

Exhibit X.C.1

TRAFFIC MITIGATION

Submit as Exhibit X. C.1. a description of the steps, plans and measures, including infrastructure improvements, to mitigate traffic flow and vehicle trips in the vicinity of the Gaming Facility. Include a description of plans to use public or alternate transportation methods and transportation demand management.

TRAFFIC MITIGATION

Description of Steps to Mitigate Traffic Flow

Primary external access to the site is proposed via a full access driveway that will intersect US Route 209 from the east forming a new intersection approximately 670-feet north of the existing southern Nevele Road intersection with US Route 209, which will be closed with the re-development of the site. The new intersection will be constructed with a separate northbound right-turn lane, an exclusive southbound left-turn lane, and two lanes exiting the site for separate left and right turn movements. The intersection will be controlled with a traffic signal. In addition, the north leg of Nevele Road will be realigned to a stop sign approach with the main access into the site (Old Arrowhead Road). This realignment will discourage use of the northern leg of Nevele Road to access the site from US Route 209. Signing will also be placed along US Route 209 north of the northerly Nevele Road intersection to clearly direct patrons to continue south toward the main site entrance on US Route 209.

To help reduce the traffic entering and exiting the site, employees will park off-site at a parking lot located to the south of the site. The employees will be shuttled to and from the site, which will help reduce the single vehicle trips at the site by transporting numerous employees at once.

The following additional off-site intersection mitigation are proposed as follows:

- Signal timing optimization at the US Route 209/Maple Avenue intersection.
- A coordinated signal timing plan will be implemented using the existing hardware located at the Canal Street and Center Street intersections on US Route 209.
- Re-striping of US Route 209 in the vicinity of Warren Street to provide a two-way left-turn center median in the corridor that extends from approximately Essex Street to the existing northbound left-turn lane at Center Street.
- Construction of northbound and southbound left-turn lanes at the US Route 209/Sullivan Street intersection.

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- Re-striping to extend the southbound left-turn lane on US Route 209 at the NY Route 17 Eastbound Ramps.
 - Widening of US Route 209 to provide an exclusive southbound left-turn lane and a short center two-way left-turn lane to facilitate two stage left-turn movements from the US Route 209/Off-Site Employee Parking Lot Driveway. The westbound driveway approach should be widened to provide two lanes for left and right turn movements.

A Transit Plan developed for Nevele Resort, Casino & Spa was designed to further enhance the multi-modal access by employees and patrons of the site and consists of two tiers of service. Tier 1 service is employee bus service, and tier 2 service is additional independent service including a potential local bus loop operated by Ulster County Area Transit (UCAT). The tier 1 service will be implemented immediately upon opening of the casino and will establish the base line service fundamental to the operation of the casino. The tier 2 service could be implemented over time at a low cost in coordination with UCAT.

The two tiers are as follows:

- Employee Shuttle - This service includes a local shuttle operating between the site and the off-site employee parking located approximately 1½ miles south of the site.
- Connector to Beacon Rail – This service includes an express bus route between the Beacon train station (serving Metro North trains) and Nevele via I-84, NY Route 17 and Route 209.

Nevele will be responsible for covering the cost of implementing the identified traffic mitigation measures.