

Exhibit VIII.C.7.a (Description of Proposed Hotel):

Submit as Exhibit VIII.C.7.a. a description of the proposed hotel(s), including the types of rooms, the numbers and proposed square footage of each type of room at full build-out and for each phase, if applicable. Describe the level of service and, if known, the flag or brand of the proposed hotel. If more than one level of service and/or flag or brand is intended, describe each level of service and/or flag or brand and how they will be developed, operated, and marketed separately but may be operationally combined. Provide copies of any arrangements or agreements relating to branding, franchising and hotel loyalty or patronage programs planned in connection to the proposed hotel(s) that are different from the Applicant's or the Manager's branding and customer loyalty or patronage programs.

The Hudson Valley Casino & Resort will usher in a new hospitality experience that mirrors the unique “flavor” of this remarkable region of New York State. The resort will have approximately 300 rooms and suites in its first phase of hotel development. Designs will be master-planned in order to facilitate a potential phase II expansion to include a second hotel tower providing an additional 200 rooms if demand conditions are met.

Positioned as a full service resort, the room product will have a warm and elegant palette accompanied by touches of class and sophistication in the artwork and FF&E, complimented with a flavor of the Hudson Valley as part of the “design thread” throughout the property.

The Hudson Valley Casino & Resort – Room Configuration Matrix					
Hotel	Room Type	Size	%	Keys	Total Keys
Typical Rooms	King	425 sq. ft.	51%	152	252
	Double Queen	425 sq. ft.	33%	100	
Suites	Corner Suite	650 sq. ft.	8%	24	48
	Double Suite	850 sq. ft.	8%	24	
Total			100%		300

The first tower will provide a competitive distribution of hotel rooms and suites ranging in size from 425 square feet to 860 square feet. It is anticipated that 84% of the rooms will be considered “typical rooms” in terms of design and size. 60% of these rooms will contain King-sized beds and the remaining 40% of rooms will provide double (two) queen bed configurations. 12 of the “typical rooms” will be designed as accessible guest rooms. Given the positioning of the resort and the focus on appealing to VIP level casino, leisure and business guests, the property will consist of approximately 16% suites as part of the total hotel room program. The suite product will include corner suites and double suites (2 bay) that will cater to this discerning guest. Four of the suites will also be designed to be accessible rooms.

The Hudson Valley Casino & Resort will be developed as a new and distinct brand to the market that is not offered anywhere currently. The hotel is a component of the larger casino development and a critical amenity that will drive the success of the resort. It is anticipated that the property will be independent and not “flagged” with a hotel brand at this time. Ownership and operation of the hotel will be similar to the casino and other programmed amenities: the Applicant will be responsible for managing all aspects of the hotel resort allowing for a focus on campus-wide management to drive synergies and overall success.