

New York Gaming Facility Location Board
Response to Request for Applications to Develop and Operate a
Gaming Facility in New York State

TIOGA DOWNS RACETRACK, LLC

Exhibit VIII.C.14.a.

Refer to Exhibit VIII.C.5.a. for a site plan of the proposed Tioga Downs Casino Resort.

Refer to Exhibit VIII.C.5.a.8. for the existing and projected Site Parking Statistics.

Refer to Exhibit VIII.C.17.d. for the Traffic Impact Study.

The Project Site currently offers approximately 1,700 passenger car parking spaces and 22 bus parking spaces. An existing gravel lot is also utilized for employee parking. This lot has an estimated parking capacity of 115 spaces. The existing parking lots on the eastern portion of the site are dedicated to customer parking with a capacity of 1,000 spaces. The existing western parking lot, capacity of 700 spaces, is utilized for valet parking, employee parking and overflows event parking.

The proposed project will add an additional 729 parking spaces. 274 of those spaces are currently under construction. These spaces will be provided in a parking garage connected to the existing Tioga Downs Casino. Additional parking spaces will be provided adjacent to the hotel, restaurant and the barn area.

Valet Parking is currently provided at the Main Entrance to the Tioga Downs Casino. Valet attendants park patron vehicles in the west parking lot. Valet parking will also be at the Hotel Entrance. Hotel valet vehicles will also be parked in the west parking lot.

The Parking Garage, East Parking lots and the Hotel Parking lots will be using for long and short term visitor parking. Bus parking is currently provided for in the west parking lots. The east parking lot also has the ability to host large commercial vehicles, recreational vehicles and other non-passenger vehicles.

Traffic on the Tioga Downs site driveway is controlled by a stop sign at the exit. Traffic on West River Road is free flowing. West River Road provides two-way traffic flow with one through lane in each direction. The main entrance for patrons is a two lane ingress and single lane egress from West River Road. The storage length for the two ingress lanes is approximately 290 feet in length until the roadway reduces to one lane. With the development of the Tioga Downs Casino Resort, two lanes of ingress will be provided to the main entrance to the Casino. A bypass lane will remain for employees, delivery, and valet parking. The speed limit for the Tioga Downs entrance is posted at 10 mph.

A secondary entrance and exit from the site is provided on the west side of the Project Site at Bardwell Road, a tributary to West River Road. This entrance/exit is primarily used by the horseracing population but can serve as an emergency ingress/egress.

In May 2006, Tioga Downs had a Traffic Management Plan for Special Events and Emergency Incidents prepared by McFarland-Johnson, Inc. engineers. A copy of this plan is attached to

TIOGA DOWNS RACETRACK, LLC

Exhibit VIII.C.14.a. (cont.)

supplement this Exhibit and signify how Tioga Downs currently operates and handles special events. Tioga Downs continues to operate with this successful plan after the development of the Tioga Downs Casino Resort.

Traffic Management Plan

for

Special Events & Emergency Incidents

Tioga Downs Racino



May 2006



McFarland-Johnson, Inc.
49 Court Street, Metrocenter
P.O. Box 1980
Binghamton, NY 13902
www.mjinc.com



Traffic Management Plan

EXECUTIVE SUMMARY

During the approval process for Tioga Downs, the NYSDOT requested (memo March 16, 2006) that the owner prepare a Traffic Management Plan (TMP). Several meetings were held for stakeholders to participate in the development of this Plan. Participants included:

- Tioga Downs
- NYSDOT
- Tioga Co. Sheriff
- NYS Police
- Greater Valley EMS
- PennDOT District 3-0 Traffic
- McFarland-Johnson
- Tioga Co. Emergency Manager
- Tioga Co. Fire Coordinator
- Town of Nichols Board
- Town of Nichols Highway
- Waverly Police Department
- Tioga Co. Public Works
- PennDOT Bradford County

The purpose of this TMP is to provide contact data, procedures and checklists to assist stakeholders to prepare strategies for traffic control. The plan consists of site access, traffic control, en-route traveller information and traffic incident management.

Schedule of Traffic Management Plan

- May - One year Performance Bond in-place
- June - Grand Openings for Racing and Video Lottery Terminals
- August - Special event (concert)
- June thru August - Quality Control Plan where stakeholders assess the effectiveness of the TMP and document problems for use in the Traffic Impact Study
- September - Traffic counts and prepare the Traffic Impact Study
- September/October - Determine if any construction is necessary to mitigate traffic impacts
- Fall 2006 - Prepare design construction plans and NYSDOT Highway Work Permit if necessary
- Spring 2007 - Any necessary construction work completed prior to new racing season





State of New York
Department of Transportation
Albany, N.Y. 12232
<http://www.dot.state.ny.us>

Thomas Madison, Jr.
Commissioner

George E. Pataki
Governor

Tioga/E. Chemung Residency
PO Box 358
1497 SR 96
Owego, NY 13827

May 25, 2006

Mr. Mark Phifer
Facility / Project Manager
Tioga Downs Racetrack, LLC
PO Box 509
Nichols, NY 13812

RE: Traffic Management Plan
Tioga Downs Racetrack

Dear Mr. Phifer

During the SEQR approval process NYSDOT requested (memo March 16, 2006) that Tioga Downs, LLC prepare a Traffic Management Plan (TMP). This TMP plan has been completed and approved with submission of the May, 2006 final "Traffic Management Plan for Special Events & Emergency Incidents" document. The NYSDOT / Tioga Downs Traffic Management Agreement dated September 10, 2005 remains in effect until the traffic mitigation component of the SEQR application is resolved.

If you have any questions regarding the above, please contact me at (607) - 687- 3730 ext. 301.

Sincerely,

A handwritten signature in cursive script that reads "Cathy Woodward".

Cathy Woodward, P.E.
Resident Engineer, Tioga / East Chemung Counties

cc: Michael Rhodes-Devey, Towne Law Offices, Albany, NY
James Branston, Supervisor, Town of Nichols
Marty Butler
Gary Funk
James Clements
R. Sechrist

Traffic Management Plan

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Traffic Management Plan

**Emergency Directory
&
Aerial View of Area**



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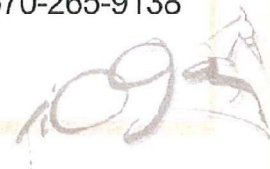
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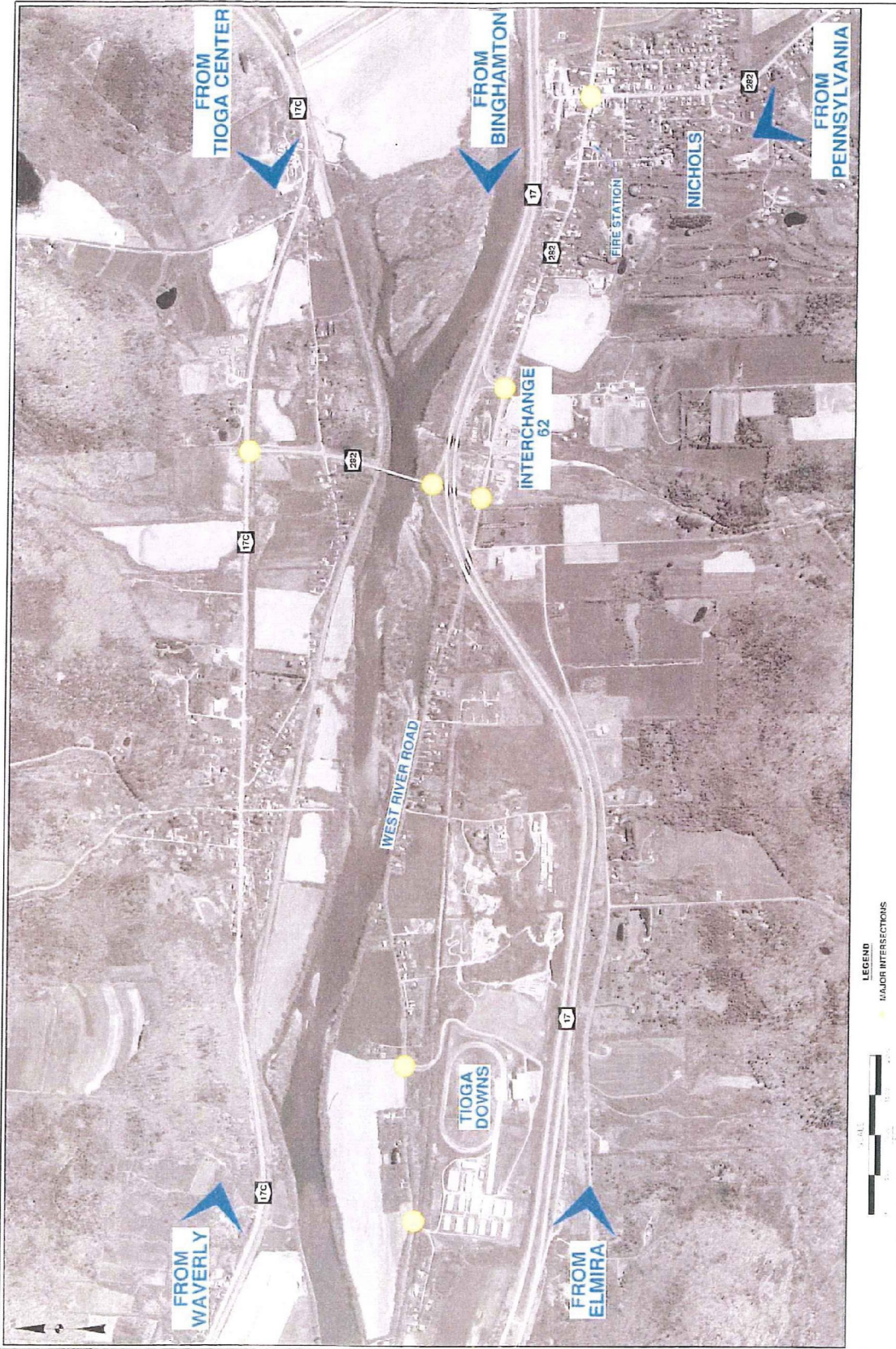


Traffic Management Plan

Emergency Directory

- Medical, Fire and Police Emergencies 911
Tioga County Sheriff, NYS Police and Nichols
- Tioga Downs Security Office 607-699-3900
Fax: 607-699-3901
- Tioga County Emergency Management Office 607-687-2023
Owego, NY
- Tioga County Sheriff 607-687-1010
- Greater Valley EMS (On-Site Special Events) 570-888-6000
Sayre, PA
- NYSDOT Traffic Management Center (TMC) 866-880-7354
- NYSDOT Resident Engineer 607-687-3730
Owego, NY
- Local Towing Service Pre-plan Provider
- PennDOT Emergencies 570-265-2181
Fax: 570-265-9138





Nichols, NY and Tioga Downs Area

Traffic Management Plan

Basic Operations



Tioga Downs

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Traffic Management Plan

Basic Operations
CHECK LIST

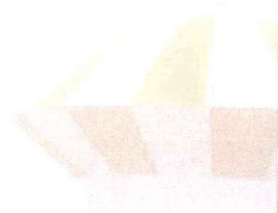
- Conduct annual Emergency Personnel walk-thru of facility
- Indicate the Emergency Vehicle Access Gate to use
 - △ Calls to 911: Pre-plan site location need versus which gate to use
- Indicate potential bottleneck locations for surveillance monitoring
- Indicate need and location of traffic control officers, in conjunction with NYSDOT and Tioga County

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Traffic Management Plan

Special Events



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Traffic Management Plan

Special Events CHECK LIST

- Obtain Tioga County Permit for crowds greater than 5,000
- Contact Tioga Co. Emergency Management & NYSDOT TMC Offices
 - △ Pre-plan Traffic Control Strategy Meeting
 - △ Use of NY 17 Changeable Message Signs
- Contact Tioga County Sheriff
 - △ Coordinate Off-Duty Sheriffs for Major Intersection Traffic Control
- Greater Valley EMS (Sayre, PA) - On-Site use
- Use West Gate for Entrance / Exit as required
- Pre-Plan for site capacity and turn-away traffic flow pattern.
NYSDOT must be involved in this planning.
- Designate special area for "Handicap Parking" which is typically greater than for basic operation.
- Conduct Internal training of On-Site Traffic Control personnel
- Use traffic cones for exclusive traffic flows
- Show permitted pedestrian crosswalk locations
- Parking in fields - Prepare contingency plan for wet conditions
- Establish employee parking in remote area
- Arrange for tow truck service on-call for on-site breakdowns
- Send list / date / time of Special Large Events to PennDOT
 - △ Fax number: 570-265-9138



A handwritten signature in dark ink, appearing to read 'T. G. ...' with a flourish at the end.

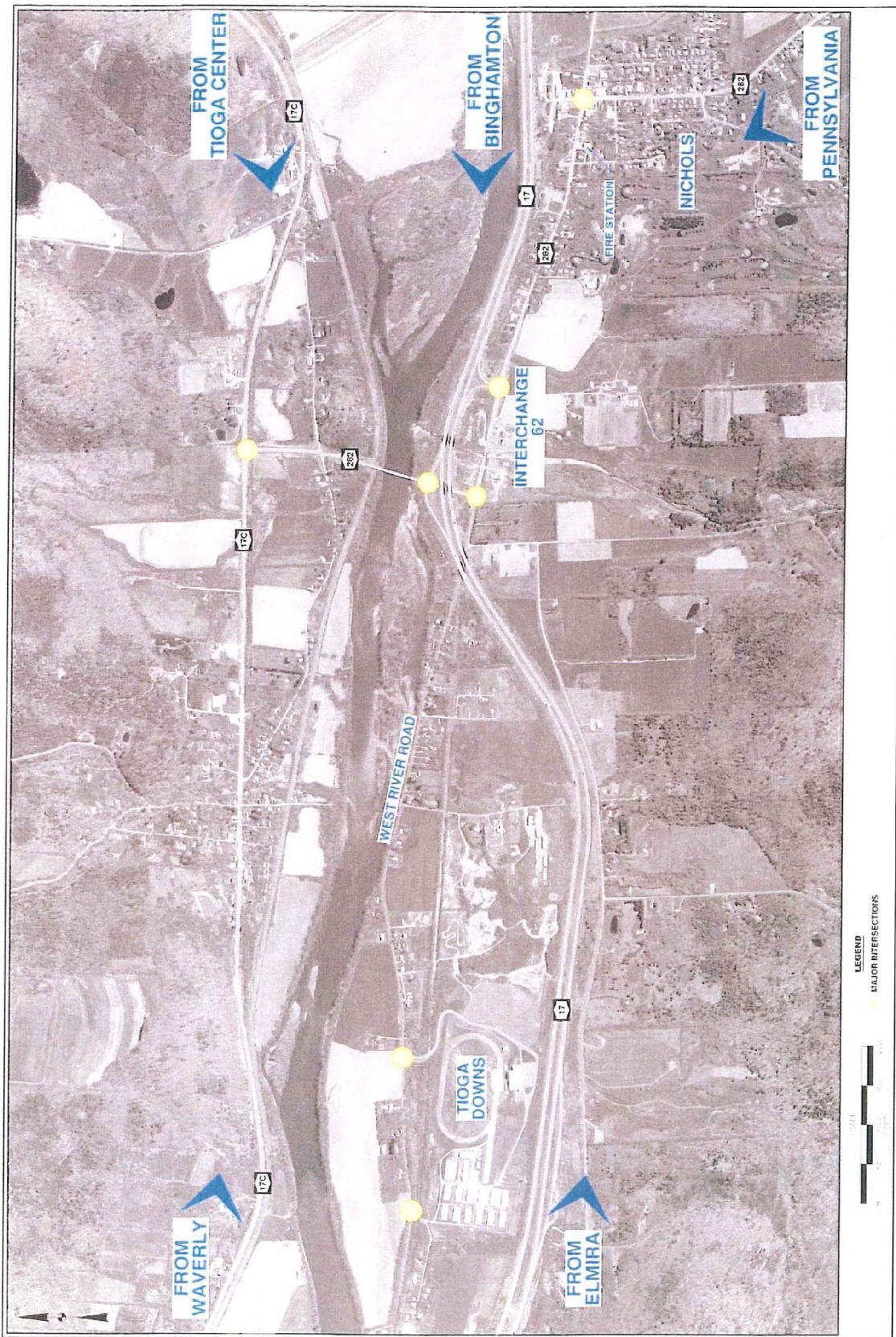
Traffic Management Plan

Photos
of
Major Intersections



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Major Intersection Locations

West River Road at NY 282 Eastbound Approach

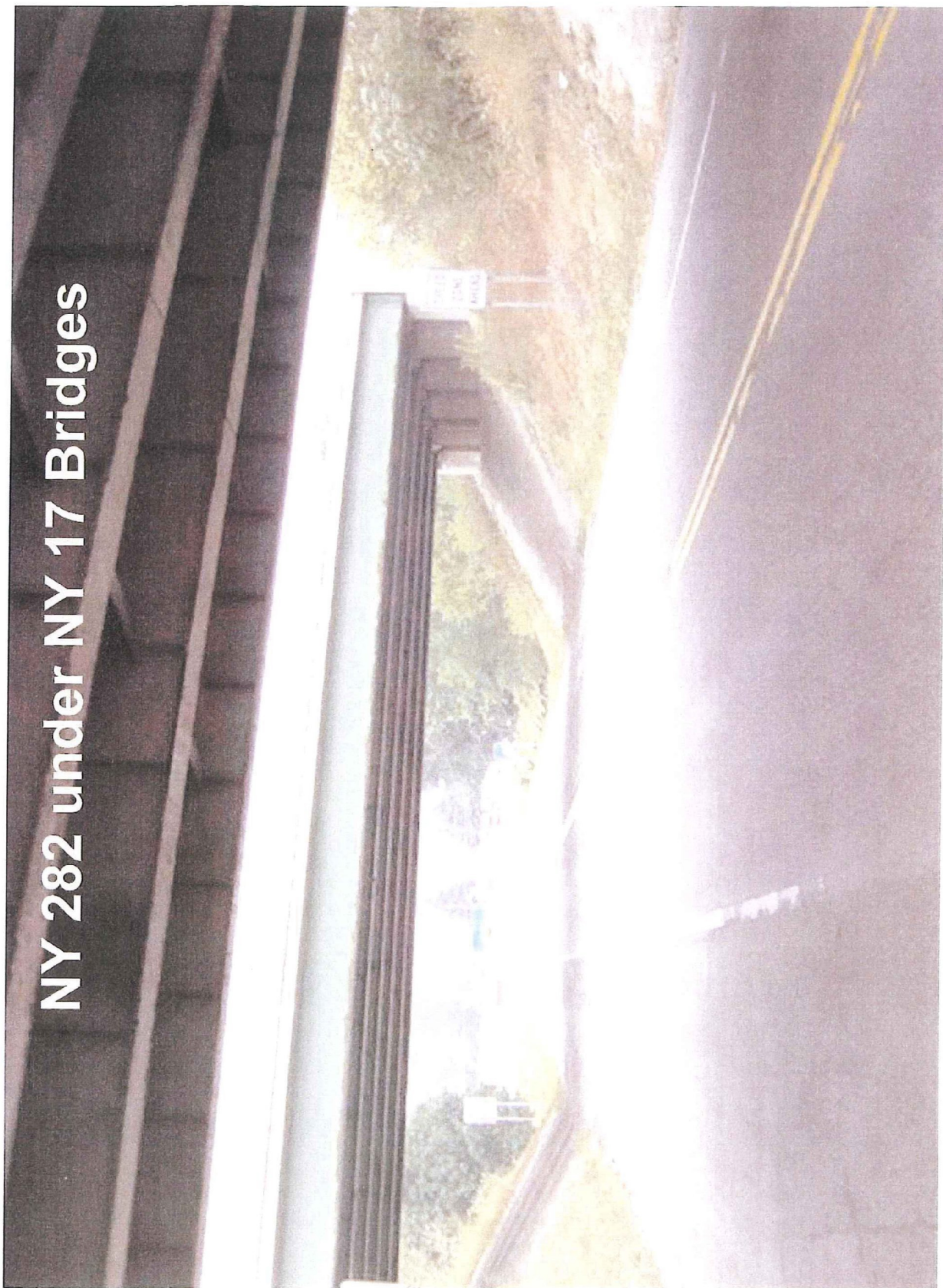


NY 282

NY 282

West River Road

NY 282 under NY 17 Bridges

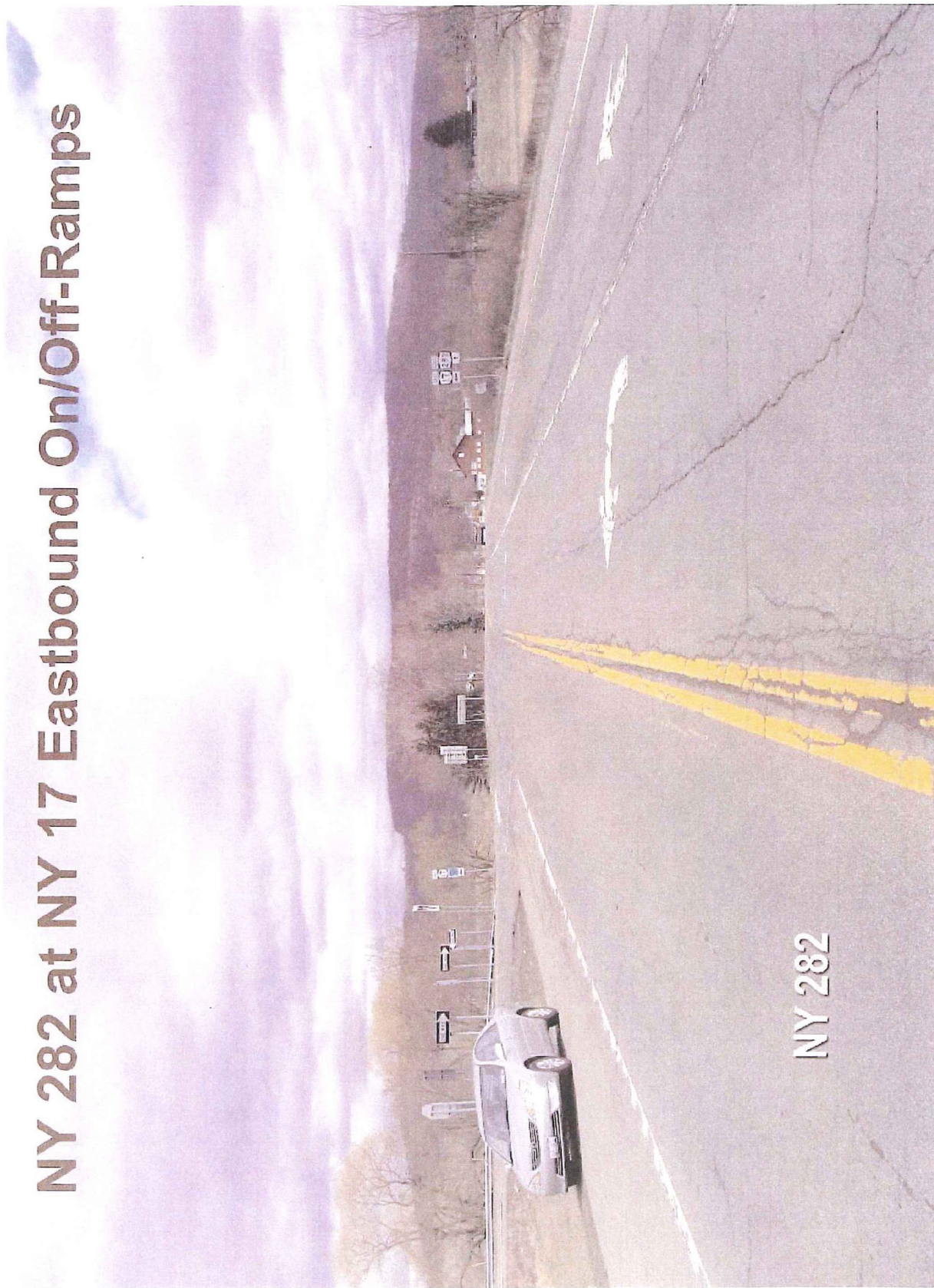


NY 17 Westbound Off-Ramp at NY 282

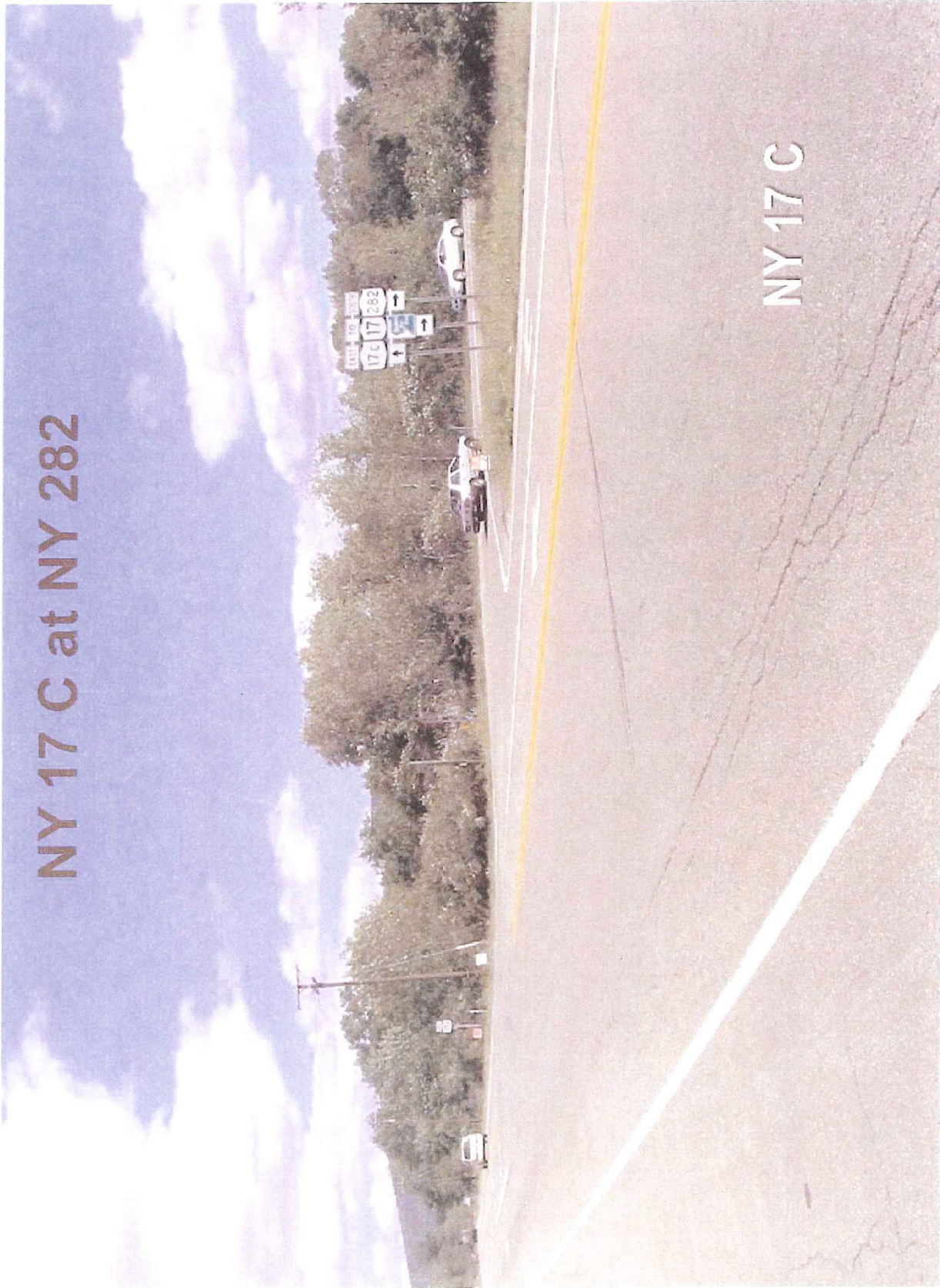


Westbound Off-Ramp

NY 282 at NY 17 Eastbound On/Off-Ramps



NY 282

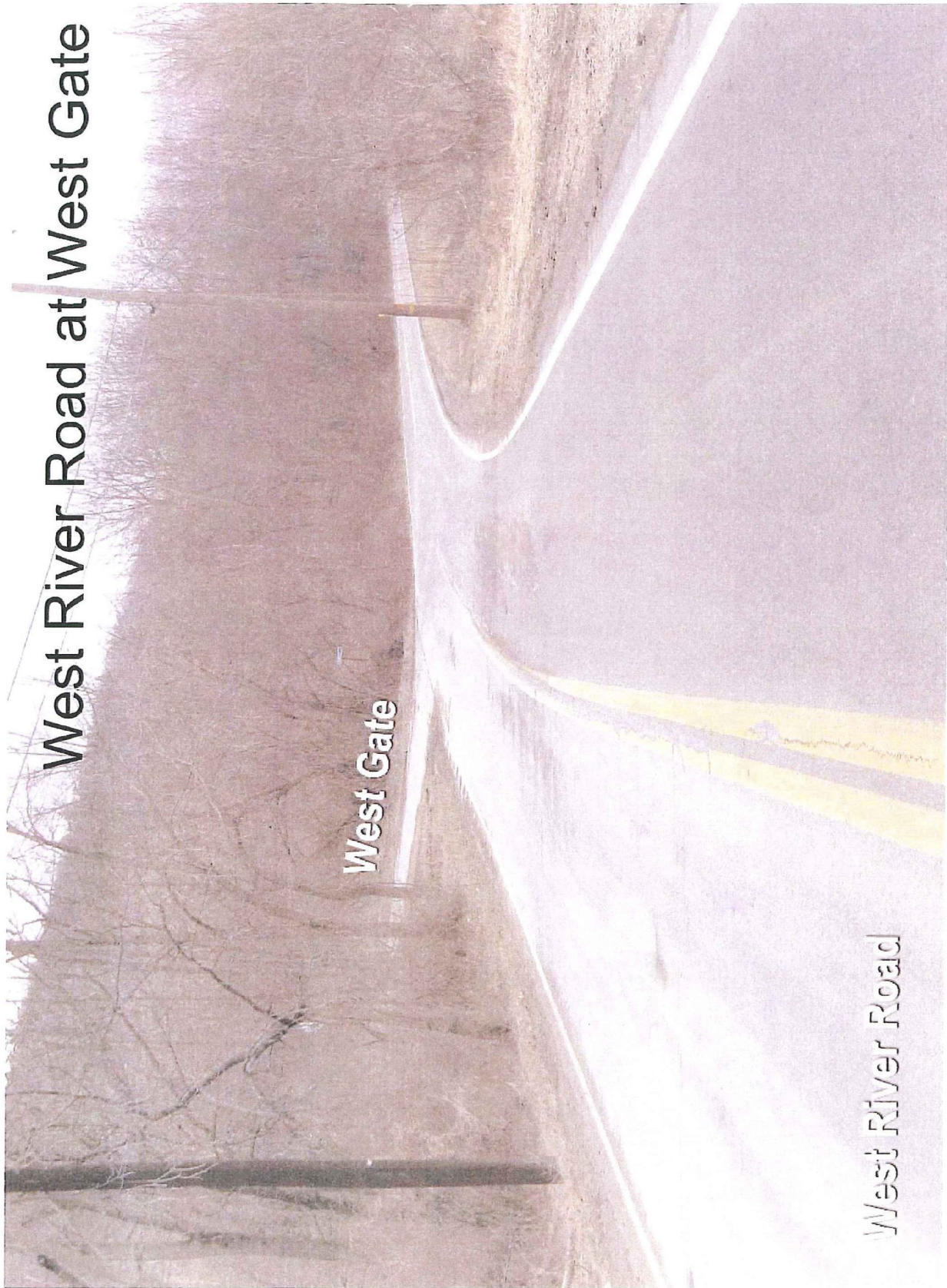


West River Road at Main Gate

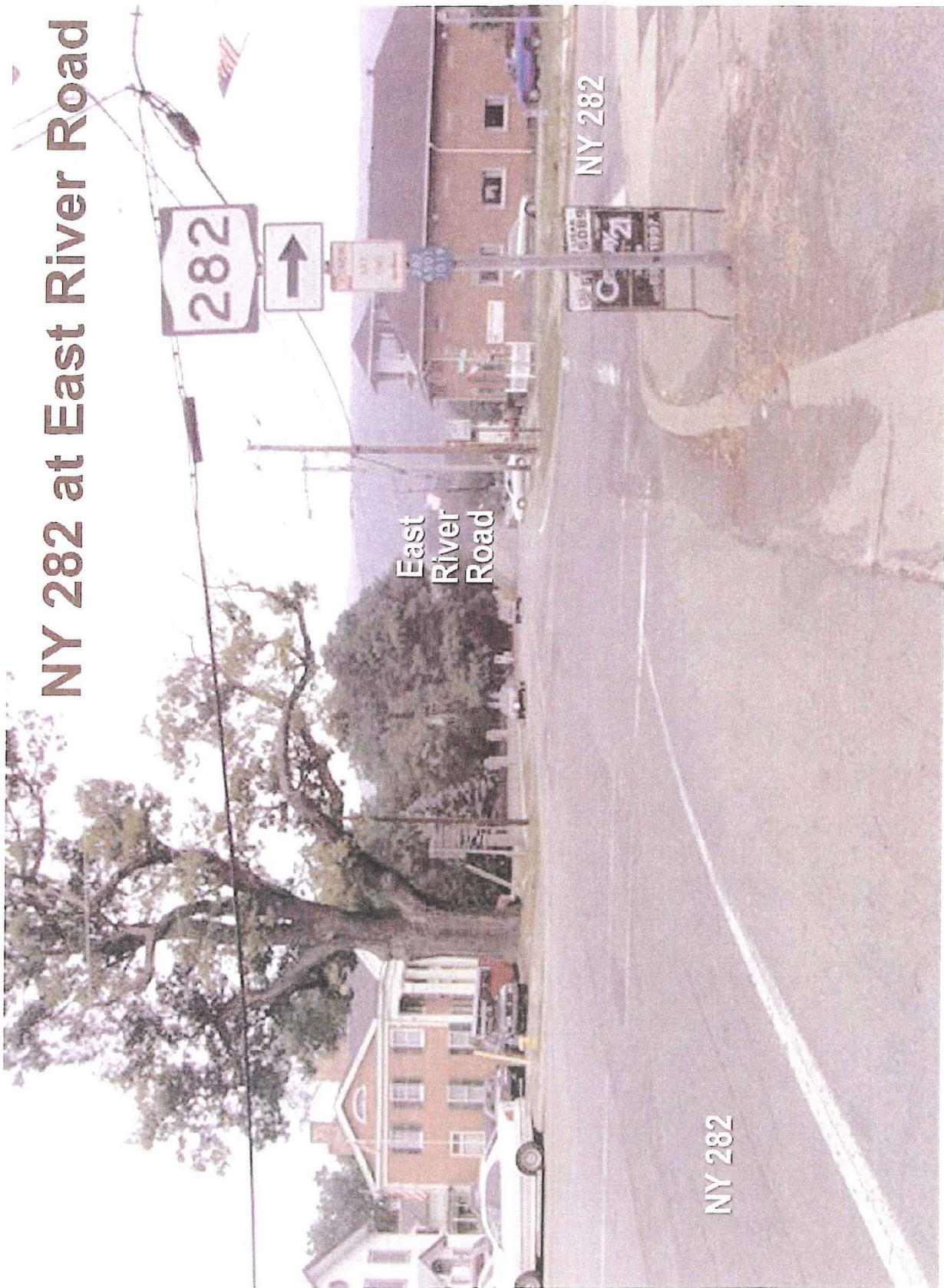


West River Road

Main Gate



NY 282 at East River Road



Traffic Management Plan

Emergency Incidents
with
Road Closure / Detour



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Traffic Management Plan

Incidents with Road Closure / Detour CHECK LIST

- Identify incident location and call 911
- Emergency Responders indicate need for road closure
- Tioga County Emergency Management Office determines detour route
 - △ See "NYSDOT Tioga County Emergency Detours for NY Exits 61-63"
 - △ See Major Incident Detour Routes (Aerial Maps)
 - △ Contact Sayre / Athens / Waverly Communications Center
 - Only Required during closure along West River Road
 - PA Area Communications Center contacts PennDOT District 3
 - See "Sayre / Athens / Waverly Area Detour" Maps
 - △ Contact NYSDOT TMC for Changeable Message Signs
 - CMS - Pre-planned locations along NY 17
 - △ Equipment Location Plan
 - Number of traffic cones, barricades, signs required at designated locations
 - Supplier and location of equipment storage areas
 - △ Contact media about Interchange 62 ramp or road closings
- Tioga Downs Security Office
 - △ Internal alert to patrons for road closings



109-15

Traffic Management Plan

NYSDOT

**Tioga County Emergency Detours
for
NY 17 Exits 61-63**



EXIT 61 TO EXIT 62 EASTBOUND

NYS ROUTE 34 EXIT TO NYS ROUTE 282 EXIT

Incident closes eastbound lanes of Route 17 between exits 61 and Exit 62:

- < Traffic exits at Exit 61.
- < Turn left onto Route 34 for 0.8 miles to the intersection with State Route 17C/Chemung Street.
- < Turn right onto Route 17C for 10 miles to the intersection with Route 282.
- < Turn right onto Route 282 for 0.5 miles to 'T' intersection.
- < Turn left and continue on Route 282 for 0.3 miles to the Route 17 Eastbound On-Ramp.
- < Turn left - enter eastbound ramp of Route 17.

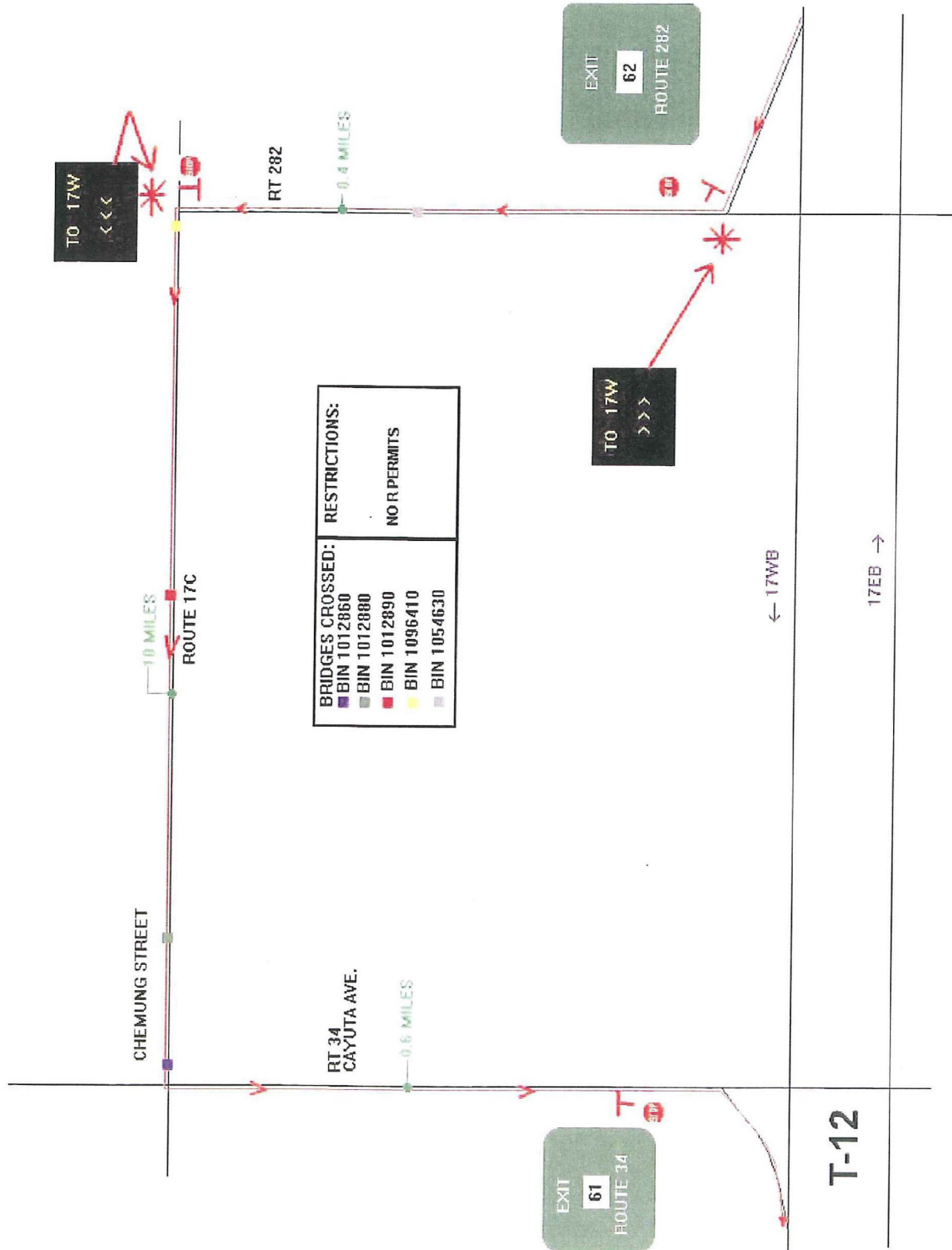
T-9 (Typical NYSDOT Reference Number)



EXIT 62 TO EXIT 61 WESTBOUND
NYS ROUTE 282 EXIT TO NYS ROUTE 34 EXIT

Incident closes westbound lanes of Route 17 between Exit 62 and Exit 61:

- < Traffic exits at Exit 62.
- < Turn right onto State Route 282 for 0.4 miles to the intersection with State Route 17C.
- < Turn left onto Route 17C for 10 miles to the intersection with State Route 34/Cayuta Avenue.
- < Turn left onto Route 34 for 0.6 miles to the westbound ramp of Route 17.
- < Turn right - enter westbound ramp of Route 17.

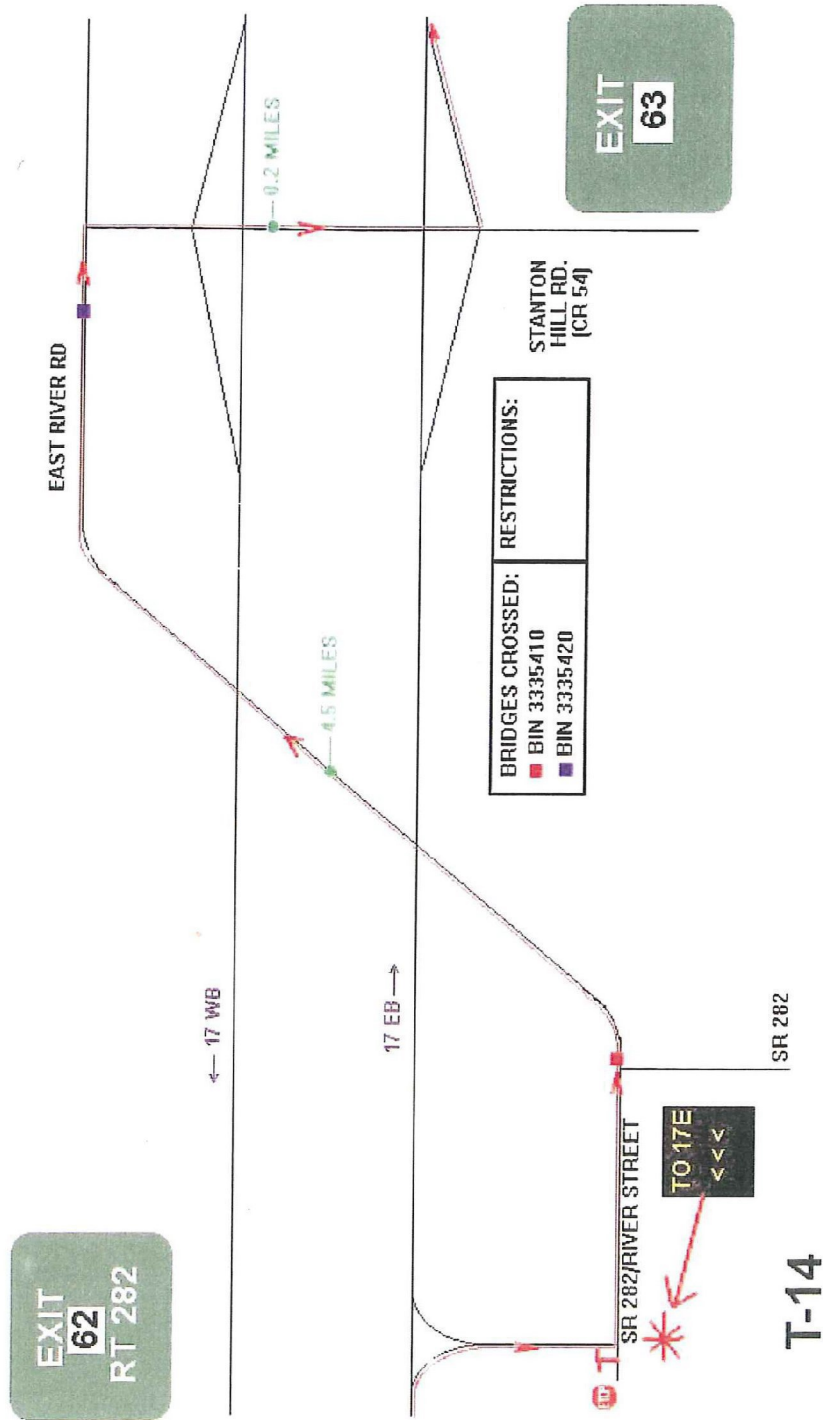


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EXIT 62 TO EXIT 63 EASTBOUND
NYS ROUTE 282 EXIT TO STANTON HILL ROAD EXIT (CR 54)

Incident closes the eastbound lanes of Route 17 between Exit 62 and Exit 63:

- < Traffic exits at Exit 62.
- < Turn Left onto State Route 282/River Street.
- < Continue straight on River Street for 4.5 miles to the intersection with Stanton Hill Road.
- < Turn right onto Stanton Hill Road for 0.2 miles to the Route 17 Eastbound On-Ramp.
- < Turn left - enter eastbound ramp of Route 17.



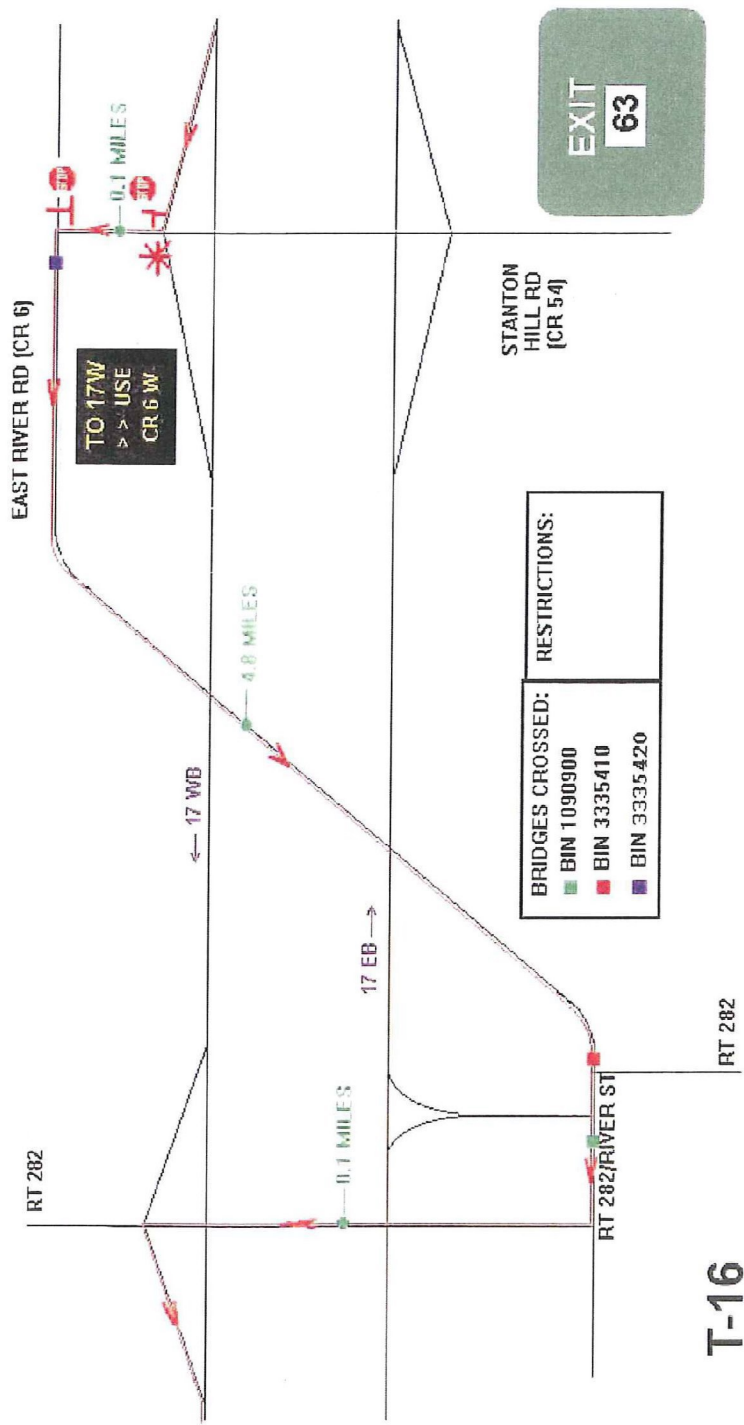
EXIT 63 TO EXIT 62 WESTBOUND

STANTON HILL RD EXIT (CR 54) TO NYS ROUTE 282 EXIT

Incident closes the westbound lanes of Route 17 between Exit 63 and Exit 62:

- > Traffic exits at Exit 63.
- > Turn right on Stanton Hill Road for 0.1 miles to the intersection with River Street.
- > Turn left onto River Street for 4.8 miles to the intersection with State Route 282.
- > Turn right onto Route 282 for 0.1 miles to the Westbound On-ramp of Route 17.
- > Turn left - enter westbound ramp to route 17.

EXIT
62
RT 282

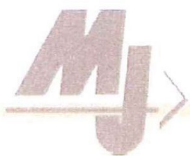


T-16

Traffic Management Plan

Aerial Photo Maps

Major Incident Detours
Impacting
Tioga Downs Traffic





Major Incident Locations

Traffic Management Plan

On-Site Traffic Control

CHECK LIST

- Indicate potential on-site bottleneck locations for surveillance monitoring and / or control
- Busses and RVs - Verify vehicles can execute all required turning movements. Avoid backing up.
- Security ensure that waiting charter busses do not interfere with normal flow patterns of patrons walking and driving.
- Inventory of traffic control cones for on-site use as necessary.



Traffic Management Plan

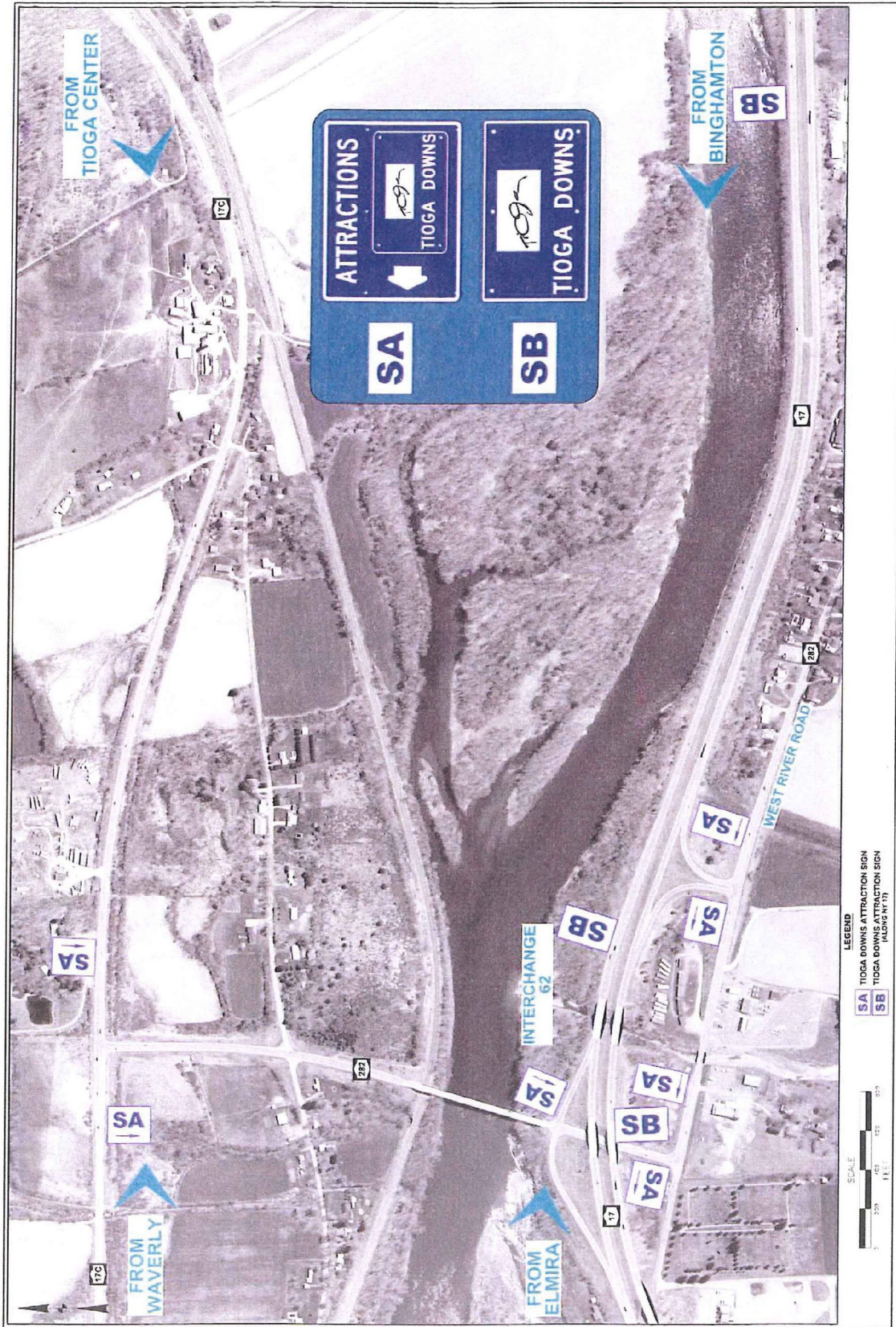
General

Recommended Improvements (continued)

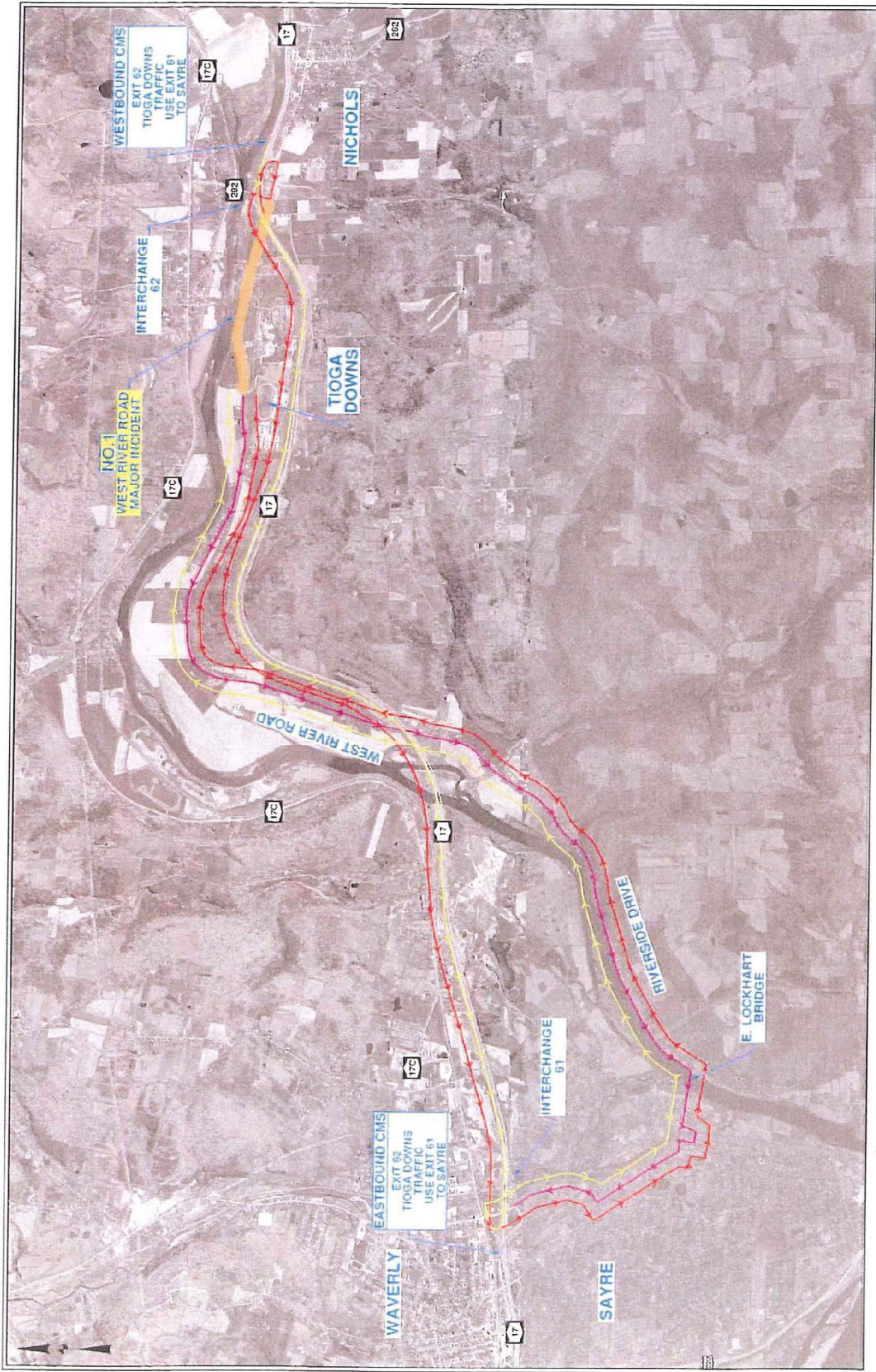
- Check with PennDOT on opening of Athens, PA bridge currently scheduled for opening in October, 2006.
 - △ Revise Detour Plan use as appropriate
 - △ Notify staff of bridge opening
- PennDOT reviewing need for "To NY 17" and "To Sayre" route marker signs
- Nichols should verify need for "Object Marker" signs at the ends of the existing bridge along East River Road just east of the village
- NYSDOT Resident Engineer should field review the westbound East River Road guide rail approach to the NY 17 bridge abutment
- Conduct pre and post meetings, prior to events, to evaluate readiness and effectiveness of the Traffic Management Plan
- Tioga Downs website considerations
 - △ Post Site Plan
 - △ Provide text directions to support plan
 - △ Provide maps and directions based on point of origin
 - △ Create an interactive plan to better present detailed information contained in the plan
 - △ Allow users to access information on specific entities via hyperlinks embedded in the plan



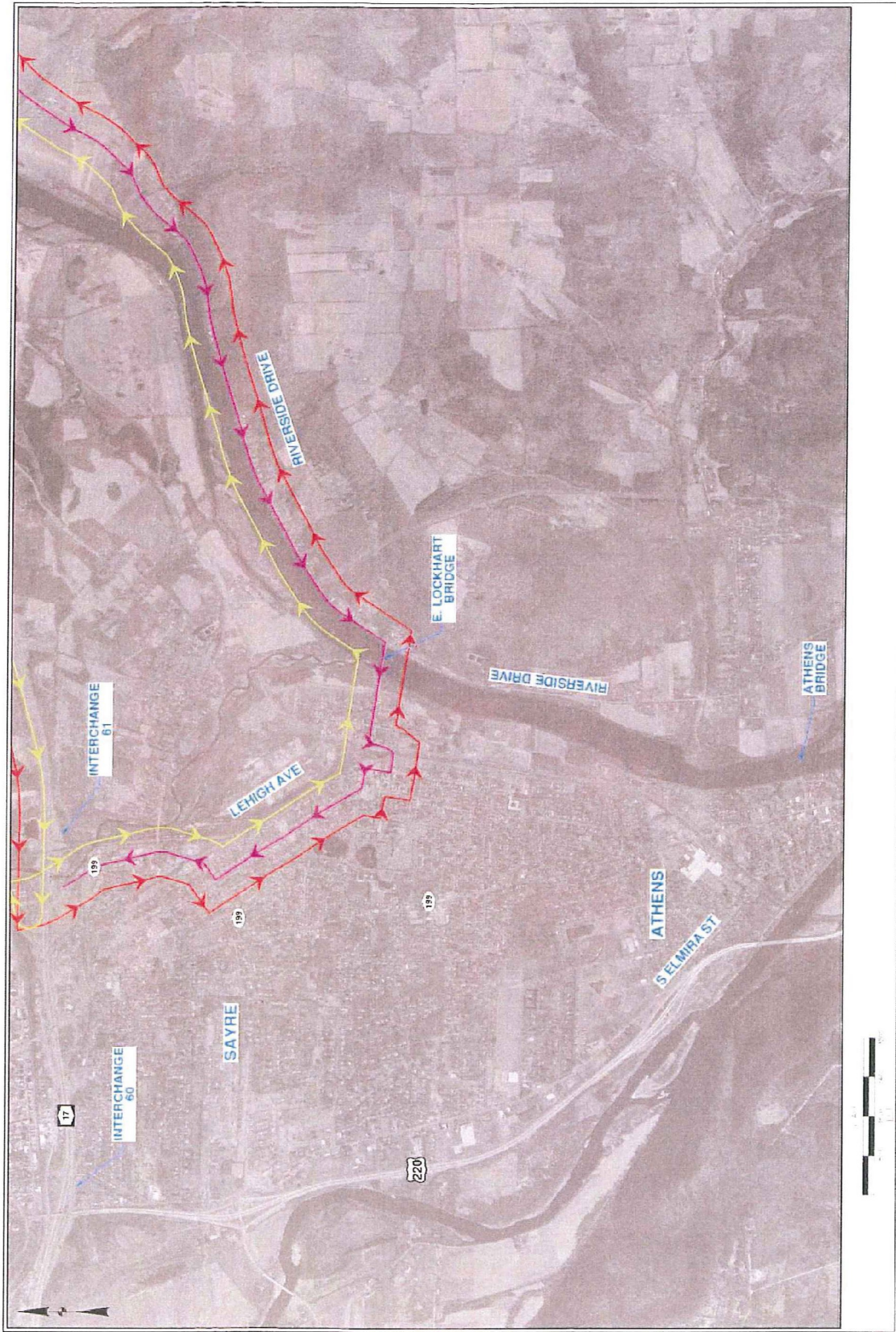
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“Tioga Downs” Logo / Directional Signs



West River Road Major Incident



West River Rd Major Incident - Detour at Sayre/Athens, PA No. 1



NY 17 Westbound Off-Ramp Major Incident



NY 17 Eastbound Off-Ramp Major Incident **No. 3**



NY 282 Major Incident

Traffic Management Plan

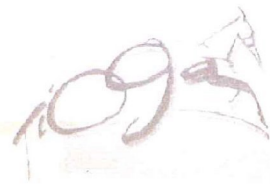
PENNDOT

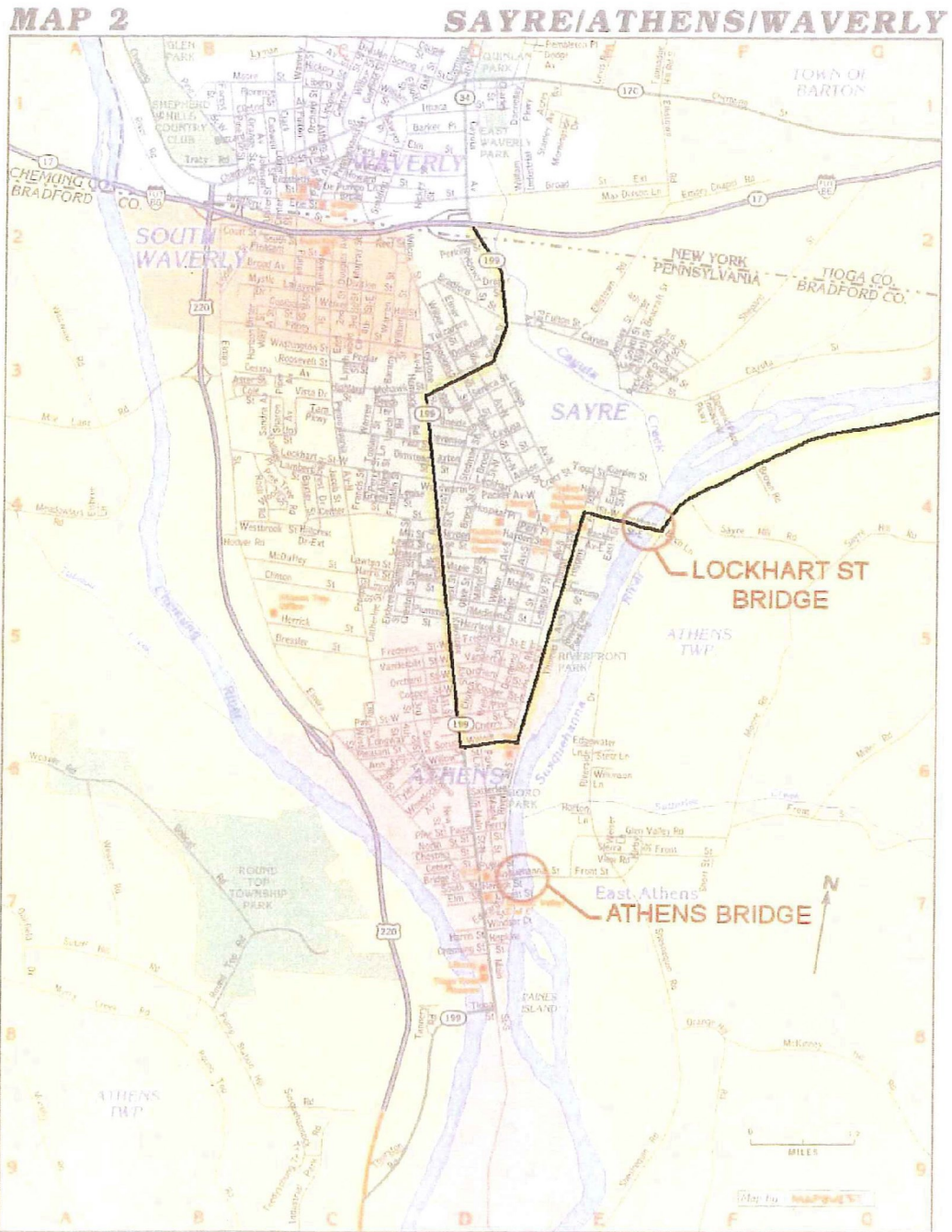
Sayre / Athens / Waverly
Emergency Detours
for
Road Closure Incidents Along
West River Road
(East of Tioga Downs)



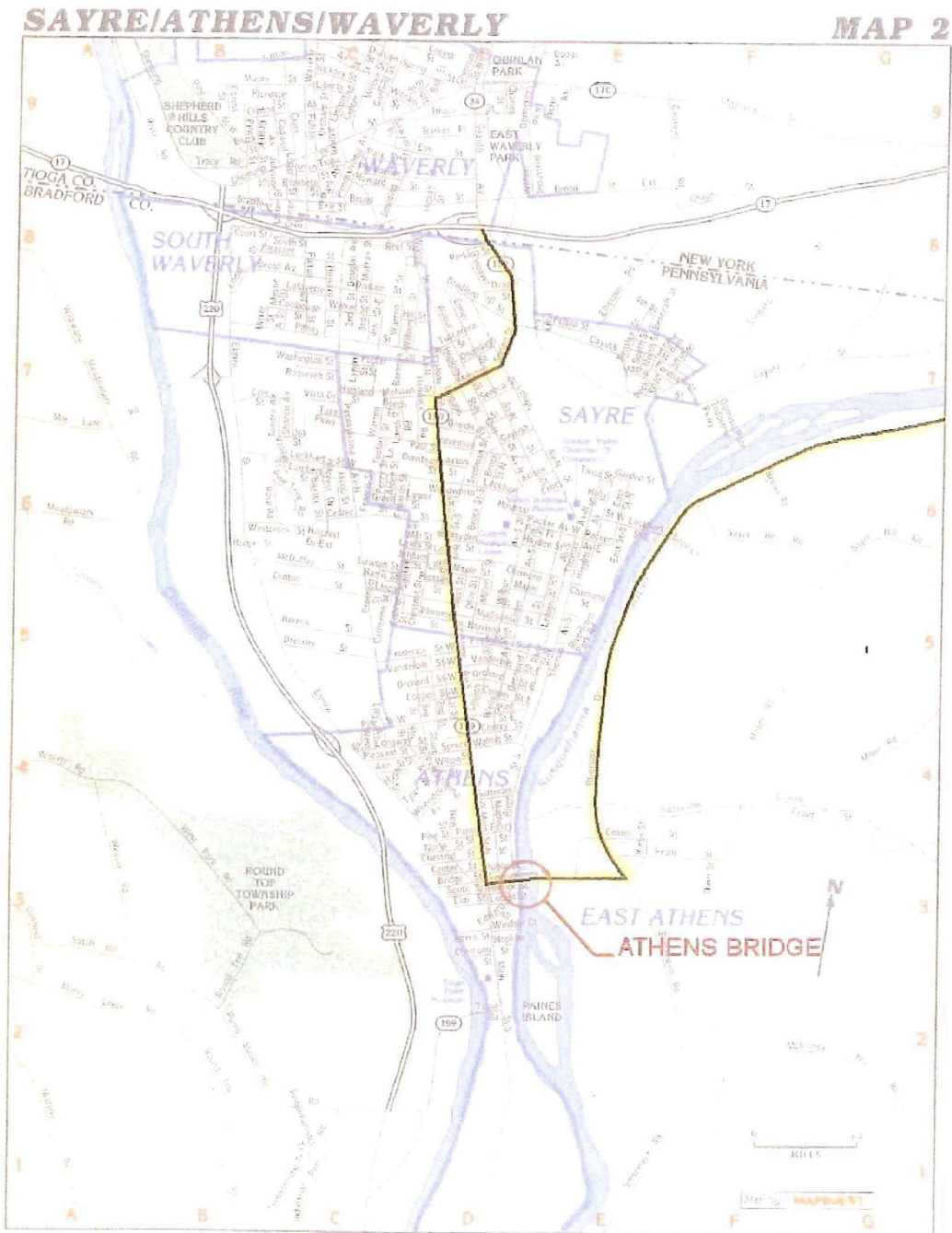
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**Detour for Road Closure Incident along West River
Road (East of Tioga Downs) Before Athens Bridge is
Constructed
Opening October, 2006**



**Detour for Road Closure Incident
Along West River Road (East of Tioga Downs)**

Traffic Management Plan

On-Site
Traffic Control



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