

Exhibit VIII.C.17.c (Necessary utility improvements):

Submit as Exhibit VIII.C.17.c. a description of the electricity, sewer, water, and other utility improvements needed to adequately serve the Gaming Facility Site to include: (i) the estimated cost of the improvements; (ii) the estimated date of completion; (iii) the names of the parties, whether public or private, initiating the improvements; (iv) the names of the parties responsible for the costs of the improvements; and (v) if more than one party is responsible for the costs, the proportionate distribution of the costs among the parties.

Electric Infrastructure

There are currently no restrictions by Central Hudson Gas & Electric on use—either time of day or time of year—for the electrical demand or energy consumption for the site.

The existing local electric utility infrastructure has the capacity to accommodate the proposed Gaming Facility site without any offsite modifications or restrictions.

Water Infrastructure

The Town of Newburgh utilizes two (2) sources of water: the Chadwick Lake Reservoir and the New York City Department of Environmental Protection's (NYC DEP) Delaware Aqueduct. The existing municipal domestic water supply infrastructure has the capacity to accommodate the proposed Gaming Facility site without any offsite modifications or restrictions.

Stormwater Discharge

The project will be provided with a complete storm drainage system to serve the roof, all setback roofs, terraces, plaza and areaway drains. To enhance the performance of the project and reduce the stormwater discharge to the detention ponds, a rainwater harvesting system will be utilized to collect, treat and reuse rainwater for cooling tower makeup. The harvested rainwater for the project will be funneled to multiple detention tanks to retain a minimum 90% of the onsite stormwater in accordance with Town of Newburgh guidelines for stormwater management. There is no need for improvement of any offsite utilities in order to accommodate the stormwater discharge from the Gaming Facility site.

Wastewater Infrastructure

Per the 2012 City of Newburgh annual report, under an inter-municipal agreement between the City of Newburgh and the Town of Newburgh, the existing Wastewater Treatment Plant has a capacity of 13.5 MGD and produces an average daily flow of 6.3 MGD. Upgrades to the plant were completed in 2010. The existing municipal sanitary sewage infrastructure has the capacity to accommodate the proposed Gaming Facility site without any offsite modifications or restrictions.