



**Submit as Exhibit VIII.C.17.c. a description of the electricity, sewer, water, and other utility improvements needed to adequately serve the Gaming Facility Site to include: (i) the estimated cost of the improvements; (ii) the estimated date of completion; (iii) the names of the parties, whether public or private, initiating the improvements; (iv) the names of the parties responsible for the costs of the improvements; and (v) if more than one party is responsible for the costs, the proportionate distribution of the costs among the parties.**

The development of Adelaar will require infrastructure improvements, including improvements to the electrical transmission and distribution infrastructure, and the installation of new water and sewer systems. These improvements have been the subject of detailed study, including during the 2012 and 2013 SEQRA review of the project. The sections below detail the nature and extent of those improvements, and they also identify the anticipated cost and parties responsible for funding those improvements.

## **MONTREIGN RESORT CASINO**

### **Electricity**

New York State Electric and Gas (“NYSEG”) provides electricity to Adelaar. While there is some existing electrical service to the Montreign Resort Casino site, NYSEG has indicated that the primary electrical services along Thompsonville Road will be upgraded to serve Adelaar. New distribution lines will be installed from the primary electrical service to Montreign. In addition to the upgrade of primary electric lines, the distribution system will include a new switchgear and transformer station. Finally, street lighting, including bases and fixtures, will be installed along the improved roadways. NYSEG will

initiate upgrades of the primary service, the installation of new switchgear and the installation of new transformers. The property owner, EPR, and Montreign will initiate the electrical improvements to the Resort Entry Road. This work is estimated to cost approximately \$4,522,250 and will be completed prior to opening of the Gaming Facility. Montreign will be financially responsible for 25% of that cost, and the property owner will be financially responsible for 75% of that cost.

## Sanitary Sewer

Montreign Resort Casino is located within the Kiamesha Lake Sewer District ("KLSLD"). KLSLD has a sewage treatment plant ("STP") designed and permitted to treat two (2) million gallons per day ("GPD") of wastewater flow. A Petition to create a new special sewer district for Adelaar has been submitted to the Town of Thompson Town Board for the sewer system expansion. The new sanitary sewer collection and conveyance system for Adelaar is shown in Attachment VIII.C.17.c.-1 and described more completely in the March 2014 "Sanitary Engineering Report" completed by AKRF. (Attachment VIII.C.17.c.-2.)<sup>1</sup> Once constructed, the new sewer infrastructure within the Town roadways will be dedicated to the Town. Wastewater from Montreign will be collected via new 8-inch and 12-inch sanitary laterals from the building and will be conveyed to a newly constructed manhole along the proposed sanitary main in Thompsonville Road. From this connection, the wastewater will travel by gravity main in Thompsonville Road to a pump station located on the north side of the road near the proposed Monster Golf Course maintenance building. From this pump station, the flow will be conveyed via force main along an existing path leading to the manhole at the head works of the KLSLD STP. It is proposed that the sanitary force main to be installed in this area be constructed using trenchless technology, which will require a minimal amount of disturbance at Tannery Brook and no disturbance to the stream bed and banks or the wetlands.

The installation of the new sewer mains and pump stations will be initiated by the property owner, EPR, and will be completed prior to the opening of the Gaming Facility. The cost of these sewer improvements is estimated at \$2,963,720. Montreign will be financially responsible for 25% of that cost, and the property owner will be financially responsible for 75% of that cost.

## Water Supply



Pursuant to a water supply agreement entered into in October 2013, Montreign Resort Casino will be served by up to 375,000 gallons per day of the Village of Monticello's existing surplus water supply. In addition, a Petition to create a new special water district has been submitted to the Town of Thompson Town Board for the new mains and conveyance system to serve Adelaar. The nature and extent of this conveyance system, depicted at full-build out, is shown in Attachment VIII.C.17.c.-3. The improvements specific to the Gaming Facility will include a connection to the Village of Monticello Water District, new transmission lines from those connections to the Gaming Facility via the Resort Entry Road and Concord Road, and a new 400,000

<sup>1</sup>In accordance with guidance issued by the Board, the March 2014 Sanitary Engineering Report has been attached in hard copy and the appendices to the Report have been provided in electronic form only.

gallon water storage tank to provide emergency supply. These improvements will be initiated by the property owner, EPR, and will be completed prior to the opening of the Gaming Facility. The cost of these water improvements is estimated to be \$5,225,630. Montreign will be financially responsible for 25% of that cost, and the property owner will be financially responsible for 75% of that cost.

### **Other Utilities**

Montreign Resort Casino will use propane gas to fuel its heating and air conditioning equipment. A single, 30,000 gallon tank will be located on site and will be refilled via delivery trucks. Therefore, there are no improvements to the natural gas utility system required by the development.



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

### **Electricity**

The electrical utility improvements described above will be sufficient to provide service to the entire Gaming Facility. Any on-site improvements required by the Indoor Waterpark Lodge or Entertainment Village will be the financial responsibility of the leaseholder.

### **Sanitary Sewer**

Additional sanitary sewer mains, pump stations and associated infrastructure will be installed to serve the balance of the Gaming Facility. These additional improvements are estimated to cost approximately \$13,607,975 and will be initiated by, and be the financial responsibility of, the property owner, EPR. These improvements will be complete prior to the opening of the Gaming Facility. Any on-site improvements required by the Indoor Waterpark Lodge or Entertainment Village will be the financial responsibility of the leaseholder.

### **Water**

Additional water mains and their associated infrastructure, as well as two additional 400,000 gallon water tanks, will be installed to serve the balance of the Gaming Facility. These additional improvements are estimated to cost approximately \$2,674,577 and will be initiated by, and be the financial responsibility of, the property owner, EPR. These improvements will be complete prior to the opening of the Gaming Facility. Any on-site improvements required by the Indoor Waterpark Lodge or Entertainment Village will be the financial responsibility of the leaseholder.

## Other Utilities

It is anticipated that the Entertainment Village, Indoor Waterpark Lodge and Monster Golf Course will use propane gas for their heating and hot water needs as the Project Site is not currently served by natural gas. Therefore, no improvements to the natural gas infrastructure will be required.

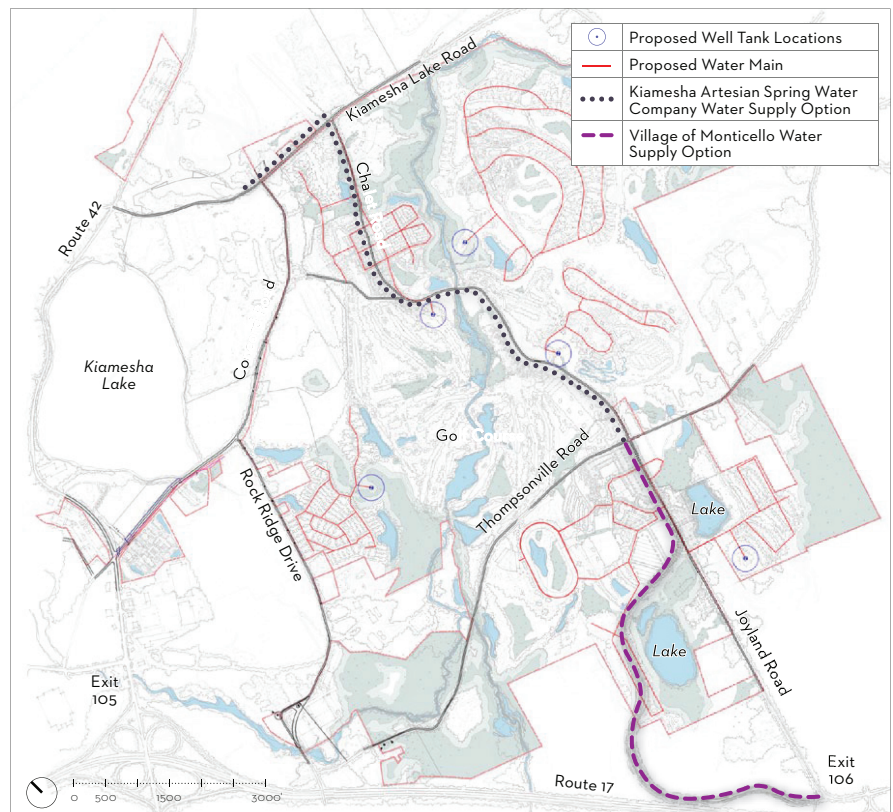
## FUTURE DEVELOPMENT

### Electricity

As described in the 2012 DGEIS, NYSEG has indicated that they would be able to extend their electric service to the Project Site and could accommodate the entire project's demand throughout the 10-year development. However, various infrastructure improvements will be necessary to provide electrical service to the Future Development sites within Adelaar. Specifically, at a meeting in March 2012, NYSEG stated that one or more of the three existing nearby substations would need to be upgraded to serve the program presented in Adelaar's Comprehensive Development Plan. NYSEG is currently reviewing the project loads and developing a plan as to how they would bring service to the different areas of the Project Site. A new substation is not anticipated for the project. Any improvements to existing substations are not anticipated to require permitting since the expansion would be within the bounds of the existing disturbance. Prior to construction and the necessary upgrades, temporary service to the Project Site would be provided from the existing lines in Thompsonville Road and Joyland Road. The NYSEG representatives stated that they did not anticipate any problems with providing permanent power to the Proposed Project in the timeline outlined in the meeting.

### Sanitary Sewer

The KLSO STP currently has excess capacity to receive between 500,000 and 700,000 GPD. At full build out, the projected flows generated by Adelaar will be greater than the existing capacity of the STP, thereby potentially requiring modifications to the STP. According to the Superintendent of the STP, the plant was originally designed and constructed so that additional treatment modules could be added to the facility once wastewater flows reached the designed capacity. If expansion of the STP or any other STP treatment modification is otherwise necessary, and as noted by the Town of Thompson



in the 2013 Statement of Findings, the master developer of Adelaar will be responsible for its proportionate fair share of the costs, as they are needed.

### **Water Supply**

As stated above, Adelaar will be served by a new water district. In addition to the new distribution lines needed to serve the Gaming Facility, new distribution lines will be needed to serve Future Development of Adelaar. These improvements will be initiated and financed by the property owner, EPR. Any on-site improvements required by a specific future development will be the financial responsibility of the leaseholder.

### **Other Utilities**

It is anticipated that Future Development at Adelaar will use propane gas for heating and hot water needs. The Project Site is not currently served by natural gas. Propane gas to be used at Adelaar will be delivered by truck and stored on-site. Therefore, no improvements to the natural gas infrastructure will be required.