



EXHIBIT VIII.C.17.b.

INFRASTRUCTURE REQUIREMENTS

Peak Demand Plans

Submit as Exhibit VIII.C.17.b. a description of plans to address water and electricity use restrictions during peak demand periods.

During periods of peak water or electricity demand when the supply of each may be challenged by unexpected demand, Montreign Resort Casino and the Gaming Facility will institute a series of restrictions on the use of water and electricity in order to preserve the integrity of the utility systems. These plans include, but are not limited to, load shedding (i.e. elevator banks, power supply and lighting) by operating generators on the property. Further, water curtailment, such as re-use or limited irrigation, is also designed as part of the site development plan and storm water management plan.

MONTREIGN RESORT CASINO

Water

Montreign Resort Casino will have plumbing fixtures conforming to the Plumbing Fixture Law of the State Department of Environmental Conservation, including all required floor drains, floor sinks, condensate drains and all water, waste and vent piping. Restroom and plumbing fixtures for the physically challenged will be provided. Flush valves and lavatory faucets in the casino will be hard-wired, sensor operated, and will be low flow fixtures in conformance with LEED (Leadership in Energy and Environmental Design) rating guides by the United States Green Building Council.



Electricity

Montreign's lighting systems will include incandescent, low voltage, LED, HID, fiber-optic and fluorescent light sources. Automatic shutdown controls will be incorporated throughout the property, with typical automatic shutdown consisting of lighting relay control panels mounted adjacent to source lighting power panels. The lighting control panels will be coordinated with the HVAC Contract for control and integration through the Building Management system to provide a fully automated design.

Montreign's guest rooms and suites will be equipped with an energy management automatic lighting control system. The automatic control system will consist of an occupancy sensor or key card unit mounted at the entry door. The system will shut down all lighting loads hard wired and cord connected in each room based on occupancy, and the associated wall switch controls will be required to communicate and actuate the automatic shutdown of electricity.



ENTERTAINMENT VILLAGE, INDOOR WATERPARK LODGE, MONSTER GOLF COURSE, INFRASTRUCTURE IMPROVEMENTS

During periods of peak water or electricity demands, all components of the Gaming Facility will work together to conserve resources in an effort to protect the electrical grid and safeguard the supply of fresh water. Operators of the Gaming Facility will communicate with NYSEG (the electrical supplier), the Village of Monticello and any other suppliers of water to determine what conservation measures are necessary and for what periods those measures need to be implemented. These measures may include reduced irrigation, reduced interior lighting or reduced elevator bank operations.