

Exhibit VIII. C.3.b
Applicable Zoning Designation

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

The current zoning classification for the property upon which the casino gaming facility and related uses will be located is C-3 Waterfront Mixed Use. C-3 Waterfront Mixed Use is regulated by standards contained within Schenectady City Code §264-14 included as Attachment “A”.

Pursuant to authority conferred by NYS General City Law §83, NYS Second Class Cities Law §3, NYS Municipal Home Rule Law §10 and Schenectady City Code Article XIX, it is expected that the City Council will introduce for consideration a proposed Local Law to create a new zoning district classification for the project property to be known as “C-3G Gaming and Recreational Planned District.” It is anticipated that this Local Law will be introduced at a regularly scheduled City Council meeting in July 2014. Allowable uses and bulk and area standards applicable to this new zoning classification will be included within the draft legislation. The text of the proposed Local Law is as shown in Attachment “B”.

The proposed Local Law will be substantially similar to the existing C-3 Waterfront Mixed Use District with modifications to bulk and area standards that are more suitably designed to ensure an effective and efficient use of the property for a casino use.

The proposed Local Law will support and promote the goals and recommendations contained in the Schenectady 2020 Comprehensive Plan to redevelop Schenectady’s waterfront to provide both economic development as well as public recreational opportunities along the Mohawk River.