



EXHIBIT VIII.C.3.b.

ZONING

Applicable Zoning Designation

Submit as Exhibit VIII.C.3.b. a description of the applicable zoning designation for the Project Site.



The Project Site is located within the Planned Resort Development (“PRD”) Zoning District as more fully set forth below. The Project Site consist of approximately 1695 acres, approximately 710 acres of which will comprise the Gaming Facility. Montreign Resort Casino will be built on approximately 186 acres of the Gaming Facility land. Over the past three years, numerous actions, all of which were subject to environmental review under SEQRA, were initiated to ensure that the Project Site is zoned for a Gaming Facility, as well as future phases of development. The Project Site, also known as

Adelaar, is currently zoned to permit casinos, hotels, entertainment, retail, restaurants, theaters, day care facilities, waterparks and golf courses, and many other destination resort uses. The approved zoning assures the fastest speed-to-market of any proposed Gaming Facility in the State.

On November 21, 2006, the Project Site was rezoned to establish a new category of permitted use in the Town of Thompson (“Town”) SR District, RR-1 District, HC-1 District and HC-2 District to be known as PRD by adopting a new Section 250-27.2 of the Town Zoning Law (Town Code 250-27.2). (Attachment VIII.C.3.b.-1.) On January 15, 2013, the Town of Thompson Town Board (“Town Board”) adopted an amendment to the PRD section of the zoning law to enable the development of the Gaming Facility at the Project Site. The Town Board thereafter approved a new PRD Comprehensive Development Plan (“CDP”)

for the Project Site. The approved CDP enables the development of Adelaar, a market driven, master planned, destination resort community on the Project Site. Further, Subdivision and Site Plan Approval was also granted by the Town Planning Board ("Planning Board") for the construction of the Montreign Resort Casino portion of the Gaming Facility.

Specifically, the Project Site is located within the PRD Zoning District in the Town, as set forth on the Town Zoning Map, dated August 26, 2005. (Attachment VIII.C.3.b.-2.) The PRD Zoning District was specifically established by the Town in 2006 with the purpose of furthering the goals and objectives of the Town of Thompson – Village of Monticello Joint Comprehensive Plan ("Comprehensive Plan"). To achieve its goal of sustainable local and regional economic revitalization, the Comprehensive Plan recommends land uses such as a destination resort hotel to preserve major employment centers and to preserve a source of attraction to the Town and region. With respect to casino gaming, the Comprehensive Plan notes that "[l]egalized gaming could also play a role in reinvigorating area hotels" and "may serve to enhance the prospects for reviving the hotel business." The Comprehensive Plan definitively states that "[l]egalized gaming is endorsed by the [Comprehensive Plan] Committee."

All aspects of the Gaming Facility are permitted uses within the PRD Zoning District.

Additionally, the Resort Entry Road to the Project Site is located within the Commercial Industrial (CI), rural residential (RR-1) and highway commercial (HC-2) zoning districts within the Town of Thompson, as shown on the Zoning Map. (Attachment VIII.C.3.b.-2.) The authorized uses within the CI Zoning District include public utility structures and rights-of-way. Uses authorized in the RR-1 Zoning District include Planned Resort Development. Authorized uses in the HC-2 Zoning District include, but are not limited to, stripping of land and signs.



A MARKET DRIVEN, MASTER PLANNED, DESTINATION RESORT COMMUNITY
