

MOHEGAN SUN AT THE CONCORD

Exhibit IX.A.3 MITIGATION OF IMPACT TO HOST MUNICIPALITY AND NEARBY MUNICIPALITIES

Mitigation measures:

- A. Highway and traffic mitigation: Roadway and traffic improvements are proposed for NYS Route 42, Concord Road and Kiamesha Lake Road as follows:

NYS Route 42: Currently, Route 42 is a four (2 lanes each direction) lane road from the exit ramp heading north to approximately 600 feet south from its intersection with Concord Road where it channels down to a two lane roadway. Plans have been designed that would extend the four lanes to the intersection with Concord Road and turning lanes would be added to each approach to the intersection allowing for at least one lane for through traffic on Route 42. A new traffic signal to accommodate the geometric changes and turning movements is also included in the plans.

Concord Road: Concord Road will be widened to 4 lanes at its intersection with Route 42 to accommodate turning and through traffic lanes onto and across Route 42. Concord Road will be milled and repaved for its entire length and catch basins and manhole covers will be re-set (replaced as necessary) to match the new pavement elevations. Two roundabouts will be installed in Concord Road to permit access to the proposed casino hotel and accommodate through traffic. A new turning lane will be constructed on Concord Road at its intersection with Kiamesha Lake Road.

Kiamesha Lake Road: Kiamesha Lake will be milled and repaved from the western-most employee parking lot access drive through its intersection with Concord Road. A new traffic signal will be installed at the intersection of Kiamesha Lake Road and Concord Road to accommodate the geometric changes and turning movements.

These proposed improvements were established through the site planning and SEQRA process and were determined to be appropriate and satisfactory mitigation measures in consideration of anticipated increased traffic associated with the project.

- B. Water supply mitigation: It is proposed to connect to the existing Village of Monticello owned water main located on Concord Road near the intersection of Route 42 and install a 16" water main in the bed of Concord Road to its intersection with Kiamesha Lake Road. The 16" main will be extended along Kiamesha Lake Road approximately 700 feet from the Concord Road intersection. This extension will provide for the facility's potable water needs and a portion fire demand. The balance of the fire demand will be met by hydrants connections to an existing water main on Kiamesha Lake Road owned by Kiamesha Artesian Spring Water Company.

In addition, the applicant has constructed two high yield gravel pack production wells at the Village of Monticello's Park Avenue well-field. Results from "step testing" identified in the March 2009 report by CA Rich, Environmental Specialists, indicate that these wells have a combined capacity that can be conservatively estimated to be five hundred thousand (500,000) gallons per day. It should be noted that these wells have not yet been approved for use by the State of New York or the Delaware River Basin Commission but represent significant back-up of quality capacity to the Village that can be brought on-line if/when the Village's current resources are being used to their maximum capacity.

- C. Sewer system mitigation: The entire Mohegan Sun at the Concord site falls within the Kiamesha Lake Sewer District. The treatment plant has a significant amount of excess capacity and the applicant has an allocated capacity of 825,000 gallons per day (significantly higher than anticipated flows). The proposed casino hotel will be served a gravity sewer main to be constructed that will traverse the property and connect to an existing sewer manhole on Concord Road. There are some minor repairs to be made to the existing receiving sewer lines but the work is not significant. However minor, these repairs will mitigate inflow and infiltration that may be occurring in the section of sewer that is proposed to be connected to.
- D. Emergency & Police Service mitigation: Demand for policing services, which are provided to the local municipality by the New York State Police and the Sullivan County Sheriff's Department, will be the result of expected visitation to the resort which will increase the local population by approximately 1-2%, generating a cost somewhere in the vicinity of \$200,000 to \$300,000, which is very small in comparison to the tax revenue generated to offset it.