

TOWN OF THOMPSON
PLANNING BOARD
Wednesday, March 1, 2017

APPROVED

IN ATTENDANCE: Chairman Lou Kiefer
Matthew Sush
Jim Barnicle
Debbie Mitchell, Secretary
Ethan Mindrebo, Consulting Engineer

Michael Croissant
Bobby Mapes, Alternate



Chairman Kiefer called the meeting to order at 7:00 p.m.

A motion to open the public hearing made by Bobby Mapes and seconded by Matthew Sush
4 in favor; 0 opposed

Adelaar Developer, LLC, EPT Concord II, LLC, EPR Concord II, LP (Master Developer), and Empire Resorts
Real Estate II, LLC,

George Duke, Brown Sharlow, Duke & Fogel
Danae Tinsley, JCJ Architecture
Jacob Runner
Doug Brackett, EDR

Chairman Kiefer – Bobby Mapes is appointed to replace Melinda Meddaugh.

Chairman Kiefer – Public hearing for Entertainment Village at Adelaar.

Chairman Kiefer - Special Meeting will be held by the Planning Board of the Town of Thompson at the Town Hall, 4052 Route 42, Monticello, NY on March 1, 2017 at 7:00 pm to consider the application of Adelaar Developer, LLC, EPT Concord II, LLC, EPR Concord II, LP (Master Developer), and Empire Resorts Real Estate II, LLC, for site plan approval for the Entertainment Village Hotel in accordance with §250-27.2(C)(2) of the Town Code of the Town of Thompson. The property is located in the Planned Resort Development (“PDR”) District at SOUTHWEST CORNER OF JOYLAND ROAD AND THOMPSONVILLE ROAD, S/B/L: 23.-1-54.6

Chairman Kiefer- Do you have the proof that the mailing was sent out? Mr. Duke – I sent the proof of mailing via e-mail. I received a mailing card at that was from the Sunshine property.

Mr. Duke – Thank you for the accommodation for this meeting tonight. The application is for SEQRA review. This application is similar to what was submitted in December as far as the site plan approval. For purposes of the SEQRA review there were updates that happened to the site plan and I want to make sure the public is aware of them. For the overall review for the building, usages of water, and sewer are all similar to what was proposed. Number of room increased from 152 to 160. Not because we are adding space but because the rooms are getting smaller.

Mr. Brackett – The building location is at the same location as before and the entrance is at Joyland road same as before. The second parking lot is to the north and this too is the same. The parking lot along Joyland road has no change. The planting on Joyland road has been completed. The planting we shown on our property and the planting in the right of way still needs to be done. Main entrance is now on the South side not the North side. There is an access road down to the main entrance from the roundabout/turnaround area. The North side is at the second level and there is an entrance there too. But the main entrance is at the lower level. This is reverse of what was originally proposed. The other change is an area on the north side, the tent is now gone.

Jim Barnicle – Open green space? This won't become recreational space used for wedding or any other event? Ms. Tinsley – No intension of that at this time. Mr. Brackett – Where the tent was going to be the site plan shows a drive down to that tent area. Since the tent is gone that drive should be taken off the site plan. This white line is pedestrian access from the parking lot down to the hotel. Ms. Tinsley – We envision that this parking lot will be primarily for employees.

Mr. Brackett – We have bio detention area for storm water management that will occur on the North side of the structure. There is an overhead connector and that is the same as before.

Matthew Sush – Now that you changed the main entrance to the South side of the building you're still going to encourage the day visitor or the hotel guest to use the new parking lot?

Ms. Tinsley -Yes that is correct.

Matthew Sush – How would you like for them to travel from their cars into the building?

Ms. Tinsley – On the North side of the building we have a secondary entrance. The south side is for dropping off of luggage at the lobby. In the lobby, they will tell you to use the upper parking lot. We will have to control it with signage. That will be our responsibility to keep up on it. Matthew Sush – And if you're a day visitors you will be encouraged to use the entrance on the second level?

Ms. Tinsley – That is correct. As you see here both Restaurant are on the second level.

Mr. Brackett – The service yard is at the same place as before on the East end of the building.

Jim Barnicle – When you say service do you mean mechanicals and compactors?

Mr. Brackett – Yes, it will be fenced in.

Bobby – What was the thought of turning the entrances around? It seemed to flow very nicely before. Now it doesn't seem to look like it's going to work well. Matthew Sush – The experience of coming into the main entrance and then walking sort of pass the service area. I don't know, it will obviously be at different heights. Ms. Tinsley – That is a very important statement. The change of grade on this property site is definitely going to affect your experience. The reason for changing the main entrance was to provide a greater connectivity between the hotel and the casino. This is largely to support this project as this is the first phase of a larger Entertainment Village. The main entrance on the lower level provides us with the entire north side with expansion. If we decided to situate another hotel it will be easier to provide that connectivity on the upper level. Changing the entrance will allow the two-structures to communicate and make it easier for expansions in the future.

Bobby – I'm worry about the traffic and human nature and trying to control where people are going to park. People are going to park at the nearest place.

Ms. Tinsley – We are hoping all those spots are full. We will have signage to control the flow.

Ms. Tinsley – These images are extremely ruff. The exterior image is basically showing you the new south side of the building. This will be updated, it was just a quick study. Page 4 – this is level 00 the lowest level. This dash line is the outline of the porte-cochere outside the building. You will enter a vestibule, check in at the desk and this is when you will be told where to park. We got lounge seating and a coffee bar. Spaces are color coated and the orange space is retail space. We were able to maintain the 7,000 feet of retail space which was what we had in our previous layout. The night club is now shifted to the north-west corner of the building. Which is a great location since that is the connection to the casino and will help the nightclub. Also, allows us to have egress to the exterior. We have retail, nightclub, restrooms and other necessary components. Then up to the next level, Page 5, two restaurants, 2 dinning Terrance one for each restaurant. Depending on the operator if they want people to walk directly into their restaurants from outside they can. Mr. Brackett – the entrance will be in the middle. Ms. Tinsley – Small secondary entrance is in a great location, you can walk right into a retail store, elevator, or escalator too. On the south side, we had 9 guest rooms since the last time we meet. We added additional guest rooms. We did not reduce any of the retail square footage and we have both restaurants still. Everything is the same, we just reshuffled some space around and reduced the room sizes.

Jim Barnicle – The night club will not interfere with sleeping guests?

Ms. Tinsley – Correct that’s why it’s in the corner.

Ms. Tinsley – Page 6, the guest room are the same except that they are a little smaller in size.

Chairman Kiefer – any questions.

Matthew Sush – Is this an escalator? Ms. Tinsley – Yes, that was there last time.

Matthew Sush –Signage will let people know where to go. Ms. Tinsley -Yes, and there will be interior signage too.

PUBLIC COMMENT:

Johnathan and Patrice Sunshine

Johnathan – Can you tell me where the corner of Thompson Road and Chalet Road is?

Ethan Mindrebo - It’s about 700 feet from the gravel driveway. And about another 6 / 7 hundred feet from there.

Patrice – Is your plan to expand to the corner? I’m just trying to see what the end result is.

Ms. Tinsley –We have not done a master plan yet. Right now, we have all the parking there. Any expansion plans will probably head more toward the buildings. We will try and keep more parking towards the corner. Patrice – You will go more towards Thompson road?

Ms. Tinsley – That would be my best guess based on the relationship to the buildings.

Johnathan – Now knowing that its 700 feet I'm guessing the lighting will not be an issue with us.

Ms. Tinsley – The polls are 25 feet high, they are pretty low polls. Jim Barnicle – Your using LED so they go straight down? Mr. Brackett – It's a high cutoff light meaning that the light will not go off the property. Patrice – We are concerned about the night sky. Chairman Kiefer – Dick McGoey will be on top of the lighting. Johnathan – You will have 8 lights where there used to be 1. That's a pretty significant increase. Mr. Brackett – So your referring to the lighting along the road? Johnathan – Specifically the lights on the corner of Thompson, Joyland and Chalet Road. Patrice – Every 37 ½ feet there is a light. Ethan Mindrebo – There will be a little bit more on Chalet Road. Patrice – It's day light now with the lights on. Ms. Tinsley – That's construction lighting. Ethan Mindrebo – Did you see them on when they were doing the testing of the lights? Patrice – that was during the day. Ethan Mindrebo – They did have them on for a couple of nights. They will not be back on until June when the site has power. Patrice – It's hard to know what to expect. Mr. Duke – If you go to the website you will see the CDP (the Comprehensive Development Plan). If you go on the website, you will see all the planning elements. We need to conform to each of those planning elements. You will see in those plans that there is a high limitation, lighting requirement, and design requirements. All those things we must conform with. This is the first piece of the Entertainment Village.

Johnathan – We are 100 percent with you, we just want to know what is going to happen and how is this going to affect us. We are the only one's affected. Mr. Duke – By going to this website you will get a good sense of the actual numbers and those will be applied to this project. This is subject to the design review and our landlord.

Ms. Tinsley – Casino parcel has polls 35 feet high for our security requirement for the cameras. But on this parcel, they will be 10 feet lower.

Jim Barnicle – A few questions about the Full Environmental Assessment on page 3, D.1 Proposed and Potential Development; C, Is the proposed action an expansion of an existing project or use? You checked no. Isn't this part of a large project that is a piece of Montreign Adelaar?

Mr. Duke – No, because this is the first component of the Entertainment Village, it was all generically reviewed. Each separate part will have its own Full Environmental Assessment.

Jim Barnicle – Does it have to be approved by state gaming commission because it's part of that project?

Mr. Duke – Yes.

Jim Barnicle – When do they come in and approve it?

Mr. Duke – They work with us along the way.

Jim Barnicle – What happens if they say no?

Mr. Duke – I'm not gaming council but what I'll say is when we go to you it's been approved by the gaming council. We can't just go ahead and do it without their approval.

Jonathan – When will the street light on Thompson and north bound on Joyland go on?

Ethan Mindrebo – NYSEG doesn't have power until June.

Jonathan – When will the casino road open to the public?

Ms. Tinsley – I don't know.

Jonathan – Next door to our property is a house the concord owned, I have spoken to Paul, Dick and Jim. The house was supposed to be taken down. We just put up a nice building and then there is an eyesore next to us. Chairman Kiefer – This is not part of this public hearing. Patrice – We understand but we need to be heard since there is no other time to say it. Chairman Kiefer – You can get in touch with Jim Carnell about it.

Mr. Duke – I'm part of a different entity. We represent the tenant of this property.

Jim Barnicle – Page 5 C. Where is the source of the water when it says Adelaar Resort Water District?

Mr. Duke – Monticello.

Jim Barnicle – So there are no wells, all just municipal water?

Mr. Duke – Just municipal water.

Jim Barnicle - Page 10 D - In Charlies presentation to suppliers there is a day care for the casinos. That is not going to be within 1,500 feet of the project, is it? Chairman Kiefer – The daycare is part of the casino project. It would be closer to the casino then this project. It's on the other side of the casino. Mr. Duke – In full disclosure we will be coming in with the day care site plan amendment to the casino site plan. We are not there yet. But that is not why we answered no. It's physically greater than 1,500 feet.

Johnathan – Item J #2. For commercial activities only, projected number of semi-trailer truck trips/day. You wrote down 309 proposed. I'm curious to know what roads are they going to use?

Bobby – That 309 is for parking spaces. Ms. Tinsley – We don't know yet. I don't know how many trucks yet because we don't know who will be operating the restaurants. Our delivery's for Montreign are coming up Thompson and then to the corner of Joyland road.

Jonathan - Are the delivery going to use the same route as the construction truck use now?

Ms. Tinsley – After completion of the Entertainment Village I would think that the delivery's will be coming up Thompson road from Heiden.

Mr. Duke – We will do a traffic study.

Chairman Kiefer – We are getting ahead of ourselves.

Jonathan – My point was that this road is in horrible condition now and if they keep using it, it will just keep getting worst. Ethan Mindrebo – The town will be paving all of Thompson to Heiden by next winter.

Bobby –Page 8, Q – Will the proposed action use pesticides during construction or operations? You checked no, then underneath (ii) Will the proposed action use Integrated Pest Management Practices? There is no check. I would think you would be using pesticides for lawn maintenance and rodents.

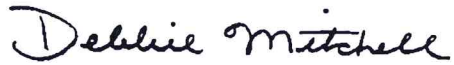
Mr. Runner – Normally if you say no on the top the sub questions will be no too. Bobby – I was surprised that you said no especially with all the restaurants. Mr. Runner - We will look into it and see if they will use pesticide during operations. And then what the plan is for pest management. Mr. Duck – NY doesn't allow pesticide outside on lawns of schools. If we are talking about rodents I'm not sure.

Chairman Kiefer – Any more questions from the public?

A motion to close the public hearing made by Bobby Mapes and seconded by Matthew Sush
4 in favor; 0 opposed

A motion to close the meeting at 7:40 pm was made by Matthew Sush and seconded by Bobby Mapes
4 in favor; 0 opposed

Respectfully submitted,

A handwritten signature in cursive script that reads "Debbie Mitchell". The signature is written in black ink and is positioned below the "Respectfully submitted," text.

Debbie Mitchell
Secretary
Town of Thompson Planning Board