

APPROVED

**TOWN OF THOMPSON
PLANNING BOARD
WEDNESDAY, July 15, 2015**

IN ATTENDANCE: Chairperson Patrice Chester Lou Kiefer
 Matthew Sush Michael Croissant
 Bobby Mapes, Alternate Jim Barnicle, Alternate
 Kathleen Brawley, Secretary Paula Elaine Kay, Attorney
 Richard McGoey, Consulting Engineer

ABSENT: Melinda Meddaugh

Chairperson Chester called the meeting to order at 11:30 a.m.

ADELAAR/MONTREIGN CASINO/MONTICELLO RACEWAY MANAGEMENT INC.
Joyland Road – S/B/L: 23-2-3, et al
Michael Fogel, Esq., Chris Robbins, AKRF and Charles Degliomini, Empire Resorts

Mr. Fogel advised that at last week's meeting in connection with the proposed minor site plan amendments for the casino, the applicants did present a long form EAF and technical memo assessing the changes to the site plan and comparing them against the prior review to provide an analysis to the potential environmental impacts and changes. In addition, two figures were presented to the Board and modifications were made thereafter. The first figure is an outline of the existing approved footprint and an outline of the proposed changes. Along with that there was an elevation plan which also showed approved plan versus the proposed changes. These are very minor changes. The proposed building height is the same and in compliance with the PRD height requirements. There is a proposed elongation of the hotel tower by 50 feet. There was a slight configuration of the hotel spire.

Attorney Paula Kay advised that Logan Ottino questioned the spire and the height requirements, but so the Board understands, the spire is not relevant when considering height of a building. Mr. Fogel advised that the PRD zoning provides a definition of building height and what is not taken into consideration. Town Code section 250-27(2)(B)(3)(F) expressly provides that a spire is not to be included in the height of the building. As part of the visual assessment, it was determined the spire would not have visual impact based upon the vantage points previously viewed last year.

Town Engineer McGoey provided his comments to the applicants. Mr. McGoey asked that a maintenance protection traffic plan be added to the amended site plan and the applicant has added it into the proposed recommendation letter to the Town Board. Mr. McGoey advised that with respect to storm water management, a revised SWPP must be submitted and that should be mentioned in the letter of recommendation, under section 3.15. It is addressed in the proposed letter of recommendation, but it needs to reflect that submission of the same is a provision of site plan approval.

Attorney Paula Kay advised that she had some comments, most of which have been addressed.

Town of Thompson Planning Board
July 15, 2015

In addition, because this board has previously discussed the long eared bat issue, we have included language that the DEC has determined that this site is not a habitat for the long eared bat. Other than minor language revisions including the removal of the racetrack and addressing traffic issues, the letter was revised to reflect the same.

Town Engineer McGoey further added that the list of drawings will be modified and provided by AKRF and that landscaping, lighting and detail sheets are not included in the letter and need to be. Mr. Fogel advised he will address that. Chairperson Chester advised that the Board must receive these items prior to the Resolution and letter being filed with Town Clerk and forwarded to the Town Board. Mr. Fogel advised he will take care of addressing those issues immediately.

Mr. Fogel further advised that we received the County Planning Department's review of the site plan modification under GML §239 and the County determined that there are no adverse community or county wide impacts and left it for local determination. Mr. Fogel reminded the Board that these minor changes are meant to increase the overall investment into the project. They are increasing gaming areas, dining areas, amenities and the size of the rooms to make this more of an upgraded suite style hotel. The intent is not to make the hotel smaller but make the rooms larger and more luxurious. We are still working on addressing the Town Engineer's comments concerning traffic and will provide the same as soon as possible.

Attorney Paula Kay advised that the proposed resolution reflects that this Board is not asking for a negative declaration under SEQRA because the traffic study is still ongoing. Mr. Fogel noted that the letter of recommendation is also a report to the Town Board of your review of the project to date.

The Board had no further questions.

A motion to make a Resolution providing the Board's analysis, comments and recommendations to assist the Town of Thompson Town Board in making its determination of significance under SEQRA for the proposed minor site plan amendment was made by Lou Kiefer and seconded by Matthew Sush.

All in favor.

A motion to forward the letter of recommendation as amended to the Town Board was made by Lou Kiefer and seconded by Matthew Sush.

All in favor.

Mr. Degliomini advised that they are going to make a 100-150 million dollar investment to the Town and thanked every member for their time and effort. Mr. Degliomini also thanked Attorney Paula Kay and Town Engineer McGoey, who have been extremely professional and proceeding as expeditiously as possible. Last Monday, the Gaming Commission set up a time frame when the final license should be issued and it will be some time right after September 30. This was a long time coming and Mr. Degliomini thanked the Board again for all of its assistance.

Town of Thompson Planning Board
July 8, 2015

A motion to adjourn the meeting at 11:49 a.m. was made by Matthew Sush and seconded by Michael Croissant.
5 in favor; 0 opposed

Respectfully submitted,

A handwritten signature in cursive script that reads "Kathleen Brawley". The signature is written in black ink and is positioned above the printed name and title.

Kathleen Brawley, Secretary
Town of Thompson Planning Board