

Exhibit VIII.C.5.b (Overall Architectural and Building Plan):

Submit as Exhibit VIII.C.5.b. a narrative description of the basis of the overall architectural and building plan, any unique or defining exterior and interior themes or characteristics and prevailing style. Describe how various aspects of the proposed plans are designed to interrelate and principal decisions as to the layout of the building program, consolidation or segregation of major functions/activities/uses and configuration of the building program to meet any constraints or opportunities presented by the Project Site. Describe how the programmatic and architectural decisions contribute to an overall superior customer experience or address unique challenges or opportunities of the proposed Gaming Facility and Project Site.

The goal of the Hudson Valley Casino and Resort is to provide guests with a sophisticated state of the art casino and hotel destination experience while connecting them with the dramatic natural features, landforms, and character that are unique to this part of the Hudson Valley. The design works with the challenging topography, rather than against it, to create a unique, welcoming and efficient customer experience for all visitors.

Embracing the Natural Character of the Site

The building's form and position at the top of a high ridge enhances its prominence in the area and leverages views of the dramatic surrounding valley. The architectural composition is purposefully prominent yet integrated in the landscape to maximize the site's potential without overwhelming the existing ridgeline.

The adjacent Stewart International Airport inspires an additional level of sophistication and provides enhanced access opportunities, further raising the profile of the property. The design objective is to elevate the visitor experience with dramatic spaces and a welcoming and unique "top of the ridge" arrival experience.

This arrival begins with a scenic drive that rises and curves to provide panoramic views and a sense of anticipation. Curving stone walls extend the architectural presence from the building out onto the site and helps welcome visitors as they ascend to a soaring porte-cochere or the lushly planted self-parking lot. Once visitors reach the summit of the site they will be greeted with stunning vistas across the valley below.

Developing a Contemporary Interpretation of the Hudson Valley Resort

The architectural character is distinctly modern, with simple forms and massing that contrast against the dramatic natural landscape. The lines are clean and elegant to elevate the architectural character and create a contemporary experience that is sympathetic to the historical architecture of the region without making an obvious attempt to mimic it. Taking cues from nearby Storm King Arts Center and iconic Hudson Valley destinations like the United States Military Academy or the grand hotels of the Hudson Valley, the Hudson Valley Casino and Resort design is artful and picturesque, focused on sculptural forms and their relationship with the expansive site. Where the garage and casino buildings are likened to the outcropping of rock on the ridgelines that cut through Orange County, the casino hotel is the jewel that punctuates the summit and creates a welcoming beacon for visitors.

If the exterior architecture is dedicated to the dramatic natural landscape, the interior spaces are focused on the human scale elements that make the Hudson Valley a unique and welcoming destination. Gardens, vineyards, orchards, trellises, pergolas and gazebos are a few of the landscape and architectural inspirations that drive the character of the casino and hotel interiors. These traditional elements are reinterpreted in contemporary forms and a thoughtful mix of natural and contemporary materials including wood, stone and metals to create interior environments that pulse with energy, while providing a sense of sophistication that is unique to the Hudson Valley.

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Organizing to enhance the user experience

The organization of the building is designed to work with the natural characteristics of, and approach to, the site.

Grand Lobby

Located at the terminus of the main arrival drive and at the top of the ridge are the porte cochere and grand lobby. These areas serve as the main hub of the facility and help distribute visitors efficiently to the casino, hotel and meeting areas of the site. The dramatic scale of these spaces makes a strong visual impact as guests arrive and provides unprecedented views of the Hudson Valley, but as importantly provides clear sightlines to the casino floor and hotel to improve wayfinding for new or infrequent visitors.

East Lobby

A secondary lobby located adjacent to the five story parking garage provides a dedicated entry point to the facility for guests using the parking garage or arriving by bus in the transit center located on the lowest level of the garage. While not on the same scale as the grand lobby, the east lobby helps to provide a welcoming and convenient connection to the varying parking levels. The east lobby also provides dedicated entry and exiting for under 21 guests attending concerts or other events hosted in the multi-function event space.

Casino Floor

The main casino floor is centrally located within the building so that amenity spaces completely surround, capturing views and providing complementary experiences nearby. A feature bar is located in the center of the casino floor and not only helps to break up the scale of the floor, but to organize circulation through the gaming area. High-Limit gaming is separated from the main casino floor and located with the VIP Bar in the northwest corner of the plan to take advantage of striking views of the surrounding hills to the west.

Service and Structured Parking

With the main arrival from the south, the natural topography allows for a seamless integration of a five story parking structure on the east into the casino level at the natural ridge of the site. A service drive from the west of the site allows for loading, employee access and other service related operations to be organized on the western and northern perimeters of the building. The natural topography again allows many of these functions to be tucked into lower levels, allowing for better separation between guests and staff and improving the orientation and shape of the main casino floor.