

May 7, 2025

STATE ENVIRONMENTAL QUALITY REVIEW NOTICE OF COMPLETION

DRAFT ENVIRONMENTAL IMPACT STATEMENT

Resorts World Casino Expansion Phase 2 Project

NOTICE IS HEARBY GIVEN THAT pursuant to Section 6 NYCRR 617 (State Environmental Quality Review Act, or "SEQRA") that the New York State Franchise Oversight Board (FOB) as SEQRA lead agency, has issued a notice of completion for a Draft Environmental Impact Statement (DEIS) prepared for the **Resorts World Casino Expansion Phase 2 Project**.

Comments on the DEIS must be received no later than 5 pm on June 6, 2025. Comments may be submitted in writing directly to the lead agency. Written comments may be submitted by e-mail to info@franchiseoversightboard.ny.gov, or by mail to the following address:

**Attn: Steven Lowenstein
The New York State Franchise Oversight Board
354 Broadway, Suite 228
Schenectady, New York 12305**

A copy of the DEIS is available for inspection at the Queens Public Library at Ozone Park, 92-24 Rockaway Blvd, Ozone Park, NY 11417. A flash drive of the entire DEIS and/or a paper copy of the Executive Summary of the DEIS are available at no charge upon request. To obtain a copy of the DEIS from the lead agency, please contact Steven Lowenstein at info@franchiseoversightboard.ny.gov or 518-388-3400. The DEIS is also available at the FOB's web site at: <https://franchiseoversightboard.ny.gov/aqueduct-racetrack> and at Resorts World Casino New York City's (RWNYS) website at: www.rwny.com.

The Applicant, Genting New York, LLC, d/b/a RWNYS, is seeking approval for modification of the existing ground lease of State-owned property in conjunction with a proposed expansion of the existing Resorts World New York City (RWNYS) casino and installation and operation of live table games (the Proposed Action). RWNYS is located at 110-00 Rockaway Boulevard (Block 11543, part of Lot 2) in the Jamaica neighborhood of Queens, New York. A portion of the site is currently occupied by the existing casino and a 400-key (approximately 249,500-gross-square-foot [gsf]) hotel (the Hyatt Regency JFK Airport at RWNYS). The casino facility includes accessory retail, restaurant/food and beverage space, and meeting and event space. Approximately 4,779 parking spaces are provided on the RWNYS property in surface and structured parking to serve the hotel and casino. Together, the existing development totals approximately 1,888,535 gsf, including the 803,900-gsf structured parking facility.

Under a long-term ground lease through the People of the State of New York, acting by and through the FOB, RWNYS operates on an approximately 72.6-acre portion (the RWNYS Lease Area) of the larger State-owned property on Lot 2. Lot 2 totals approximately 172 acres in land area and, in addition to the RWNYS Lease Area, includes the Aqueduct Racetrack and the New York Racing Association, Inc. (NYRA) building (the 172-acre Aqueduct Site). The proposed expansion would be constructed on an approximately 62-acre portion (the Project Site) of the existing RWNYS Lease Area.

The Expansion Project involves the expansion of the existing RWNYC facility by approximately 3,442,665 gsf, resulting in a total of approximately 5,331,200 gsf (existing square footage, plus the proposed expansion) comprising the following elements:

- › Up to approximately 2,000 hotel keys within approximately 1,376,900 gsf of hotel space;
- › Approximately 725,900 gsf of casino/gaming facility space accommodating a combined total of up to approximately 11,000 gaming positions, which will include a mix of live gaming and will continue to include video lottery terminals (VLTs) and electronic table games;
- › Approximately 213,900 gsf of retail and restaurant space;
- › An approximately 187,900-gsf, 7,000-seat arena;
- › Approximately 73,900 gsf of function and event space;
- › Approximately 53,300 gsf of pool deck area;
- › Approximately 232,900 gsf of lobby and public circulation space;
- › Approximately 145,800 gsf of mechanical/electrical/utility space;
- › An approximately 97,500-gsf central utility plant (CUP);
- › An approximately 79,700-gsf conservatory; and
- › Approximately 2,143,500 gsf of structured parking, with a total of approximately 7,309 structured and surface parking spaces.

The Applicant is seeking the modification of the Applicant's ground lease through the FOB (the Proposed Action), in support of developing a world-class integrated resort and casino in New York City.

The Proposed Action is subject to review under the SEQRA (Article 8 of the Environmental Conservation Law) and its implementing regulations found at 6 NYCRR Part 617. The environmental review process provides a means for decision-makers to systematically consider environmental effects along with other aspects of project planning and design, to propose reasonable alternatives, and to identify, and when practicable mitigate, significant adverse environmental impacts.