



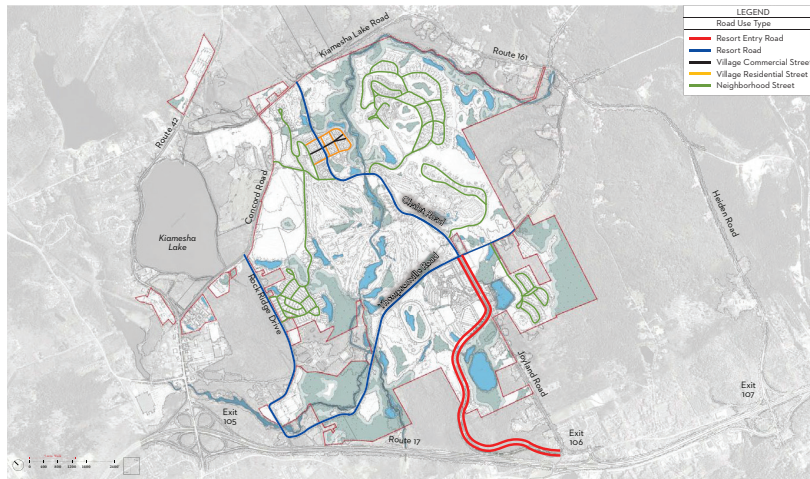
**Submit as Exhibit IX.A.2.b. studies completed by independent experts showing the local and regional impacts of the proposed Gaming Facility in each of the following areas: traffic and roadway infrastructure; water demand, supply and infrastructure capacity; waste water production, discharge, and infrastructure capacity; storm water discharge and management; electricity demand and infrastructure capacity; protected habitats and species; and light pollution.**

Adelaar resort has been the subject of a completed SEQRA review, which addressed the local and regional impacts of the development of the Project Site as well as the plans to mitigate potentially adverse impacts. (Those environmental review documents are separately bound and included with Exhibit VIII.C.1.f.) The SEQRA review was based on studies by independent experts of the local and regional impacts of Adelaar on traffic, water and sewer capacity and infrastructure, storm water management, electricity demand, natural habitats and visual resources. Montreign Resort Casino (formerly "Phase 1" of the "EPT Concord Resort") was the subject of detailed analyses within that environmental review. In addition, updated traffic, water and sewer impact analyses were conducted as part of the environmental review of Montreign's recently approved site plan amendment. (See documents included with Exhibit VIII.C.1.f.) The qualifications for AKRF, Inc., which completed the SEQRA review, are detailed in Exhibit VIII.C.18.a.

As described in the independent studies referenced below, the Gaming Facility, as well as the Future Development of Adelaar, will be developed in a manner that protects the natural and built environment and will include measures that adequately avoid, minimize or mitigate the potential impacts of Adelaar on the community. In fact, as noted in Exhibit VIII.C.3.c., many of these mitigation measures have already been approved by the relevant approval and permitting agencies. This Exhibit summarizes the conclusions of the SEQRA review with respect to the identified areas of potential impact.

# MONTREIGN RESORT CASINO

## Traffic and Roadway Infrastructure

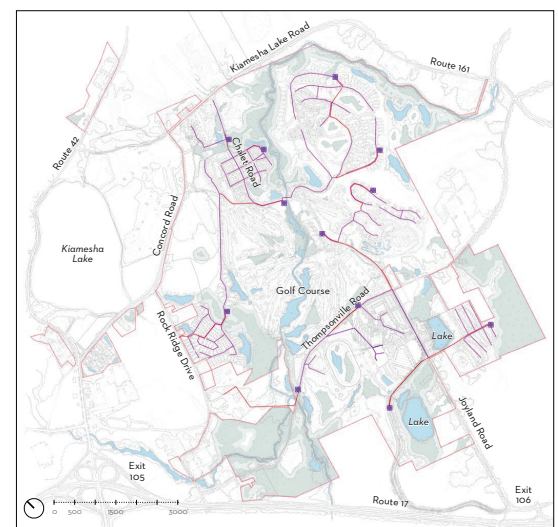


As referenced and described in Exhibits VIII.C.17.d. and X.C.1., the impacts to traffic and roadway infrastructure from Montreign Resort Casino have been the subject of a detailed traffic study by professional traffic engineers. This study, which was submitted to, and approved by, the Town of Thompson as part of the site plan approval of Montreign Resort Casino, is included as Appendix 2 to the 2014 Technical Memorandum, which is included within the Site Environmental Reports, which are separately bound and

referenced in Exhibit VIII.C.1.f. The study identifies the potential no-build condition of the roadway network absent Montreign, the impacts of the traffic associated with Montreign, and the measures needed to mitigate the impacts associated with that traffic. This study has been approved by the Town of Thompson, which has found that the traffic and infrastructure measures proposed by Montreign adequately mitigate the impacts of Montreign's traffic.

## Water Demand, Supply, and Infrastructure Capacity

As referenced and described in Exhibit VIII.C.17.a., the impacts to water demand, supply and infrastructure capacity have been the subject of detailed study and analysis. The 2012 DGEIS/DEIS, 2013 FGEIS/FEIS and 2013 Statement of Findings describes the current conditions and no-build scenarios for the Montreign site. The 2014 Technical Memorandum includes updated details about the estimated impacts to water demand, supply and infrastructure capacity for Montreign. These studies were submitted to, and approved by, the Town of Thompson as adequately describing the impacts to water demand, supply and infrastructure, as well as providing adequate mitigation for the impacts associated with Montreign. These studies are separately bound and included with Exhibit VIII.C.1.f.



## Wastewater Production, Discharge, and Infrastructure Capacity

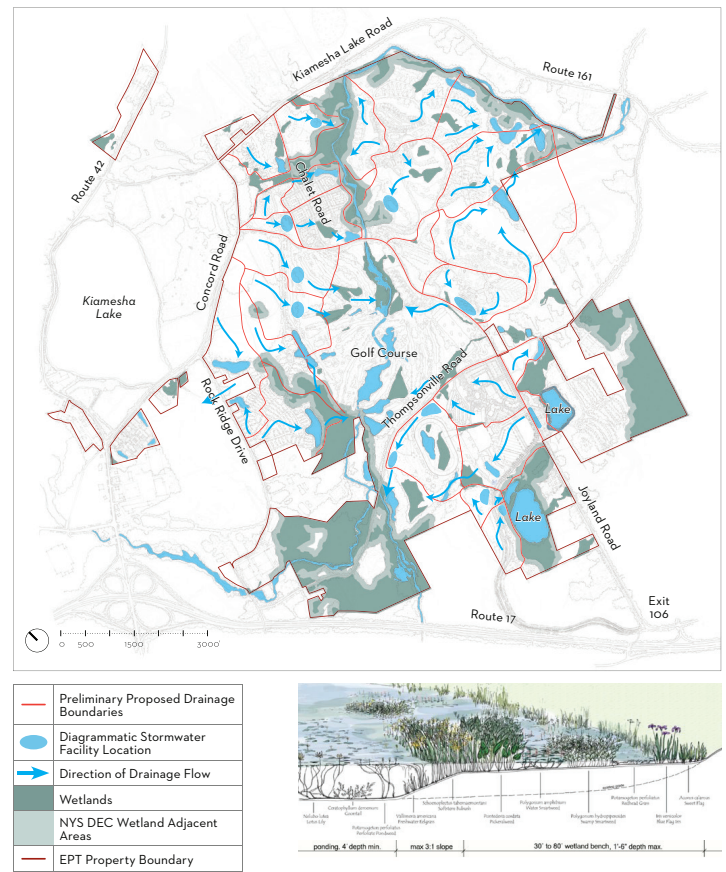
As referenced and described in Exhibit VIII.C.17.a., the impacts to wastewater production, discharge and infrastructure capacity have been the subject of detailed study and analysis. The 2012 DGEIS/DEIS, 2013 FGEIS/FEIS and 2013 Statement of

Findings describes the current conditions, no-build scenarios, potential impacts and mitigation measures approved by the Town of Thompson for Montreign Resort Casino. The 2014 Technical Memorandum includes updated wastewater generation estimates that supplement the previous studies. These studies are separately bound and included with Exhibit VIII.C.1.f. These revised estimates were submitted to, and approved by, the Town of Thompson as adequately describing the impacts to sewer production, discharge and infrastructure, as well as providing adequate mitigation for the impacts associated with Montreign Resort Casino. In addition, in March 2014, AKRF Engineering, P.C., completed a Sanitary Engineering Report that details the improvements required to serve Montreign. That report is included as Attachment VIII.C.17.c-2 to Exhibit VIII.C.17.c.

### Storm water Discharge and Management

As referenced and described in Exhibits VIII.C.17.a. and VIII.C.17.e., the impacts to storm water management have been the subject of detailed study and analysis. The 2012 DGEIS/DEIS, 2013 FGEIS/FEIS and 2013 Statement of Findings describes the current conditions, no-build scenarios, potential impacts and mitigation measures approved by the Town of Thompson for the Montreign Resort Casino site. These studies were submitted to, and approved by, the Town of Thompson as adequately describing the impacts to storm water discharge and management, as well as providing adequate mitigation for the impacts associated with Montreign Resort Casino. These studies are separately bound and included with Exhibit VIII.C.1.f.

In addition, a detailed Storm Water Pollution Prevention Plan (“SWPPP”) was prepared for the development of Montreign (See Attachment VIII.C.17.a.-1 to Exhibit VIII.C.17.a.) This SWPPP, completed in 2013, details the best management practices that will be used to manage the storm water generated at the site. It also presents detailed calculations that demonstrate that the post-development peak flows will be less than the pre-development conditions.



### Electricity Demand and Infrastructure Capacity

As referenced and described in Exhibit VIII.C.17.a., the impacts to electricity demand and infrastructure capacity have been the subject of detailed study and analysis. The 2012 DGEIS/DEIS, 2013 FGEIS/FEIS and 2013 Statement of Findings describes the current conditions, no-build scenarios, potential impacts and mitigation measures approved by the Town of Thompson for the Montreign site. The 2014 Technical Memorandum, which is included within the Site Environmental Reports, which are separately bound and

included with Exhibit VIII.C.1.f., includes updated information on the electrical demand for Montreign. These studies were submitted to, and approved by, the Town of Thompson as adequately describing the impacts to electricity demand and infrastructure, as well as providing adequate mitigation for the impacts associated with Montreign.

### **Protected Habitats and Species**

As referenced and described in Exhibit VIII.C.1.f., the impacts to protected habitats and species have been the subject of detailed study and analysis. The 2012 DGEIS/DEIS, 2013 FGEIS/FEIS and 2013 Statement of Findings describes the current conditions, no-build scenarios, potential impacts and mitigation measures approved by the Town of Thompson for the Montreign site. The 2014 Technical Memorandum includes updated information on potential impacts to protected habitats and species from the development of Montreign. These studies were submitted to, and approved by, the Town of Thompson as adequately describing the impacts to protected habitats and species, as well as providing adequate mitigation for the impacts associated with Montreign Resort Casino. These studies are separately bound and included with Exhibit VIII.C.1.f.

### **Light Pollution**

The 2012 DGEIS/DEIS, 2013 FGEIS/FEIS and 2013 Statement of Findings describes the current conditions, no-build scenarios, potential impacts and mitigation measures approved by the Town of Thompson for the Montreign site with regards to visual resources, including potential light pollution. These studies were submitted to, and approved by, the Town of Thompson as adequately describing the impacts to visual resources, including light pollution, as well as providing adequate mitigation for the impacts associated with Montreign. The 2014 Technical Memorandum includes updated information on the potential visual impacts of Montreign. As detailed in the Negative Declaration (Attachment VIII.C.3.a.-9 to Exhibit VIII.C.3.a.) approved by the Thompson Town Board, acting as Lead Agency under SEQRA, "The visual changes associated with the Proposed Amendment are expected to have a positive visual impact on the area and the community character of the area by further enhancing the positive effect resulting from the redevelopment of an underutilized property with resort uses."

### **ENTERTAINMENT VILLAGE, INDOOR WATERPARK LODGE, MONSTER GOLF COURSE, INFRASTRUCTURE IMPROVEMENTS**

The impacts of Gaming Facility, exclusive of Montreign, on traffic, water, wastewater, storm water, electricity, protected habitats and light pollution have been the subject of detailed studies, which served as the basis for the 2012 DGEIS, 2013 FGEIS and 2013 Statement of Findings approving the Comprehensive Development Plan for Adelaar. These SEQRA documents were adopted by the Town of Thompson, acting as Lead Agency, in coordination with more than a dozen local, state and federal agencies. (The SEQRA documents are separately bound and included with Exhibit VIII.C.1.f. and the Comprehensive Development Plan is Attachment VIII.C.3.a.-3 to Exhibit VIII.C.3.a.) These impacts, and the mitigation associated with those impacts, are described in Exhibits VIII.C.17.a.-e., IX.A.3., and X.C.1.

In addition, a detailed Storm Water Pollution Prevention Plan ("SWPPP") was prepared for the roadway improvements being made to support the Gaming Facility. (Attachment VIII.C.17.a.-2 to Exhibit VIII.C.17.a.) This SWPPP, completed in 2013, details the best management practices that will be used to manage the storm

water generated at the site. It also presents detailed calculations that demonstrate that the post-development peak flows will be less than the pre-development conditions.

## **FUTURE DEVELOPMENT**

The impacts of the future phases of Adelaar with respect to traffic, water, wastewater, storm water, electricity, natural resources and visual resources were described in Exhibits VIII.C.17.a.-e. Further, these potential impacts were the subject of a completed SEQRA analysis, led by the Town of Thompson and conducted in coordination with more than a dozen local, state and federal agencies. Finally, measures needed to mitigate these impacts to the local community were identified during the SEQRA process and are included in the 2013 Statement of Findings, approved by the Town of Thompson. Mitigation is summarized in Exhibit IX.A.3. The 2012 DGEIS/DEIS, 2013 FGEIS/FEIS and the 2013 Statement of Findings are separately bound and included with Exhibit VIII.C.1.f.