



EXHIBIT VIII.C.17.a.

INFRASTRUCTURE REQUIREMENTS

Estimated Fresh Water and Electricity Demand

Submit as Exhibit VIII.C.17.a. studies of independent engineers or other experts reporting projections of estimated fresh water and electricity demand (base and peak-period) and sanitary sewer and storm water discharge, each, for the proposed Gaming Facility. Include in those reports an assessment of the feasibility of any plans to accommodate that demand onsite (e.g. by onsite production of electricity, treatment of fresh or waste water, or detention of storm water).

The fresh water and electricity demands, and sanitary sewer and storm water discharges, of the Gaming Facility have been the subject of several previously completed independent studies. In addition, these demands and discharges were also the subject of an environmental review by the Town of Thompson, in coordination with the Village of Monticello (water supplier), Kiamesha Lake Sewer District (sanitary sewage handler), New York State Electric and Gas (electricity supplier) and the NYSDEC (storm water regulatory agency). After a thorough review of the potential impacts associated with the required utility service loads and discharges associated with the Gaming Facility, the project design and mitigation measures planned were found to be compatible and to impose no significant adverse environmental impacts.

Montreign Resort Casino

Table 1 summarizes the expected water, electricity, sanitary sewer and storm water demands and discharges for Montreign Resort Casino based on previously completed studies by independent experts. Those studies are included as part of this Application. As described in Attachment VIII.C.17.a.-1, storm water is proposed to be detained and managed on-site. There are currently no plans for the on-site treatment of fresh or waste water.

Table 1 – Montreign Infrastructure Requirements			
Infrastructure Required	Demand/Discharge	Basis for Estimate	Independent Expert
Fresh Water	204,000 gallons per day (GPD)	2014 Technical Memorandum (Included with "Site Environmental Reports" – See Exhibit VIII.C.1.f.)	AKRF, Inc.
	750 gallons per minute (GPM) - peak/design load	2014 Schematic Design Report (Attachment VIII.C.16.-1)	M/E Engineering, P.C.
Electricity	2,590,000 kWh / month (average)	2014 Schematic Design Report (Attachment VIII.C.16.-1)	M/E Engineering, P.C.
	3,380,000 kWh / month (peak) with annual usage of 20,770,000 kWh	2014 Schematic Design Report (Attachment VIII.C.16.-1)	M/E Engineering, P.C.
Sanitary Sewer Service	124,000 GPD	2014 Technical Memorandum (Included with "Site Environmental Reports" – See Exhibit VIII.C.1.f.)	AKRF, Inc.
	720 GPM – peak discharge	2014 Schematic Design Report (Attachment VIII.C.16.-1)	M/E Engineering, P.C.
Stormwater Discharge	Post-Development peak flows will be less than pre-development conditions; run-off reduction measures used to replicate existing hydrology	2013 MRMI Stormwater Pollution Prevention Plan (SWPPP) (Attachment VIII.C.17.a.-1)	AKRF Engineering, P.C.

Entertainment Village, Indoor Waterpark Lodge, Monster Golf Course, Infrastructure Requirements

The water and electric demand, sanitary sewer load and storm water discharge from the Gaming Facility was evaluated during the completed SEQRA process, led by the Town of Thompson acting as Lead Agency. The estimated demands and discharge were identified during that process and measures to meet those demands and mitigate those discharges were set forth and approved by the Town, in consultation with more than a dozen other agencies. This is more fully described in the following documents, which are separately bound, included with Exhibit VIII.C.1.f., and marked as: (1) "Final Generic Environmental Impact Statement and Final Environmental Impact Statement for Phase 1" ("FGEIS-FEIS"); (2) "Draft Generic Environmental Impact Statement and Draft Environmental Impact Statement for Phase 1 – Volume 1" ("DGEIS-DEIS"); (3) "Draft Generic Environmental Impact Statement and Draft Environmental Impact Statement for Phase 1 – Volume 2 – Appendices" ("DGEIS-DEIS"); and (4) "Generic Statement of Findings – Statement of Findings for Phase 1."

Subsequent to the completed SEQRA process, which resulted in the Town of Thompson approving the Comprehensive Development Plan for Adelaar, AKRF, Inc. completed a SWPPP for the roadway and infrastructure improvements necessary for the Gaming Facility and the associated infrastructure including the NYS Route 17 Exit 106 Interchange and Resort Entry Road. (Attachment VIII.C.17.a.-2.)¹ This SWPPP demonstrates that peak storm water flows after the development of the roadway improvements will be less than or equal to pre-development conditions. Stand-alone SWPPPs for the Entertainment Village, Indoor Waterpark Lodge and the Monster Golf Course improvements will be submitted to the NYSDEC Division of Water in support of the site plans for those development programs.

Future Development

The water and electric demand, sanitary sewer load and storm water discharge from the future development of Adelaar was also evaluated during the completed SEQRA process, led by the Town of Thompson acting as Lead Agency. The estimated demands and discharge were identified during that process and measures to meet those demands and mitigate those discharges were set forth and approved by the Town, in consultation with more than a dozen other agencies. This is more fully described in the FGEIS-FEIS, DGEIS-DEIS and Statement of Findings, which are referenced above and included with Exhibit VIII.C.1.f. Subsequent to the completion of the SEQRA process, the Town of Thompson approved the Comprehensive Development Plan for Adelaar, which included those mitigation measures.

¹ In accordance with guidance issued by the Board, the SWPPP has been attached in hard copy and the appendices to the SWPPP have been provided in electronic form only.