

VIII. ECONOMIC ACTIVITY AND BUSINESS DEVELOPMENT

C. LAND, CONSTRUCTION AND DESIGN OF PHYSICAL PLANT

4. MASTER PLAN AND BUILDING PROGRAM

Submit as Exhibit VIII. C.4.a. a description of, and provide schematics illustrating, the Applicant's master plan for the land and the Project Site showing major activities and functions. Provide a phasing plan for the proposed components of the master plan, if applicable.

As a true integrated resort, Live! Hotel & Casino New York combines a luxurious upscale boutique Hotel, a first class Casino, and a state-of-the-art Performance Venue, with signature Restaurants and high-end Conference Facilities. Created to both respect and celebrate the surrounding natural landscape – the new Live! Hotel & Casino introduces bold contemporary forms and materials to fully engage and intrigue both the local guests, and those from further afield.

The site is comprised of a 120 acre parcel fronting Route 208, and currently hosts a Golf Driving Range surrounded by densely wooded areas. North, West, and South property edges transition onto wooded areas punctuated with small ponds and streams.

Access to the Live! Hotel & Casino from Route 208 is from two new lighted intersections, with the Northernmost introduces as the primary, signed entry to the Hotel & Casino. Upon entering, a gently curving boulevard flows through densely landscaped wooded areas lead up to a dramatic circular Porte Cochere Entry. Roadways are illuminated with tastefully integrated pole lighting, balancing landscaped areas that are highlighted with soft, glowing up-lights. The inviting Porte Cochere, highlighted by the curved Hotel Tower, features articulated stone-walled waterfalls integrated with composed landscape focal points. All Entry design elements embrace indigenous stone finishes, trees and shrubbery presented in a contemporary vernacular.

The integrated development is composed by primarily one, two-level building, with a 12 story Hotel located at the East side. A multi-level parking structure at the West side and abundant surface parking amply address all parking needs. All buildings, the Parking Structure, and surface lots are tastefully illuminated with focused, intimate lighting, respectful of the surrounding rural community and the environment.

An attractive, fully landscaped perimeter roadway system rings the property, serving as the primary vehicular access and egress for Guests, Buses, Employees, and Service vehicles. A secondary access at the South side of the property accommodates service and delivery vehicles, employees, and access to Eastern surface parking by returning guests.

Attachment included:

Location plan