

Exhibit VIII.C.4.c (Gaming Facility Building Program):

Submit as Exhibit VIII.C.4.c. a description of, and provide a table indicating, the building program of the proposed Gaming Facility and master plan by major function/activity/use and square footage. Substantiate the basis for the proposed building program with reference to the projected visitation and gaming revenues in the gaming market study by, for example, comparison to comparable existing facilities and/or to capacity standards customary and reasonable in the gaming and hospitality industries.

Attached is a table indicating the proposed Gaming Facility's Space Allocation Program identifying all major functions, activities, uses and associated floor area calculations currently anticipated to adequately support the proposed operations.

The basis for the building program is supported by visitation and revenue projections described in the gaming market assessment (see Exhibit VIII.A.3). Further, the Gaming Facility has been designed to accommodate projected visitation and gaming revenues based on the experience of the current Rush Street Gaming operations. Number of gaming positions in the casino and number of seats available in the restaurants have been designed to handle the current projected capacity and provide a complete entertainment experience for all guests who visit the Gaming Facility.

	Estimated Y3 Hudson Valley Casino & Resort	2013 Rivers Casino Pittsburgh	2013 SugarHouse Philadelphia	2013 Rivers Casino* Des Plaines
Slots	2,750	2,956	1,613	1,044
Bankable Tables	160	84	56	48
Poker Room Tables	30	30		
Slot WPUPD	\$390	\$263	\$310	\$750
Bankable Table WPUPD	\$2,682	\$1,990	\$4,072	\$6,519
Poker Room WPUPD	\$1,022	\$622		

** The number of positions at Rivers Casino in Des Plaines, IL are constrained by law, generating higher win per unit than optimal*

EXHIBIT VIII.C.4.c

Gaming facility building program

Hudson Valley Casino & Resort

SPACE PROGRAM SUMMARY

Casino & Amenities Program Summary

		<u>Machines</u>	<u>Tables</u>	
GAMING SPACES	Gaming Area	2,600	110	102,900 s.f.
	High Limit Gaming Area	150	25	10,600
	Specialty Gaming Area	0	25	6,000
	Poker	0	30	9,000
	Gaming Total	2,750	190	128,500 s.f.
	Main Cage			4,300
	Satellite Cage			800
	Promotions / Rewards			900
	Casino Support Spaces			8,400
	FOOD & BEVERAGE	Steakhouse Restaurant	175 Seats	
Italian Restaurant		120		4,200
Coffee Shop		120		4,200
Asian Restaurant		60		2,200
Pub / Sports Bar		170		4,100
Market food Court		350		9,400
Casino Center Bar		120		4,200
Casino Bar 2		30		900
VIP lounge		140		4,700
RETAIL	Retail Shops			5,000 s.f.
CONFERENCE CENTER	Multi-Purpose Events Room	2,200 Seats		30,600 s.f.
	Events Room Support			9,600
	Meeting Rooms	500 seats		8,600
	Meeting Rooms Support			4,000
	Central Kitchen			5,000
PUBLIC SPACES	Public spaces			11,000 s.f.
	Bus Lobby			2,000
CASINO BACK of HOUSE	Security			1,200 s.f.
	Surveillance			2,200
	Slot Operations			3,000
	NY Gaming Commission			700
	Problem Gambling Resource Center			500
ADMINISTRATION	Administrative Services			14,600 s.f.

SPACE PROGRAM SUMMARY (continued)

Saratoga	1		6/26/14
EMPLOYEE SERVICES	Employee facilities		3,900 s.f.
	Conference / Training Room		2,300
	Uniforms		2,800
	Employee Dining Room	200 Seats	4,000
BUILDING SERVICES	Loading Facilities		3,500
	Infrastructure		11,600
	Warehousing		12,600
	Environmental Services		1,000
Total Casino & Amenities Programmed Floor Area			323,600 s.f.
Program Contingency	@	3%	10,000
Total Casino & Amenities Floor Area			333,600 s.f.
HOTEL & AMENITIES			
HOTEL	Guest Rooms	Total Keys	300
	Hotel Support		172,200 s.f.
	Front Desk		9,000
	VIP Reception		2,100
			200
HOTEL FOOD & BEV.	Lobby Lounge		300 s.f.
HOTEL RETAIL	Retail Shops		100 s.f.
RECREATION	Spa / Salon		4,900 s.f.
	Health Club		700
	Pool		7,200
HOTEL B.O.H.	Housekeeping		2,100 s.f.
Total Hotel / Conference Programmed Floor Area			198,800 s.f.
Program Contingency	@	3%	6,000
Total Hotel & Amenities Floor Area			204,800 s.f.
CENTRAL PLANT			19,200 s.f.
TOTAL PROJECT FLOOR AREA			558,600 s.f.

SPACE PROGRAM SUMMARY (continued)

Exterior Structures

Porte Cochere	25,000 s.f. 1,000
Poker Terrace	1,000
Employee Terrace	1,000
Bus Arrivals (In parking Structure)	54,000
Total Exterior Structures Program	82,000 s.f.

Parking Program Summary

Surface Parking	10 acres req'd	1,300 crs
Structured Parking		3,000 crs
Total Parking Program		4,300 crs

Site Equipment

Cooling Towers	2,500 s.f.
Emergency Generators (2 @ 300)	600 s.f.