

Exhibit VIII.C.14.b

PARKING AND TRANSPORTATION INFRASTRUCTURE: DESCRIPTION TRAFFIC CIRCULATION PLANS

Submit as Exhibit VIII. C.14.b. a description of traffic circulation plans for the Project Site including ingress and egress of casino patrons, employees and suppliers including plans for tour bus, limousine and valet drop-off areas, plans for service vehicle parking, satellite parking and other related transportation infrastructure, and plans to offer refueling, overnight bus parking, disabled vehicle assistance, and convenience store facilities on site.

TRAFFIC CIRCULATION PLANS

Ingress and Egress of Casino Patrons, Valet Access

External access to Nevele is proposed via a full access driveway that will intersect US Route 209 from the east, forming a new intersection approximately 670-feet north of the existing southern Nevele Road intersection with US Route 209, which will be closed with the re-development of the site. The new intersection will be constructed with a separate northbound right-turn lane, an exclusive southbound left-turn lane, and two lanes exiting the site for separate left and right turn movements. The intersection will be controlled with a traffic signal.

It is anticipated that approximately 62% of patrons to the site will travel to and from the site via the south, and the remaining 38% of patrons to the site will travel to and from the north. Employees will park in an off-site parking lot located south of the project, and will be shuttled to and from the site. It is anticipated that approximately 45% of the employees will originate from locations south of the project site and the remaining 55% from locations north of the site.

Approximately 2,365 on-site guest parking spaces will be provided (patrons, suppliers, limousine, valet drop off, etc.) with an additional 94 parking spaces for the golf course and 31 parking spaces for tour buses, trucks and oversized vehicles. The off-site overflow employee lot will provide 545 parking spaces.

Internal access to the facility is serviced by a two-lane, one-way loop road system that promotes minimal traffic conflicts. The outside, right-hand lane will be a dedicated through lane provided all the way around the loop while the inner, left-hand lane will be used for turns in and out of the adjacent driveways to eliminate cross traffic conflicts.

1. Guest arrivals – The new signalized intersection on US Route 209 will provide vehicular access to the Nevele Resort, Casino & Spa. Two grand stone entry walls flanking either side of the new entry will have lit signage identifying Nevele, but will not have flashing or intrusive lighting or lighted advertising boards. The half-mile entry road, as well as the resort, will be subtly illuminated at night. The entry road is flanked by the native forest on the north and the lush mature 114 year old golf course to the south. A vehicle approaching the resort complex will

- use the one-way loop road system to travel around the facility in a counterclockwise direction. Clearly marked signage at a fork in the one-way road will direct vehicles to the valet parking entry or to self-park garage. The valet parking/reception porte cochere is immediately visible and accessible for easy arrival to the main entrance. Valet, reception and bell service will be available at this featured entry. The self-park structure with 1,891 parking spaces is located behind the main hotel resort complex so that it is not immediately visible to arriving guests. Guests that opt to self-park can enter directly into the resort using one of two entrances from the car park.
2. Guest departure – Guests who have valet parked will depart via the main entrance at the hotel lobby. There, they will swipe their parking tickets into conveniently located scanners. This will alert the valet parking attendants to retrieve guests' vehicles for quick departures. The 470-car valet parking lot is conveniently connected to the porte cochere, but is also carefully located around the side of the building so that parked cars are not immediately visible to arriving guests. The valet return driveway travels beneath the departing guest lanes of the one-way loop road so that vehicular conflicts are eliminated. Guests departing from the self-parking garage will exit onto the one-way road and will travel directly to the signalized intersection on US Route 209.

A separate golf parking lot with 94 parking spaces is located along the one-way road adjacent to the golf pro shop on the lower level of the main building. This lot is for guests who arrive to play golf for the day. Hotel guests who plan to play golf during their stay will access the golf pro shop from the main resort level. Golf cart access to the golf course and practice facilities will be provided via a golf cart tunnel. This will prevent any conflicts with vehicular traffic on the one-way road above.

Buses, Limo

The one-way road will provide access to a loading area with 21 parking spaces for buses, providing direct access to the south casino entrance. Employee shuttle buses from the off-site employee parking lot will also drop-off and pick-up employees from this loading area. There are 10 additional overnight bus parking spaces behind the self-park garage. These spaces can also accommodate other oversized vehicles.

Limousine and taxi service lanes are provided in the porte cochere area.

Suppliers

Trucks will access a subterranean loading dock and service area that is completely hidden from view. All delivery trucks, garbage trucks, recycle trucks, service vehicles and armored vehicles will use this facility, which provides direct access to the back of house areas on the lower level.

Ease of Access for Fuel Efficient Vehicles

Priority reserved parking spaces for fuel-efficient vehicles will be designated in all parking areas including the employee parking lot. Electric car charging stations will also be located in priority-reserved locations of all parking areas. Bicycle racks will also be provided in the back of house areas.

Convenience Stores, Refueling and Disabled Vehicle Assistance

Guests will be provided directions to existing service stations in nearby Ellenville for refueling vehicles. There will be a gift shop in the resort that will offer sundries and other guest-convenience items. Guests requiring more than is provided in our gift shop will be directed to markets in nearby Ellenville.

Nevele security staff will offer 24/7 assistance for disabled vehicles, and by arrangement with local businesses, as required.

Service Vehicle Parking

There is parking for four service vehicles in the subterranean loading dock area.

Satellite Parking

A satellite parking lot with 545 parking spaces will be located approximately 1½ miles south of the site. The lot will have direct access to US Route 209 and will be dedicated for employee use only. A transit plan has been developed to further enhance the multi-modal access by employees and patrons of the resort. Part of this plan is to provide employee shuttle service between Nevele and the satellite lot.