

RESOLUTION – TOWN BOARD IN SUPPORT OF NEW YORK STATE
PROGRAM BILL NO. 26, AUTHORIZING CASINO GAMBLING WITHIN THE
STATE AS REGULATED BY THE STATE

RESOLUTION

On a motion by Councilwoman Brenda Giraldi , seconded by Councilman Russ Wood, the Town Board resolves the following:

The Town Board recognizes the uniqueness of the site known as Shawanga Lodge. Several large, unique geologic and natural resource settings are prevalent in the Town, and lend Mamakating its unique sense of place. Destruction of these resources would diminish this unique character. The Shawangunk Ridge and the Bashakill Wildlife Management Areas are locations which should ultimately be retained for public use and benefit, and should remain in open space. Recreational uses consistent with their unique ecosystems will be encouraged. By encouraging the recreational use of these resources, through hiking, mountain biking, fishing, etc., Mamakating can expand its tourism base by providing services and overnight accommodations for visitors as part of a balanced economy. The Comprehensive Master Plan recognizes the former resort use of the Shawanga Lodge site and proposes that it is appropriate to develop it as a resort as-of-right. The Town Board recognizes a land owner's right to develop and has no opposition to development, as long as the development and the process comply with law and proper protections of our cherished resources are ensured and the public interest is protected. The Town Board would like to develop a model of partnership between developer and community, where the greatest benefit is had for all concerned. Of primary concern to the community is water usage and the impacts to the surrounding wells, storm water and waste water management, traffic impacts on surrounding residences, increases in operations and needs for police, fire and ambulance services, necessity for secondary road improvements, light and noise pollution mitigation and view shed impacts from surrounding areas.

WHEREAS, on January 14, 2012 Program Bill #26 was introduced to the New York State Legislature proposing a constitutional amendment permitting gaming and casino gambling in New York State as regulated by the State, and

WHEREAS, the Mamakating Town Board has discussed, at length, matters relating to the potential location of certain types of gaming or casino facilities, in the Town of Mamakating, and

WHEREAS, the site located at Shawanga Lodge Road, formerly known as Shawanga Lodge, referenced and recognized in our current Comprehensive Master Plan, dated February 2001, the Comprehensive Master Plan acknowledges that the redevelopment of the Shawanga Lodge site is a permitted use and fits within the community's Master Plan. Shawanga Lodge is the site of a former hotel that burned in 1971. The property is situated on a plateau on Shawangunk Ridge immediately north of the Quickway and in the vicinity of Exit 114 where the Quickway cuts through the ridgeline. A portion of the Shawanga Lodge site has been retained by Sullivan County to construct a tourist gateway, interpretive center and trailhead. Prior disturbance of the site, and its location adjacent to the soon to be designated I-86 and attendant highway characteristics makes this site viable for resort reuse. Its prior use a resort will remain unchanged. During development review for any project that may be proposed on this site, the following factors must be taken into consideration:

Shawanga Lodge property is located on Shawangunk Ridge which is visually prominent from the Bashakill Wildlife Area, the Quickway, and other major public viewing points.

New development should be architecturally superior and draw inspiration from former and/or existing picturesque resorts on the ridge, e.g., Mohonk Mountain House. Special attention will be given to the location of principal and accessory structures, and building height, during site review to ensure that development minimizes visual impacts.

Shawanga Lodge is upslope and adjacent to new single family residential enclaves. The residential neighborhoods should be buffered from any commercial activities associated with a resort operation including buffers from parking and utilities, traffic, noise, storm water runoff, effect on local wells, and similar operational characteristics.

The existing night-sky should be protected. Special consideration will be given to limiting night-time illumination at any development which might occur in this location.

Development of the site must ensure hiking trail continuity along the ridge. Development should be generally restricted to the already disturbed portions of the site to the maximum extent practicable, and protection of unique or significant ecological habitat is required.

WHEREAS, the potential location of gaming or casino facilities is of great interest to the members of the Mamakating Town Board, and

WHEREAS, the Supervisor and Town Council Members of the Town of Mamakating are in support of a proposed casino as a part of a redevelopment plan in the Town of Mamakating, and

WHEREAS, the Town of Mamakating has a long and storied history of being an entertainment and vacation venue for people from metropolitan New York and throughout the world, and

WHEREAS, the residents of the Town of Mamakating, who have been hard-hit due to the loss of the area's manufacturing base and the loss of the resort business to neighboring states that offer legalized gambling, would welcome the job opportunities and increased local spending that would most assuredly derive from gaming and casino gambling, and

WHEREAS, there are abundant facilities and infrastructures within the Town to support legalized gambling,

NOW THEREFORE IT IS RESOLVED, that the Mamakating Town Board supports gaming and casino gambling in the Town of Mamakating, provided that our concerns as stated above are satisfied.

FURTHER RESOLVED, that the Mamakating Town Clerk is hereby directed to forward copies of this resolution to Governor Andrew M. Cuomo, New York State Comptroller's Office Thomas P. DiNapoli, New York State Senator Dean G. Skelos, New York State Senator Jeff Klein, Assembly Speaker Sheldon Silver, Assembly Majority Leader Joseph D Morelle, Assembly Minority Leader Brian M. Kolb, New York State Senator Charles E. Schumer, New York State Senator Kirsten Gillibrand, New York State Senator John J. Bonacic, US Congressman Chris Gibson, New York State Assemblywoman Aileen Gunther, Chair of Sullivan County Legislature Scott B. Samuelson, and the New York State Association of Towns and moves its adoption.

MOTION VOTE

All Ayes

Supervisor William Herrmann

Councilman Robert Justus

Councilman Matt Taylor

Councilman Russell Wood

Councilwoman Brenda Giraldi

MOTION CARRIED

The foregoing resolution was thereupon declared duly adopted on February 4, 2014