

Exhibit VIII.C.4.c - Gaming Facility building program

I. OVERVIEW

Traditions Resort & Casino will be sized appropriately to complement the existing business as well as the community that surrounds it. The Innovation Group performed a Market Analysis and Amenity Analysis to provide the basis for the Applicant to determine the offerings that would be supported in the casino expansion. Traditions Resort & Casino also has the benefit of working with the Seneca Gaming Corporation who has had great success in developing projects which are appropriate for their markets and then expanding based on increased demand. This design is based on The Innovation Group's analysis regarding Traditions' prospective gaming market, as well as the Seneca Gaming Corporation's experience in developing and operating gaming and entertainment facilities in New York. The size and scope of the below described design is based on reasonable and customary assumptions in the gaming hospitality industries and are endorsed by both The Innovation Group and Seneca Gaming Corporation.

II. GAMING FLOOR



III. [REDACTED]

[REDACTED]

IV. [REDACTED]

[REDACTED]

- I. [REDACTED]
- I. [REDACTED]

[REDACTED]

V. HOTEL

The hotel proposed by Traditions Resort & Casino will consist of 160 rooms. Overall, the property will have 200 hotel rooms. The hotel will be sized to allow for overflow to existing hotels in the surrounding community. Currently, there are over 35 hotels in Broome County, all which run at approximately 50% occupancy. Nine (9) of these hotels are within two miles of the Traditions property. Working with the existing hotels to fill up their rooms with our customers will increase the ripple effect this project will have on the local economy. Traditions currently has memorandums of understanding with the local hotels to ensure that there will be many options for overflow guests at locations which are convenient to resort patrons.

VI. ENTERTAINMENT

Traditions Resort & Casino will not have an events center or theater room in the expanded

[REDACTED]

[REDACTED]

As noted in the hotel explanation, the entire property is sized in order to complement existing businesses, restaurants, hotels, theaters, sports venues, etc. The intention is to not compete with local businesses but rather complement them. There have been numerous agreements made with local businesses in order to spur economic development through customers visiting the local community to eat, shop and stay.

Exhibit VIII.C.4.c

NEW CASINO BUILDING

		Machines	Tables
GAMING SPACES	Main Gaming Floor	1,150	32
	High Limit Gaming	50	8
	Poker		10
	Gaming Total	1,200	50

CASINO SUPPORT

Main Cage		
Satellite Cage		
Player Credit		
Player Club		
Table Games Offices		
Slot Offices		
Public Restrooms		
Circulation		
Casino Support Total		

FOOD & BEVERAGE

24 Hr Casual Dining & Bar	
Sports Bar	
VIP Lounge	
Casino Service Bar	
Food & Beverage Total	

RETAIL

Gift Shop	
Retail Total	

MEETING ROOM

Meeting Room	
Meeting Room Total	

PUBLIC SPACES

Lobby and Entries	
Upper Lobby	
Coat Room, Valet, Lost & Found, & Storage	
Security Desk	
Circulation	
Public Space Total	

ADMINISTRATION

Exhibit VIII.C.4.c

SPACES

Casino Administration
Player Development Administration
Problem Gaming
State Police
Gaming Commission
Circulation

Administration Space Total

EMPLOYEE SERVICES

Employee Facilities
Employee Dining
Human Resources
Circulation

Employee Services Total

SECURE BACK OF HOUSE

Count, Vault and Support
Armor Car Bay
Security
Surveillance
Information Services and UPS
Slot Operations
Circulation

Secure Back of House Total

BUILDING SERVICES

Environmental Services
Loading Dock Support
Warehouse
F&B Warehouse
Mechanical Areas
Electrical Areas
Fire Command Center
Circulation

Building Services Total

Program Area

Net/Gross Factor @ 15%

TOTAL CASINO BUILDING AREA

Exhibit VIII.C.4.c

EXTERIOR STRUCTURES

Casino Porte Corchere

Upper Level Porte
Corchere

Exterior Structures Total

CASINO PARKING LEVELS

Lower Level Parking

Upper Level Parking

Casino Parking Total

EXISTING RESORT BUILDING

HOTEL GUEST ROOMS

ADMINISTRATION & SUPPORT

Hotel Lobby

Reception Lounge

Restrooms

Vending Area

Electrical, Mechanical & Housekeeping Closets

Admiration

Circulation

Administration & Support
Total

MEETING ROOMS

Exhibit VIII.C.4.c

Food & Beverage Total		11,550 s.f.
SPA		
	Reception & Waiting Areas	
	Administration & Support	
	Kids Room	
	Locker Rooms & Restrooms	
	Treatment Rooms	
	Couple Treatment Room	
	Salt Therapy Room	
	Recovery Rooms	
	Salon	
	Fitness Room	
	Mechanical & Electrical	
	Circulation	
	Spa Total	
BUILDING SERVICES		
	Storage	
	Kitchen Storage & Support	
	Laundry	
	Mechanical & Electrical	
	Circulation	
	Building Services Total	
TOTAL RESORT BUILDING AREA		
GOLF CLUBHOUSE		
	Check-in	
	Bar & Grill	
	Dining Area	
	Restrooms	
	Administration	
	Support	
	Circulation	
	Golf Clubhouse Total	
GOLF SUPPORT BUILDINGS		
	Carts	

Exhibit VIII.C.4.c

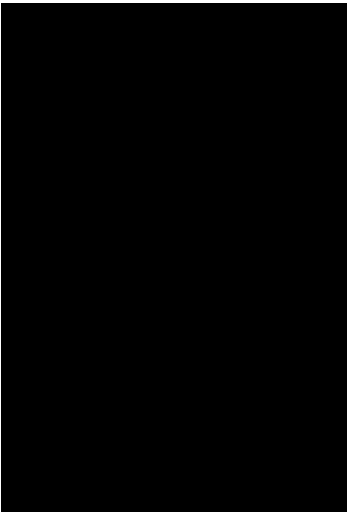
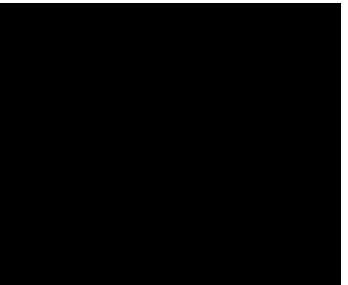
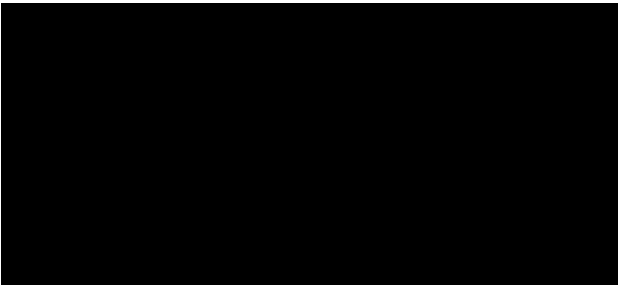


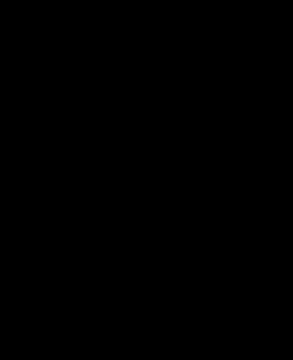
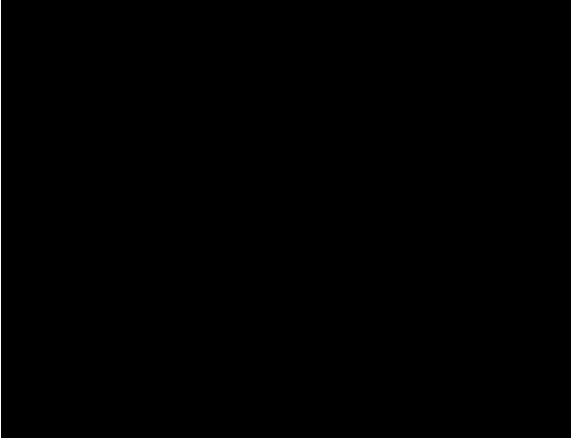
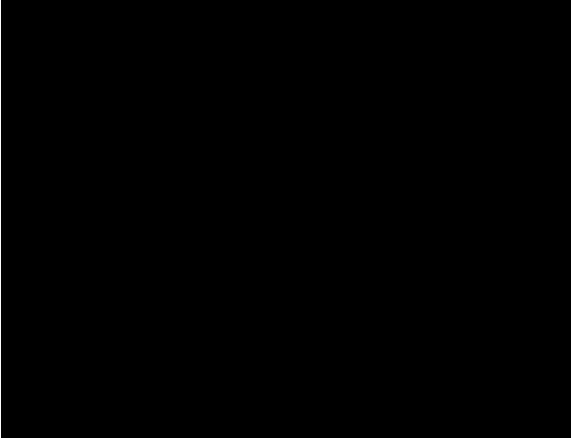
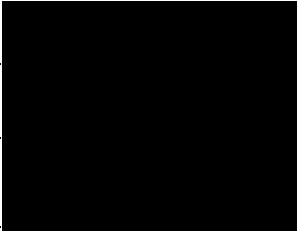
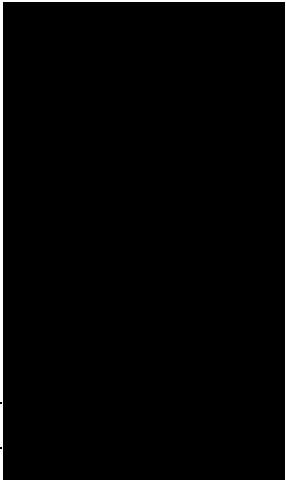
	Maintenance	
	Storage Building	
	Utility Buildings	
	Golf Support Total	
TOTAL GOLF COURSE BUILDING AREA		
CHILDRENS CENTER		
	Daycare Facility	
	Children's Center Total	
OUTDOOR RECREATION BUILDINGS & AREAS		
	18-Hole Golf Course	
		
		
	Reception/Banquet Tent	
	Reception/Banquet Tent	
	Outdoor Recreation Total	
PARKING		
	On-Site Surface Parking	
	Valet Parking	
	Parking Garage at Casino	
	Off-Site Employee Parking	
	Total Car Parking	
	Off-Site Bus Parking	
	Off-Site Truck & Oversize Vehicle Parking	
	Total Oversize Vehicle Parking	
PHASE II HOTEL WING		
GUEST ROOMS	Typical Guest Room	
	Suites	
	Circulation	
	Guest Room Total	
SUPPORT		
	Vending Areas	
	Elevator Lobbies	
	Electrical & Mechanical Closets	
	Housekeeping Closets	

Exhibit VIII.C.4.c

Circulation	
Administration & Support Total	
TOTAL PHASE II HOTEL WING BUILDING AREA	

BUILDING SUMMARY

PHASE I CASINO BUILDING	
PHASE I PARKING STRUCTURE	
EXISTING RESORT BUILDING	
EXISTING GOLF COURSE BUILDINGS	
EXISTING CHILDRENS CENTER	
EXISTING OUTDOOR RECREATION BUILDINGS & AREAS	
PHASE II HOTEL WING	
Total Building Area	
