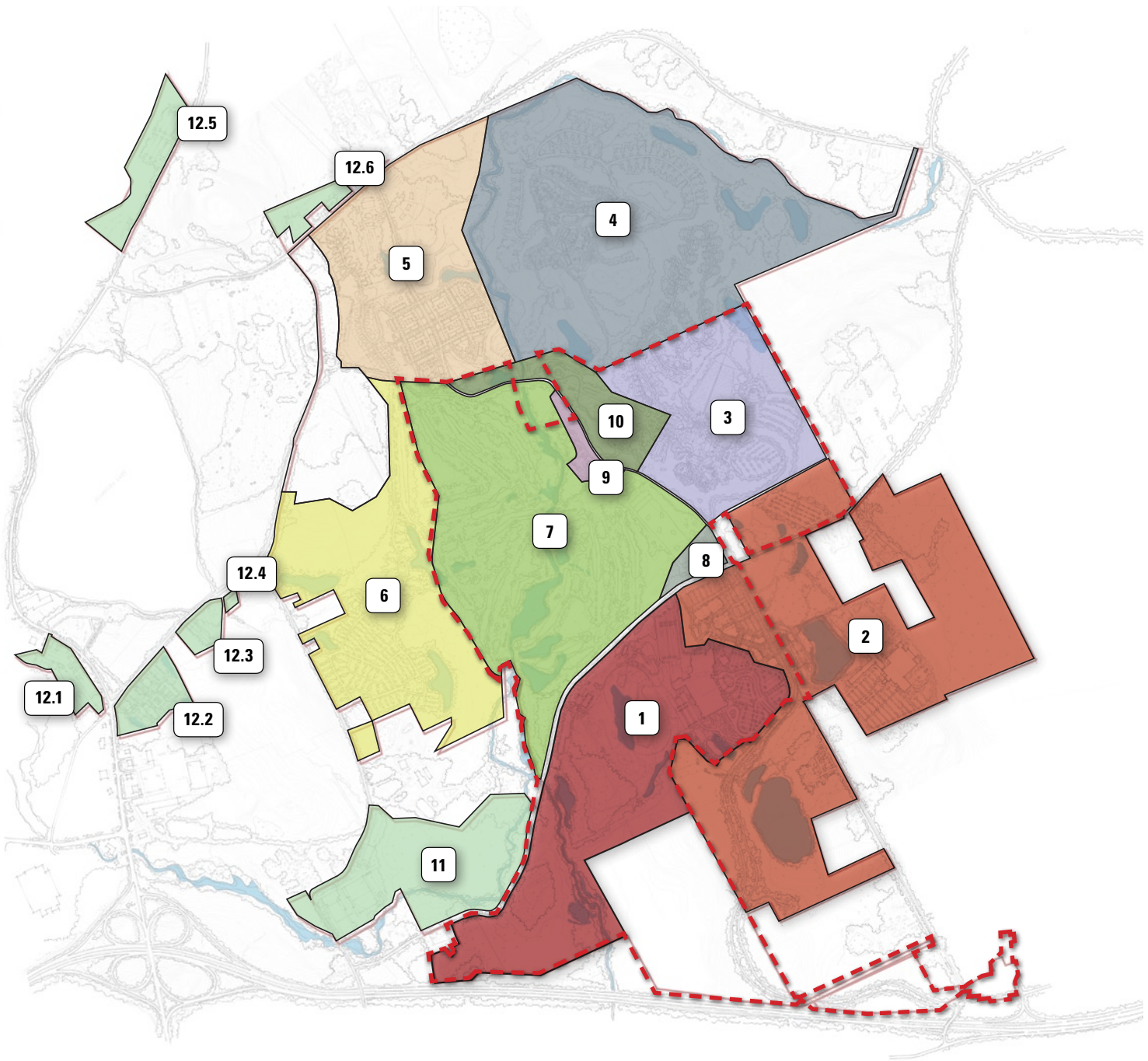


# Parcel Plan



--- GAMING FACILITY

HART | HOWERTON

© 2014 HART HOWERTON LTD. © 2014 HART HOWERTON PARTNERS LTD.  
The designs and concepts shown are the sole property of Hart Howerton. The drawings  
may not be used except with the expressed written consent of Hart Howerton.



Attachment VIII.C.4.c.-3

June 2014

# Comprehensive Development Plan Program

PERMITTED USE				PROPOSED PROGRAM SF, D.U. / KEYS	MAX. BUILDING HEIGHT	REQUIRED PARKING			OTHER						
<b>1. MONTREIGN RESORT CASINO: 185.54 AC</b>															
Hospitality				498 keys	220'	1/key + 1/employee									
Accessory Use				30,000 sf	55'										
Casino & Harness Horse Racetrack				331,400 sf	55'	1 per 7 VGMs									
Grandstand/Showroom				33,000 sf	55'	1/3 seats or 1/50 sf of exist. area									
Maintenance Shed & Paddock				40,600 sf	35'	1/1500 sf - main, 1/200 sf - padd.									
<b>2. ENTERTAINMENT VILLAGE: 282.20 AC</b>															
Hospitality				300 keys	95'	1/key + 1/employee									
Accessory Use				50,000 sf	25'	N/A									
Recreational Vehicle Park				60,000 sf, 150 spaces	35'	4/1000 sf			<ul style="list-style-type: none"> <li>typical parking space width: 18'</li> <li>typical parking space length: dependent per RV type.</li> <li>parking space size does not include required vegetated island.</li> </ul>						
Timeshares															
Commercial				180,000 sf	45'	5/1000 sf									
<b>3. INDOOR WATERPARK LODGE: 100.55 AC</b>															
Hospitality				550 keys	100'	1/key + 1/employee									
Accessory Use				100,000 sf	100'	N/A									
Commercial				21,500 sf	35'	N/A									
<b>4. SPORTING CLUB: 267.10 AC*</b>															
Option 1															
Hospitality				250 keys	55'	1/key + 1/employee									
Branded Residential**				170 du											
Option 2															
Residential (Age-Qualified)	Product Type	Typical Lot Area	Typical Density	410 du	# OF STORIES/ MAX BUILDING HEIGHT		MINIMUM BUILDING SETBACKS			MIN. / MAX. NUMBER OF BEDROOMS	MAX. LOT COVERAGE				
							FRONT	REAR STANDARD / ALLEY	SIDE						
	Single Family Attached	1,900 sf - 2,400 sf	14.0 - 11.0 du/ac				3, 45'	1.5/du	6' - 18'			20/3'	0' - 10'	1/3	95%
	Single Family Detached Small	2,900 sf - 5,775 sf	9.0 - 4.1 du/ac				2.5, 35'	2/du	6' - 18'					1/4	60%
	Single Family Detached Medium	6,600 sf - 9,600 sf	3.6 - 2.5 du/ac				2.5, 35'	2/du	18'					1/5	50%
Single Family Detached Large	21,780sf - 87,120 sf	1.0 - 0.3 du/ac	2.5, 35'	2/du	24'	1/7	33%								
<b>5. RESIDENTIAL VILLAGE: 126.61 AC</b>															
Commercial				95,0001 sf	55'	4/1000 sf			1Includes a maximum of 5,000sf of retail facilities for the sale of NY State Agricultural products in support of the Demonstration Farm.						
Civic Center				35,000 sf	35'	4/1000 sf									
Mixed-Use				Retail/ Office: 20,000 sf Resid. As Described Below	55'	5/1000 sf & 1.5/du									
Residential	Product Type	Typical Lot Area	Typical Density	385 du	# OF STORIES/ MAX BUILDING HEIGHT		MINIMUM BUILDING SETBACKS			MIN. / MAX. NUMBER OF BEDROOMS	MAX. LOT COVERAGE				
							FRONT	REAR STANDARD / ALLEY	SIDE						
	Multi-Family	1,250 sf - 1,550 sf	20.0 - 17.0 du/ac				3, 45'	1.5/du	2' - 12'			20/3'	0' - 10'	0/3	95%
	Single Family Attached	1,900 sf - 2,400 sf	14.0 - 11.0 du/ac				3, 45'	1.5/du	6' - 18'					1/3	85%
	Single Family Detached Small	2,900 sf - 5,775 sf	9.0 - 4.1 du/ac				2.5, 35'	2/du	6' - 18'					1/4	60%
Single Family Detached Medium	6,600 sf - 9,600 sf	3.6 - 2.5 du/ac	2.5, 35'	2/du	18'	1/5	50%								
Single Family Detached Large	21,780sf - 87,120 sf	1.0 - 0.3 du/ac	2.5, 35'	2/du	24'	1/7	33%								
<b>6. FUTURE DEVEL. PARCEL: 204.46 AC</b>															
Residential	Product Type	Typical Lot Area	Typical Density	350 du	# OF STORIES/ MAX BUILDING HEIGHT		MINIMUM BUILDING SETBACKS			MIN. / MAX. NUMBER OF BEDROOMS	MAX. LOT COVERAGE				
							FRONT	REAR STANDARD / ALLEY	SIDE						
	Single Family Attached	1,900 sf - 2,400 sf	14.0 - 11.0 du/ac				3, 45'	1.5/du	6' - 18'			20/3'	0' - 10'	1/3	85%
	Single Family Detached Small	2,900 sf - 5,775 sf	9.0 - 4.1 du/ac				2.5, 35'	2/du	6' - 18'					1/4	60%
	Single Family Detached Medium	6,600 sf - 9,600 sf	3.6 - 2.5 du/ac				2.5, 35'	2/du	18'					1/5	50%
Single Family Detached Large	21,780sf - 87,120 sf	1.0 - 0.3 du/ac	2.5, 35'	2/du	24'	1/7	33%								
<b>7/8/9. MONSTER GOLF: 236.14 AC</b>															
Commercial				35,000 sf	35'	4/1000 sf									
Hospitality				12 keys	35'	1/key + 1/employee									
<b>10. RECREATION CORE: 33.23 AC</b>															
Commercial				40,000 sf	35'	4/1000 sf									
<b>11. SOUTHWEST PARCELS: 75.24 AC</b>															
Commercial				175,000 sf	55'	4/1000 sf									
<b>12. COMMERCIAL PARCELS (ALL): 58.70 AC</b>															
Commercial				290,000 sf	55'	4/1000 sf									
Hospitality				250 keys		1/key + 1/employee									

Note: The above indicated program elements are not considered an aggregate sum; but rather, a maximum allowance for each permitted use. Refer to Chapter III, page 24, for the project-wide programming limits

Note: Parcel names and numbers correspond to Exhibit 32: Parcel Plan.

\* Options 1 and 2 represent two alternate development scenarios for Parcel 4. Concurrent development of the two alternates would not occur.

\*\* See Option 2 for the range of product types and standards to be implemented as part of Option 1.

du	dwelling unit(s)
key	unit of hospitality accommodation (regardless of unit size)
sf	square feet