

SPECIAL MEETING OF THE TOWN BOARD AND PUBLIC HEARING

Tuesday, August 28, 2012

7:30 PM

Re: EPT Concord Resort
DGEIS and DEIS Comments

TOWN HALL

4052 Route 42

Monticello, New York

Robert Hantman, CSR

P.O. Box 2012

South Fallsburg, N.Y. 12779

Tel: (845-434-4404

1 MR. CELLINI: Good evening and thank you for
2 coming. Before we commence this public hearing for
3 EPT Empire I'd like to call upon Steve Vegliante,
4 the local attorney, to introduce this team.

5 MR. VEGLIANTE: Good evening, Supervisor
6 Cellini and members of the Thompson Town Board.
7 Before we get started, I would like to introduce
8 the members of our team that are here. Speaking
9 tonight will be Thomas Kelly, Esq. from the
10 Gilberti firm, Nanette Bourne of AKRF; They're our
11 engineering team. Jim Tinson from Hart Howerton,
12 our planning team. We're here tonight for a
13 combined public hearing on the planned resort
14 development building text amendments, the
15 comprehensive development plan that we've
16 presented, and a Draft Generic Environmental Impact
17 Statement for the entire Concord property that we
18 control, as well as Environmental Impact
19 Statement, a Draft Environmental Impact Statement
20 for Phase 1. Just to give you an idea of where we
21 are in the project schedule, we're in the process
22 of the SEQRA, we're in the middle of the SEQRA
23 process tonight and this would be the public
24 hearing portion. When we came back in June we had
25 a master planning and development program that led

1 us into March of this year when we began the SEQRA
2 program, the SEQRA process, we moved very quickly
3 through that and we are presenting our public
4 hearing tonight to get public input on our project.
5 During the same period of time we've gone through
6 design and preparation of the documents and that
7 will continue after tonight and we're looking into
8 the fall for site plan approval permitting and
9 hopefully to begin construction soon thereafter, so
10 with that I'd like to call upon Tom Kelly, the
11 Gilberti firm to begin the presentation tonight.

12 MR. CELLINI: I'd like to hold off first. We
13 have to open the public hearing.

14 MR. VEGLIANTE: I apologize.

15 MR. CELLINI: This is Thompson, not Fallsburg.
16 I'd like to introduce our team. Good job. I'd
17 like to introduce our team. I have our Deputy
18 Supervisor, Richard Sush; counsel people,
19 Sharon Jankiewicz, Peter Briggs and Scott Mace.
20 Our Town attorneys, Michael Mednick, who's sitting
21 in the back, he doesn't want to be up front with
22 us, embarrassed; Paula Kay, who's really spent a
23 huge amount of time with the EPT, Empire team; and
24 our town engineer. If I missed anybody I
25 apologize. Oh, Bob Geneslaw is here.

1 At this time I'd like to call the public hearing
2 to order. The clerk will please note the roll. If
3 everyone will please rise, I'd like to call upon
4 Assemblywoman Aileen Gunther to lead us into pledge
5 to the flag. (Pledge of Allegiance) And also in
6 attendance is Senator John Bonacic, our local
7 representative, Linda Andross-Cellini.

8 Okay, the rules of the meeting is to adopt a
9 local law amending various provisions of the Town
10 of Thompson Town Code Section 250-27-2, the planned
11 resort develop district and a planning resort
12 development comprehensive development plan for the
13 EPT Concord resort, and at this time I'd like to
14 call upon Paula Kay to discuss with us and tell us
15 the procedures of the public hearing tonight.

16 MS. KAY: This is a combined public hearing
17 as Tony said, on the DGEIS, the DEIS, the zoning
18 text amendment and the comprehensive development
19 plan. All three public hearings we'll hear
20 comments on tonight and all three public hearings
21 will be closed tonight, but public comment will
22 remain open until September 7th. The CDP and the
23 and the PRD will reopen after the planning
24 statements are adopted by the Town Board later on
25 this fall.

1 MR. CELLINI: Thank you. I'd like to call upon
2 our Town Clerk, Kelly Murran, to read the public
3 affidavit, public notice. Please sit tight because
4 they're long and tedious. Kelly? One other thing;
5 when we get to the public comment when you speak,
6 please clearly announce your name, your address for
7 the record. We need that for the record. I'd
8 appreciate it. Thank you. Kelly.

9 MS. MURRAN: "Legal Notice: Notice of Public
10 Hearing on Draft Generic Environmental Impact
11 Statement and Draft Environmental Impact Statement
12 for the EPT Concord Resort pursuant to State
13 Environmental Quality Review Act. Town of Thompson
14 Notice of Public Hearing. Please take notice that
15 pursuant to 6 NYCRR 617.984, a public hearing will
16 be held by the Town Board of the Town of Thompson
17 on the 28th day of August, 2012 at 7:30 p.m. local
18 time or as soon thereafter as the matter can be
19 heard at Town Hall, 4052 Route 42, Monticello, New
20 York to receive and consider public comment
21 regarding the Draft Generic Environmental Impact
22 Statement DEGEIS and Draft Environmental Impact
23 Statement DEIS prepared for the EPT Concord Resort.
24 The amendment to the Town of Thompson planned
25 resort development PRD provisions of the Town

1 Zoning Law a new Comprehensive Development ("CDP")
2 and the anticipated site development plan
3 application for phase 1 of the resort.

4 Please take further notice that this is a
5 combined hearing. The proposed amendments to the
6 Town of Thompson PRD provisions of the Town Zoning
7 Law and adoption of the CDP will also be reviewed
8 by the Town Board of the Town of Thompson as part
9 of the public hearing.

10 Please take further notice that copies of said
11 DGEIS and DEIS, the proposed zoning law amendments,
12 and CDP are available for review at the Town of
13 Thompson Town Hall, 4052 Route 42, Monticello, New
14 York during normal business hours, the Crawford
15 Memorial Public Library, 393 Broadway, Monticello
16 New York and on the Town of Thompson website.
17 Comments on the DGEIS and the DEIS will be accepted
18 by the Town Board through September 7, 2012.

19 By order of the Town Board of the Town of
20 Thompson, dated July 24, 2012.

21 Marilee J. Calhoun, Town Clerk."

22 MR. CELLINI: Thank you, and the next one,
23 please, Kelly?

24 MS. MURRAN: "Legal Notice: Notice of Public
25 Hearing for adoption of local law amending various

1 provisions of the Town of Thompson Town Code
2 Section 250-27.2 Planned Resort Development. Town
3 of Thompson Notice of Public Hearing.

4 Please take notice that pursuant to Section
5 250-82(b) the Code of the Town of Thompson a public
6 hearing will be held by the Town Board of the Town
7 of Thompson on 28th day of August, 2012 at 7:30
8 p.m. local time or as soon thereafter as the matter
9 can be heard at the Town Hall, 4052 Route 42,
10 Monticello, New York regarding the adoption of the
11 local law by the Town Board of the Town of Thompson
12 amending various provisions of Section 250-27.2
13 Planned Resort Development of the Code of the Town
14 of Thompson. The proposed amendment relates to
15 permitted uses, density, building arrangement,
16 comprehensive development plan and site development
17 plan application requirements for planned resort
18 development. In summary and without limitation,
19 the proposal of the law will amend the planned
20 resort development regulations by codifying certain
21 existing permitted uses, including Racino, harness
22 horse racing track and related facilities,
23 expanding the permitted land uses with the seasonal
24 and year round indoor and outdoor recreational
25 category to include numerous complimentary

1 recreational uses, expanding the agricultural
2 use category to include complimentary permitted
3 uses, expanding the restaurant use category to
4 include several complimentary restaurant related
5 uses, authorizing the following additional
6 permitted uses within a planned resort development,
7 medical services, innovative healthcare facilities,
8 recreational vehicle park, service center,
9 microbreweries and distillaries, clarifying certain
10 technical amendments to the development regulations
11 to accommodate minor changes and modifications to
12 any planned resort development project due to
13 market conditions and making certain amendments to
14 the procedure for obtaining comprehensive
15 development plan and site plan approval. Please
16 take further notice that the Town Board of the Town
17 of Thompson is currently completing the state
18 environmental quality review process with respect
19 to said proposal of the law and review the
20 environmental significance of said proposal of the
21 law as part of the public hearing. Accordingly,
22 the hearing will be combined with hearings on the
23 Draft Generic Environmental Impact Statement, Draft
24 Environmental Impact Statement and Comprehensive
25 Development Plan regarding the proposed EPT Concord

1 Resort. Please take further notice that a copy of
2 the proposed local law is available for public
3 inspection at Town of Thompson Town Hall, 4052
4 Route 42, Monticello, New York during normal
5 business hours, the Crawford Public Library, 393
6 Broadway, Monticello, New York as well as on the
7 Town of Thompson website. By order of the Town
8 Board of the Town of Thompson dated July 24, 2012,
9 Marilee J. Calhoun, Town Clerk."

10 MR. CELLINI: Thank you, Kelly. And one last
11 reading of a publication. Kelly?

12 MS. MURRAN: "Legal Notice: Notice of Public
13 Hearing pursuant to Town of Thompson Town Code
14 Section 250-27.(c)(1)(b), Planned Resort Develop-
15 ment Comprehensive Development Plan, Town of
16 Thompson Notice of Public Hearing. Please take
17 notice that pursuant to section 250-27.2(c)(1)(b)
18 of the Town Code of the Town of Thompson a public
19 hearing will be held by the Town Board of the Town
20 of Thompson on the 28th day of August 2012 at 7:30
21 p.m. local time or as soon thereafter as the matter
22 can be heard at Town Hall, 4052 Route 42,
23 Monticello, New York regarding an application by
24 EPT Concord 2 LLC for the adoption of a planned
25 resort Development Comprehensive Development Plan

1 in connection with the proposed EPT Concord Resort,
2 a master plan destination resort community
3 comprising of approximately 1,538 acres of land
4 located in the Town of Thompson, Sullivan County,
5 New York. The location of the proposed EPT Concord
6 Resort is generally bordered on the south by New
7 York State Route 17, on the west by New York State
8 Route 42, on the north by County Route 109 a/k/a
9 Kiamesha Lake Road, and on the east by County Route
10 161 a/k/a Hyden Road, and it's located within the
11 PRD zoning district areas of the Town of Thompson.
12 The purpose of the public hearing is to permit
13 members of the public the opportunity to comment on
14 the proposed planned resort development
15 comprehensive development plan. Please take
16 further notice that the environmental significance
17 of said proposed planned resort development
18 comprehensive development plan will be reviewed by
19 the Town Board of the Town of Thompson as part of
20 said public hearing. Please take further notice
21 this hearing will be combined with hearings on
22 proposed zoning code amendments and the draft
23 generic Environmental Impact Statement, draft
24 Environmental Impact Statement for the proposed EPT
25 Concord Resort. Please take further notice copies

1 of said proposed resort development comprehensive
2 development plan are available for review at Town
3 of Thompson Town Hall, 4052 Route 42, Monticello
4 New York during normal business hours, the Crawford
5 Public Library, 393 Broadway, Monticello, New York,
6 as well as on the Town of Thompson website.

7 By order of the Town Board of the Town of
8 Thompson dated July 24, 2012.

9 Marilee J. Calhoun, Town Clerk."

10 MR. CELLINI: Thank you. At this time I'm going
11 to briefly read the comments, the written comments
12 that we have received to date and this is as of
13 5:30 this evening. We have a letter from the New
14 York State Department of Transportation regarding
15 the project and some of their concerns. We have a
16 letter in the Sullivan County -- we have two
17 letters from the Sullivan County Division of
18 Planning, and one of the concerns is a safe bird
19 buildings and they gave us a huge document here so
20 the birds don't fly into your building. They fly
21 into my picture window at home. How do you stop
22 that? I didn't say that. Okay, we have a letter
23 from George Kinne, Senior Loan Officer from the
24 Jeff Bank; Mark Baez, President of Baez Associates;
25 a letter from Howard Braunstein from M & M Auto

1 Group; from Greg Goldstein, President of Misner
2 Agency; a letter from Roberta Byron-Lockwood from
3 the Sullivan County Visitors Association. These
4 are all letters of support, by the way. A letter
5 from Alan Zuckerman from Verticon; letter from
6 Pestech, Bruce Davidson, their CEO; a letter from
7 Knack, Pavloff & Company by Andrew Pavloff; a
8 letter from Ari Straus, President of Monticello
9 Motor Club; a letter from Gary Schmidt, Chairman of
10 Schmidt's Wholesale, Inc.; a letter from James P.
11 Smith of Advance Testing; a letter from Jonathan
12 Rouis, a Sullivan County Legislature and also a
13 partner in Rouis and Company; a letter from Peter
14 Berman of The Ruby Group; a letter from Alan
15 Seidman from the Contractors Association; a letter
16 from Russ Heyman from the Misner Benefits, LLC;
17 from Bob Mickelson from Grey's Woodworks; Karen
18 Fisher of Fisher Mears Associates; Craig Passante
19 from Holiday Mountain Ski and Fun Park; Allan
20 Scott, and I think Allan wants to speak on this,
21 he's the President CEO of Sullivan County
22 Partnership for Economic Development; and a long
23 letter from DelBello Donnellan Weingarten Wise &
24 Wiederkehr, LLP from Peter Wise regarding the
25 project and some suggestions and comments regarding

1 this public hearing; a letter from Lewis Klugman,
2 President of Klugman Associates; and a letter from
3 Stonkus Hydraulic from Brian Stonkus as President.
4 So those are the letters that we have at this
5 point. We will be accepting letters until
6 September 7th, so if you want to get written
7 comments in, you're more than welcome to do so.

8 Okay, at this time I'd like to call upon Steve
9 and he can start introducing his team as he tried
10 to do so about a half-hour ago. We have the
11 building permit ready to go here tonight, so Steve.

12 MR. VEGLIANTE: I've already introduced the team
13 that's going to be speaking and I would like to
14 note that we do have project executives here as
15 well. We also have from EPT Tim Lies and Robert
16 Drumm and from Empire Resorts in the audience we
17 also have Joe D'Amato, CEO, and Executive
18 Vice-President Charles Degliomini. Like I said,
19 I'm excited about the project that was clear from a
20 few minutes ago, and it sounded like the public is
21 as well, and without anything further I'd like to
22 ask to call upon Tom Kelly before we go any further
23 to begin our presentation.

24 MR. CELLINI: Very good.

25 MR. KELLY: Good evening Mr. Supervisor and

1 members of the Board and staff. My name is Tom
2 Kelly, I'm the project attorney. I'm with the firm
3 of Gilberti, Stinziano, Heintz & Smith out of New
4 York City. I also want to mention our co-counsel
5 who's here, Joel Sachs from the firm of Keane &
6 Beane. We're pleased to be here tonight before
7 you. I want to talk about just for a few minutes.
8 There are three items up on the screen; one is the
9 PDR zoning text amendments, the EDT Concord Resort
10 Comprehensive Development Plan and lastly, the
11 DGEIS and DEIS. We're here tonight to talk about
12 each of those, and the reason why we're breaking
13 this up is because the PRD Zoning Text Amendments
14 are really the driving force which kicked every-
15 thing off, as well as with the new comprehensive
16 development plan and obviously the Draft Generic
17 Environmental Impact Statement and the Draft
18 Environmental Impact Statement are going to look at
19 all the environmental issues associated with these
20 actions that we have before you, but just to repeat,
21 with regard to the PDR zoning text amendments as is
22 more fully set forth within the amended Petition
23 for the zoning text amendments submitted by the
24 applicant EPC Concord II LLC, the applicant's
25 Petition the Town Board for certain text amendments

1 to Chapter 250 of the Zoning Laws of the Town of
2 Thompson. Specifically, the applicant requests
3 certain types of amendments of the code in relation
4 to the planned resort development district. The
5 requested amendments relate to allowable uses;
6 density, building arrangement, the adoption of a
7 comprehensive development plan, as well as site
8 development plan requirements. The purpose of the
9 requested amendments is to encourage additional and
10 appropriate uses traditionally found or associated
11 with destination resorts for the parcels that are
12 situated within the 1500 acres -- excuse me, within
13 the 1700 acres of the PRD District. The proposed
14 new land uses taken together with the current
15 permitted uses will further enhance the function-
16 ality and economic vitality of the parcels within
17 the PDR district by allowing the application to
18 better be in existing and emerging market conditions
19 so as to retain, create major employment centers,
20 as well as to expand and develop tourism in the
21 Town of Thompson and surrounding areas. Briefly
22 stated, the requested amendments will one, codify
23 certain permitted uses, expand the permitted uses
24 within the seasonal and year-round indoor and
25 outdoor recreation categories to include numerous

1 complimentary recreational uses, to expand the
2 agricultural category to include complimentary
3 permitted uses, to expand the restaurant category
4 to include several complimentary restaurant related
5 uses. In addition, several new uses are included
6 within the requested text amendments in the PRD
7 Zoning Law, including limited healthcare facili-
8 ties, recreational vehicle parks, civic centers all
9 is permitted uses. Certain text modifications are
10 also proposed to be made to the development regula-
11 tions to accommodate minor changes and modifica-
12 tions to the project due to market conditions and
13 lastly, the amendments are proposed to the procedure
14 for the gaming and the comprehensive development
15 plan approval. Importantly, all of these amendments
16 that we have we are offering up and as is more fully
17 stated in our amended Petition that the applicant's
18 requests in the zoning text amendments are totally
19 consistent and further the goals and objectives of
20 the Town of Thompson, Village of Monticello joint
21 Comprehensive Plan and further the purposes in the
22 Town Zoning Code. With that brief explanation, I'd
23 now like to turn the presentation over to Jim
24 Tinson from AKRF to go over the Comprehensive
25 Development Plan.

1 MR. CELLINI: While Jim is coming to the podium
2 I'd like to introduce, recognize County Legislator
3 Ira Steingart who is with us this evening, and
4 Michael Oates who is the CEO of the Hudson Valley
5 Economic Development Council.

6 MR. TINSON: Okay, good evening. I'm Jim
7 Tinson. Just to clarify one point, I'm the CEO of
8 Hart Howerton. We're the master planners and
9 designers of the resort development.

10 Now, the Comprehensive Development Plan has
11 been organized and shaped in order to outline and
12 present our vision of this 1538 acre site, as well
13 as the Master Plan that has really been specific-
14 ally crafted and designed to be that next great
15 getaway in New York State and a lasting vibrant
16 resort, integrated resort development, one that's
17 going to attract unprecedented new investment to
18 the area, as well as creating that place that will
19 attract people for generations to come, and that's
20 really what the focus is and the focus of this
21 document. Now, our vision for the property is
22 market based and I think that's an important point.
23 We spent a great deal of time from the onset of
24 this effort creating a program and outlining and
25 designing and development that we know will last,

1 that's sustainable, and that will not only be a
2 successful development, but also a lasting part of
3 this community and that's an important part. Every
4 piece of this from the way we've taught into
5 existing infrastructure to the way we've organized
6 uses on the site, respond to the site, but also
7 respond to the surrounding area and the context and
8 we've been very selective about how we've done
9 that. Now, we've introduced with this a real
10 vibrant mix of uses to the property. We really do
11 see a place that's going to attract from all over
12 the region, but also with that initial experience
13 that's going to keep them here and is going to keep
14 them in the town and it's going to keep them in the
15 region for longer stays, extended visits, give them
16 that place to go that everyone we've talked to.
17 We've gone through a process where we've gone out
18 through the community, we've met with as many of
19 you as we can to try to understand the basic
20 feeling and the sort of status of the community and
21 one of the messages is repeatedly "How do we keep
22 people in this community? How do we create a
23 destination that's going to attract that broad mix
24 of visitors" and so we've done that by the way
25 we've organized this, so this plan has five

1 different hospitality opportunities on the site.
2 Those range from value priced select service or
3 limited service hotels and extend up to on family
4 resort destinations where you can bring your kids
5 and your family, have fun at a water park, take
6 part in outdoor adventure and experiences. It
7 includes an entertainment resort district that's
8 integrated right at the heart of the community and
9 that's the place that you're going to come to for
10 limited resort type of shopping, the really dining,
11 entertainment, a place that you'll spend time on a
12 weekend when you're here before a performance at
13 Bethel Woods or you'll come and spend Harvest
14 Festival in the fall or have a great time with your
15 family in the winter, so each of these pieces
16 again, it's about a four season destination, not
17 just a summer playground, but it really is a place
18 that people will come to. We've got outdoor
19 recreation. A central part of this plan is outdoor
20 recreation and activities, so a great adventure
21 that you can have when you get into a property like
22 this kind of thing that drives people to this
23 region, and it includes a revitalized Monster Golf
24 Course, and it's one of the more famous courses in
25 the region and the state and surrounding area. I

1 work in a lot of golf areas. No one I talk to
2 doesn't know the name Monster Golf and they're
3 excited to know that we're going to be bringing
4 that back. We've got a limited amount of housing
5 on the property and as we've gone out and we've
6 spoken, it was very important that we build a plan
7 that includes housing that is market driven, not
8 filling up a plan with thousands of second homes
9 that are never going to sell and they're the kind
10 of things that really cause projects to fail, so
11 we've identified market driven housing. It's the
12 kind of housing that serves workers on this
13 property and the surrounding community, a limited
14 amount, whether it's fractional or other types of
15 resort housing, but a limited amount of that
16 product that can be on the site. Again, compliment-
17 ing the uses that we have on the site in synergy,
18 and of course, a casino resort development as part
19 of this plan, part of this plan, and that's the
20 important point, it's an integral part of our
21 vision for the site, but it's not a drive-to
22 destination that sits all by itself; it's actually
23 a synergistic part of all the elements that we put
24 combined into this plan. Now, we organized these
25 different uses in a way that celebrates the site,

1 takes full advantage of this beautiful, natural
2 environment that we have on the property. We were
3 just up here today standing before we came over
4 here, sunset on a late summer afternoon, spectacular
5 evening, it's a beautiful night tonight and you sit
6 out on that site and you can't help but feel what
7 we can do with this property, and so the uses are
8 organized around this vast expansive open space
9 network that ties everything together and again,
10 takes full advantage of the natural features we
11 have here, and in each of the uses that we've
12 located, we've located for specifically in a spot
13 on the property that the land itself is best suited
14 to support, so again, it's not just about how much
15 program you can put, it's how you put them together
16 on the property and that's what we've done. Now,
17 this land use diagram, which is part of the CVP,
18 helps to demonstrate a bit of myths. You see this
19 range of colors? This isn't a monolithic develop-
20 ment, it's a whole range of different activity that
21 can happen on this site; specifically, casino
22 resort development, so that's the casino gaming
23 floor itself, but it also includes a hotel, meeting
24 facilities, spa, and all the dining and different
25 spaces that you'd expect from a first class

1 facility. Also, the way our project has been
2 planned, is not dependent on any changes to New
3 York State gaming legislation, so this plan is
4 based using existing legislation, but we've created
5 a plan flexible enough that if the opportunity
6 comes for table-gaming, we can accommodate it and
7 that's an important part of our master plan. Now,
8 that casino development ties right into our enter-
9 tainment village and it plugs right into the mix of
10 retail dining entertainment and other commercial
11 uses that we've located throughout the property.
12 It also relates and compliments the mix of hospital-
13 ity uses that are on the site, so our casino resort
14 will have up to 500 hotel rooms associated with it,
15 and that is a complimentary part of the mix of
16 hospitality that we propose for the entire property.
17 Those uses together link throughout the site by the
18 dining opportunities, those facilities that I
19 talked about, relate seamlessly to residential as
20 the market presents itself and we're able to
21 integrate it into the site and, of course, right at
22 the center of the property the revitalized Monster
23 Golf Course they've created over the base amenities
24 right at the middle of the site, so taken together,
25 it's an integrated resort development, and I

1 emphasize that word because it's very much about
2 how each one of these uses we've identified relate
3 to each other; they relate to the site in the
4 property to create that destination that's going to
5 stimulate jobs, it's going to stimulate investment
6 on this site, but it's going to attract visitors to
7 this town, to this region, to this property for
8 generations to come. Now, to do this we
9 accomplished this with really a world class team of
10 professionals have been committed to this. When we
11 were first here back in March and April when we
12 first spoke to the public, we talked about this
13 team that we'd assembled and the effort that it
14 takes to do this. We have been working rigorously
15 through the process that we're speaking to today
16 and again, it comes back to this great group of
17 professionals we have. That includes Nanette
18 Bourne who leads our engineering team. She is
19 actually related to (inaudible) so we're going to
20 turn it over to Nanette Bourne. Thanks.

21 MR. CELLINI: As Nanette is coming up, I'd also
22 like a thanks. (applause) I would like to reconize
23 Terri Ward, the President of Sullivan County
24 Chamber of Commerce, Roberta Byron-Lockwood,
25 Sullivan County Visitors Association, and we have

1 several members of organized labor with us this
2 evening. Thanks for joining us. Nanette?

3 MS. BOURNE: Supervisor Cellini, members of the
4 Board and of the staff and the public: I appreciate
5 the opportunity to be part of this significant
6 milestone and kicking off the public hearing
7 process and soliciting your comments. This past
8 spring we began the process of evaluating the
9 environmental impacts of the project that Jim just
10 described, and we did it by preparing a rather
11 voluminous document that you can see a copy of it
12 on here. With the appendencies it totals about
13 three thousand pages. A lot of work went into it.

14 MR. CELLINI: I read every page of it too.

15 MS. BOURNE: And this document is in the middle
16 of a process called the New York State Environ-
17 mental Quality Review Act, the SEQRA as you've
18 heard tonight, and as you can see, we started here,
19 we've been working -- let me go back. Okay.
20 Starting at the beginning, we've been working our
21 way around and where the start is, we are here, but
22 we are probably two-thirds of the way through the
23 SEQRA process and that is to solicit and request to
24 your interest, your involvement, your comments and
25 your responses to the work that has been done. We

1 have prepared this Environmental Impact Statement
2 in two pieces and as Jim talked about, it is both a
3 generic or a general environmental impact statement
4 that looks at the environmental impacts of the
5 entire 1513 acre project. That includes both the
6 text amendments that are being requested for the
7 PRD district as well as the Comprehensive Develop-
8 ment Plan that Jim Tinson described. Also included
9 in this, is a Draft Environmental Impact Statement
10 which is a site specific environment review of the
11 phase 1 project, which is the first phase that will
12 be developed with construction beginning at the end
13 of this year, the beginning of 2013. Phase 1 will
14 consist of the casino hotel. Since the Generic
15 Environmental Impact Statement subject site and
16 this is the phase 1 project, this phase 1 project
17 will consist of the casino, the hotel, a harness
18 horse racetrack and infrastructure to support it,
19 including water, sewer, stormwater, roads and
20 telecommunications. Within the Environmental
21 Impact Statement there are a number of chapters
22 that we have conducted extensive study. They
23 include land use, zoning and public policy looking
24 at the compatibility of this project with the
25 community and the consistency of your existing

1 zoning, community services looking at the impact
2 this project will have on police, fire, ambulance,
3 as well as schools, geology, soils and topography,
4 natural resources and surface water. There is
5 approximately 230 acres of wetlands on this site
6 and the site has been designed to disturb only a
7 little only over eight acres of wetlands. We have
8 evaluated the impacts on the ability to provide
9 water supply, stormwater, sanitary sewer, energy,
10 telecommunications. We've looked extensively at
11 the traffic system. We evaluated and did detailed
12 study on 23 intersections. We looked at the impact
13 that the built-out project would have, the large
14 1538 acre project would have, as well as the impact
15 that the site specific phase 1 project would have.
16 The traffic study report that at full buildout
17 there would be approximately ten intersections that
18 would require some improvements and five inter-
19 sections that would require improvements for the
20 phase one. Those improvements range from adjusting
21 the signal timing, restripping, as well as more
22 extensive physical improvements. There was an
23 extensive amount of study done on the fiscal bene-
24 fits, the economic benefits of the project. At
25 full buildout out, this project would generate a

1 considerable number of jobs and in phase one
2 approximately eleven hundred jobs would be gener-
3 ated with full buildout out. Fulltime jobs, 6300,
4 5,000 indirect jobs, totaling 11,300 jobs, approxi-
5 mately at full buildout in ten years. The revenues
6 that can be generated from this project are approxi-
7 mately a hundred million, which include both
8 revenues from property taxes, sales tax, as well as
9 track vendor fees. We went on and we looked at
10 cultural resources, which includes historic and
11 archeology. A construction impacts how you
12 actually get this project constructed with the
13 least amount of impact on the community. We looked
14 at alternatives to what is being proposed. The
15 alternatives included both doing nothing, it
16 included what would happen if the project were
17 built out according to the existing zoning. It
18 looked at alternate locations for the various uses
19 that Jim had talked about, as well as various
20 siting alternatives for the track. We looked at
21 ways of getting into the project, the access to the
22 project, and we have developed an option A, which
23 is an alternate way into the site which goes around
24 Joyland Road. We also included various other
25 required chapters in the EIS, including unavoidable

1 adverse impacts and mitigation, irreversible
2 commitment of resources, clinical inducing effects
3 and the impacts on the use of conservation and
4 energy. So next steps; the next steps are for the
5 lead agency to receive comments on the work that
6 was done and produced in this document until
7 September 7th. The lead agency is then responsible
8 for preparing the Final Environmental Impact
9 Statement, which includes specific responses to
10 each one of the comments that are made by the
11 agencies that are commenting, as well as public.
12 To prepare a statement of findings which memorial-
13 izes the process that went into the project and the
14 conclusions that are drawn by the lead agency for
15 the Town Board to adopt on the amended PRD and
16 adopt the proposed Comprehensive Development Plan.
17 With all that being done, it puts us in a position
18 of being able to file for site plan application
19 approval and the various permits that will be
20 needed for the project. We have, as has been said
21 several times, embarked on a very aggressive
22 schedule. We are on schedule, even though it's
23 been very challenging in the summer, given
24 schedules and vacations, but we are within the
25 schedule that we have set and intend to pursue the

1 same schedule vigorously to get this project
2 completed. (applause)

3 MR. CELLINI: Thank you, Annette. Anyone else
4 from the team? Okay, at this time I'd like to open
5 the public comment period of this public hearing.
6 Aileen Gunther, our Assemblywoman, if you'd come
7 forward. You wanted to speak because you have
8 another engagement? Aileen? That's grandma
9 Gunther.

10 MS. GUNTHER: That's right. Not bad looking for
11 a grandmother. (applause) Well, first of all, I
12 want to thank Tony Cellini and the Town Board for
13 holding this important hearing for Sullivan County
14 tonight, and first of all, I'd like to talk about
15 our socioeconomic situation and how it impacts our
16 health and well-being in Sullivan County. We are
17 61 out of 62 as far as what's going on in Sullivan
18 County. Unemployment in Sullivan County is nearly
19 ten percent at this time. Construction of this
20 project is expected to support the equivalent of
21 632 fulltime employees per year for at least ten
22 years. 1200 jobs will be created in Sullivan
23 County because of the resort operations. The
24 project will create trails throughout the resort to
25 encourage walking and biking, which will improve

1 the health of our residents. The project would
2 generate 42.5 million in property taxes with more
3 than 29 million of that going to our school
4 districts. Construction of the project is expected
5 to result in 2.4 billion dollars of economic
6 activity in the State of New York, including 676
7 million in employee compensation. There will be
8 1800 hotel rooms. The project will become a desti-
9 nation for tourism and all residents of our county.
10 More than 900,000 square feet of commercial space,
11 which will create businesses. Nearly 900 new
12 residential units were important to our community,
13 especially if it's affordable housing. The casino
14 resort will serve as an anchor for the project and
15 will spur development in and around this project
16 site. The casino hotel will be a new and signifi-
17 cant building that will become a landmark for the
18 region. As the Representative for the 98th
19 Assembly District, I think this is a very, very
20 important project to all of us. We've been talking
21 about this project since 1972. I was graduating
22 from high school at that point and I think that if
23 we all work together we'll have a wonderful
24 project. Thanks. (applause)

25 MR. CELLINI: Thank you. I think the Town Board

1 would enjoy the fact if EPT Empire would like to
2 prepay their taxes, that we'd all have extra
3 amounts for the budget, because we could really use
4 it. (laughter) Allan Scott, the CEO of the
5 partnership, I know Allan wanted to speak, and then
6 we'll open it to everyone else. Ira Steingart, our
7 Legistator, will be after Allan, and then raise
8 your hand.

9 MR. SCOTT: Thank you, Supervisor Cellini and
10 thank you, the Town Board members. Dear Supervisor
11 Cellini and Town of Thompson Board: I am writing
12 on behalf of the Sullivan County Partnership For
13 Economic Development to express our continued
14 support of your efforts to get the EPT Concord
15 Resort project approved. The EPT Concord Project
16 is consistent with our longterm support of economic
17 development in Sullivan County. As you know, the
18 EPT Concord Resort Project will be the largest
19 construction project in Sullivan County. It is
20 expected to support the equivalent of 632 fulltime
21 employees per year for a period of ten years and
22 result in the investment of 2.4 billion of economic
23 activity in the state, including 676 million in
24 employee compensations. Approximately 2600 jobs,
25 fulltime equivalent jobs will be created with an

1 additional 1200 jobs created because of the
2 resort's operation. The project spans 1500 acres,
3 which will include 1800 hotel rooms, more than
4 900,000 square feet of commercial space, entertain-
5 ment and recreational uses for residents and
6 tourists and a totally rehabilitated Monster Golf
7 Course. The proposed development of the legendary
8 Concord site is a once in a generation opportunity
9 to positively change the face of Sullivan County
10 and bring revitalization to our community. I
11 encourage you to support this invaluable project.
12 1,538 acres, 374,000 square foot casino, 250 key
13 casino hotel; phase two another 250 keys are
14 planned, 50,000 square foot conference event
15 center, 250 room convention hotel, 140,000 square
16 feet prime lease space for entertainment, dining
17 and retail. An additional 400 room resort hotel
18 with water park, leisure activities, and a
19 completely new redesigned by Rees Jones of the
20 championship golf, formally known as the Monster
21 Course. Let's get it done. (applause)

22 MR. CELLINI: Thank you, Allan. Ira?

23 MR. STEINGART: Good evening everybody. I'm Ira
24 Steingart. I'm County Legislature of District 8.
25 The project is in my area. I'm also the Chairman

1 of the Committee on Economic Development and the
2 Chairman of the IDA. I was on the Planning Board
3 in Fallsburg for over 20 years and co-chair, so I
4 know about this process of SEQRA and how detail
5 orientated it is and time-consuming. Sullivan
6 County needs this project now and I urge the Board
7 to move as quickly as they can. I ran for the
8 Legislature because my family, four generations in
9 the printing business, saw all the hotels which
10 were 90 percent of my business disappear. It's
11 probably less than five percent of my business now
12 and I wanted to make a difference so my children
13 have the opportunity to stay here, so dealing as a
14 new Legislator our biggest challenge now is our
15 budget. Sullivan County is different than a lot of
16 the surrounding counties. We basically get our
17 revenues from two areas, our sales tax and property
18 tax, and I think we all agree our property tax,
19 although we're going to have to go over the two
20 percent per the mandate from the state, we can't
21 afford to keep on raising our taxes, so the only
22 way we're going to be able to make it so someone
23 can survive the area and grow, is to create jobs
24 which this project does, bring sales tax so the
25 burden gets off the landowners, so I urge the Town

1 to move as quickly as possible. Aileen and Allan
2 gave all the numbers, although I had them also as
3 far as the jobs created. The bottom line is, we
4 need this, we need it quickly, and it's going to
5 make a big difference in Sullivan County, so I urge
6 this Board to move as quickly as possible. Thank
7 you. (applause)

8 MR. CELLINI: Ira, thank you. I guarantee you
9 we will act faster than the County Legislature.

10 MR. STEINGART: I brought my shovel; was that a
11 little premature, though? It's in the car.

12 (laughter)

13 MR. CELLINI: Terri Ward, the CEO of the
14 Sullivan County Chamber of Commerce, please.

15 MS. WARD: Good evening. My name is Terri Ward.

16 A I'm the President and CEO of the Sullivan Chamber
17 of Commerce. I also hold one of two voting seats
18 in Sullivan County on Governor Cuomo's Economic
19 Development Council, and I can tell you that we've
20 seen a plethora of projects come across the table
21 from New York State and not one project comes even
22 close to what this project is offering for not only
23 Sullivan County, but the entire State of New York
24 and the entire northeast region in this country.
25 There is not one project that comes close to the

1 job creation, there's not one project that comes
2 close to the tax generation and that is the EPT
3 Concord Resort Project. This project will revital-
4 ize not only the Town of Thompson, but it will
5 become a catalyst for economic development through-
6 out the entire county and throughout New York State.
7 The Sullivan County Chamber of Commerce fully
8 supports and endorses this project and urges the
9 Town of Thompson to move swiftly. (applause)

10 MR. CELLINI: Thank you, Terri. Mr. Oates,
11 please, from Hudson Valley Economic Development.

12 MR. OATES: Well, thank you for having me here
13 tonight and I appreciate everybody's time. Again,
14 my name is Mike Oates, I'm the President and CEO of
15 the Hudson Valley Economic Development Corporation.
16 Clearly, we're facing challenging economic times.
17 One of the most important issues that is critical
18 for our region is the attraction of jobs and invest-
19 ment into the region. You've heard from speakers
20 earlier tonight that got into some of the specifics
21 in terms of the job numbers and the investment and
22 what this project means. Hudson Valley Economic
23 Development Corporation is a strong supporter of
24 this project for a variety of reasons. Most
25 importantly, we're going to see jobs come to this

1 region and this is going to be a beacon for other
2 economic development that can attract into our
3 region, so we again are strong supporters. I want
4 to be brief tonight because I know a lot of the
5 speakers are going to get into the specific
6 numbers, but we are in agreement with everything
7 Assemblywoman Gunther said earlier, as well as some
8 of our other speakers, so again, we urge you to
9 take all of these points into consideration and
10 move forward with this project as soon as possible.
11 Thank you. (applause)

12 MR. CELLINI: Roberta Lockwood, please.

13 MS. LOCKWOOD: Good afternoon or good evening.
14 Supervisor Cellini, Board of Supervisors and Town
15 Board, thank you for allowing me to speak before
16 you today. I'm Roberta Lockwood, President of
17 the Visitors Association, and on behalf of the
18 Sullivan County Visitors Association it's with my
19 pleasure to convey my enthusiastic support for
20 Entertainment Property Trust EPT, Concord Resort
21 Project, and thank you for allowing me to speak in
22 support of this project. The Sullivan County
23 Catskills has been and remains a destination for
24 millions of visitors. The economic health of
25 Sullivan County is dependent on the tourism

1 industry. The project of this magnitude will spark
2 an economic resurgence to the Sullivan County
3 Catskills and additional investment with ancillary
4 businesses developing to fulfill the needs of the
5 resort and the additional employees working and
6 living here. The creation of a world class
7 destination resort in Sullivan County is a high
8 priority for the Sullivan County Visitors
9 Association in fulfilling our mission of making
10 this county a premier tourism destination. The
11 primary criteria is to leverage this region's
12 outstanding natural resources, infrastructure
13 strategies of agriculture, tourism and the environ-
14 ment as quality of life attributes that are criti-
15 cal to attracting and retaining high quality jobs
16 for key industry sectors. The EPT Concord Resort
17 Development would invest in the creation of a
18 destination hotel to capitalize on and enhance
19 existing attractions and support more overnight
20 stays that would lead to greater and longer visitor
21 visitation, tourist visitation from outside the
22 region and greater local expenditure within our
23 county. In addition, the project would restore and
24 build on the heritage, culture and natural resources
25 in this region and county has been so proud of.

1 After construction - I know I'm going over the
2 stats again for you, folks, so I'll reinforce it
3 because it's so important - after construction that
4 will be done on phases over ten years, employing
5 the equivalent of 632 fulltime employees per year,
6 with 676 million in payroll and an impact of 2.4
7 billion in economic activity to our State of New
8 York. The resort itself will employ over 1200 new
9 jobs in the operations. Tourism has always been an
10 environmentally friendly industry and EPT's plans
11 for this site includes leaving forty-five percent
12 or approximately 696 acres of open space. This
13 will contain unique neighborhood areas, create
14 incorporated center of activities and trails for
15 walking, biking; the anchor hotel would serve as a
16 landmark for the region with 1800 rooms and
17 entertainment venues. The signature golf course,
18 the Monster, will be rehabilitated to once again
19 become the world class golf course that we've all
20 loved. At full operation, this project is going to
21 generate 42.5 million in property tax with more
22 than 29 million going towards the school districts.
23 This does not include the millions generated in
24 sales tax for local and state governments. This
25 project at the Concord will not only produce a

1 stimulus for the economy of the Sullivan County tax
2 bills in New York, but it will serve as a world
3 class destination for tourists and the quality of
4 life for our residents and we call upon you to
5 please support this and move this forward. It's
6 important to our entire industry. Thank you.

7 MR. CELLINI: Thank you, Roberta. (applause)
8 Anyone else? Anyone like to speak?

9 MS BURTON: I would, please.

10 MR. CELLINI: Barbara Burton, please.

11 MS. BURTON: First and foremost, good evening.
12 Happy to see everybody here. Most important, Mr.
13 Josh and Mr. Citco, thank you very much for the
14 music because after the music there's nothing like
15 music. Thank you so much. Allan Scott, are you
16 still here? Thank you for my opening. I too am a
17 once and a lifetime opportunity. Regarding project
18 Concord, continual setback due to identifiable cyber
19 bullying, ongoing litigation to mitigate and provide
20 unencumbered path for sufficient clarity. P.S.,
21 please do not get ahead of yourselves. Thank you.

22 MR. CELLINI: Thank you, Barbara. Robert Green,
23 please, Robert Green Chevy/Olds/Chrysler/Plymouth/
24 Dodge trucks/plows/vehicle maintenance.

25 MR. GREEN: I didn't even have to pay for any of

1 that. I don't have to introduce myself anymore.
2 Thank you, Mr. Cellini. And as Mr. Cellini said,
3 I'm Rob Green and I'm also Chairman of the Sullivan
4 County Work Force Development Board, and as most of
5 you know, I am a strong advocate of safe, positive
6 economic growth. This project appears to be such.
7 I highly support any project that will grow our
8 local economy in both our town and county. Our
9 county has a reported unemployment rate of almost
10 10 percent. If you add in those people who are
11 underemployment as in working parttime, etc. and
12 those who have exhausted their unemployment
13 benefits, our unemployment rate in Sullivan County
14 is closer to 18 percent. That means that almost
15 one out of five people in our work force is
16 unemployed. The EPT Concord Project reports that
17 they will create more than 2600 jobs. The 2600
18 good paying jobs will have a tremendous positive
19 impact on our town and county. Group that together
20 with the spin-off jobs for construction as well as
21 additional local spin-off, we could find our local
22 economic base booming. Please support this
23 project. Thank you. (applause)

24 MR. CELLINI: Thank you, Robert. Is there
25 anyone else that would like to speak? I would like

1 to just reiterate what a pleasure it's been working
2 with and to continue to work with the professional
3 team that EPT Empire has put together, along with
4 our professional team that has spent many, many
5 hours. I mean, this project just didn't happen.
6 It's been a pleasure to work with you people and we
7 would continue to work with you and really listen
8 -- we listen to everything we've heard this evening
9 and we want it to happen as well, but before we
10 close, I'd like to ask any of our Board members if
11 they have any comments. Sharon? She's running for
12 election, so listen closely.

13 MS. JANKIEWICZ: No, I'm not, but I do want to
14 make a comment that I think it's telling the time
15 and when the comments from our County Planning
16 Environmental team only had five comments, one
17 dealing with farming, which I'm sure we're amending
18 our code to include. Another one, dealing with the
19 timber rattlesnakes and they're not habitating in
20 our area, which is a good thing. The birds, these
21 are comments that, you know, it just goes to show
22 what a great job you guys have done with your
23 project so far and I look forward to working with
24 you.

25 MR. CELLINI: Anyone else on the Board? If not,

1 I'd like to call upon Paula Kay to just explain to
2 us where we go from here.

3 MS. KAY: Okay. So the Board needs to close all
4 three public hearings and then you're going to
5 close the public hearings, but leave them open for
6 written comment up to and including September 7th.

7 MR. CELLINI: Thank you. At this time we're
8 going to need a motion -- let's do them by numbers
9 one, two and three in the order that Kelly read
10 them. I need a motion to close public hearing
11 number one. There's a motion by Councilman Briggs.
12 Is there a second? Councilman Sush. Discussion?
13 All in favor? I? Public hearing number two?
14 Moved by Councilman Sush; seconded by Councilman
15 Mace. Discussion? All in favor? I? And public
16 hearing number three, moved by Sharon, seconded by
17 Peter. Discussion? All in favor? I? Thank
18 you all for coming. Have a safe trip home,
19 and I need people to help me get this ready
20 for 8:00 for court in the morning, so --

21 (time noted: 8:35 p.m.)

22 * * * * *

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