Exhibit IX.A.2.b

LOCAL IMPACTS AND COSTS: LOCAL AND REGIONAL IMPACTS

Submit as Exhibit IX. A.2.b. studies completed by independent experts showing the local and regional impacts of the proposed Gaming Facility in each of the following areas: traffic and roadway infrastructure; water demand, supply and infrastructure capacity; waste water production, discharge, and infrastructure capacity; storm water discharge and management; electricity demand and infrastructure capacity; protected habitats and species; and light pollution.

Each independent expert's study should describe the background, qualifications and experience on similar projects of the preparer and contain a description of the background conditions in the comparable year (i.e. assuming economic, traffic, and demographic conditions, etc. continue to develop as to trend without the proposed Gaming Facility) and under the build scenario with express enumeration of assumptions. The report should include a comparison to similar projects or scenarios. The build scenario and assumptions should reasonably correspond to the description of the proposed Gaming Facility, revenue and visitation projections, and expense and employment estimates included in the Application. That is, the Applicant and the various independent studies should present comparable assumptions and build scenarios. Where independent studies depend on visitation or revenue assumptions, they should include analysis of the low-, average- and high-cases analogous to the same used for the gaming market and tax studies. Studies should explain their methodology, report their results and compare those results to actual observed conditions in similar built projects. The reports should critique and analyze the adequacy of the Applicant's proposed mitigation plans to address the identified impacts of the build conditions.

SUMMARY OF ATTACHED REPORTS

Traffic Impact, Noise, Air Quality and Transit Plan

All supporting documents for this Exhibit were developed by Creighton Manning Engineering LLP. The following reports are provided to respond to the content of this Exhibit:

- Traffic Impact Study
- Traffic Impact Study Appendix
- Noise Impact Assessment
- Noise Impact Assessment Addendum #1
- Air Quality Assessment
- Air Quality Assessment Addendum #1
- Transit Plan

A more in-depth explanation regarding the contents of these documents specific to Local and Regional Impacts is provided below:

- Traffic Impact Study and Appendix – This report and appendix summarizes the results of a Traffic Impact Study prepared to assess the traffic associated with the re-development of Nevele Grande Resort and Country Club site with the Nevele Resort, Casino & Spa project. The potential traffic impact of the proposed project was determined by documenting the existing traffic conditions in the area, projecting future traffic volumes, including the peak hour trip generation of the site, and determining the operating conditions of the study area intersections after development of the proposed project. The traffic analysis conducted indicates that acceptable operating conditions will be provided throughout the study area after the implementation of several traffic related improvement projects. This report also addresses traffic related responses to comments received on the project.

- Noise Impact Assessment – This report summarizes the results of the noise evaluation completed for the proposed Nevele Resort, Casino & Spa project. The purpose of the study is to assess the potential environmental noise impacts resulting from the proposed development. This noise study

compares the potential changes in the noise environment (if any) due to the project.

Field measurements were conducted and sound levels were recorded to determine the existing ambient noise environment in the project area. Predicted peak noise levels, based on expected traffic volume increases, were considered and analyzed to determine the potential for noise impacts due to the development of the proposed project. The expected traffic related noise levels are not expected to exceed the noise abatement criteria that would require mitigation. For these reasons, the increase in traffic volumes along effected roadways due to the proposed project will not create a noise impact requiring mitigation.

- Noise Impact Assessment Addendum #1 – This report summarizes changes to the development plan and provides additional data which supplements the information provided in the original Noise Impact Assessment.

- Air Quality Assessment – This report summarizes the results of an air quality assessment that was conducted for us, which conforms to the procedures followed by the New York State Department of Environmental Conservation (NYSDEC). Based on the 2012 NYSDEC air quality monitoring report, the stations closest to the Nevele project are in compliance with the current New York State and Federal Ambient Air Quality Standards for each monitored pollutant. In addition, the microscale screening process and a review of the standards and guidance published for mesoscale and particulate matter air quality analysis shows that detailed air quality analysis was not needed for the subject project.

  Based on the air quality assessment completed, this project will not increase traffic volumes, reduce source-receptor distances or change other existing conditions to such a degree as to jeopardize attainment of the National and New York State Ambient Air Quality Standards; however, the air quality within the project area may experience short-term impacts due to the construction of the project. This increase is expected to be sporadic and

short-term in nature and will be minimized by the use of dust inhibitors detailed in the NYSDOT Standard Specifications for construction.

- Air Quality Assessment Addendum #1 – This report summarizes changes to the development plan and provides additional data which supplements the information provided in the original Air Quality Assessment.

- Transit Plan – This report summarizes the transit plan for Nevele, which consists of two tiers of service. Tier 1 service is an employee bus service that will run between the site and an off-site satellite parking lot while tier 2 service is additional independent service including a potential local bus loop operated by Ulster County Area Transit (UCAT). The tier 1 service will be implemented immediately upon opening of the casino and will establish the base line service fundamental to the operation of the casino. The tier 2 service could be implemented over time at a low cost in coordination with UCAT.

The traffic impact analysis was completed based on worst case conditions for build-out of the site in regard to peak travel periods, season, background growth projections, and site trip generation; therefore, the proposed traffic mitigation adequately addresses the impacts associated with the project. The traffic projections for the site were based upon studies of other similar casino facilities and the key intersections in the study corridor will operate at adequate levels of service with full build-out of the site and construction of the proposed mitigation measures. It is not anticipated that a slightly smaller build scenario would modify the proposed mitigation measures. In the event that the worst case conditions are exceeded, the study area roadways and intersections have available reserve capacity to service an increase in traffic flow through the corridor.

Water, Wastewater, SWPPP and Endangered, Threatened & Rare Species Plan

The following documents supporting this Exhibit were developed by The Chazen Companies to respond comprehensively to the requested content:

- Water and Wastewater Master Plan
- Master SWPPP
- Water Supply and Wastewater Memorandum
- Endangered, Threatened and Rare Species Memorandum
- Rattlesnake Memo

The engineering report for the water supply was completed based on average demand for water and takes in to account peak daily demands. Water usage numbers are derived from NYSDEC and NYSDOH published figures and are broadly accepted industry standards. Water usage numbers take into account the variability in water usage needs and allow for a conservative (high) demand for water. The project will incorporate a number of water saving and conservation measures which will further reduce water demand and usage. The Village water supply has adequate reserve capacity to provide the requested volumes and any variation in demand from the project including the potential “high” and “low” usage scenarios. The high scenario’s 5% increase in activity is within the capacity of the two systems.

The engineering report for wastewater generation was completed based on average/typical demand for wastewater and numbers take into account the variability in water usage/wastewater generation and allow for a conservative (high) estimate of wastewater generation. The project will incorporate a number of water saving and conservation measures which will further reduce water demand and wastewater generation. The Village of Ellenville has indicated they have adequate receiving and treatment capacity to address modest variations in wastewater generation rates attributable to the project, including the potential “high” and “low” usage scenarios. Again, the high scenario’s 5% increase in activity is within the capacity of the two systems.