

### **Exhibit VIII.C.14.a - Description of parking spaces and structures**

Urda Engineering, PLLC, a licensed Professional Engineer registered in the State of New York, was contracted to complete the site design including the site parking layout and associated access for the Traditions Resort & Casino. JCJ Architecture was contracted to complete design of the underground parking structures.

The initial planning of the Traditions Resort & Casino included a free standing parking garage to be constructed in a second phase. As the project progressed, it was apparent that the existing grades allowed for substantial stepping of the proposed resort and casino thereby allowing for two levels of parking directly beneath the casino. The free standing parking garage was eliminated without losing any parking spaces. This reduced project site impacts, reduced storm water runoff, reduced imported fill material, and provided parking access directly beneath the casino. Capitalizing on existing grades, the proposed hotel will have “drive in” style, covered parking under approximately half of the hotel.

The existing Traditions Resort and Conference Center has 13 parking areas labeled lots A through M designated on the attached figure. There are currently 655 parking spaces, including 11 van accessible stalls complying with Americans with Disabilities Act (ADA) regulations. Existing and proposed ADA compliant accessible parking stalls include sizing, grading, markings, and signage in accordance with ICC/ANSI A117.1 and the 2010 Building Code of the State of New York, Chapter 11.

The quantity of parking stalls proposed is based on the proposed operator’s experience and known need for a specific amount of parking, and is consistent with the parking requirements as prescribed by the Town of Union Town Code. Refer to the “Table of Parking Requirements” on the next page for existing and proposed required parking amounts. At full build out, including the gaming facility, resort, hotel, and existing conditions, 1,547 parking stalls are required.

To provide for the future casino resort and hotel expansions, parking was increased, and ADA stalls added accordingly. Refer to the “Table of Parking Spaces Provided” at the end of this section. 1,484 auto parking stalls, 6 bus stalls, and 5 limousine stalls will be available after Phase 1 is complete providing ample parking for the gaming facility and current operation. This includes 479 within the parking garage below the gaming facility. Refer to Exhibit VIII.C.5.a.7 for parking structure layout. The total parking stall count is increased to 1,840 auto parking stalls, 6 bus stalls, and 5 limousine stalls at the end of Phase 2 for the addition of the hotel. Phase 2 includes 20 parking stalls in a sublevel garage under the hotel for conveniences. 31 ADA accessible parking stalls are to be provided which exceeds the 29 required by the NYS and ANSI regulations.

Buses, Limos, and employee parking lots are designated on the southeastern portion of the 4311 Watson Boulevard parcel. A shuttle will be provided from this lot to the gaming facility patron and employee entrances. Valet parking is on the southwestern portion of

## Exhibit VIII.C.14.a

the site. All patron parking is provided in close proximity to their ultimate destination with walking paths and entrances clearly designated.

Refer to the attached figure Exhibit VIII.C.14.a.1 for an overall layout of the site parking facilities, including temporary parking for the outdoor event venue and offsite areas.

Refer to Exhibit VIII.C.14.a.2 for a more detailed view specific to the resort and casino parking.

### TABLE OF PARKING REQUIREMENTS

<b><u>PARKING REQUIREMENTS EXISTING</u></b>	
OFFICE SPACE @ 1 PER 200 SF 2216 SF =	11 SPACES
BANQUET/RESTAURANT/BAR @ 1 SPACE PER 2 SEATS 364 SEATS =	182 SPACES
GOLF OPERATION @ 3 PER HOLE 18 HOLES TOTAL =	54 SPACES
DRIVING RANGE @ 1 SPACE PER TEE 25 TEE'S =	25 SPACES
HOTEL SUITES @ 1 PER UNIT 40 UNITS =	40 SPACES
SPA @ 1 PER 200 SF 4000 SF =	20 SPACES
<b>TOTAL SPACES REQ'D. EXISTING</b>	<b>332 TOTAL</b>

  

<b><u>PARKING REQUIREMENTS NEW</u></b>	
<b><u>PHASE 1</u></b>	
CASINO @ 0.5 SPACES PER SLOT 1200 TOTAL =	600 SPACES
CASINO @ 0.5 SPACES PER LIVE GAME SEAT 50 TABLES: TOTAL SEATS 416	208 SPACES
FOOD & BEVERAGE VENUES 370 SEATS @ 1 SPACE PER 4 SEATS =	93 SPACES
RETAIL SPACE 1000 SF @ 1/250 SF	4 SPACES
EMPLOYEE COUNT BOTH PHASES 750 MAX/SHIFT @ 1 SPACE PER 5 =	150 SPACES
PHASE 1 SUBTOTAL	1,055 SPACES
<b><u>PHASE 2</u></b>	
HOTEL @ 1 SPACE PER UNIT 160 UNITS =	160 SPACES
PHASE 2 SUBTOTAL	160 SPACES
<b>TOTAL SPACES REQ'D. NEW</b>	<b>1,215 TOTAL</b>

  

<b>PARKING REQUIRED EXISTING &amp; NEW</b>	<b>1,547 TOTAL</b>
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### TABLE OF PARKING SPACES PROVIDED

<b>PARKING SPACES PROVIDED</b>						
EXISTING LOTS	EXISTING SPACES	PROPOSED SPACES		ADA SPACES*		
		PHASE 1	PHASE 2	EXISTING	PHASE 1	PHASE 2
SPACES PROVIDED LOT A	26	26	26	-	-	-
SPACES PROVIDED LOT B	52	52	52	-	-	-
SPACES PROVIDED LOT C	10	10	10	-	-	-
SPACES PROVIDED LOT D	26	10	10	-	-	-
SPACES PROVIDED LOT E	35	19	19	3	3	3
SPACES PROVIDED LOT F	121	129	129	4	4	4
SPACES PROVIDED LOT G	84	41	52	-	-	-
SPACES PROVIDED LOT H	15	15	15	-	-	-
SPACES PROVIDED LOT I	15	15	15	2	2	2
SPACES PROVIDED LOT J	48	48	48	2	2	2
SPACES PROVIDED LOT K	14	14	14	-	-	-
SPACES PROVIDED LOT L	20	20	20	-	-	-
SPACES PROVIDED LOT M	189	127	259	-	2	2
CHARTER BUSES	-	6	6	-	-	-
LIMOUSINES	-	5	5	-	-	-
<b>NEW LOTS</b>						
SPACES PROVIDED LOT N	-	-	213	-	-	4
SPACES PROVIDED LOT O	-	479	479	-	14	14
SPACES PROVIDED LOT P	-	227	227	-	-	-
SPACES PROVIDED LOT Q	-	252	252	-	-	-
<b>PARKING PROVIDED</b>	<b>655</b>	<b>1,484</b>	<b>1,840</b>	<b>11</b>	<b>27</b>	<b>31</b>
<b>CHARTER BUSES</b>	<b>-</b>	<b>6</b>	<b>6</b>			
<b>LIMOUSINES</b>	<b>-</b>	<b>5</b>	<b>5</b>			

\*ADA STALLS ARE INCLUDED WITHIN THE 'PROPOSED' COUNT AND TOTAL;

ADA RATE = 20 STALLS/FIRST 1000 STALLS PLUS 1/100 ABOVE 1000 = 29 ADA STALLS REQUIRED

\*\*NO LANDSCAPING ISLANDS IN EXISTING. ADDED PER CODE IN PHASE 1.