

PRINCIPAL USES			
CASINO	PERMITTED USE PER THE UPSTATE NEW YORK GAMING ECONOMIC DEVELOPMENT ACT OF 2013		
ENTERTAINMENT COMPLEX	VILLAGE BOARD SPECIAL PERMIT		
HOTEL/CONFERENCE/UNLISTED USES	PLANNING BOARD CONDITIONAL USE PERMIT		
RESTAURANT	PLANNING BOARD CONDITIONAL USE PERMIT		
BULK REQUIREMENTS (PER § 235-14 TABLE OF BULK REQUIREMENTS)			
OFFICE RESEARCH/LIGHT INDUSTRIAL DISTRICT			
CATEGORY	PERMITTED/REQUIRED	EXISTING	PROPOSED (1)
LOT DIMENSIONS			
MINIMUM LOT SIZE	20,000 SQUARE FEET (0.46 ACRES)	125 ACRES	125 ACRES
MINIMUM FRONTAGE	200 FT		
MAXIMUM BUILDING COVERAGE	20%	LESS THAN 1%	16% ±*
PRIMARY STRUCTURE			
MINIMUM FRONT YARD SETBACK	50 FT	—	509 FT
MINIMUM SIDE YARD	50 FT	—	168 FT
MINIMUM REAR YARD SETBACK	50 FT	—	844 FT
MAXIMUM HEIGHT (IN STORIES)	2 STORES	—	2 STORES
MAXIMUM HEIGHT (IN FT)	35 FT	—	30 FT
ACCESSORY STRUCTURE (PARKING GARAGE)			
MINIMUM SIDE YARD	25 FT	—	95 FT
MINIMUM REAR YARD SETBACK	25 FT	—	488 FT
MAXIMUM HEIGHT (IN STORIES)	1 STORY	—	7 (3)
MAXIMUM HEIGHT (IN FT)	35 FT	—	71 FT (3)
ACCESSORY STRUCTURE (DAY CARE/HR OFFICE)			
MINIMUM FRONT YARD SETBACK	—	—	286 FT
MINIMUM SIDE YARD	25 FT	—	397 FT
MINIMUM REAR YARD SETBACK	25 FT	—	1,083 FT
MAXIMUM HEIGHT (IN STORIES)	1 STORY	—	2 STORES (3)
MAXIMUM HEIGHT (IN FT)	35 FT	—	35 FT (3)
OTHER REQUIREMENTS			
SETBACK FROM CEMETERY (§ 235-22.5)	100 FT TO BUILDING OR STRUCTURE	—	302 FT ±
PARKING	PER § 235-23	—	(SUBJECT TO JOINT USE PARKING ANALYSIS AND PLANNING BOARD APPROVAL)
SPECIAL PERMIT USE STANDARDS (2)			
HOTEL (§ 235-37)			
MAXIMUM HEIGHT	35 FT	—	150 FT
ENTERTAINMENT COMPLEXES (§ 235-45.2)			
BUILDING SETBACK TO ANY PROPERTY LINE	100 FT	—	168 FT
BUILDING SETBACK TO RESIDENTIAL ZONING DISTRICT	150 FT	—	419 FT
PARKING SETBACK TO RESIDENTIAL ZONING DISTRICT	75 FT	—	122 FT
VEGETATED BUFFER BETWEEN BUILDINGS AND PROPERTY LINES	35 FT	—	35 FT
IMPERVIOUS COVERAGE	50%	—	34%
TABLE OF LAND USE NOTES			
(1) PROPOSED VALUES ARE PRELIMINARY AND SUBJECT TO FURTHER DEVELOPMENT OF PROJECT PROGRAM AND BUILDING DESIGN.			
(2) TABLE ONLY INDICATES DIMENSIONAL REQUIREMENTS FOR SPECIAL USE PERMIT STANDARDS PER THE ZONING CODE SECTION INDICATED.			
(3) VARIANCE REQUIRED			

NOTES:

- PROPERTY BOUNDS SHOWN ARE AS TAKEN FROM DEED LIBER 12985, PAGE 1712 & DEED LIBER 1970, PAGE 984. (TAX PARCEL SOUTH BLOOMING GROVE 223-1-1 & 223-1-2). SUBJECT TO BOUNDARY SURVEY.
- TOTAL PARCEL AREA = 125 ACRES

SITE ZONE DISTRICT DESIGNATION:

- OFFICE RESEARCH/LIGHT INDUSTRIAL DISTRICT, ORI
- RURAL RESIDENTIAL, RR (NO BUILDINGS LOCATED IN THIS DISTRICT)

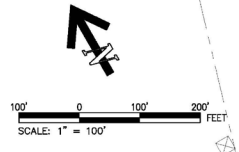
PORTIONS OF THE SITE ARE LOCATED IN THE FOLLOWING OVERLY DISTRICTS (SEE OVERLY DISTRICT MAP):

- SCENIC GATEWAYS OVERLY DISTRICT
- SCENIC VIEWSHED OVERLY DISTRICT
- RIDGELINE OVERLY DISTRICT
- SURFACE WATER OVERLY DISTRICT
- SIGNIFICANT BIOLOGICAL OVERLY DISTRICT

(THE OVERLY DISTRICT STANDARDS WILL BE PRESENTED DURING SEQR AND SITE PLAN APPROVAL)

PRELIMINARY BUILDING DATA	
BUILDING AREA*	1.1± MILLION SQUARE FEET
BUILDING FOOTPRINT* (COVERAGE)	423,000± SQUARE FEET
ACCESSORY PARKING STRUCTURE BUILDING AREA	TBD
ACCESSORY (GARAGE, UTILITY PLANT & DAY CARE/HR OFFICE) (COVERAGE)	388,000± SQUARE FEET

* PROPOSED BUILDING AREA & BUILDING FOOTPRINT DO NOT INCLUDE FUTURE RETAIL.



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NEW YORK
VILLAGE OF SOUTH BLOOMING GROVE, NY

PRELIMINARY SITE PLAN

PROJECT NO: 140346
SCALE: AS SHOWN
DATE: 2014-05-19
DRAWN BY: CSL
CHECKED BY: SLG
DATE: 2014-05-19

C-01

EXHIBIT VIII C.5.a.1 - SITE PLAN



SITE PLAN