58
54 feet, a radius of 211.91 feet, and a central angle of 08°16'02" and
55 being subtended by a chord which bears North 01°50'34" West, a distance
56 of 30.55 feet; thence

1 North 01°29'53" East, a distance of 235.97 feet to a point; thence
2 Continuing along a curve to the left having an arc length of 43.63
3 feet, a radius of 668.56 feet, and a central angle of 03°44'20" and
4 being subtended by a chord which bears North 03°22'07" East, a distance
5 of 43.62 feet; thence
6 North 06°09'48" East, a distance of 196.57 feet to a point; thence
7 Continuing along a curve to the right having an arc length of 81.69
8 feet, a radius of 940.26 feet, and a central angle of 04°58'39" and
9 being subtended by a chord which bears North 03°40'28" East, a distance
10 of 81.66 feet; thence
11 Continuing along a curve to the right having an arc length of 65.16
12 feet, a radius of 3,253.97 feet, and a central angle of 01°08'50" and
13 being subtended by a chord which bears North 00°36'42" East, a distance
14 of 65.16 feet; thence
15 Continuing along a curve to the right having an arc length of 90.23
16 feet, a radius of 1,151.41 feet, and a central angle of 04°29'23" and
17 being subtended by a chord which bears North 02°12'25" West, a distance
18 of 90.20 feet; thence
19 North 04°07'44" West, a distance of 198.55 feet to a point; thence
20 North 06°07'46" West, a distance of 44.54 feet to a point; thence
21 Continuing along a curve to the right having an arc length of 117.21
22 feet, a radius of 2,432.36 feet, and a central angle of 02°45'39" and
23 being subtended by a chord which bears North 10°15'28" West, a distance
24 of 117.20 feet; thence
25 Continuing along a curve to the right having an arc length of 126.75
26 feet, a radius of 918.30 feet, and a central angle of 07°54'30" and
27 being subtended by a chord which bears North 03°40'51" West, a distance
28 of 126.65 feet; thence
29 North 00°50'37" West, a distance of 37.69 feet to a point on said
30 southerly former Right of Way line of Schley Avenue; thence
31 Along said southerly former Right of Way line of Schley Avenue, North
32 89°27'54" East, a distance of 167.92 feet to a point; thence
33 South 09°20'48" West, a distance of 184.52 feet to a point; thence
34 Continuing along a curve to the left having an arc length of 104.41
35 feet, a radius of 278.23 feet, and a central angle of 21°30'05" and
36 being subtended by a chord which bears South 04°29'37" West, a distance
37 of 103.80 feet; thence
38 Continuing along a curve to the right having an arc length of 26.33
39 feet, a radius of 1,168.01 feet, and a central angle of 01°17'30" and
40 being subtended by a chord which bears South 08°17'18" East, a distance
41 of 26.33 feet; thence
42 South 04°00'38" East, a distance of 97.79 feet to a point; thence
43 Continuing along a curve to the right having an arc length of 397.84
44 feet, a radius of 1,834.73 feet, and a central angle of 12°25'27" and
45 being subtended by a chord which bears South 00°12'01" East, a distance
46 of 397.07 feet; thence
47 South 06°27'58" West, a distance of 115.47 feet to a point; thence
48 Along a curve to the left having an arc length of 106.95 feet, a radi-
49 us of 1,156.69 feet, and a central angle of 05°17'53" and being
50 subtended by a chord which bears South 03°58'44" West, a distance of
51 106.92 feet; thence
52 South 01°25'02" West, a distance of 207.99 feet to a point; thence
53 Along a curve to the left having an arc length of 130.46 feet, a radi-
54 us of 266.33 feet, and a central angle of 28°04'01" and being subtended
55 by a chord which bears South 12°21'18" East, a distance of 129.16 feet;
56 thence

1 South 31°05'36" East, a distance of 126.78 feet to a point; thence
2 Along a curve to the right having an arc length of 71.28 feet, a radi-
3 us of 922.20 feet, and a central angle of 04°25'42" and being subtended
4 by a chord which bears South 30°49'48" East, a distance of 71.26 feet;
5 thence
6 South 60°47'47" West, a distance of 60.79 feet to a point; thence
7 South 42°17'27" East, a distance of 21.97 feet to a point; thence
8 Along a curve to the right having an arc length of 5.08 feet, a radius
9 of 48.11 feet, and a central angle of 06°02'57" and being subtended by a
10 chord which bears South 35°16'12" East, a distance of 5.08 feet; thence
11 Along a curve to the right having an arc length of 65.65 feet, a radi-
12 us of 273.64 feet, and a central angle of 13°44'43" and being subtended
13 by a chord which bears South 22°38'30" East, a distance of 65.49 feet;
14 thence
15 Along a curve to the right having an arc length of 101.07 feet, a
16 radius of 181.68 feet, and a central angle of 31°52'26" and being
17 subtended by a chord which bears South 00°10'04" West, a distance of
18 99.77 feet; thence
19 Along a curve to the right having an arc length of 38.41 feet, a radi-
20 us of 213.43 feet, and a central angle of 10°18'45" and being subtended
21 by a chord which bears South 21°15'34" West, a distance of 38.36 feet;
22 thence
23 Along a curve to the right having an arc length of 21.98 feet, a radi-
24 us of 169.69 feet, and a central angle of 07°25'22" and being subtended
25 by a chord which bears South 25°58'11" West, a distance of 21.97 feet;
26 thence
27 South 31°55'58" West, a distance of 13.33 feet to a point; thence
28 South 26°10'20" East, a distance of 42.37 feet to a point; thence
29 Along a curve to the right having an arc length of 384.71 feet, a
30 radius of 334.33 feet, and a central angle of 65°55'45" and being
31 subtended by a chord which bears South 64°27'31" West, a distance of
32 363.83 feet; thence
33 North 83°45'53" West, a distance of 119.81 feet to a point; thence
34 Along a curve to the right having an arc length of 202.70 feet, a
35 radius of 452.18 feet, and a central angle of 25°41'03" and being
36 subtended by a chord which bears North 65°18'14" West, a distance of
37 201.01 feet; thence
38 North 49°27'31" West, a distance of 113.18 feet to a point; thence
39 Along a curve to the right having an arc length of 254.89 feet, a
40 radius of 1,115.47 feet, and a central angle of 13°05'33" and being
41 subtended by a chord which bears North 38°12'39" West, a distance of
42 254.34 feet; thence
43 North 30°10'25" West, a distance of 54.53 feet to a point; thence
44 North 24°31'03" West, a distance of 178.94 feet to a point; thence
45 Along a curve to the right having an arc length of 399.79 feet, a
46 radius of 1,160.23 feet, and a central angle of 19°44'34" and being
47 subtended by a chord which bears North 10°13'59" West, a distance of
48 397.81 feet; thence
49 Along a curve to the right having an arc length of 132.59 feet, a
50 radius of 1,055.06 feet, and a central angle of 07°12'02" and being
51 subtended by a chord which bears North 02°47'59" East, a distance of
52 132.50 feet; thence
53 North 90°00'00" West, a distance of 20.12 feet to a point; thence
54 North 07°28'28" East, a distance of 60.29 feet to a point; thence
55 Along a curve to the right having an arc length of 349.05 feet, a
56 radius of 1,216.34 feet, and a central angle of 16°26'32" and being

1 subtended by a chord which bears North 17°17'27" East, a distance of
2 347.86 feet; thence
3 North 27°32'55" East, a distance of 57.91 feet to a point; thence
4 North 27°54'01" East, a distance of 87.16 feet to a point; thence
5 Along a curve to the right having an arc length of 29.51 feet, a radi-
6 us of 110.68 feet, and a central angle of 15°16'35" and being subtended
7 by a chord which bears North 18°23'49" East, a distance of 29.42 feet;
8 thence
9 North 27°46'34" East, a distance of 91.63 feet to a point; thence
10 North 24°52'23" East, a distance of 66.11 feet to a point; thence
11 North 22°02'59" East, a distance of 76.72 feet to a point; thence
12 Along a curve to the left having an arc length of 57.95 feet, a radius
13 of 1,168.76 feet, and a central angle of 02°50'27" and being subtended
14 by a chord which bears North 19°08'12" East, a distance of 57.95 feet to
15 the Point or Place of Beginning.
16 Encompassing an area of 418,365 square feet or 9.61 acres, more or
17 less.
18 § 5. The tract of parkland authorized to be alienated and dedicated as
19 an easement pursuant to subdivision (iii) of section one of this act is
20 more particularly described as follows:
21 All that certain plot, piece, or parcel of land, situate, lying, and
22 being in the Borough of Bronx, Bronx County, City and State of New York,
23 bounded and described as follows:
24 BEGINNING at a point having an approximate coordinate value of North-
25 ing 234891.99 Easting 1029824.52 as referenced to New York State Plane
26 coordinate system NAD83 Long Island Zone, and running; thence
27 North 31°55'58" East, a distance of 13.33 feet to a point; thence
28 North 90°00'00" East, a distance of 56.07 feet to a point; thence
29 Along a curve to the right having an arc length of 34.86 feet, a radi-
30 us of 59.00 feet, and a central angle of 33°51'17" and being subtended
31 by a chord which bears South 16°55'39" East, a distance of 34.36 feet to
32 a point; thence
33 South 00°00'00" East, a distance of 19.63 feet to a point; thence
34 Along a curve to the left having an arc length of 45.25 feet, a radius
35 of 95.00 feet, and a central angle of 27°17'27" and being subtended by a
36 chord which bears South 13°38'44" East, a distance of 44.82 feet to a
37 point; thence
38 South 27°17'27" East, a distance of 586.32 feet to a point; thence
39 South 21°35'16" East, a distance of 122.52 feet to a point; thence
40 South 28°00'00" East, a distance of 282.38 feet to a point; thence
41 Along a curve to the left having an arc length of 89.56 feet, a radius
42 of 697.08 feet, and a central angle of 07°21'40" and being subtended by
43 a chord which bears South 31°40'50" East, a distance of 89.50 feet to a
44 point; thence
45 Along a curve to the left having an arc length of 47.94 feet, a radius
46 of 42.37 feet, and a central angle of 64°50'11" and being subtended by a
47 chord which bears South 67°46'46" East, a distance of 45.42 feet to a
48 point; thence
49 South 06°18'34" West, a distance of 41.41 feet to a point; thence
50 South 05°06'56" West, a distance of 56.14 feet to a point; thence
51 South 03°32'44" West, a distance of 72.15 feet to a point; thence
52 North 26°10'20" West, a distance of 1,372.16 feet to the Point or
53 Place of Beginning
54 Encompassing an area of 61,945 square feet or 1.42 acres, more or less
55 § 6. In the event that the city of New York received any funding,
56 support or assistance from the federal government for the purchase,

1 maintenance or improvement of the parklands set forth in section three,
2 four, or five of this act, the discontinuance and alienation of such
3 parklands authorized by the provisions of this act shall not occur until
4 the city of New York has complied with any federal requirements pertain-
5 ing to the alienation or conversion of parklands, including satisfying
6 the secretary of the interior that the alienation or conversion complies
7 with all conditions which the secretary of the interior deems necessary
8 to assure the substitution of other lands shall be equivalent in fair
9 market value and usefulness to the lands being alienated or converted.

10 § 7. Nothing in this act shall be construed as intended to preempt or
11 supersede any provision of article 13 of the racing, pari-mutuel wager-
12 ing and breeding law or sections 197-c and 197-d of the New York City
13 charter pertaining to the Uniform Land Use Review Procedure (ULURP).

14 § 8. If Bally's is awarded or issued a gaming facility license under
15 title 2-A of article 13 of the racing, pari-mutuel wagering and breeding
16 law and construction of a gaming facility on the parklands described in
17 section three of this act is not commenced within fifteen years of the
18 effective date of this act or if such parklands shall ever be used for a
19 purpose other than for the purposes described in section one of this
20 act, the parklands described in sections three and four of this act
21 shall revert back to the city of New York department of parks and recre-
22 ation to be used for park and recreational purposes, and the easement
23 over the parklands described in section five of this act shall termi-
24 nate.

25 § 9. This act shall take effect immediately.