

A. INTRODUCTION

This chapter addresses potential impacts to the following community facilities and services: police protection services, fire protection services, schools, emergency medical services (EMS), health services, solid waste management, recreation, and other providers potentially affected by the development of the Proposed Project. Existing conditions of current service providers, future conditions expected without the Proposed Project, and potential impacts of the Proposed Project and Phase 1 are addressed in this chapter. Refer to Chapter 1, “Project Description,” for a detailed description of the Proposed Project and Phase 1. Locations of community facilities are shown in **Figure 3-1**. Information regarding existing and proposed conditions was obtained through written correspondence, telephone calls, and the websites of emergency service providers in the Town of Thompson. The telephone log and written correspondence are included in Appendix C-1.

B. COMPREHENSIVE DEVELOPMENT PLAN (DGEIS)**EXISTING CONDITIONS***POLICE PROTECTION SERVICES**New York State Police*

Police protection services are provided in the Town of Thompson by the New York State Police Troop F – Zone 1, which is headquartered at 5754 State Route 55, Liberty, NY 12754-2855. The State Police contingent assigned to Zone 1 consists of one Captain (Zone Commander), one Lieutenant, nine Sergeants, approximately 50 Troopers, two Senior Investigators, and 10 Investigators. These members work out of stations in Liberty, Wurtsboro, Narrowsburg, and Roscoe. The State Police also maintain a State Police Office in the Town of Thompson Town Hall, from which Troopers can conduct business.

According to correspondence provided by the New York State Police¹, response time to the Project Site would depend on two main factors: first, the nature of the call, i.e., lights and siren or normal vehicle operation, and, second, the current location of the State Trooper from their 24 hour patrol post car. A State Police Patrol officer is assigned to Post 601, in which the Project Site is located, and therefore typical response time to the Project Site would be approximately 5 to 10 minutes.

Over the last three years, the New York State Police Troop F responded to 1,554, 1,214, and 1,263 service calls, respectively, in the Town of Thompson.

¹ Letter from Captain Brendan R. Casey, Zone Commander, State Police Liberty. May 9, 2012 included in Appendix C-1.

Sullivan County Sheriff's Department

In conjunction with the New York State Police, the Sullivan County Sheriff's Department provides law enforcement and police protection to the Project Site. The Sheriff's Department Headquarters is located at 8 Bushnell Avenue in the Village of Monticello, approximately two miles from the Project Site. The Sheriff's office has one patrol unit assigned full time (24/7) to the Town of Thompson; total patrol strength at present is 37 Deputies. The response time to the Project Site would vary depending on the nature of the call, but the Sheriff's Department estimates that most calls would be answered in less than 10 minutes.¹

The Sheriff's Department Headquarters is also the location of the Sullivan County Jail. According to the New York State Commission of Correction, 2010 Annual Report², in April 2010, findings and determinations relative to construction plans and specifications were submitted for two new holding cells were provided at the Sullivan County Sheriff's Patrol Offices. Additional technical support was provided by the Commission to the Sullivan County Jail for improvement to the jail's physical plant and operational procedures.

FIRE PROTECTION SERVICES

Monticello Fire Department

The Project Site is served by the Monticello Fire Department, headquartered at 23 Richardson Avenue, Monticello, NY 12701. The Department serves encompasses the Town of Thompson and the Village of Monticello and is a combination department consisting of four professional career firefighters and 65 professional volunteer firefighters. The Monticello Fire Department responds to all "life threatening" medical calls within its district. Twenty-five members are trained New York State Emergency Medical Technicians (EMTs). The Fire Department equipment includes four pumper trucks, one ladder truck, and one rescue vehicle.³

In 2011, the Monticello Fire Department responded to 1,319 calls district-wide, representing a 5 percent decrease from total calls in 2010. Of these calls, 670 (+/- 51 percent) were generated from the Village of Monticello, 615 (+/- 47 percent) from the Town of Thompson, and 34 (+/- three percent) from provision of mutual aid to other departments.

Fifty-four (4 percent) of these calls were related to fires⁴, 562 (43 percent) were related to rescue and EMS response, 110 (8 percent) were service calls, 126 (+/- 10 percent) were good intent calls, and 369 (+/- 28 percent) were false alarms, generally either caused by malfunctioning or unintentional alarm. The remaining calls were related to severe weather.

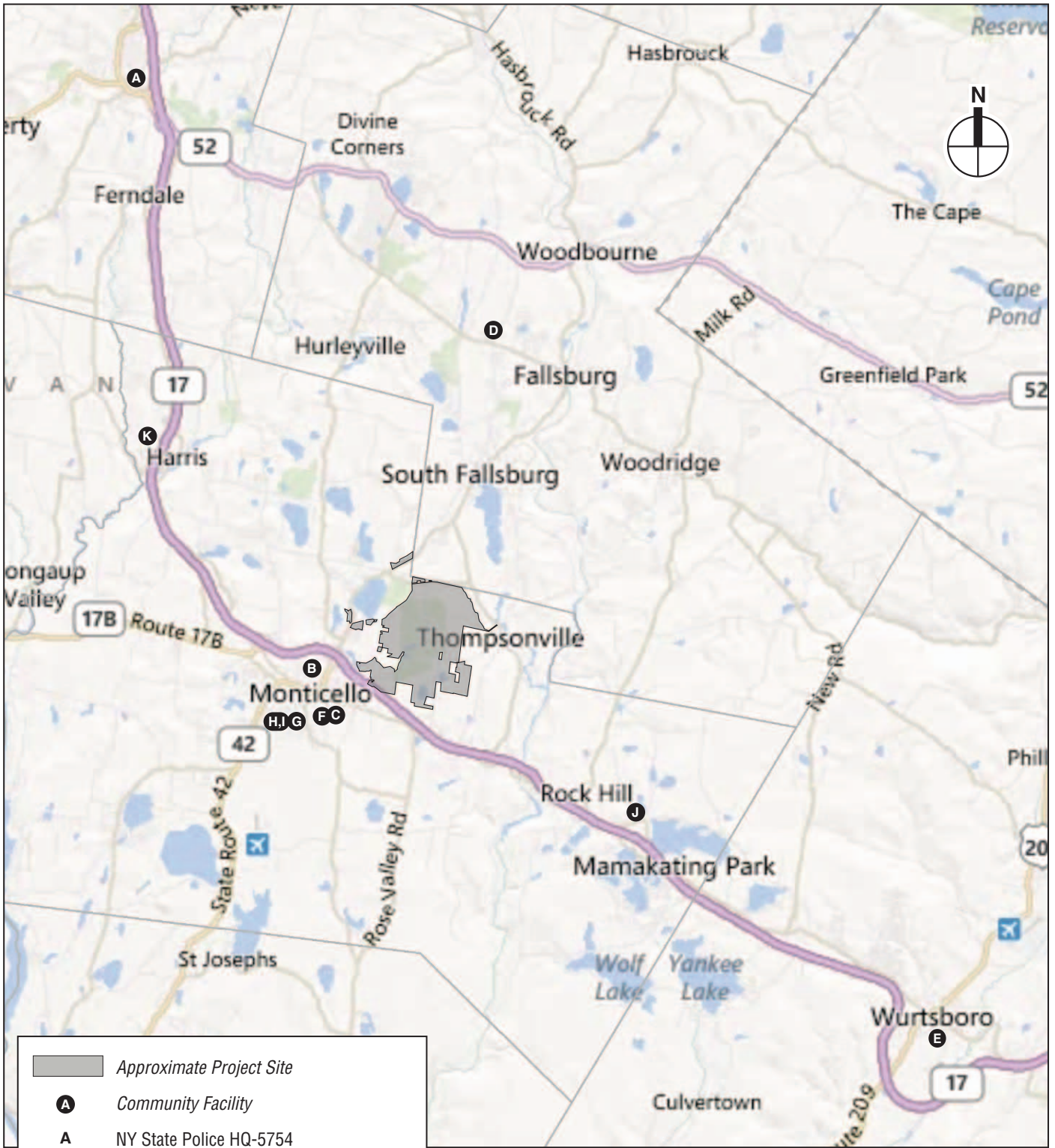
The Project Site (the intersection of Chalet and Thompsonville Roads) is approximately 3.8 miles from the Monticello Fire Department headquarters. Estimated response time to the Project Site is 4 minutes.

¹ Email from Lieutenant Brian Boyd, Sullivan County Sheriff's Department, 5/2/12, included in Appendix C-1.

² http://www.scoc.ny.gov/pdfdocs/annualreport_2010a.pdf

³ Existing conditions information from <http://www.monticellofd.com/> (5.2.12)

⁴ Including structure fires, fires outside structures (material with value), vehicle fires, trees, brush, grass, rubbish fires and "special outside fires", Monticello Fire Department Annual Report: 2011 (see Appendix C-2).



- Approximate Project Site*
- A** *Community Facility*
- A** NY State Police HQ-5754
- B** Sullivan County Sheriff's Office and Jail
- C** Monticello Fire Department
- D** MobileMedic EMS and Advanced Life
- E** Emma C. Chase School
- F** George L. Cooke School
- G** Kenneth L. Rutherford School
- H** Robert J. Kaiser Middle School
- I** Monticello High School
- J** Crystal Run Healthcare LLP
- K** Catskill Regional Medical Center

0 1 2 MILES
SCALE

Community Facilities
Figure 3-1

SCHOOLS

Monticello Central School District

The Project Site is located within the Monticello Central School District (MCSD), which includes portions of the Towns of Thompson, Bethel, Fallsburg, Forestburgh, and Mamakating. The MCSD includes three elementary schools (Emma C. Chase School, George L. Cooke School, and Kenneth L. Rutherford School). The Cornelius Duggan Elementary School was closed in 2010-2011 school calendar year, and the students were proportionately distributed to the remaining three schools. George L. Cooke School (serving grades K through 2), located on Richardson Avenue in Monticello, is the closest to the Project Site at approximately 2.5 miles or a 6-minute drive. Kenneth L. Rutherford School (serving grades 3 through 5) is located on Patricia Place in Monticello, approximately 4.3 miles or an 11-minute drive from the Project Site.

The MCSD includes the Robert J. Kaiser Middle School and Monticello High School, which are located on Breaky Avenue in Monticello, approximately 10 minutes and 4.1 miles from the Project Site.¹

Tables 3-1 and 3-2 present enrollment trends, student to teacher ratios, and average class sizes for the MCSD from the 2007-2008 academic year to the 2010-2011 academic year. As shown in Table 3-1, the closure of the Cornelius Duggan Elementary School and distribution of students to the remaining elementary schools, resulted in the enrollment at the Emma Chase Elementary School almost doubling between the 2009/10 and 2010/11 academic years, followed closely by an over 50 percent increase in enrollment at the George Cooke Elementary School.

**Table 3-1
Monticello Central School District
Enrollment Trends**

	2008-2009	2009-2010	2010-2011	Change from 2009/10 to 2010/11
Emma C. Chase (K-5)	233	218	434	99%
George L. Cooke (K-2)	491	495	761	54%
Cornelius Duggan (K-5)	238	222	School Closed	N/A
Kenneth L. Rutherford (3-5)	542	554	634	14%
Robert J. Kaiser Middle School (6-8)	731	724	882	22%
Monticello High School (9-12)	1,041	1,013	1,244	23%
Total District Enrollment	3,276	3,226	2,760	23%
Note:	Enrollment figures for the 2010-2011 academic year at Cornelius Duggan School were not available.			
Source:	The New York State District Report Card: Accountability and Overview Report 2010-2011			

The substantial increase in enrollment at the Chase and Cooke elementary schools between the 2009/10 and 2010/11 school years was due to the redistribution of students from the Duggan elementary school, which closed in 2010.

The average student to teacher ratio in the 2009-2010 academic year for the MCSD was 10.6 students for each teacher. This estimate is lower than that for Sullivan County (13.67) and significantly lower than the average for New York State (22.87).

¹ Travel time and distance are estimates generated from Google Maps.

Table 3-2
Monticello Central School District
Student to Teacher Ratio

School	2009-2010 Enrollment	Teachers	Student/Teacher Ratio
Emma C. Chase (K-5)	218	20.4	10.7
George L. Cooke (K-2)	495	38	13
Cornelius Duggan (K-5)	222	20.2	10
Kenneth L. Rutherford (3-5)	554	45	12.3
Robert J. Kaiser Middle School (6-8)	724	79.1	9.2
Monticello High School (9-12)	1013	98.6	10.3

Note: Enrollment data is for the 2009-2010 academic year.
Source: Public Schools K12.com/elementary-schools/ny/Sullivan-county/361974001806.html (5/1/2012)

Private and Parochial Schools

The Project Site is located in close proximity to several private and/or parochial schools, including:

- Bais Yisroel School: 213 Gibber Road, Kiamesha Lake, NY
- Yeshiva Mikor Boruch: 736 State Route 17B, Monticello, NY
- Hebrew Day School of Sullivan: 4718 Rt. 42, Kiamesha Lake, NY
- Zichron Moshe School: 84 Laurel Park Rd, Fallsburg, NY
- Talmud Torah Imrei Burech: 190 Barnes Blvd, Kiamesha Lake, NY
- St. Peter’s Regional School: 121 Lincoln Place, Liberty, NY
- Homestead School: 428 Hollow Road, Glen Spey, NY

Sullivan County

Within Sullivan County is “Sullivan County Community College”, also known as SUNY Sullivan. SUNY Sullivan is a two-year community college that is part of the State University of New York. It enrolls approximately 1,800 students and is located in Loch Sheldrake, NY.

EMERGENCY MEDICAL CARE AND HEALTH CARE FACILITIES

MobileMedic EMS

Emergency Medical Services (EMS) to the Project Site would be provided by MobileMedic EMS, a private contract provider, which is headquartered at 266 Main Street, Hurleyville, NY 12747. MobileMedic EMS provides basic and advanced life support services to Sullivan County and surrounding areas from its corporate headquarters in Hurleyville, NY, and from primary stations in Monticello, NY, and Liberty, NY, in addition to sub-stations in Loch Sheldrake, Rock Hill, and Bethel. MobileMedic would provide service to the Project Site from its headquarters in Hurleyville (approximately 5 miles from the Project Site), and Jefferson Street in Monticello, (approximately 2.5 miles from the Project Site).

MobileMedic also provides private and public ambulance and ambulette transportation throughout Sullivan County.

Health Care Facilities

Sullivan County is home to more than six major medical facilities employing more than 3,500 individuals. The region has become a popular node for medical services and facilities in the Hudson Valley.

Health care facilities directly serving the Project Site include the Catskill Regional Medical Center (CRMC), the Orange Regional Medical Center (ORMC) - combining the Arden Campus and the Horton Medical Center, and the Crystal Run Healthcare Practice. Additionally, the nationally known Center for Discovery is located in Monticello.

CRMC's main campus is located in Harris, NY, approximately 9 miles from the Project Site. CRMC's facilities include a 228-bed facility with 64 skilled nursing care beds. CRMC's Grover M. Hermann Division in Callicoon, approximately 27 miles from the Project Site is a 25-bed facility with 10 beds that can be used as either acute care or skilled nursing care. The CRMC operates a women's health center in Monticello at 60 Jefferson Street, approximately 3 miles from the Project Site, a family health center in Livingston Manor (25 miles from the Project Site) and additional medical facilities in Wurstboro, NY (11 miles from the Project Site).

The ORMC recently opened a new state of the art facility in Middletown, NY. The new hospital campus is located in at 707 East Main Street, Middletown, in the Town of Wallkill, approximately 26 miles from the Project Site. In addition, the ORMC offers a number of facilities in Middletown (27 miles from the Project Site) and Goshen (31 miles from the Project Site), providing diagnostic treatment and support outpatient services at several locations in Orange County.

Crystal Run Healthcare is a multi-specialty group practice focused on the healthcare needs of the mid-Hudson Valley and lower Catskill region. With headquarters in Middletown, NY, Crystal Run Healthcare has medical offices including a multi-specialty and urgent care practice in Rock Hill, proximate to the Proposed Project.

The Center for Discovery, provides special services including educational, residential and health and clinical to children and adults with severe disabilities and physical limitations. Family support services are also offered. "The Center's integrative and holistic approach to life-long learning enlists the talents of a dedicated team of 1,500 highly-trained staff who provide coverage 24 hours a day/365 days per year. Included are a medical staff of physicians and specialists, registered (RN's) and licensed-practical nurses (LPN's)." The Center serves 315 residents (171 children and 144 adults), and an additional 100 special needs day students, 60 staff daycare children and hundreds of outpatients to the Discovery Health Center.¹ The Center has two campuses located within approximately 7 to 8 miles from the Project Site.

SOLID WASTE MANAGEMENT FACILITIES

Currently, the Project Site is generating minimal solid waste as it is not being extensively utilized. Solid waste management services are provided by Sullivan County First Refuse and Recycling (SCFRR), a women-owned private carter headquartered in Woodburne, NY. SCFRR

¹ The Center for Discovery website visited on May 17, 2012:
http://www.thecenterfordiscovery.org/_PDF/TheCenterForDiscovery_Overview.pdf

provides residential and commercial refuse and recycling services to Sullivan, Ulster and Orange Counties and several communities in Pennsylvania. Solid waste is processed at the Sullivan County Landfill and Recycling Center in Monticello.

RECREATIONAL FACILITIES

The Town of Thompson owns and operates Town of Thompson Park. The Town's Department of Parks and Recreation operates this 150-acre park off the Old Liberty Road¹. Facilities at the Town Park include: two pavilions, a barbecue pit, hiking trails, a swimming pool, a new playground, and comfort stations. The Town sponsors four-season activities in the Park including: a Town-run day camp during the summer season and numerous athletic leagues for all age-groups. In addition, the Park may be reserved for exclusive use by a group or for use by small groups by arrangement with the Park Superintendent. The Village of Monticello also owns and operates De Hoyos Memorial Park, approximately 3 miles from the Project Site.

The Holiday Mountain Ski Area, located in Monticello, offers skiing, sledding, snowboarding, and tubing in the winter, and provides ski schools and clubs. Holiday Mountain Ski Area has seven slopes, all of which are open for night skiing and trails of varying skill levels. Summer activities at Holiday Mountain include: mini-golf, go-karts, bumper boats, batting cages, a rock climbing wall, mechanical bull, bungee trampoline, potato sack slides, paintball shooting gallery, and kiddie land.

The Project Site is located within the Catskill Mountains, an area rich in natural recreational resources, and many groups have formed to promote and sponsor year-round indoor and outdoor recreation activities and programs. The Project Site is within close proximity to the Neversink Gorge and Trails and Kiamesha Lake. The Rock Hill Business and Community Association and Delaware Highlands Conservancy sponsor the Rock Hill Farmers' Market, which runs every Saturday from mid-June through September. Fly-fishing opportunities abound at the various lakes, streams, and rivers throughout the Catskill region.

THE FUTURE WITHOUT THE PROPOSED ACTIONS AND THE PROPOSED PROJECT

The Town of Thompson has identified several No Build projects located within the vicinity of the Project Site, as defined in Chapter 2. This section discusses the potential impacts that these projects may have on community services whether the Proposed Project is developed or not.

POLICE PROTECTION SERVICES

New York State Police and Sullivan County Sheriff's Department

Any additional demand generated by the No Build projects in the Village of Monticello, the Town of Thompson, and the Town of Forestburgh to the New York State Police or the Sullivan County Sheriff's Department has been/will be determined through the SEQRA process conducted by the respective Applicants. It is assumed herein, that – like the proposed EPT Concord Resort – these projects would continue to coordinate with the NYS Police and the Sullivan County Sheriff's Department throughout their respective Site Plan Approval processes to ensure that adequate emergency services are provided to their Project Sites. Additional

¹ Townofthompson.com

information/analysis on the impact of these projects can be found on the individual projects' website(s), in the project-related environmental review documents, or through the respective municipalities.

The Town of Fallsburg maintains its own Police Department, located on Railroad Plaza in South Fallsburg. Projects located within the Town of Fallsburg would be served by the Town Police.

FIRE PROTECTION SERVICES

Monticello Fire Department

The Monticello Fire Department provides service to the Town of Thompson and the Village of Monticello. Additional demand generated by the projects listed in Chapter 2 have been/will be determined through the SEQRA process and continued coordination with the Monticello Fire Department to ensure that adequate staffing and equipment to accommodate project-generated demand is available.

Projects located in the Town of Forestburgh and the Town of Fallsburg would be served by their local fire districts. Additional demand generated by these projects has been/will be determined through the SEQRA process associated with those projects.

SCHOOLS

Monticello Central School District

All of the No Build projects, with the exception of the projects in Fallsburg, are located within the MCSD. The projects in the Town of Fallsburg are served by the Fallsburg Central School District (FCSD). In addition, the Raleigh Heiden project in the Town of Fallsburg is partially within the MCSD and partially within the FCSD. The residential components of these projects, if occupied year-round by families with children, would generate additional demand on the school districts. Any additional demand generated by these projects has been/will be analyzed and mitigated in the environmental review documents prepared for the respective projects. Additional information can be found in the SEQRA-related documents available from the various municipalities or on websites created for the individual projects.

EMERGENCY MEDICAL SERVICES AND HEALTHCARE FACILITIES

MobileMedic

MobileMedic is a private emergency service provider and, as such, it is anticipated that any additional demand for emergency medical transport would be accommodated by increases in staffing and equipment.

Healthcare Facilities

Both the Catskill Regional Medical Center and the Orange County Regional Medical Center provide local and regional health care to communities throughout the Hudson Valley. These regional providers also offer specialized health care services to and within the aforementioned communities. Any increase in demand resulting from the No Build projects would be accommodated by the medical centers either at their main campuses or at satellite facilities.

SOLID WASTE MANAGEMENT FACILITIES

Any potential demand generated by the No Build projects would be accommodated by private carting facilities. Because the carting business is competitive, it is assumed that the solid waste management providers would expand their services to accommodate new residential and commercial development within their service area.

RECREATIONAL FACILITIES

Any impacts on recreation resources and facilities resulting from the No Build projects have been/will be analyzed and mitigated through the environmental review process for those projects. Any additional demand for recreation activities or facilities generated by the No Build projects would either be accommodated by recreation resources on the respective project sites, i.e. the 18-hole golf course proposed as part of the Lost Lake Resort in the Town of Forestburgh, or by recreation fees paid to the municipalities to offset costs associated with the proposed project.

PROBABLE IMPACTS OF THE PROPOSED ACTIONS AND THE PROPOSED PROJECT

The Proposed Project would be expected to increase the residential population of the Town of Thompson by approximately 2,400 persons as presented in **Table 3-3**.

The projected increase in the Town of Thompson residential population would result in an increase in the demand for community services. Impacts to community service providers are analyzed herein based on the increase in full-time residents.

In addition, the project would generate additional employment and visitors. Further description of the anticipated project-generated employment and visitors are included in Chapter 14, "Economic Conditions."

**Table 3-3
Project-Generated Residential Population**

Unit Type	#	TOTAL	0 to 4	5 to 13	14 to 17	18 to 24	25 to 44	45 to 64	65 to 74	75+
Single Family (1)		2.95	0.28	0.45	0.13	0.11	1.1	0.72	0.12	0.04
Ownership	522	1,539.9	146.16	234.9	67.86	57.42	574.2	375.84	62.64	20.88
Townhouse (2)		1.88	0.07	0.11	0.03	0.09	0.7	0.59	0.19	0.09
Ownership	75	141	5.25	8.25	2.25	6.75	52.5	44.25	14.25	6.75
Apartments		2.63	0.27	0.29	0.16	0.18	0.89	0.49	0.17	0.18
144 Owner Occupied (4)	144	378.72	38.88	41.76	23.04	25.92	128.16	70.56	24.48	25.92
		2.31	0.19	0.18	0.06	0.23	0.98	0.4	0.1	0.16
144 Rental Occupied (3)	144	332.64	27.36	25.92	8.64	33.12	141.12	57.6	14.4	23.04
Total	885	2,392.26	217.65	310.83	101.79	123.21	895.98	548.25	115.77	76.59

Notes: Total Residential Unit Count on Project Site is 897. This analysis does not include 12 golf cottages, which are assumed these to be seasonal units.

- (1) Single Family Units are assumed to be 3BR, detached for sale with value >\$194,000
- (2) Townhouses are assumed to be 2BR, (5+ units attached) for sale with value >\$329,000
- (3) Rental Apartments are assumed to be 2BR (5+ units) with rents >\$1,100/month
- (4) Condo Apartments are assumed to be 2BR with value >\$132,000

Sources: Rutgers University, Center for Urban Policy Research - Residential Demographic Multipliers, 2006
 Table 1-1 - New York, All Persons in Unit (Total Persons and Persons by Age) Owner-Occupied Units
 Table 1-2 - New York, All Persons in Unit (Total Persons and Persons by Age) Renter Occupied Units

POLICE PROTECTION SERVICES

The various components of the EPT Concord Resort project would create new demand for police protection services from both the New York State Police and the Sullivan County Sheriff's Department. It is anticipated that, at full build out, the project would increase the year-round population on the Project Site by 2,393 persons¹. The increase in the residential, seasonal, tourist, and visitor population would result in additional demand for police and life safety personnel.

Based on widely accepted planning standards developed by the Urban Land Institute, in the Development Impact Assessment Handbook², factors for police protection recommend two police officers per 1,000 persons. Based on this standard, the Proposed Project-generated residential population would potentially increase staffing needs from the New York State Police and the Sullivan County Sheriff's Department by approximately six persons. The Proposed Project has coordinated with both the New York State Police and the Sullivan County Sheriff's Department to determine their anticipated needs associated with the development. Details of those discussions are provided below.

New York State Police

The New York State Police is a full-service Police Department tasked with traffic enforcement on all roads in Sullivan County. The State Police investigate all manner of crimes from Petit Larceny to Homicide. The agency has experience policing Casinos throughout the State and was originally assigned to provide police service to Monticello Raceway. In addition to the resources assigned full time to Sullivan County, the State Police have the ability to access Specialized Forensic Teams, Aviation Units, K-9, SCUBA, etc.

Correspondence from the State Police Troop F, Zone Commander³ indicated the following with regard to potential impact of the proposed project on the New York State Police, Troop F -

“As with any new facility that brings visitors and employees to a site within a patrol area, your project would impact how our patrols are assigned and how many Troopers are scheduled to work on a given shift. These details are typically worked out as your facility comes on line.”

Sullivan County Sheriff's Department

Correspondence provided by the Sullivan County Sheriff's Department⁴ indicated that over the last three years (2009, 2010, and 2011), the Sheriff's Department responded to 26 calls to the Project Site, primarily for larceny and trespassing. When the Concord was open, the number of calls for service to the Concord site responded to by the Sheriff's Department was higher than at

¹ Rutgers University, Center for Urban Policy Research, Residential Demographic Multipliers, 2006. Table 1-1, New York, All Persons in Unit (total Persons and Persons by Age) Owner Occupied Units; Table 1-2, New York, All Persons in Unit (total Persons and Persons by Age), Renter Occupied Units.

² Burchell, Robert W., Listoken, David, et. al., Development Impact Assessment Handbook. Washington, D.C.: Urban Land Institute, 1994.

³ Letter from Captain Brendan R. Casey, Zone Commander, State Police Liberty. May 9, 2012 included in Appendix C-1.

⁴ Email from Lieutenant Brian Boyd, Sullivan County Sheriff's Department, 5/2/12, including in Appendix C-1.

present. The Department anticipates that, with the Proposed Project, response times for emergencies would remain the same as at present (10 minutes or less); however, response times for routine or non-emergency calls could be impacted. In addition, due to budget cuts, the patrol force is less than what it was when the Concord Hotel was operational. As such, the Proposed Project “may require the Sullivan County Sheriff’s Office to hire more Deputies to properly address law enforcement needs.”¹

The casino and harness horse racetrack operation will retain its own trained security staff to assist with the operations of these facilities. When necessary, this staff will coordinate with law enforcement and other emergency service providers. As such, this private security staff may lessen the need for the hiring of addition Deputies by the Sullivan County Sheriff’s Department.

FIRE PROTECTION SERVICES

As previously noted, it is anticipated that the Proposed Project would increase the year-round residential population of the Town of Thompson by approximately 2,400 persons. The Urban Land Institute’s Development Impact Assessment Handbook² factor for fire personnel per 1,000 persons is 1.65. Based on this standard, project-generated residential population would potentially increase staffing needs from the Monticello Fire Department by approximately four persons. The project will continue to coordinate with the Monticello Fire Department to determine their anticipated needs associated with the development. Details of those discussions are provided below.

Monticello Fire Department

The direct impacts and mitigation associated with Phase 1 of the Proposed Project are described below. Future phases of development for the EPT Concord Resort would be subject to site plan approval by the Planning Board. As such, the Planning Board would forward relevant site plan documents, and confer with the Monticello Fire Department to determine their personnel and equipment needs, which may be generated by future phases of development.

SCHOOLS

Monticello Central School District

The EPT Concord Resort proposes 897 residential units, of which 12 (the Golf Cottages) are presumed to be weekend/second homes. As such, the analysis of potential project-generated school-aged children is based on a total of 885 year-round residences at full build out of the Proposed Project. Although the apartment units to be located in the Residential Village are proposed to be a mix of one- and two-bedroom units, to evaluate the worst-case scenario herein, the analysis assumes that all apartment units would be two bedrooms. The single-family units are analyzed as three-bedroom homes and the townhouses are analyzed assuming that all would provide two bedrooms.

¹ Email from Lieutenant Brian Boyd, Sullivan County Sheriff’s Department, 5/2/12, including in Appendix C-1.

² Burchell, Robert W., Listoken, David, et. al., Development Impact Assessment Handbook. Washington, D.C.: Urban Land Institute, 1994.

Table 3-4 presents Total Anticipated Project Generated School-Aged Children who would attend public schools and the distribution by grade. As shown, at full build out, the EPT Concord Resort could generate approximately 340 school-aged children to the MCSD.

Current capacity at each of the MCSD facilities is presented in **Table 3-5**. As shown, the Cornelius Duggan Elementary School closed in 2010, and the study body was redistributed from that facility to the Emma Chase and George Cooke Elementary Schools.

As described in Chapter 18, “Construction,” the residential components of the Proposed Project will be built in various phases as market conditions warrant. As such, it is difficult to estimate the impact that the EPT Concord residential units would have on the MCSD over various time horizons. Therefore, for the purposes of estimating impacts, it is assumed herein, that all units would be constructed at one time and within the short term.

Table 3-4
Project-Generated School-Aged Children to Public Schools

Unit Type	Number of Units	TOTAL	Grades K-2	Grades 3-6	Grades 7-9	Grades 10-12
Single Family ⁽¹⁾	522	261	73	89	57	42
Townhouse ⁽²⁾	75	4	0	2	2	0
Rental Apartments ⁽³⁾	144	23	7	7	6	4
Condo Apartments ⁽⁴⁾	144	52	12	13	13	16
Total	885	340	92	111	78	62

Notes: Total Residential Unit Count on Project Site is 897. This analysis does not include 12 golf cottages, which are assumed these to be seasonal units.
 (1) Single Family Units are assumed to be 3BR, detached for sale with value >\$194,000
 (2) Townhouses are assumed to be 2BR, (5+ units attached) for sale with value >\$329,000
 (3) Rental Apartments are assumed to be 2BR (5+ units) with rents >\$1,100/month
 (4) Condo Apartments are assumed to be 2BR with value >\$132,000
Sources: Rutgers University, Center for Urban Policy Research - Residential Demographic Multipliers, 2006
 Table 3-1 - New York, All Public School Children (School Age Children in Public School) Owner-Occupied Units
 Table 3-2 - New York, All Public School Children (School Age Children in Public School) Rental Units

Table 3-5
Capacity and Enrollment for MCSD School Facilities

School	Capacity	2010/2011 Enrollment	% of capacity
Emma C. Chase (K-5)	322	434	134.78%
George L. Cooke (K-2)	582	761	130.76%
Cornelius Duggan (K-5)	326	School Closed	Not available
Kenneth L. Rutherford (3-5)	657	634	96.50%
Robert J. Kaiser Middle School (6-8)	1050	882	84.00%
Monticello High School (9-12)	980	1,244	126.94%

Sources: Capacity provided by Daniel A. Teplesky, Superintendent, MCSD, May 30, 2012; 2010/2011 Enrollment Figures - Public Schools K12.com/elementary-schools/ny/Sullivan-county/361974001806.html (5/1/2012)

The New York State School Report Card Fiscal Accountability Supplement for the MCSD indicates that for the 2009/2010 school year, the “Total Expenditures Per Pupil” for the School

EPT Concord Resort

District were \$21,775.¹ This figure includes both general education students and students with special needs. For general education, \$11,584², or approximately 53 percent is paid for by local real property tax revenue. For special education students, the cost per pupil is estimated at \$33,326 per year.

If the residential units at the proposed Project Site were built out and 100 percent occupied with families with children as estimated in Table 3-4, the cost to educate these students would be approximately \$7.4 million dollars, of which approximately \$3.92 million would be paid for by property tax revenue.

Correspondence from the School Superintendent of the MCSD³ indicates that the school-age children of EPT Concord Resort employees would result in an increase in enrollment and may require: “hiring additional staff, should enrollment capacity be reached in all elementary buildings and that there would be an additional cost to re-open Duggan Elementary.” In addition, the Superintendent noted that funding to the School District generated by property tax revenue is currently operating under the constraints imposed by the New York State property tax cap.

EMERGENCY MEDICAL SERVICES AND HEALTHCARE FACILITIES

MobileMedic EMS is a private contract provider of emergency EMS services and ambulance and ambulette services. The potential demand generated by the Proposed Project would likely require MobileMedic to increase staff, ambulances, and equipment to accommodate the EPT Concord Resort. As a private contract provider, MobileMedic would increase their services to accommodate project-generated demand. Additional personnel to population ratio analysis with regard to health care providers and vehicles are discussed under “Health Care Facilities.”

Health Care Facilities

Factors developed by the Urban Land Institute⁴ indicate a service to population ratio of emergency medical services of 4.1 full-time personnel and one vehicle per population of 30,000. Adding project-generated residential population (approximately 2,400 persons) to the existing 2010 Town of Thompson population of 15,308⁵ yields a total Town population of 17,700.⁶ Based on this estimate, to accommodate the population of the Town of Thompson at full build out of the project would require 2.4 full-time health care professionals and one vehicle.

It should be noted that the proposed EPT Concord Resort includes an approximately 90,000-square-foot innovative health care facility at the southern edge of the Residential Village. This complex would include medical-related facilities, including 90 beds and 12 assisted living units.

¹ A definition of “Total Expenditure Per Pupil” is included in: “The New York State School Report Card Fiscal Accountability Supplement for the Monticello Central School District” included in Appendix C-3 of this DGEIS.”

² Email from Daniel A. Teplesky, Superintendent – Monticello Central School District, May 30, 2012.

³ Ibid.

⁴ Burchell, Robert W., Listoken, David, et. al., Development Impact Assessment Handbook. Washington, D.C.: Urban Land Institute, 1994. page 13.

⁵ United States Census, 2010. www.census.gov

⁶ Recognizing that the full project-generated residential population would not be realized until project build out, which is anticipated to occur in approximately 10 years.

Basic medical services including doctor visits, tests, clinic, and walk-ins to the medical facilities would be available to residents and visitors of the EPT Concord Resort.

Nonetheless, as the Proposed Project develops, the Applicant will look for opportunities to coordinate emergency medical and health care services with the existing local providers, such as CRMC, ORMC, and the Crystal Run Healthcare Practice.

SOLID WASTE MANAGEMENT FACILITIES

Solid waste generation rates for residential and commercial uses, which include both ‘garbage’ and ‘recycling,’ were sourced from the *New York City Environmental Quality Review (CEQR) Technical Manual*. As shown in **Table 3-6**, it is estimated that, at full build out, the residential components of the Proposed Project would be expected to generate approximately 5 tons of solid waste and recyclables per month. The Proposed Project will incorporate facilities to compost waste from the golf course, equestrian facilities and resort kitchens, and will look for innovative ways to incorporate composting from the residential and commercial areas of the EPT Concord Resort in the future as well.

**Table 3-6
Project-Generated Solid Waste and Recyclables**

Use	Population	Generation Rate (lbs/week)	Lbs/Week	Tons/month
Residential	2,392	17	40,664	5.08
Commercial (employees)				
Hotel	443	75	33,225	4.15
Restaurant	233	251	58,483	7.31
General Retail	835	79	65,965	8.25
Amusement	1,078	79	85,162	10.65
Health Care	208	13	2,704	0.34
Office	132	9	1,188	0.15
Total	2,929		246,727	30.84
Notes:	A detailed discussion of the analysis and assumptions for Project generated employees is included in Chapter 14, Economic Conditions.			
Source:	Solid Waste Generation Rates from the <i>CEQR Technical Manual</i>			

The commercial and entertainment components of the Proposed Project would be expected to generate approximately 31 tons/month of solid waste and recyclables per month.

RECREATIONAL FACILITIES

The EPT Concord Resort includes numerous indoor and outdoor recreation facilities, programs, and activities, which would not only be available for use by residents of the development, visitors to the hotel, and other commercial and entertainment venues, but also to the local community. The recreation amenities offered by the Proposed Project would significantly augment the local and regional opportunities.

PUBLIC COST

New York State Police and Sullivan County Sheriff's Department

As previously noted, the residential population from the full build out of the Proposed Project would potentially increase staffing needs from the New York State Police and the Sullivan County Sheriff's Department by approximately six persons. Tax revenue (real property, gaming, hotel, and sales) would be expected to offset the potential increases in public cost.

Monticello Fire Department

Project-generated residential population would potentially increase staffing needs from the Monticello Fire Department by approximately four persons. The Monticello Fire Department is a combination department consisting of four professional career firefighters and 65 professional volunteer firefighters. If the Proposed Project would result in the need for additional paid firefighters, tax revenue (real property, gaming, hotel, and sales) would be expected to offset the potential increases in public cost. The Applicant will continue to coordinate and cooperate with the needs of the Fire Department as the details of the Proposed Project proceed.

Emergency Medical Services and Health Care Facilities

The increase in population generated by the Proposed Project would result in increased demand for health care services, which would be expected to be offset by increased billings related to the services provided by the private health care facilities. Nonetheless, as the Proposed Project develops, the Applicant will look for opportunities to coordinate emergency medical and health care services with the existing local providers, such as CRMC, ORMC, and the Crystal Run Healthcare Practice.

Schools

As noted above, it is anticipated that the residential component of the Proposed Project (885 units) could generate up to 304 school-aged children to the MCSD at a cost of approximately \$7.4 million, of which 53 percent or \$3.92 million dollars would be paid from local real property tax revenue.

Gambling Related Social Services

Casinos have many safeguards including employee training on the issues of problem and pathological gambling, self-exclusion programs, posting of helpline numbers, and prohibitions on underage gambling and gambling by employees. New York State has numerous prevention and treatment services and has the most successful Gambling Court in the country which is a therapeutic, intervention, and rehabilitative approach — within the criminal justice system and under judicial supervision — for defendants who commit non-violent crimes because of gambling addiction. Casinos support New York State's prevention and treatment programs as well as the Gambling Court and urge the government to address the issue of problem gambling.¹

¹ Problem gambling describes gambling behavior which negatively affects an individual's life and can cause family, financial, career and legal problems. Problem gambling includes, but is not limited to, "Compulsive" and "Pathological" gambling. Research has shown that a small percentage (roughly 1-3%) of Americans will develop a gambling problem sometime in life. Increased accessibility to gaming venues could initially show higher numbers of problem gamblers in the vicinity of casinos. However, while casinos, racetracks and lotteries provide the opportunity for the person to gamble, the opportunity does

As far as increases in crime at or near casinos, research indicates that there is no increase in crime. Perhaps the most widely quoted source of the correlation between casinos and crime is the American Insurance Institute, which has been said to estimate that 40 percent of all white-collar crime is related to gambling. This statistic has been cited by many in arguing against casino gambling. An investigation in 1997 discovered that the American Insurance Institute does not exist and apparently never did; there is no basis to support the 40 percent statistic. As a result, there has been a great deal of rhetoric about casino gambling and white-collar crimes without many facts, and no systematic data to support the views expressed.

Solid Waste

Refuse and recycling generated by the Proposed Project would be managed by a private carting operator, the cost of which would be borne by the residential and commercial property owners. Any additional public costs to accommodate increases in demand at the Sullivan County landfill or transfer stations would be paid for by solid waste fees determined by the Sullivan County Legislature. The Proposed Project will incorporate facilities to compost waste from the golf course, equestrian facilities and resort kitchens. As the Proposed Project develops, the Applicant will look to integrate composting and recycling into the residential and commercial components of the Project as well.

Recreational Facilities

It is not anticipated that the Proposed Project would result in additional public costs associated with the provision of recreation facilities and services to the new project-generated population.

CUMULATIVE IMPACTS

As noted in this section of the document, impacts on community services are expected to be minimal. Providers of community services would also face increasing demands from the No Build projects, as discussed above. When considered cumulatively, the combination of these increased demands can be expected to place varying levels of stress on the community service providers identified herein. The project sponsor of each of these projects is required to independently assess the magnitude of the impact associated with their proposed development plan and then propose measures to mitigate those impacts, a necessary component of the environmental review process and a required component of any project seeking approval under SEQRA. The proposed mitigation for the No Build projects is documented in the “Future Without the Proposed Actions and Proposed Project” section. Mitigation for the impacts to community service providers resulting from this project are addressed in the “Mitigation” section that follows.

not, in and of itself, create the problem any more than a liquor store creates an alcoholic. Growing research suggests that there are some peculiarities in the brains of pathological gamblers—but whether that is the cause or the result is still an open question and subject to more research, but it could mean that some people have a predisposition for gambling. Other research shows that while only around 10% of those with gambling problems will seek treatment for this impulse control disorder, evidence of harm reduction and natural recovery has been shown.

MITIGATION

As shown in **Table 3-7**, the Proposed Project would generate significant tax revenues for the Town of Thompson, Sullivan County, and New York State through annual real property tax, retail sales tax, hotel occupancy tax, and Vendor Track Fees.¹ These tax revenues represent what the project would pay in real property taxes if it were fully constructed in 2012 and subject to current tax rates. In sum, the project would generate approximately \$42.5 million annually in real property taxes. Of this, approximately \$29.3 million would go to the MCSD, \$737,000 would go to Sullivan County, and \$12.5 million would go to the Town of Thompson.

**Table 3-7
Project-Generated Tax Revenue**

	Town of Thompson *	Sullivan County *	Monticello Central School District	New York State	Total
Real property tax	\$ 12,461,356	\$ 737,068	\$ 29,312,614	\$ 0	\$ 42,511,037
Sales tax	\$ 0	\$ 4,254,299	\$ 0	\$ 4,254,299	\$ 8,508,597
Hotel occupancy tax	\$ 0	\$ 4,377,263	\$ 0	\$ 0	\$ 4,377,263
Vendor Track Fees	\$ 0	\$ 0	\$ 0	\$ 46,500,000	\$ 46,500,000

Notes: * Beginning in FY07/08, in accordance with Section 4-L of the State Finance Law, cities, counties, towns, or villages that host a video lottery gaming facility will receive annual aid payments from the Office of the State Comptroller. State aid payments made to an eligible municipality are used to defray local costs associated with a video lottery gaming facility, to reduce property taxes, or to increase support for schools.

Sources: The characteristics of the proposed development and applicable tax rates and legislation

These tax revenues are based on the full value of future property assessment and other applicable taxes and fees. However, as described more completely in Chapter 14, “Economic Conditions,” the Proposed Project may be eligible for a number of financial assistance programs through the Industrial Development Agency (IDA) Act in the form of tax incentives, including real property tax exemptions, sales and use tax exemptions, and mortgage tax exemptions. However, a requirement of the IDA financing would be a Payment in Lieu of Taxes (PILOT) agreement. Currently, neither the details of the IDA financing nor the terms of the PILOT agreement have been determined. To the extent that financial assistance programs are utilized for the Proposed Project, payments in lieu of taxes (PILOTs) would be negotiated.

The Proposed Project would create demand for community services including police and fire protection services, emergency medical services, and schools. The EPT Concord Resort includes various components and initiatives to minimize the demand for emergency service response from the various providers. As indicated above, the Proposed Project at full build out in 2022 is expected to generate approximately \$13.2 million annually in real property taxes for the Town of Thompson and Sullivan County and \$50.8 million annually to New York State from sales tax and Vendor Track Fees. It is anticipated that these funds would offset costs associated with additional demand for emergency services resulting from the Proposed Project.

¹ Additional detail on the methodology used to develop these estimates can be found in Chapter 14, Economic Conditions.

POLICE PROTECTION SERVICES

The Proposed Project would include on-site security and surveillance measures to minimize the demand for emergency service response from the various providers. Specific measures for Phase 1 of the Proposed Project are described below. The proposed buildings within each neighborhood of the development would be designed to facilitate access by emergency personnel to spaces within the buildings and spaces surrounding the buildings. All future phases of the Proposed Project would require Site Plan Approval from the Planning Board, and those plans would be reviewed by the Monticello Fire Department to ensure that proper access and egress is provided.

To minimize calls for assistance from the New York State Police, Sullivan County Sheriff's Department, Monticello Fire Department, and Emergency Medical Services, the EPT Concord Resort would implement an on-site security and fire safety program. Proposed buildings would be equipped with appropriate fire safety equipment including sprinklers and smoke and fire detectors and alarms as required by New York State and local Building Codes.

The EPT Concord Resort would contract with a private security vendor who would provide both patrol services and monitor fixed points throughout the Resort. It is anticipated that the commercial and entertainment components of the Resort would be equipped with an alarm system and would be monitored by the vendor who would determine whether on-site resources are sufficient to handle a given situation. In the event that there is an emergency that requires Police or Fire Bureau assistance, it is anticipated that the security vendor would call 911 and request appropriate assistance. If an individual on the Project Site were to require emergency medical assistance or observes an emergency situation, that individual could also call 911 directly.

It is anticipated that the Proposed Project would create additional demand for service by both the New York State Police and the Sullivan County Sheriff's Department, including an increase in calls due to the new population.

As indicated in correspondence provided by the Sullivan County Sheriff's Department, when the Proposed Project is fully operational (2022), response time to the Project Site for non-emergency calls to the Sheriff's Department could increase. However, it is not anticipated that the Proposed Project will significantly increase response times for emergency vehicles traveling to the Project Site or the surrounding neighborhood.

It is anticipated that, as subsequent phases of the project apply to the Planning Board for Site Plan approval, coordination would occur with the New York State Police, Troop F Zone Commander, and other emergency service providers to determine whether additional patrols and staffing would be required.

As previously noted, the Proposed Project-generated residential population would potentially increase staffing needs from the New York State Police and the Sullivan County Sheriff's Department by approximately six persons. It is anticipated that real property, sales tax, and gaming revenues generated by the Proposed Project and allocated through the County and the State to the Sheriff's Department and the New York State police would fund any new staffing and equipment that may be required to adequately serve the Project Site.

The cumulative impact of the EPT Concord Resort project and the No Build projects, if all projects were to be realized within the next 10 years, would result in increased demand for

EPT Concord Resort

police services from the New York State Police and the Sullivan County Sheriff's Department¹. The need for additional personnel and vehicles to serve the various projects has been/will be evaluated in the environmental review documents associated with each project. It is anticipated that any increase in demand, would be offset by tax revenue allocated by the County and the State to the various emergency service providers.

It should be noted, that – like the EPT Concord Resort project – most of the No Build projects are proposed to be built in phases. This allows the impacts of introducing new residents, visitors, and commercial tenants to be absorbed over time. Such gradual absorption allows the providers to determine their needs as a new project comes on line. The EPT Concord Resort would continue to coordinate with the New York State Police and the Sullivan County Sheriff's Department throughout the Site Plan review process for each phase of development to ensure that the emergency service providers have adequate resources to accommodate the proposed development.

FIRE PROTECTION

As described above, all future phases of development would be subject to Site Plan Approval by the Town of Thompson Planning Board. As part of their review, the Planning Board would consult with the Monticello Fire Department for fire safety, site circulation, house numbering, and access/egress issues. On-site structures would be built to comply with applicable local and State fire and building codes.

Project-generated residential population would potentially increase staffing needs from the Monticello Fire Department by approximately four persons. When the Proposed Project is fully operational, real property tax revenues allocated to the Monticello Fire Department would be expected to offset the costs for additional equipment and personnel required to provide fire protection services to the Proposed Project.

The cumulative impact of the EPT Concord Resort project and the No Build projects, if all projects were to be realized within the next 10 years, would result in increased demand for fire protection services. Any need for additional personnel or vehicles generated by the No Build projects in the Towns of Fallsburg and Forestburgh would be accommodated by the Woodburne, Forestburgh, and Fallsburg Fire Departments.

The need for additional personnel and vehicles to serve the various projects has been/will be evaluated in the environmental review documents associated with each project.

Site plans for all phases of development proposed for the EPT Concord Resort and all of the No Build projects would be reviewed by the respective Fire Department personnel to ensure adequate design, layout, and provision of fire protection equipment including hydrants and sprinklers. During this review, the Fire Departments would assess their current staffing and equipment and determine whether the cumulative impact of the projects would require associated increases. It is anticipated that any increase in demand would be offset by tax revenue allocated by the County and the State to the various emergency service providers.

¹ As previously noted, the Town of Fallsburg maintains its own Police Department, located on Railroad Plaza in South Fallsburg. Projects located within the Town of Fallsburg would be served by the Town Police. Police service in Fallsburgh is supplemented – as necessary – by the New York State and/or the Sullivan County Sheriff's Department.

SCHOOLS

Monticello Central School District

At full build out in 2022, the Proposed Project would be anticipated to generate approximately \$29 million in real property tax revenue to the Monticello Central School District (MCSD). As noted above, it is anticipated that the residential component of the Proposed Project (885 units) could generate up to 304 school-aged children to the MCSD at a cost of approximately \$7.4 million, of which approximately \$3.92 million or 53 percent, would be paid by real property tax revenue. The estimate of the number of school-age children is likely conservative, in that some of the proposed residential units are likely to be occupied seasonally, and thus not generate any school children.

The Monticello Central School District levies real property taxes to each of its five contributing towns proportionally based on each of the town's total taxable real property valuation. The development of the EPT Concord Resort will lower taxes outside of Thompson by increasing the share of the school tax levy that the Town of Thompson will be apportioned. As a result of the increase in assessed valuation within the School District with the construction of the EPT Concord Resort, the School District could raise its budget to accommodate new students, while still having the local real property tax rates decline. In fact, the increase in real property tax valuation is so significant in relation to cost that the School District could likely increase spending per school-age child and still be able to implement tax rate reductions. Alternately, the surplus could be used for capital improvement projects within the MCSD.

Correspondence from the Superintendent of the Monticello Central School District indicated that funding constraints due to the current New York State property tax cap could result in limitations for funding of potential capital improvement projects and hiring of additional staff to accommodate increases in demand at the District's facilities. It is anticipated that the additional property tax revenue generated by the EPT Concord Resort would provide funding to help offset the potential costs.

Because the project will result in positive fiscal benefits to the School District, no mitigation is proposed. Because the construction of the proposed residential units on the Project Site would not be anticipated to begin until 2019, the MCSD would realize a property tax benefit for at least three or four years before any Project-generated school-age children are introduced to the School District. To the extent that financial assistance programs are utilized for the Proposed Project, payments in lieu of taxes (PILOTs) would be negotiated.

Emergency Medical Services and Health Care Facilities

Upon full build out, the Proposed Project would maintain an on-site Medical Complex with medical services available to residents and visitors to the EPT Concord Resort. In addition, there would be first-aid stations located in several locations throughout the Resort including the Entertainment Village and the Golf Clubhouse, and various Resort staff would be trained in first aid. If a visitor to the Resort requires medical treatment beyond the capability of the on-site staff, a 911 call would be placed for appropriate medical attention.

MobileMedic EMS provides services to Sullivan County via a private contract. As a private for-profit contractor, MobileMedic does not receive government funding or subsidies, but rather finances their operations through private contracts, and insurance companies. As such, any additional demand generated by the Proposed Project due to the increase in visitor, part- and

EPT Concord Resort

full-time residential population, and employees would offset costs associated with potential increases in staffing and equipment.

The cumulative impact of the EPT Concord Resort project and the No Build projects, if all projects were to be realized within the next 10 years, would result in increased demand for emergency medical services. As with the increase in demand for these services generated by the Proposed Project, increases related to all projects cumulatively would be offset by increased billings related to the services provided by MobileMedic EMS.

Nonetheless, as the Proposed Project develops, the Applicant will look for opportunities to coordinate emergency medical and health care services with the existing local providers, such as CRMC, ORMC, and the Crystal Run Healthcare Practice.

Health Care Facilities

Full project build out for the EPT Concord Resort would be expected to occur over approximately 10 years, which would result in a gradual introduction of both full-time residential population and commercial employee and visitor population. As such, it is expected that increases in population would be accommodated by the two regional medical centers and additional health service providers locally. In addition, the proposed EPT Concord Resort includes an approximately 90,000-square-foot innovative health care facility which would include medical-related facilities, including 90 beds and 12 assisted living units. Basic medical services including doctor visits, tests, clinic, and walk-ins to the medical facilities would be available to residents and visitors of the EPT Concord Resort. The provision of on-site medical care facilities and the availability of other local and regional facilities would be expected to provide sufficient care to accommodate the proposed development.

The cumulative impact of the EPT Concord Resort project and the No Build projects, if all projects were to be realized within the next 10 years, would result in increased demand at the local health care facilities. As with the increase in demand for these services generated by the Proposed Project, increases related to all projects cumulatively would be offset by increased billings related to the services provided by the private health care facilities.

Nonetheless, as the Proposed Project develops, the Applicant will look for opportunities to coordinate emergency medical and health care services with the existing local providers, such as CRMC, ORMC, and the Crystal Run Healthcare Practice.

SOLID WASTE FACILITIES

It is assumed that solid waste and recyclable materials generated by the Proposed Project would continue to be managed by a private carting service, which would expand their truck fleets and staff to accommodate project-generated demand. As is the current practice, the private carting services would collect the refuse and recyclable materials from the Project Site and bring them to the transfer station where they would be sorted for disposal at one of five Sullivan County Landfills. At present, the Sullivan County Division of Solid Waste operates the Sullivan County Landfill & Recycling Center in Monticello, as well as five Recycling & Transfer Stations located conveniently throughout the County. Although the collection service would be via a private company, the Sullivan County Legislature collects solid waste fees (as a component of real property tax revenue assessments), which are calculated on a per parcel basis (e.g., \$120 per residential parcel, \$300 per commercial parcel). These fees support the operation of the landfills and recycling centers throughout the County. Based on input from the Sullivan County Treasurer's Office, estimating solid waste fees for the proposed project would be speculative due

to the scale and use composition of the project and potential changes in fee structure and rates over the next several years. However, it is anticipated that solid waste fees assessed for the residential and commercial components of the project would offset any additional costs or demand generated by the project.

Solid waste and recycling would be collected from the commercial, retail, and hotel buildings and any exterior containers and from the residences. Solid waste and recycling would be collected and hauled according to all appropriate regulations and standards.

A Solid Waste Management Plan will be prepared during the Site Plan Review process for each phase of development. The Solid Waste Management Plan would identify the location of solid waste and recycling collection.

Construction and demolition debris would be managed in accordance with applicable local, State, and federal guidelines.

The Proposed Project will incorporate facilities to compost waste from the golf course, equestrian facilities and resort kitchens. As the Proposed Project develops, the Applicant will look for other ways to integrate composting and recycling into the residential and commercial components of the Project as well.

The EPT Concord Resort and the No Build projects likely utilize the Sullivan County Landfill & Recycling Center in Monticello, and therefore continued monitoring of volumes processed at this (and other facilities) would be required. The Sullivan County Division of Solid Waste monitors the volume of refuse and recycling processed at their transfer stations and the landfill. Because the Proposed Project and most of the No Build projects are proposed to be constructed in Phases, the County would be continually aware of the incremental increases in refuse and recyclable material monitoring, allowing them to plan for additional capacity if necessary.

The Sullivan County Legislature levies solid waste fees for both residential and commercial properties to fund the County landfill and transfer stations. As such, the Legislature would allocate financial resources toward provision of additional capacity, when necessary and it is not anticipated that the cumulative impact of the EPT Concord Resort and the No Build projects would create an unmitigated burden to the existing systems.

RECREATIONAL FACILITIES

The EPT Concord Resort would provide both indoor and outdoor recreation facilities accommodating not only the demand generated by the proposed development, but also would significantly augment the recreation opportunities available to the Town of Thompson, the Village of Monticello, and the region. Four-season outdoor recreation amenities offered by the Proposed Project include:

- Monster Golf Course and driving range
- Ice Rink
- Nature, walking, hiking, and biking trails
- Gateway Park
- Lakefront park, with boating and sailing
- Tent and event field
- Playgrounds

- Sporting Club
- Cross-country skiing and sledding
- Casino and harness horse racetrack

In addition, the EPT Concord Resort provides significant additional open space and numerous indoor recreation amenities, which would be available for community and visitor use. As such, it is anticipated that the proposed EPT Concord Resort would provide ample on-site recreation facilities to accommodate any additional demand, and also introduce significant new amenities for public use.

As previously discussed, several of the No Build projects include on-site recreational amenities including golf courses and hiking and walking trails. The abundance of recreation resources located throughout the Catskill Region provides significant opportunities for indoor and outdoor play. Cultural festivals, music venues, museums, tours, and farmer's markets abound throughout the summer season, and there are numerous opportunities for downhill and cross country skiing and other winter activities. It is not anticipated that the cumulative impact of the proposed EPT Concord Resort and the No Build projects would burden local recreation facilities, programs, and resources within the region.

C. SITE-SPECIFIC DEVELOPMENT OF PHASE 1 (DEIS)

EXISTING CONDITIONS

The approximately 125-acre Phase 1 Site is currently undeveloped and as such does not presently generate substantial demand for community services. The New York State Police, Sullivan County Sheriff's Office, and Monticello Fire Department have indicated receiving calls to the Project Site over the last several years, mostly related to larceny, trespass, and brush fires, but not specifically to the Phase 1 Project Site.

THE FUTURE WITHOUT THE DEVELOPMENT OF PHASE 1

In the future without the development of Phase 1, the 125± acres that comprise Phase 1 would remain as it is today – a primarily undeveloped piece of real estate. A small portion of the area attributed to the development area for Phase 1 would continue to be used as a fairway for the Monster Golf Course. This area would continue to be maintained by the Applicant, and minimal investment would be made to upgrade or improve the flooding and siltation from storm events.

In the future without the completion of Phase 1, the projects identified within the study area with projected completion date of 2014 include: Dunbar Towers, a 94-unit mid-rise residential building located on the south side of Broadway, just east of Route 17B, with an estimated completion date of 2013, and a portion of the CALP¹ development along Concord Road.

These projects would generate additional demand for community services, including police, fire, emergency, and ambulances. Demand generated by CALP to community service providers were evaluated and analyzed, and mitigation provided through the SEQRA process for that project. The Statement of Environmental Findings for The Concord Resort adopted by the Town of Thompson (November 21, 2006) noted that impacts to service providers would be “*mitigated to*

¹ CALP has to-date been unable to successfully bring the project to completion and in 2008 construction of the first phase of the CALP plan was halted.

the greatest extent practicable by providing significant net annual tax revenue to offset costs to the Sheriff's department and the Monticello Joint Fire District. MobileMedic EMS as a private company is anticipated to enjoy additional profits due to a larger population that would offset any potential costs."

Additional demand generated for community services by the Dunbar Towers development located in the Village of Monticello, would be offset by mitigation developed in conjunction with that application and the Village. If occupied year round by families with school-age children, Dunbar Towers would also generate additional demand from the School District. A full analysis of additional costs and mitigation proposed to the School District as a result of Dunbar Towers would be developed by that Applicant, the Village, and the School District as part of that environmental review process.

PROBABLE IMPACTS FROM THE DEVELOPMENT OF PHASE 1

Phase 1 includes the casino, hotel, harness horse racetrack, grandstand/theatre, simulcast facility, banquet event center, restaurants, and related facilities ("Casino Resort") located in the central portion of the Project Site, south of Thompsonville Road and generally west of Joyland Road. Access to the Phase 1 Site would be via a widened Joyland Road.

POLICE PROTECTION SERVICES

Phase 1 would create new demand for police protection services from both the New York State Police and the Sullivan County Sheriff's Department. The increased demand for police and life safety personnel would come from additional employees that would move to the region. However, it should be noted that there is no evidence that crime increases at casinos. In fact, due to the sophisticated security and surveillance presence, research has concluded that a casino can be a deterrent to crime.

New York State Police

The New York State Police is a full-service Police Department tasked with traffic enforcement on all roads in Sullivan County. The State Police investigate all manner of crimes from petit larceny to homicide. The agency has experience policing casinos throughout the State and was originally assigned to provide police service to Monticello Raceway. In addition to the resources assigned full time to Sullivan County, the State Police have the ability to access specialized forensic teams, aviation units, K-9, SCUBA, etc.

Correspondence from the State Police Troop F, Zone Commander¹ indicated the following with regard to potential impact of the Proposed Project on the New York State Police, Troop F -

"As with any new facility that brings visitors and employees to a site within a patrol area, your project would impact how our patrols are assigned and how many Troopers are scheduled to work on a given shift. These details are typically worked out as your facility comes on line."

Sullivan County Sheriff's Department

Correspondence provided by the Sullivan County Sheriff's Department¹ indicated that over the last three years (2009, 2010, and 2011), there were no calls to the 125± acres included in the

¹ Letter from Captain Brendan R. Casey, Zone Commander, State Police Liberty. May 9, 2012 included in Appendix C-1.

EPT Concord Resort

Phase 1 development area. (The Sheriff's Department responded to 26 calls to the overall Project Site, primarily for larceny and trespassing.) During the days when the Concord Resort was open, the number of calls for service to the Concord site responded to by the Sheriff's Department was higher than at present. The Department anticipates that, with the development of Phase 1, response times for emergencies would remain the same as at present (10 minutes or less); however, response times for routine or non-emergency calls could be increased slightly. In addition, due to budget cuts, the patrol force is less than what it was when the Concord Hotel was operational. As such, the development of Phase 1 may require the Sullivan County Sheriff's Office to hire more Deputies to properly address law enforcement needs."²

Casino and Harness Horse Racetrack On-site Security

The casino and harness horse racetrack operation will retain its own trained security staff to assist with the operations of these facilities. The level of security that will be employed will be based on research conducted at similar facilities that have shown that because of the level of security and surveillance presence, a casino can be a deterrent to crime. Nonetheless, as necessary, security staff from the Casino Resort will interface and coordinate with law enforcement and other emergency services providers as necessary. Consequently, this private security staff may lessen the need for the hiring of additional Deputies by the Sullivan County Sheriff's Department.

FIRE PROTECTION SERVICES

Monticello Fire Department

The Applicant has and will continue to coordinate with the Monticello Fire Department to ensure that the Proposed Project provides sufficient fire safety measures including: standpipes, adequate and unencumbered access points of arrival and departure for emergency vehicles, and hydrants/siamese connections.

SCHOOLS

Monticello Central School District

Phase 1 of the EPT Concord Resort does not propose any residential development, and as such it is not anticipated to generate and additional demand to the Monticello Central School District.

EMS AND HEALTH CARE FACILITIES

MobileMedic EMS is a private contract provider of emergency EMS services and ambulance and ambulance services. The potential demand generated by Phase 1 of the Proposed Project would likely require MobileMedic to increase staff, ambulances, and equipment to accommodate the EPT Concord Resort. However, it should be noted that the Casino Resort will have on-site EMTs, first responders, defibrillators located throughout the Casino Resort, first-aid kits as required by law, stretchers and wheelchairs, and ambulance services. As such, it is anticipated that these on-site services will lessen the additional demand placed on MobileMedic services.

¹ Email from Lieutenant Brian Boyd, Sullivan County Sheriff's Department, 5/2/12, including in Appendix C-1.

² Email from Lieutenant Brian Boyd, Sullivan County Sheriff's Department, 5/2/12, including in Appendix C-1.

Nonetheless, as the details for Phase 1 are developed, the Applicant will look for opportunities to coordinate emergency medical and health care services with the existing local providers, such as CRMC, ORMC, and the Crystal Run Healthcare Practice.

SOLID WASTE FACILITIES

As shown in **Table 3-8**, Phase 1 of the EPT Concord Resort would be expected to generate approximately 10 tons per month of solid waste. Of this, approximately one-third (3.41 tons/month) would be expected to be recyclables and almost 7 tons would be refuse. Solid waste and recycling would be collected from the commercial, retail, and hotel buildings by a private carter, according to all appropriate regulations and standards as is currently the practice.

**Table 3-8
Solid Waste and Recyclables Generated in Phase 1**

Use	Population	Generation Rate (Lbs/Week)	Lbs/Week	Tons/Month	Recyclables	Solid Waste
Real Estate	23	9	207	0.03	0.01	0.02
Spectator Sports	3	79	237	0.03	0.01	0.02
Amusement parks, arcades, and gambling industries	532	79	42,028	5.25	1.75	3.50
Hotels and motels, including casino hotels	146	75	10,950	1.37	0.46	0.91
Food services and drinking places	113	251	28,363	3.55	1.18	2.36
Total			81,785	10.22	3.41	6.82

Note: Generation rate from *CEQR Technical Manual*
Sources: Monticello Raceway Management, Inc.

RECREATIONAL FACILITIES

Phase 1 of the EPT Concord Resort proposes significant additional indoor and outdoor active recreation amenities including the hotel, casino, and harness horse racetrack. These facilities would be available for use by visitors to the community, including local area residents. Because Phase 1 does not propose any residential development, it is not anticipated to generate additional demand on existing public recreation facilities in the Town, including those facilities that are shared with the School District.

MITIGATION

As shown in **Table 3-9**, it is anticipated that Phase 1 of the Proposed Project would generate approximately \$10.1 million in real property tax, \$831,000 in sales tax, \$603,000 in hotel occupancy tax, and \$46.5 million in Vendor Track Fees annually. These tax revenues presented in Table 3-9 represent what Phase 1 of the Proposed Project would pay in real property taxes if it were fully constructed in 2012 and subject to current tax rates. In sum, the project would generate approximately \$10.0 million annually in real property taxes. Of this, approximately \$6.5 million would go to the Monticello Central School District, \$164,000 would go to Sullivan County, and \$3.3 million would go to the Town of Thompson. Solid waste fees would be additional and would be determined by the Sullivan County Legislature upon construction completion.

Table 3-9

Summary of Annual Tax Revenues: Phase 1

	Town of Thompson *	Sullivan County *	Monticello Central School District	New York State	Total
Real property tax	\$ 3,325,950	\$ 164,447	\$ 6,539,926	\$ 0	\$ 10,030,323
Sales tax	\$ 0	\$ 415,632	\$ 0	\$ 415,632	\$ 831,264
Hotel occupancy tax	\$ 0	\$ 603,090	\$ 0	\$ 0	\$ 603,090
Vendor Track Fees **	\$ 0	\$ 0	\$ 0	\$ 46,500,000	\$ 46,500,000

Notes:
 * Beginning in FY07/08, in accordance with Section 4-L of the State Finance Law, cities, counties, towns or villages that host a video lottery gaming facility will receive annual aid payments from the Office of the State Comptroller. State aid payments made to an eligible municipality are used to defray local costs associated with a video lottery gaming facility, to reduce property taxes, or to increase support for schools.
 ** The State Education Fund receives 39% of vendor track fees.

As previously noted, and fully described in Chapter 14, “Economic Conditions,” the Proposed Project may be eligible for a number of financial assistance programs through the IDA Act in the form of tax incentives, including real property tax exemptions, sales and use tax exemptions, and mortgage tax exemptions. To the extent that financial assistance programs are utilized for the Proposed Project, payments in lieu of taxes (PILOTs) would be negotiated. Table 3-9 presents the anticipated tax revenues to be generated by Phase 1 of the Proposed Project, assuming no tax exemptions through the IDA.

Phase 1 of the Proposed Project is expected to generate approximately \$3.5 million annually in real property taxes for the Town of Thompson and Sullivan County and approximately \$46.9 million annually to New York State from sales tax and Vendor Track Fees. It is anticipated that these funds would offset additional demand for emergency services resulting from Phase 1. This development phase does not include a residential component; therefore, taxes and payments to the Monticello Central School District would be surplus.

POLICE, FIRE AND EMERGENCY PROTECTION SERVICES

The development of the proposed Phase 1 buildings is designed to facilitate access by emergency personnel to spaces within the buildings and spaces surrounding the buildings. On April 11, 2012, the Applicant met with and reviewed the proposed Phase 1 Site Plan with the Monticello Fire Department¹ regarding preferred locations of access/egress for Fire Department vehicles, hydrants, and other fire safety equipment. The Applicant will continue to consult with representatives of the Fire Department throughout the Site Plan process to ensure that concerns are addressed and that the Phase 1 project design conforms to applicable requirements and codes. The Applicant will also continue to coordinate with the Fire Department to identify potential impacts of Phase 1 on the Department.

Phase 1 buildings will be equipped with required fire safety equipment including alarms, sprinklers, and smoke and fire detectors as required by New York State and local Building Codes.

¹ April 11, 2012. Meeting with Carl Houman, B.S. Deputy Chief, Monticello Joint Fire District, Director of Fire Safety. Minutes included in Appendix C-1.

The commercial and entertainment components of Phase 1 would be equipped with an alarm system, which would be monitored on-site by casino personnel to determine whether additional police, EMS, or fire safety assistance is required. Should an emergency require backup response by the New York State Police, Sullivan County Sheriff's Department, EMS, or the Monticello Fire Department, the security provider would have a protocol to request appropriate assistance. If an individual at the Casino Resort were to require emergency medical assistance or observes an emergency situation, that individual could either contact hotel/casino security staff or call 911 directly.

In addition, trained first responders will be stationed throughout the Phase 1 Site, including the casino, harness horse racetrack, and grandstand/showroom, to accommodate minor medical emergencies. If a visitor to the Casino Resort requires medical treatment beyond the capability of the on-site staff, a call would be placed for appropriate medical attention. As required by regulation, defibrillators and first-aid boxes will be located throughout the Phase 1 area of the Proposed Project.

When completed in 2014, it is expected that Phase 1 of the Proposed Project would be expected to generate approximately \$10 million in real property tax revenue to the relevant taxing jurisdictions and approximately \$47.9 million from sales and hotel taxes, as well as Vendor Track Fees. As such, it is anticipated that the provision of on-site safety and security personnel, and project-generated tax revenue would offset additional costs to the current emergency service providers to serve the Phase 1 development. As previously noted, and fully described in Chapter 14, "Economic Conditions," the Proposed Project may be eligible for a number of financial assistance programs through the IDA Act in the form of tax incentives, including real property tax exemptions, sales and use tax exemptions, and mortgage tax exemptions. To the extent that financial assistance programs are utilized for the Proposed Project, payments in lieu of taxes (PILOTs) would be negotiated.

SCHOOLS

Phase 1 of the EPT Concord Resort does not propose any residential development and, as such, it is not anticipated to generate any additional demand to the Monticello Central School District. However, Phase 1 of the Proposed Project would be expected to generate approximately \$6.5 million in real property tax revenue to the Monticello Central School District. As previously noted, and fully described in Chapter 14, "Economic Conditions," the Proposed Project may be eligible for a number of financial assistance programs through the IDA Act in the form of tax incentives, including real property tax exemptions, sales and use tax exemptions, and mortgage tax exemptions. However, a requirement of the IDA financing would be a PILOT agreement. Currently, neither the details of the IDA financing nor the terms of the PILOT agreement have been determined. Once the IDA tax incentives expire, real property taxes would be collected in full.

SOLID WASTE

All refuse and recycling generated by Phase 1 of the Proposed Project would be collected via a private company contracted directly with the owners/operators. However, as previously noted, the Sullivan County Legislature collects solid waste fees from residents and commercial property owners. These fees, which are calculated on a per-parcel basis (e.g., \$120 per residential parcel, \$300 per commercial parcel), support the operation of the landfills and recycling centers throughout the County. Based on input from the Sullivan County Treasurer's Office, estimating solid waste fees for the Proposed Project would be speculative due to the

EPT Concord Resort

scale and use composition of the project and potential changes in fee structure and rates over the next several years. However, it is anticipated that solid waste fees assessed for the entertainment/commercial components of the project would offset any additional costs or demand generated by the project.

A Solid Waste Management Plan will be prepared to identify the location of solid waste and recycling collection. Construction and demolition debris would be managed in accordance with applicable local, State, and Federal guidelines.

RECREATION

As previously noted, Phase 1 does not propose residential development and as such, any additional demand for recreation would be met with by the provision of the on-site recreation facilities. *