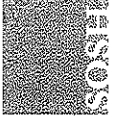


EXHIBIT VIII.C.4.c.

GAMING FACILITY
BUILDING PROGRAM



Attached please find a detailed building program for the proposed Gaming Facility. The Applicant has determined this program based on its experience at other gaming facilities and the gaming market study included in Exhibit VIII.A.3.



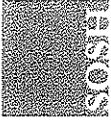
Hard Rock Hotel & Casino, Rensselaer, NY
 Preliminary Program
 Revised: 6/30/2014

Summary of Areas

		Subtotal	Notes:
GUEST ROOMS CASINO	100 rooms	61,712	1300 shoes / 50 tables
	Gaming Floor OTB Casino Support: FOH Casino Support: BOH	53,000 2,000 16,712 35,687	
AMENITIES	Hotel Lobby	2,500	
	Recreation	7,500	
	Ballroom	800	
	Meeting Rooms Food And Beverage	1,000 37,976	
	BUILDING FOOTPRINT	219,832	
OUTDOOR	Pete Cookers	9,000	
	Covered Smoking Areas Truck Docking	3,200 4,500	
	OUTDOOR COVERED SPACE	16,700	
BUILDING FOOTPRINT, INCLUDING OUTDOOR COVERED AREAS		236,532	
PARKING	Patron Surface Parking	386,425	1189 cars 301 cars
	Patron Valet Parking	70,235	
BUS	Bus Bays	457,160	4 bus bays
RIVER WALK	RiverWalk	3,200	12 wide interval, from site entry at Broadway along the edge of Quakerday Creek and extending along the Hudson River to the north end of the site
SITE & PARKING		460,360	
BUILDING & SITE		696,892	



CUEST ROOMS	# of Rooms	% of Total	GSF per Room	Subtotal	Notes:
Standard Room - 1 Bay	100				
King	60	60.00%			
Double/Queen	20	20.00%			
Handicap	6	6.00%			
Suite - 2 Bays	10	10.00%			
King	0	0.00%			
Double/Queen	2	2.00%			
Handicap					
Super Suite - 3 Bays	2	2.00%			
Subtotal	100	100.00%			
Creeping Factor	33%				
TOTAL				61,712	6' wide hallway *includes (1) king & (1) double/queen, plus living/dining/kitchen *grossing factor includes exit stairs, elevator core, service core, housekeeping, office/den/closet, hallway, laundry, elevator penthouse, exterior walls, mechanical.



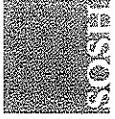
CASINO GAMES	Games	CSF per mill	Gaming Area	TOTAL
Slot machines	1,415			
Outdoor Slots	25			
High Limit Slots	50			
High Limit Outdoor Slots	10			
High Limit Table Games	8			
Table games	42			
Poker room	0			
Simulcast	0			
Keno	14			
				53,600
				TOTAL

TOTAL SLOTS = 1590
TOTAL TABLES = 56

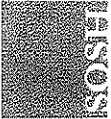
Off-Track Betting	OTB Area	TOTAL
		2,000
		2,000
		TOTAL

CASINO SUPPORT: FOH / Public Areas	Description	Area	Notes
	Bus Group Lounge & Vestibule		
	Main Entry Vestibule		
	Entry Lobbies		
	Players Club		
	Promotions / Reward Program		
	Casino Restrooms		
	Cage (Public Side)		
	High Limit Cage		
	High Limit Cage Windows		
	High Limit Lounge Bar		
	Serving Station		
	High Limit Restrooms		
	FOH support, including:		
	First Aid		
	NRT's, ATMs		
	Security Station		
	Jackpot Hopper		
	Coal check		
	Misc		
Subtotal		16,727	
Grossing factor 0%			
TOTAL		16,727	

(Same as HRNP)
1854 + 1860 + 1614
(see below for Cage BOH)



CASINO SUPPORT: BOH	Description	Area	Notes:
<p>Cage BOH</p> <p>Cage Public Employee Area Jacuzzi Area General Cashier area Work Area behind Cage Public Cage Offices Cage Manager Office Adjacent Work Area to Cage Mgr Kiosk Rooms Mantrap Main Bank / Vault Count Room Count Room Compressor Room Internal Cage corridor Marker Bank Fill Bank / Chip Bank Card & Dice Storage Card & Dice Destruction</p>	<p>Credit Office File Room Private Credit Office Credit Reception VIP Booths</p>	<p>Slot Operations</p> <p>VP Gaming Dir Slot Ops VLT Ops + Manager Office Slot Repair Slot Ops Cubicles</p>	<p>(see above for CAGR, FOH)</p>
<p>Table Operations</p> <p>VP Operations Admin to VP Table Operations Table Game Storage Casino shift Managers Pit Managers Office Dealers Lounge</p>	<p>Player Development</p> <p>VP Player Development Director Player Development Player Development Cubicles</p>	<p>Regulatory Agencies</p> <p>Gaming Commission State Police (TED)</p>	
<p>Human Resources</p> <p>HR Manager HR Assistant HR Trainer HR Generalist Payroll Supervisor Payroll Clerk HR Storage Payroll Storage</p>	<p>Finance</p> <p>VP Finance Director Finance Finance Cubicles</p>	<p>Marketing</p> <p>VP Marketing Director Marketing & Promotions Director Advertising & PR Marketing Cubicles</p>	



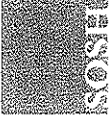
(continued)	Purchasing Director Purchasing Purchasing Cubicles		
	Food & Beverage Director of Food & Beverage F&B Cubicles		
	Common Areas BOH Circulation Employee Entry Employee Check-in Employee Restrooms Employee Locker / Changing Rooms Breakroom / Employee Dining Room EDR Kitchen Uniform Distribution Storage Copy Room(s) Pantry Executive Conference Room Misc Offices		*locate adjacent to buffet kitchen in order to service this area includes office
	Surveillance Surveillance Manager Office Review / Reception Room Bathroom Surveillance Supervisor office Surveillance Monitor Room Server Room Technician Room		(located in Rack Room)
	Casino Security Security Manager Assistant Security Manager Security Supervisors Casino Security Station First Aid Room Security Supervisor office Lost & Found storage Holding Area		(see First Aid, under FOH Casino Support)
	MEP Support Main Electrical Room Electrical Rooms IDF Rooms Demarc Room Rack Room		
	Casino IT Director IT IT Cubicles		
	Executive Offices Reception / Waiting General Manager (Pres) Asst. General Manager (VP Ops)		includes private bathroom and conference room
	Soiled Linen Storage Clean Linen Storage		
	Receiving / Truck Loading & Staging Area Warehouse / Receiving Receiving Walk in Refrigerator Storage Card Work Linen Room		(see OUTDOOR AREA SUMMARY for truck docks)
	EVS / Housekeeping Housekeeping Warehouse EVS Storage Loading Dock truck bay dock		(see OUTDOOR AREA SUMMARY for truck docks) (2 truck / 1 trash / 1 waste loading bay)
(continued)	Subtotal BOH Circulation		
	TOTAL	36,687	



AMENITIES:

Description	AMT	Subtotal	Notes
Entry Drive			*assumes 3 lanes and stacking for 15 cars
Hotel Lobby			*inclusive of areas below (2) 2-position pods
Reception			
Body Rock Fitness Center			
Spa			
Pool			
Rock Shop			
Meeting Rooms			
Board Rooms / Meeting Rooms			located in hotel
Subtotal		11,800	
TOTAL		11,800	

Description	AMT	Subtotal	Notes
Food & Beverage			
Casino Buffet			
Buffet Kitchen			
Grab & Go			
Hard Rock Cafe			
Hard Rock Cafe Outdoor Dining			
Hard Rock Cafe Kitchen			
Hard Rock Cafe Bar			
Specialty Restaurant			
Specialty Restaurant Outdoor Dining			
Specialty Kitchen			
Bar, not casino floor			
Service Bar (2)			(2) @ [redacted] sf
Subtotal		37,976	
TOTAL		37,976	



SITE & PARKING:

	Number of CARS	SE PER CAR	AREA	Parking Subtotal	Notes:
Surface Return Parking	1189	325	386,425		
Surface Visit Parking	301	235	70,735		
Potential Off-Site Parking for Employee Use					
	Number of Cars: 1,490			457,160	
Bus Bays	4	800	3,200	3,200	
	TOTAL			460,360	

RIVERWALK

	AREA	Subtotal	Notes:
RIVERWALK	paving, landscaping, lighting		12 wide riverwalk from site entry at Broadway along the edge of Quakerdamy Creek and extending along the Hudson River to the north end of the site
	TOTAL		