

New York Gaming Facility Location Board
Response to Request for Applications to Develop and Operate a
Gaming Facility in New York State

TIOGA DOWNS RACETRACK, LLC

Exhibit VIII.C.14.a.

Refer to Exhibit VIII.C.5.a. for a site plan of the proposed Tioga Downs Casino Resort.

Refer to Exhibit VIII.C.5.a.8. for the existing and projected Site Parking Statistics.

Refer to Exhibit VIII.C.17.d. for the Traffic Impact Study.

The Project Site currently offers approximately 1,700 passenger car parking spaces and 22 bus parking spaces. An existing gravel lot is also utilized for employee parking. This lot has an estimated parking capacity of 115 spaces. The existing parking lots on the eastern portion of the site are dedicated to customer parking with a capacity of 1,000 spaces. The existing western parking lot, capacity of 700 spaces, is utilized for valet parking, employee parking and overflows event parking.

The proposed project will add an additional 729 parking spaces. 274 of those spaces are currently under construction. These spaces will be provided in a parking garage connected to the existing Tioga Downs Casino. Additional parking spaces will be provided adjacent to the hotel, restaurant and the barn area.

Valet Parking is currently provided at the Main Entrance to the Tioga Downs Casino. Valet attendants park patron vehicles in the west parking lot. Valet parking will also be at the Hotel Entrance. Hotel valet vehicles will also be parked in the west parking lot.

The Parking Garage, East Parking lots and the Hotel Parking lots will be using for long and short term visitor parking. Bus parking is currently provided for in the west parking lots. The east parking lot also has the ability to host large commercial vehicles, recreational vehicles and other non-passenger vehicles.

Traffic on the Tioga Downs site driveway is controlled by a stop sign at the exit. Traffic on West River Road is free flowing. West River Road provides two-way traffic flow with one through lane in each direction. The main entrance for patrons is a two lane ingress and single lane egress from West River Road. The storage length for the two ingress lanes is approximately 290 feet in length until the roadway reduces to one lane. With the development of the Tioga Downs Casino Resort, two lanes of ingress will be provided to the main entrance to the Casino. A bypass lane will remain for employees, delivery, and valet parking. The speed limit for the Tioga Downs entrance is posted at 10 mph.

A secondary entrance and exit from the site is provided on the west side of the Project Site at Bardwell Road, a tributary to West River Road. This entrance/exit is primarily used by the horseracing population but can serve as an emergency ingress/egress.

In May 2006, Tioga Downs had a Traffic Management Plan for Special Events and Emergency Incidents prepared by McFarland-Johnson, Inc. engineers. A copy of this plan is attached to

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Exhibit VIII.C.14.a. (cont.)

supplement this Exhibit and signify how Tioga Downs currently operates and handles special events. Tioga Downs continues to operate with this successful plan after the development of the Tioga Downs Casino Resort.





































































