

Exhibit VIII.C.14.b - Description of traffic circulation plans

Site Access

All traffic entering the Traditions Resort & Casino facility is intended to enter the site from the main access road off of Watson Boulevard. This access road is to be newly constructed to accommodate the anticipated daily peak traffic flow including two lanes for ingress and two for egress. It is located approximately 280 feet west of the existing Traditions entrance which will be removed for the first approximately 1150 feet. Relocation was desirable to provide for improved sight distance from the east, improved vehicle turning movements dedicated into the site, and to allow for direct access to the slip ramp to NY Route 17C and I-86. The new location will include installation of a new traffic signal and installation of an eastbound turn lane dedicated into the casino entrance.

Once on site, where the new access road meets the remainder of the existing access road, traffic flow splits, casino traffic is directed straight ahead to the main entrance of the casino while bearing right on the existing access road will direct patrons to the existing spa, resort, hotel, conference center, and existing 18-hole golf course clubhouse. The proposed hotel and upper entrance of the casino will also be accessed from this right turn movement.

The casino has two entrance levels on site: main lower and secondary upper.

The property has an existing secondary entrance from Beech Street east of the proposed casino and hotel which connects to the existing access road. It provides for direct access to the proposed hotel.

The site also has an emergency access road, to be reconstructed for two lanes of traffic, for emergency access to Eagle Drive and Country Club Road west of the casino at times when access from the established routes has been compromised.

Casino Access - Main Entrance Lower Level

Traffic proceeding directly to the main lower casino entrance will primarily be casino patrons. This traffic continues straight on the access road, (still 2 lanes ingress and 2 lanes egress to the west side of the casino). The access road leads traffic to the parking garage (two levels) below the casino, the porte cochere with 4 through lanes for patron drop off and valet parking, or to accessible parking and patron parking immediately in front of the west side of the casino.

Upper Level Entrance and Amenities

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Traffic wishing to proceed to the existing amenities, upper secondary casino entrance, or proposed hotel will bear right onto the existing access road which will be two lanes one-way around the east side of the casino. This traffic is associated with wedding events, conference center patrons, golfers, and resort, hotel, and spa patrons. There is also access for overflow casino parking with access to the upper mezzanine level. Once on the upper level of the site, traffic can proceed directly to the secondary upper level casino access loop with a porte cochere for patron or valet drop off. These vehicles proceed back out of the loop and park at any of the parking areas applicable to their stay (hotel parking, casino overflow, etc.). Patrons wishing to golf or access the existing amenities continue above the casino and park in one of the existing lots. All traffic from this upper level exits around the north side of the casino by one-way traffic directed around the casino to the west and out through the lower egress west of the casino. Limiting one-way traffic flow around the upper level is proposed to limit the ability for traffic to exit east on Beech Street through a residential area. In summary, traffic circulation to the whole casino and resort complex has been thoroughly evaluated, and a pattern and flow created which is logical, efficient and safe.

Bus Traffic

Bus traffic, including charter and private buses, as well as Broome County's BC Transit public transportation line will be directed to the upper level entrance. Buses remaining on site, whether short term or long term (overnight, etc.) will park in the Shuttle Lot below the 18-hole golf course.

Limousines

Limousines can access either the upper or lower entrances to drop off or receive patrons under cover of the porte cocheres. Limousines, whether short term or long term (overnight, etc.) will park in the Shuttle Lot below the 18-hole golf course.

Valet Parking

Patrons wishing to utilize valet parking will do so at either the upper or lower entrance under the porte cocheres. Vehicles will be parked on the western end of the west parking lot of the casino, with some spaces available under the casino in the parking garage.

Employees

Employees will be encouraged to car pool or utilize public transportation, which will have stops at the remote lot as well as the casino main entrance, otherwise they will park in the shuttle lot below the existing 18-hole golf course and will be shuttled to the casino and resort by way of Watson Boulevard and the main entrance. The employee entrance is

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northwest of the lower casino main entrance, adjacent to the loading dock and secure entrance.

Maintenance/Service/Loading/Receiving

Maintenance vehicles will utilize the existing maintenance buildings and yards on the west side of the 18-hole golf course at the corner of Beech Street and Barton Avenue. This is between the golf course and the resort and casino. Maintenance vehicles will have quick and ready access to both portions of the Traditions campus by way of Beech Street.

Service vehicles will access the site through the main entrance and will proceed east on the access road to the upper level where they can access the mechanical area directly, or proceed around the site to the service and loading area on the northwest side of the casino. This loading area is at grade with the casino floor.

Deliveries will be made to the loading dock area following the same route as the service vehicles.

All traffic will exit west of the casino on the primary access road.

Secure Access

Secure access for armored vehicles will be a direct route from Watson Boulevard, up the main access road past the front of the casino (west side), and to the upper side of the loading/receiving area to the secure and enclosed armored car bay. Egress will be along the opposite route.

Driver Safety and Disabled Vehicle Assistance

For safety, the main access road is divided and will have U-turn locations approximately every 200 feet for vehicles to turn around if an emergency or blockage develops ahead of them. Shoulders are provided on all roads to provide for the ability to pull off to allow other vehicles to pass in the event of a breakdown or accident.

The parking areas are laid out such that traffic under regular and emergency conditions is able to flow smoothly with multiple exit points from the parking areas to the exit lanes from the facility. There are multiple routes around the facility allowing for redirection of traffic in the event of any problem.

Disabled vehicle assistance will be provided by onsite, 24 hour security patrol. The security patrol will have "battery jump packs" on board, a 24 hour maintenance facility on site, and agreements with local service centers for quick response to any major issues.

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A full service maintenance garage is also onsite.

For large events, including the outdoor event venue, traffic will be managed by the plan established, maintained, and run by the Broome County Sheriff's department.

Multiple access points to/from the site are provided for safety and alternate use in time of emergency: Watson Boulevard, Beech Street, and emergency access by private drive constructed for two lanes of traffic out through Eagle Drive to Country Club Road.

Emergency Vehicle Access

The facility is designed for emergency access from Watson Boulevard, Beech Street, or Eagle Drive with full access to all sides of the casino and all other buildings in compliance with the 2010 Building Code of New York State, including the Fire Code of New York State. Emergency responders will be aided by the onsite emergency personnel for direction, traffic control, and safe and efficient response.

Refueling

Traditions Resort & Casino will not offer refueling on site. Within 1/2 mile of the property there are two gas stations with all fuel types. These convenient refueling locations will see growth due to the increase in traffic and exposure from customers coming from the interstate.

Summary

As evidenced in the preceding paragraphs, all aspects of traffic circulation into, around and leaving the casino and resort complex have been thoroughly evaluated. The roadways provided result in a traffic flow and pattern, which is safe, logical, easily understood and convenient for all guests to the property.