

Cheryl Coopersmith

From: Amanda Hyland
Sent: Wednesday, July 25, 2018 9:04 AM
To: 'Arlene Miller (Rockland County Planning Board)'; Barbara Dardzinski; Charles Vezetti (Rockland County Superintendent of Highways; Cheryl Coopersmith; 'Douglas J. Schuetz (Rockland County Planning)'; Jane Slavin; Robert Magrino; Joseph.Taylor@dot.ny.gov; Town Board; Kimberly Allen
Subject: Circulation Letter - Notice of Public Hearing - September 4, 2018 - Proposed Zone Change Amendment - HNA Premier, Palisades - Town of Orangetown
Attachments: HNA Palisades Premier Conference Center - Zone Map Amendment - Circulati....pdf

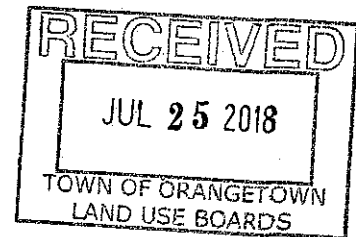
All,

Please find attached the circulation letter notice of Public Hearing for September 4, 2018 and intent to declare SEQRA Lead Agency – RE: the proposed zone change amendment for property located at 334 Route 9W, Palisades. To locate the response letter, please refer to page 6 of the attachment.

Thank you in advance for your review and consideration!

Sincerely,

Amanda Hyland
Confidential Assistant to Town Supervisor
Orangetown Town Offices
26 W. Orangeburg Rd.
Orangeburg, NY 10962
Ph: (845) 359-5100 Ext. 2293
Cell: (845) 376-6377
ahyland@orangetown.com



Sept. 4th Page 1 of 2
Town Board

Town of Orangetown

Town Hall 26 W. Orangeburg Road · Orangeburg NY, 10962

Telephone: (845) 359-5100 ext. 2261 · Fax: (845) 359-2623

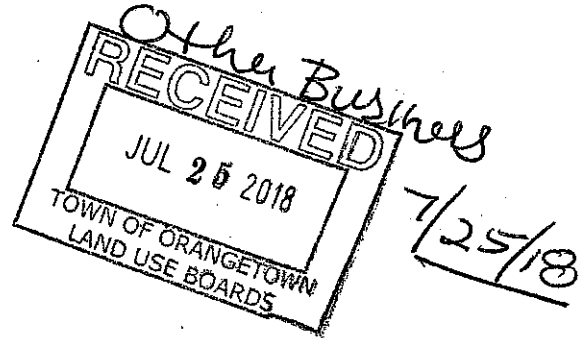
e-mail: supervisor@orangetown.com

website: www.orangetown.com



July 25, 2018

Arlene R. Miller, Deputy Commissioner
Rockland County Department of Planning
Building T
50 Sanatorium Rd.
Pomona, New York 10970



RE: GML 239 § (l) & (m) Referral

Zoning, proposed zoning district change for premises known as the HNA Palisades Premier Conference Center located at 334 Route 9W, Palisades, New York, (Tax Map Designation 78.13-1-1) being currently located in the "LO" (Limited Office) zoning district, to change the zoning classification of the property to that of "OP" (Office Park); and SEQRA Lead Agency Determination

Dear Ms. Miller,

Pursuant to General Municipal Law § § 239-1 & m, enclosed please find the Referral Form and supporting documents, relating to the above referenced action, consisting of a Local Law change the zoning district for premises premises known as the HNA Palisades Premier Conference Center located at 334 Route 9W, Palisades, New York, (Tax Map Designation 78.13-1-1) being currently located in the "LO" (Limited Office) zoning district, to change the zoning classification of the property to that of "OP" (Office Park).

Also enclosed is a Lead Agency Circulation Letter from the Town Board, indicating its intention to act as a Lead Agency with respect to the project. To the extent you are able to respond on the issue of Lead Agency status prior to the expiration of 30-days, your cooperation would be appreciated.

Thank you for your attention to the referenced matters.

Very truly yours,

Christopher E. Day, Town Supervisor
Town of Orangetown

**Arlene R. Miller, Deputy Commissioner
Rockland County Department of Planning
July 25, 2018**

Encl.

CC via e-mail: Town Board, Town of Orangetown
Jane Slavin, Director of OBZPAE
Robert Magrino, Town Attorney
Orangetown Planning Board
Rockland County Highway Department
Rockland County Drainage Agency
New York State Department of Transportation

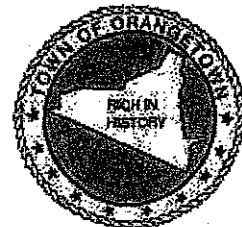
Town of Orangetown

Town Hall 26 W. Orangeburg Road · Orangeburg NY, 10962

Telephone: (845) 359-5100 ext. 2261 · Fax: (845) 359-2623

e-mail: supervisor@orangetown.com

website: www.orangetown.com



Lead Agency Coordination Letter from the Town of Orangetown

July 25, 2018

Arlene R. Miller, Deputy Commissioner
Rockland County Department of Planning
Building T
50 Sanatorium Rd.
Pomona, New York 10970

RE: Zoning, proposed zoning district change for premises known as the HNA Palisades Premier Conference Center located at 334 Route 9W, Palisades, New York, (Tax Map Designation 78.13-1-1) being currently located in the "LO" (Limited Office) zoning district, to change the zoning classification of the property to that of "OP" (Office Park); and SEQRA Lead Agency Determination

Dear Ms. Miller:

The Town Board of the Town of Orangetown, Rockland County, New York is hereby notifying you that, at its meeting held on the September 4, 2018 the Town Board adopted a resolution in connection with the proposed action, to wit, a proposed change to the Town Zoning Law, changing the zoning classification of the premises known as the HNA Palisades Premier Conference Center located at 334 Route 9W, Palisades, Orangeburg, New York, (Tax Map Designation 78.13-1-1) being currently located in the "LO" (Limited Office) zoning district, to change the zoning classification of the property to that of "OP" (Office Park), and (i) declaring its intention to act of Lead Agency under SEQRA; (ii) making the preliminary determination that the proposed action is an "unlisted" action under SEQRA; (iii) directing that a SEQRA letter be circulated to the Rockland County Planning Department for GML review, to the Rockland County Highway Department, Rockland County Drainage Agency, New York State Department of Transportation and to the Orangetown Planning Board for its review and recommendation under the Town Code.

The Town Board has determined that the action proposed is subject to review under the State Environmental Quality Review Act ("SEQRA"), and that such action constitutes an "unlisted" action. The Town Board, by Board Resolution, has expressed its intention to serve as Lead Agency for the action and, pursuant to Sections 617.6 (b) and (c) of the N.Y.C.R.R., and requests your agreement that it is designated.

The Town Board further wishes to expedite the designation of the Lead Agency and requests prompt reply. If you agree to the Town Board being designated Lead Agency, please sign this letter where indicated below and mail and/or fax (845) 359-2623 as soon as possible. If your agency does not submit a written objection within 30 days of the mailing of this notification, that Town Board will assume the role of lead agency for this action.

Very truly yours,



Christopher E. Day, Town Supervisor
Town of Orangetown

Encl.

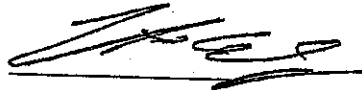
CC: Town Board, Town of Orangetown
Jane Slavin, Director of OBZPAE
Robert Magrino, Town Attorney
Orangetown Planning Board
Rockland County Highway Department
Rockland County Drainage Agency

Lead Agency Coordination Letter
July 25, 2018

Enclosed please find a copy of the proposed Local Law, Short EAF Form, GML 239 §§ referral form to Rockland County Department of Planning, and other relevant documents and information relating to the proposed action.

Thank you for your cooperation and courtesy.

Very Truly Yours,



Christopher E. Day
Town Supervisor, Town of Orangetown

ROCKLAND COUNTY DEPARTMENT OF PLANNING
REFERRAL FORM FOR GENERAL MUNICIPAL LAW REVIEWS

Municipality: TOWN OF ORANGETOWN

Date Sent: July 25, 2018

Board Planning ZBA Town/Village Meeting Date: September 4, 2018

File Name: Town of Orangetown – Proposed Zoning Map Amendment - Chapter 43 § 4.612(E) of the Orangetown Code, 1) Request for zoning district change for premises known as the HNA Palisades Premier Conference Center located at 334 Route 9W, Palisades, New York, (Tax Map Designation 78.13-1-1) being currently located in the “LO” (Limited Office) zoning district, to change the zoning classification of the property to that of “OP” (Office Park),

Contact Person: Chris Day, Town Supervisor
Address 26 W Orangeburg Road, Orangeburg, New York 10962

Referral Agencies

(Please indicate the agencies that have also received copies of this application)

- RC Highway Department
- RC Division of Environmental Resources
- RC Drainage Agency
- RC Department of Environmental Health (Sewers, Water, Mosquito Code, Underground Tanks)
- RC Sewer District #1
- NYS Department of Environmental Conservation
- NYS Department of Transportation
- NYS Thruway Authority
- NY-NJ Trail Conference (Long Path)
- Palisades Interstate Park Commission
- US Army Corps of Engineers
- Cornell Cooperative Extension of Rockland County
- Adjacent Municipality _____
- Other: TOWN OF ORANGETOWN PLANNING BOARD

Pursuant to the General Municipal Law Article 12-B, Section

- 239 (n) Subdivision
- 239 (l) & (m): Site Plan Variance Special Permit Zone Change/Amendment
- Other – Please list _____

Location of Parcel(s) Tax Map Designation -78.13-1-1; 334 Route 9W, Palisades, New York

Acreeage of Parcel (s) Minimum Lot Acreeage Proposed – N/A
Existing Sq. Footage _____ Proposed Sq. Footage _____

The Property in Question Lies Within 500 Feet of: (Potential Development Sites)

- County Road State Road, Thruway, or Parkway
- County Stream State Park
- County Park Village, Town, or County Boundary
- County or State Facility The Long Path

Map 78.13 Block 1 Lot(s) 1 Map Date _____
Map _____ Block _____ Lot(s) _____ Current Zoning "LO"

Brief Project Description: 1) – Proposed Zoning Map Amendment to Chapter 43 § 4.612(E) of the Orangetown Code, 1) for zoning district change for premises known as the HNA Palisades Premier Conference Center located at 334 Route 9W, Palisades, New York, (Tax Map Designation 78.13-1-1) being currently located in the "LO" (Limited Office) zoning district, to change the zoning classification of the property to that of "OP" (Office Park),

2) N/A

Variations Needed (if applicable)
N/A

Required

Provided

Short Environmental Assessment Form

Part 1 - Project Information


Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

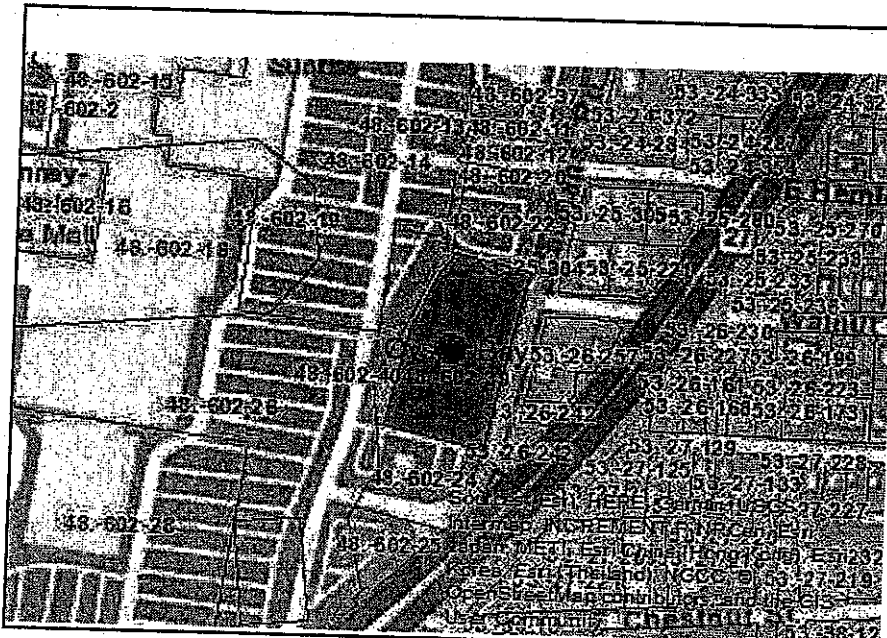
Part 1 - Project and Sponsor Information			
Name of Action or Project: HNA Training Center NY LLC - Hotel use			
Project Location (describe, and attach a location map): West side of Route 9W, approximately 1200 feet north of Kopac Lane			
Brief Description of Proposed Action: Property owner is seeking a zone change from LO to OP in order to permit their existing facility to operate as a hotel.			
Name of Applicant or Sponsor: Maser Consulting PA		Telephone: 845-352-0411	
		E-Mail: jcokeley@maserconsulting.com	
Address: 50 Chestnut Ridge Road, Suite 101			
City/PO: Montvale		State: New Jersey	Zip Code: 07645
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Town Board - Zone Change			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		106.9 acres	
b. Total acreage to be physically disturbed?		0.00 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		106.9 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other (specify): <u>Golf course</u>			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation service(s) available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
<input checked="" type="checkbox"/>	<input type="checkbox"/>		
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

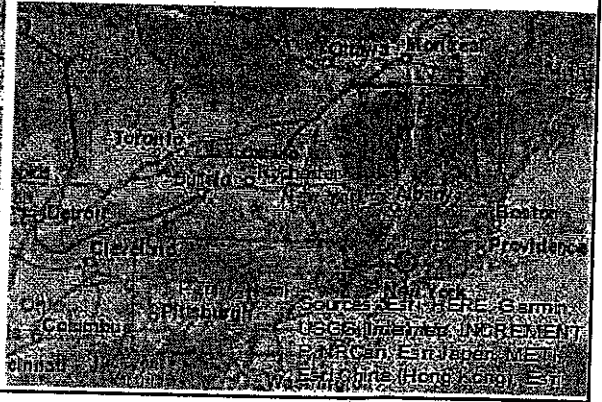
<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p>		
<p>Applicant/sponsor name: <u>Jesse Cokeley (Engineer - Sponsor)</u></p>		<p>Date: <u>7/17/2018</u></p>
<p>Signature: <u></u></p>		

EAF Mapper Summary Report

Friday, April 20, 2018 2:56 PM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

Project: HNA TRAINING CENTER, HOTEL US

Date: 7/23/18

**Short Environmental Assessment Form
Part 2 - Impact Assessment**

Part 2 is to be completed by the Lead Agency.

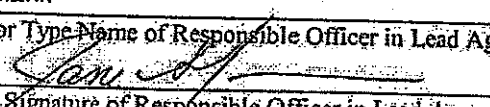
Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Agency U
Project: HNA
Date: 7/23/18

Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input checked="" type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
Town of Orangetown Name of Lead Agency	July 23, 2018 Date
Jane Slavin Print or Type Name of Responsible Officer in Lead Agency	Director Title of Responsible Officer
 Signature of Responsible Officer in Lead Agency	 Signature of Preparer (if different from Responsible Officer)

PRINT FORM

RESOLUTIONS

HNA TRAINING CENTER NY, LLC

TOWN BOARD

**ACCEPT PETITION/REQUEST FOR ZONE
CHANGE AND DIRECT CIRCULATION OF
PROPOSED LOCAL LAW, AMENDING TOWN
ZONING MAP FROM LO TO OP ZONE
REGARDING PROPERTY LOCATED AT 334
ROUTE 9W, PALISADES, TAX LOT 78.13-1-1**

WHEREAS, the owner of premises located at ___ 334 Rout 9W, in the hamlet of Palisades, Tax Lot 78.13, Block 1, Lot 1 being located in the “LO” (Laboratory Office) zoning district, has petitioned the Town Board to change the zoning classification of the property to the “OP” (Office Park), zoning district; and

WHEREAS, upon preliminary review, the Town Board is favorably disposed to such a change, because the current use of the property is as an executive conference facility via a special permit previously issued by the Town Board and the applicant wishes to expand its operation to a hotel use, which is not permitted in the LO zoning district but is permitted in the OP zoning district; and

WHEREAS, the Town Board wishes to proceed with its consideration of the proposed action, toward which end it wishes to commence the environmental review process, as well as review by other interested agencies; and

WHEREAS, upon review of the Petition, and a Short Environmental Assessment Form prepared at the Town Board’s request by the Office of Building, Zoning, Planning and Administration and Enforcement, and related documents and filings, the Board makes the following preliminary determinations:

1. The proposed action is one subject to review under the State Environmental Quality Review Act (“SEQRA”);
2. The proposed action as an “Unlisted” action; and
3. The following are involved or interested or involved agencies in the review process:
 - Orangetown Planning Board;
 - Rockland County Department of Planning;
 - Rockland County Highway Department;
 - New York State Department of Transportation

NOW, THEREFORE, BE IT RESOLVED, that the Town Board hereby declares its intention to serve as Lead Agency for the purpose of environmental review under SEQRA, and directs that a Lead Agency Coordination Letter with relevant documents be circulated to and among the various above referenced agencies; and

BE IT FURTHER RESOLVED, that the circulation to the Rockland County Department of Planning further be for the purpose of review pursuant to General Municipal Law §§ 239- 1 & m; and

BE IT FURTHER RESOLVED, that, pursuant to Town Code Chapter 43, § 10.5, the Town Board hereby refers the said Petition and a proposed Local Law, amending the Town Zoning Map, to the Town Planning Board, inviting its input regarding, among other things, the implications of such an amendment, and requesting a response within 30-days.

TOWN BOARD

**SET PUBLIC HEARING ON PROPOSED
ZONE CHANGE FOR 334 ROUTE 9W,
PALISADES TAX LOT 78.13-1-1 FROM
“LO” ZONING DISTRICT TO “OP”
ZONING DISTRICT**

RESOLVED that the Town Board will hold a public hearing on September 4, 2018, at _____ p.m., on a proposed Local Law, as follows, amending Chapter 43, § 2.2, establishing the Town Zoning Map, to change the zoning district of the parcel known as 334 Route 9W in the hamlet of Palisades, tax lot 78.13-1-1 from “LO” zoning district to “OP” zoning district.

TOWN BOARD

**PROPOSED LOCAL LAW AMENDING
CHAPTER 43, § 2.2, OF THE ZONING LAW
OF THE TOWN OF ORANGETOWN TO
CHANGE THE ZONING DISTRICT OF THE
PROPERTY LOCATED AT 334 ROUTE 9W,
PALISADES, TAX LOT 78.13-1-1 FROM “LO”
TO “OP”**

Be it enacted by the Town Board of the Town of Orangetown as follows:

Section 1: The Zoning Map of the Town of Orangetown, which establishes the areas and boundaries of the various Town zoning districts, is hereby amended to change the zoning district of the following property: (See Attached)

EXHIBIT "B"

Legal Description

ALL that certain piece or parcel of property situate, lying and being located in the Town of Orangetown, County of Rockland, State of New York and being more particularly bounded and described as follows:

PARCEL I:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE TOWN OF ORANGETOWN, COUNTY OF ROCKLAND, AND STATE OF NEW YORK, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY CORNER OF THE PREMISES HEREIN DESCRIBED, SAID POINT ALSO BEING AT THE INTERSECTION OF THE SOUTHEASTERLY CORNER OF LANDS NOW OR FORMERLY OF KNIGHT AT THE WESTERLY SIDE OF NEW YORK STATE ROUTE 9W;

RUNNING THENCE FROM SAID POINT OF BEGINNING ALONG THE SAID WESTERLY SIDE OF NEW YORK STATE ROUTE 9W, SOUTH 12° 14' 30" EAST FOR A DISTANCE OF 565.92 FEET TO A POINT AT THE NORTHEASTERLY CORNER OF LANDS NOW OR FORMERLY OF CORNETTA;

THENCE ALONG LANDS NOW OR FORMERLY OF CORNETTA THE FOLLOWING COURSES AND DISTANCES:

SOUTH 73° 29' 36" WEST, 237.55 FEET;

SOUTH 16° 25' 38" EAST, 2.50 FEET;

SOUTH 73° 29' 36" WEST, 69.29 FEET TO A POINT ON THE NORTHERLY LINE OF LANDS NOW OR FORMERLY OF RAIMONDO;

THENCE ALONG SAID LANDS OF RAIMONDO, SOUTH 73° 29' 36" WEST FOR A DISTANCE OF 702.39 FEET TO A POINT ON THE EASTERLY LINE OF LANDS NOW OR FORMERLY OF COLLINS;

THENCE ALONG SAID LANDS OF COLLINS, NORTH 3° 30' 59" WEST FOR A DISTANCE OF 744.67 FEET TO A PIPE ON THE SOUTHERLY LINE OF LANDS NOW OR FORMERLY OF THE ROCKLAND COUNTRY CLUB;

THENCE ALONG SAID LANDS NORTH 70° 03' 14" EAST FOR A DISTANCE OF 621.03 FEET TO A POINT ON THE WESTERLY LINE OF LANDS NOW OR FORMERLY OF KNIGHT;

THENCE ALONG SAID LANDS OF KNIGHT THE FOLLOWING COURSES AND DISTANCES:

SOUTH 9° 33' 50" EAST, 215.88 FEET;

NORTH 69° 53' 16" EAST, 290.69 FEET TO THE POINT AND PLACE OF BEGINNING.

PARCEL II:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE TOWN OF ORANGETOWN, COUNTY OF ROCKLAND AND STATE OF NEW YORK, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY CORNER OF THE PREMISES HEREIN DESCRIBED, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF LANDS NOW OR FORMERLY OF BONANNO AND ON THE WESTERLY SIDE OF NEW YORK STATE ROUTE 9W;

RUNNING THENCE FROM SAID POINT OF BEGINNING ALONG SAID WESTERLY SIDE OF ROUTE 9W, SOUTH 12° 16' 20" EAST FOR A DISTANCE OF 281.25 FEET TO A POINT BEING THE NORTHEASTERLY CORNER OF LANDS NOW OR FORMERLY OF RAIMONDO;

THENCE ALONG SAID LANDS OF RAIMONDO, THE FOLLOWING COURSES AND DISTANCES:

1. SOUTH 79° 56' 36" WEST 308.98 FEET;
2. NORTH 11° 35' 04" WEST 244.17 FEET TO A POINT ON THE SOUTHERLY LINE OF LANDS NOW OR FORMERLY OF BONANNO;

THENCE ALONG SAID SOUTHERLY LINE OF LANDS NOW OR FORMERLY OF BONANNO, THE FOLLOWING COURSES AND DISTANCES:

1. NORTH 73° 29' 36" EAST 69.29 FEET;
2. NORTH 16° 25' 38" WEST 2.50 FEET;
3. NORTH 73° 29' 36" EAST 237.55 FEET TO THE POINT AND PLACE OF BEGINNING.

PARCEL III:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE TOWN OF ORANGETOWN, COUNTY OF ROCKLAND AND STATE OF NEW YORK, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY CORNER OF THE PREMISES
HEREIN DESCRIBED, SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF
LANDS NOW OR FORMERLY OF THE JOHN M. PERRY POST NO. 1044 OF THE
AMERICAN LEGION WHERE IT IS INTERSECTED BY THE EASTERLY LINE OF THE
PALISADES INTERSTATE PARK COMMISSION;

RUNNING THENCE FROM SAID POINT OF BEGINNING ALONG THE SOUTHERLY
LINE OF SAID LANDS OF THE JOHN M. PERRY POST NO. 1044 OF THE AMERICAN
LEGION, NORTH 76° 14' 06" EAST FOR A DISTANCE OF 192.40 FEET TO AN IRON PIPE
AND LANDS OF THE ROCKLAND COUNTRY CLUB;

THENCE TURNING AND RUNNING ALONG SAID LAND NOW OR FORMERLY OF
THE ROCKLAND COUNTRY CLUB, THE FOLLOWING COURSES AND DISTANCES:

1. SOUTH 19° 06' 07" EAST 24.01 FEET TO AN IRON PIPE;
2. NORTH 73° 41' 16" EAST 1,169.27 FEET;
3. NORTH 74° 48' 15" EAST 700.01 FEET;
4. SOUTH 15° 46' 09" EAST 32.44 FEET TO THE MEAN CENTERLINE OF A STONE
WALL;

THENCE ALONG THE MEAN CENTERLINE OF SAID STONE WALL, THE FOLLOWING
COURSES AND DISTANCES:

5. SOUTH 14° 09' 55" EAST 52.50 FEET;
6. SOUTH 15° 49' 44" EAST 65.51 FEET TO A POINT;

THENCE CONTINUING ALONG SAID LANDS OF THE ROCKLAND COUNTRY CLUB:

7. NORTH 70° 07' 33" EAST 538.97 FEET TO AN IRON PIPE ON THE NORTHWESTERLY
CORNER OF LANDS NOW OR FORMERLY OF BONANNO;
THENCE ALONG THE WESTERLY LINE OF SAID LANDS OF BONANNO, SOUTH 3° 30'
59" EAST FOR A DISTANCE OF 744.67 FEET TO A POINT ON THE NORTHERLY LINE
OF LANDS NOW OR FORMERLY OF RAIMONDO;

THENCE TURNING AND RUNNING ALONG THE NORTHERLY AND WESTERLY LINE
OF LANDS OF RAIMONDO, THE FOLLOWING COURSES AND DISTANCES:

1. SOUTH 73° 22' 03" WEST 869.53 FEET TO A MONUMENT;
2. SOUTH 4° 03' 04" EAST 257.69 FEET TO A MONUMENT;

3. SOUTH 4° 05' 55" EAST 23.15 FEET TO A PIPE;
4. SOUTH 4° 34' 49" EAST 245.13 FEET TO A PIPE AT THE NORTHWESTERLY CORNER OF LANDS NOW OR FORMERLY OF ANDERSON;

THENCE ALONG SAID LANDS OF ANDERSON, SOUTH 4° 33' 50" EAST FOR A DISTANCE OF 122.38 FEET TO A POINT BEING THE NORTHEASTERLY CORNER OF LANDS NOW OR FORMERLY OF PALISADES PARKWAY GARDENS;

THENCE ALONG SAID PALISADES PARKWAY GARDENS, THE FOLLOWING COURSES AND DISTANCES:

1. SOUTH 88° 22' 51" WEST 523.70 FEET;
 2. SOUTH 48° 57' 36" WEST 442.03 FEET TO A POINT ON THE NORTHEASTERLY SIDE OF THE PALISADES INTERSTATE PARK COMMISSION;
- THENCE ALONG SAID PALISADES INTERSTATE PARK COMMISSION THE FOLLOWING:
1. ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 5,329.00 FEET AND A LENGTH OF 723.49 FEET TO A MONUMENT;
 2. THENCE SOUTH 87° 13' 17" EAST FOR A DISTANCE OF 56.22 FEET TO A MONUMENT;
 3. THENCE NORTH 4° 40' 31" WEST FOR A DISTANCE 36.32 FEET TO A MONUMENT;
 4. THENCE NORTH 87° 13' 17" WEST FOR A DISTANCE OF 84.28 FEET TO A MONUMENT;
 5. THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 5,329.00 FEET AND A LENGTH OF 473.02 FEET TO A MONUMENT;
 6. THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 4,891.00 FEET AND A LENGTH OF 232.93 FEET TO A MONUMENT;
 7. THENCE NORTH 2° 13' 29" EAST FOR A DISTANCE OF 144.31 FEET TO A MONUMENT;
 8. THENCE NORTH 7° 54' 59" WEST FOR A DISTANCE OF 90.25 FEET TO THE POINT AND PLACE OF BEGINNING.

PARCEL IV:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE TOWN OF ORANGETOWN, COUNTY OF ROCKLAND AND STATE OF NEW YORK, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY SIDE OF NEW YORK STATE ROUTE 9W AT THE SOUTHEASTERLY CORNER OF LANDS NOW OR FORMERLY OF CORNETTA;

RUNNING THENCE FROM SAID POINT OF BEGINNING ALONG SAID WESTERLY SIDE OF ROUTE 9W THE FOLLOWING COURSES AND DISTANCES:

SOUTH $11^{\circ} 43' 44''$ EAST, 49.61 FEET TO A MONUMENT;

SOUTH $79^{\circ} 56' 36''$ WEST, 6.00 FEET TO A PIPE;

SOUTH $17^{\circ} 18' 24''$ EAST, 200.00 FEET;

SOUTH $20^{\circ} 16' 50''$ EAST, 118.36 FEET TO A PIPE AT THE NORTHEASTERLY CORNER OF LANDS NOW OR FORMERLY OF ANDERSON;

THENCE ALONG SAID LANDS OF ANDERSON, SOUTH $77^{\circ} 14' 09''$ WEST,

1,973.90 FEET TO A PIPE ON THE EASTERLY LINE OF LANDS NOW OR FORMERLY OF COLLINS;

THENCE ALONG SAID LANDS OF COLLINS THE FOLLOWING COURSES AND DISTANCES:

NORTH $4^{\circ} 34' 49''$ WEST, 245.13 FEET TO A PIPE;

NORTH $4^{\circ} 05' 55''$ WEST, 23.15 FEET TO A MONUMENT,

NORTH $4^{\circ} 03' 04''$ WEST, 257.69 FEET TO A MONUMENT;

NORTH $73^{\circ} 22' 03''$ EAST, 869.53 FEET TO THE SOUTHWESTERLY CORNER OF LANDS NOW OR FORMERLY OF BONANNO;

THENCE ALONG THE SOUTHERLY LINE OF LANDS OF SAID BONANNO, NORTH $73^{\circ} 29' 36''$ EAST FOR A DISTANCE OF 702.39 FEET TO A POINT BEING THE NORTHWESTERLY CORNER OF LANDS NOW OR FORMERLY OF CORNETTA;

THENCE ALONG THE WESTERLY AND SOUTHERLY LINE OF LANDS OF SAID CORNETTA THE FOLLOWING COURSES AND DISTANCES:

SOUTH $11^{\circ} 35' 04''$ EAST, 244.17 FEET;

NORTH 79° 56' 36" EAST, 308.98 FEET TO THE POINT AND PLACE OF BEGINNING.

PARCEL V:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE TOWN OF ORANGETOWN, COUNTY OF ROCKLAND AND STATE OF NEW YORK, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY CORNER OF THE PREMISES HEREIN DESCRIBED, SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF LANDS NOW OR FORMERLY OF RAIMONDO, SAID POINT ALSO BEING 1,323.61 FEET AS MEASURED WESTERLY ALONG SAID SOUTHERLY LINE OF LANDS OF RAIMONDO FROM A PIPE AT THE WESTERLY SIDE OF NEW YORK STATE ROUTE 9W;

RUNNING THENCE FROM SAID POINT OF BEGINNING ALONG OTHER LANDS NOW OR FORMERLY OF ANDERSON, SOUTH 12° 50' 04" EAST FOR A DISTANCE OF 323.22 FEET TO A POINT ON THE NORTHERLY LINE OF LANDS NOW OR FORMERLY OF BOWLING;

THENCE ALONG SAID LANDS OF BOWLING AND ALONG LANDS NOW OR FORMERLY OF EWING AND PARTIALLY ALONG THE MEAN CENTERLINE OF A STONE WALL THE FOLLOWING COURSES AND DISTANCES:

SOUTH 77° 09' 56" WEST, 173.94 FEET;

SOUTH 77° 16' 56" WEST, 523.30 FEET TO A PIPE AT THE NORTHWESTERLY CORNER OF LANDS OF SAID EWING AND THE EASTERLY LINE OF LANDS NOW OR FORMERLY OF PALISADES PARKWAY GARDENS;

THENCE ALONG SAID LANDS OF PALISADES PARKWAY GARDENS, NORTH 4° 33' 50" WEST FOR A DISTANCE OF 203.97 FEET TO A POINT BEING THE SOUTHWESTERLY CORNER OF LANDS NOW OR FORMERLY OF COLLINS;

THENCE ALONG SAID LANDS OF COLLINS, NORTH 4° 33' 50" WEST FOR A DISTANCE OF 122.38 FEET TO A PIPE AT THE SOUTHWESTERLY CORNER OF LANDS NOW OR FORMERLY OF RAIMONDO;

THENCE ALONG SAID LANDS OF RAIMONDO, NORTH 77° 14' 09" EAST FOR A DISTANCE OF 650.29 FEET TO THE POINT AND PLACE OF BEGINNING.

PERIMETER DESCRIPTION:

ALL THAT CERTAIN PIECE OR PARCEL OF PROPERTY SITUATE, LYING AND BEING LOCATED IN THE TOWN OF ORANGETOWN, COUNTY OF ROCKLAND, STATE OF

NEW YORK AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FORMED BY THE DIVISION LINE BETWEEN PROPERTY NOW OR FORMERLY ANDERSON, THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PROPERTY AND THE WESTERLY SIDE OF NEW YORK STATE ROUTE NO. 9W, (S.H. 8250), AKA HIGHLAND AVENUE, AS WIDENED, SAID POINT BEING THE SOUTHWEST CORNER OF "NEW YORK STATE DEPARTMENT OF TRANSPORTATION ACQUISITION MAP NO. 46, PARCEL 54";

THENCE FROM SAID POINT OF BEGINNING ALONG SAID PROPERTY OF ANDERSON, SOUTH 77° 14' 09" WEST, A DISTANCE OF 1,319.67 FEET TO A MONUMENT;

THENCE SOUTH 12° 50' 04" EAST, A DISTANCE OF 323.22 FEET TO A STONE WALL AND PROPERTY NOW OR FORMERLY DOWLING;

THENCE ALONG SAID PROPERTY NOW OR FORMERLY DOWLING AND GENERALLY ALONG A STONE WALL, SOUTH 77° 09' 56" WEST, A DISTANCE OF 173.94 FEET TO A MONUMENT;

THENCE ALONG PROPERTY NOW OR FORMERLY EWING AND GENERALLY ALONG A STONE WALL, SOUTH 77° 16' 56" WEST, A DISTANCE OF 523.30 FEET TO A MONUMENT;

THENCE NORTHERLY, WESTERLY AND SOUTHWESTERLY ALONG PROPERTY NOW OR FORMERLY PALISADES PARKWAY GARDENS THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. NORTH 04° 33' 50" WEST, A DISTANCE OF 203.97 FEET TO A MONUMENT;

2. SOUTH 88° 22' 51" WEST, A DISTANCE OF 523.70 FEET TO A MONUMENT;

3. SOUTH 48° 57' 36" WEST, A DISTANCE OF 442.03 FEET TO A MONUMENT AND THE NORTHEASTERLY SIDE OF THE PALISADES INTERSTATE PARK COMMISSION; THENCE NORTHWESTERLY ALONG THE AFORESAID PALISADES INTERSTATE PARK COMMISSION THE FOLLOWING SIX (6) COURSES AND DISTANCES:

1. A DISTANCE OF 723.49 FEET ALONG A NON TANGENT CURVE TO THE LEFT OF WHICH THE RADIUS POINT LIES SOUTH 58° 28' 32" WEST A RADIUS OF 5,329.00 FEET, AND HAVING A CENTRAL ANGLE OF 07° 46' 40" TO A MONUMENT;

2. THENCE SOUTH 87° 13' 17" EAST, DISTANCE OF 56.22 FEET TO A POINT;

3. THENCE NORTH 04° 40' 31" WEST, A DISTANCE OF 36.32 FEET TO A MONUMENT;

4. THENCE NORTH $87^{\circ} 13' 17''$ WEST, A DISTANCE OF 84.28 FEET TO A MONUMENT;

5. THENCE NORTHWESTERLY; A DISTANCE OF 473.02 FEET ALONG A NON TANGENT CURVE TO THE LEFT OF WHICH THE RADIUS POINT LIES SOUTH $50^{\circ} 10' 27''$ WEST A RADIUS OF 5,329.00 FEET, AND HAVING A CENTRAL ANGLE OF $05^{\circ} 05' 09''$ TO A MONUMENT;

6. THENCE NORTHWESTERLY, A DISTANCE OF 232.93 FEET ALONG A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 4,891.00 FEET AND A CENTRAL ANGLE OF $02^{\circ} 43' 43''$ TO A MONUMENT ON THE EASTERLY SIDE OF NEW YORK STATE ROUTE NO. 340, (AKA CARTERET ROAD);

THENCE ALONG SAID EASTERLY SIDE OF NEW YORK STATE ROUTE NO, 340, (AKA CARTERET ROAD), NORTH $02^{\circ} 13' 29''$ EAST, A DISTANCE OF 144.31 FEET; AND

THENCE NORTH $07^{\circ} 54' 59''$ WEST, A DISTANCE OF 90.25 FEET TO A REBAR SET ON THE SOUTHERLY SIDE OF PROPERTY NOW OR FORMERLY JOHN M. PERRY POST #1044 OF THE AMERICAN LEGION;

THENCE ALONG SAID DIVISION LINE, NORTH $76^{\circ} 14' 06''$ EAST, A DISTANCE OF 192.40 FEET TO A MONUMENT;

THENCE SOUTH $19^{\circ} 06' 07''$ EAST, A DISTANCE OF 24.01 FEET TO A MONUMENT;

THENCE ALONG SAID PROPERTY NOW OR FORMERLY JOHN M. PERRY POST #1044 OF THE AMERICAN LEGION AND PROPERTY NOW OR FORMERLY ROCKLAND COUNTY CLUB, NORTH $73^{\circ} 41' 16''$ EAST, A DISTANCE OF 1,169.27 FEET TO A MONUMENT;

THENCE NORTH $74^{\circ} 48' 15''$ EAST, A DISTANCE OF 700.01 FEET TO A MONUMENT;

THENCE ALONG THE MEAN CENTERLINE OF A STONE WALL THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. SOUTH $15^{\circ} 46' 09''$ EAST, A DISTANCE OF 32.44 FEET TO A MONUMENT;

2. SOUTH $14^{\circ} 09' 55''$ EAST, A DISTANCE OF 52.50 FEET TO A MONUMENT;

3. SOUTH $15^{\circ} 49' 44''$ EAST, A DISTANCE OF 65.51 FEET TO A MONUMENT;

THENCE CONTINUING ALONG SAID PROPERTY NOW OR FORMERLY ROCKLAND CLUB, NORTH $70^{\circ} 07' 33''$ EAST, A DISTANCE OF 538.97 FEET TO A MONUMENT;

THENCE NORTH $70^{\circ} 03' 14''$ EAST, A DISTANCE OF 621.03 FEET TO A MONUMENT;

THENCE ALONG SAID PROPERTY NOW OR FORMERLY OF KNIGHT, SOUTH 09° 33' 50" EAST, A DISTANCE OF 215.88 FEET TO A MONUMENT;

THENCE NORTH 69° 53' 16" EAST, A DISTANCE OF 286.76 FEET TO THE NORTHWEST CORNER OF "OUT PARCEL TO BE DEDICATED TO THE PEOPLE OF THE STATE OF NEW YORK";

THENCE ALONG SAID WESTERLY SIDE OF "OUT PARCEL TO BE DEDICATED TO THE PEOPLE OF THE STATE OF NEW YORK", SOUTH 10° 33' 26" EAST, A DISTANCE OF 453.91 FEET;

THENCE SOUTH 49° 15' 43" EAST, A DISTANCE OF 5.73 FEET TO THE NORTHWEST CORNER OF NEW YORK STATE DEPARTMENT OF TRANSPORTATION ACQUISITION PARCEL 54, MAP NO. 46;

THENCE ALONG THE WESTERLY SIDE OF PARCEL 54 AS SHOWN ON NEW YORK STATE DEPARTMENT OF TRANSPORTATION ACQUISITION MAP NO. 46 THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1. SOUTH 11° 03' 39" EAST, A DISTANCE OF 195.00 FEET;
2. SOUTH 15° 42' 40" EAST, A DISTANCE OF 108.07 FEET;
3. SOUTH 12° 06' 09" EAST, A DISTANCE OF 41.00 FEET;
4. SOUTHERLY, A DISTANCE OF 120.85 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2,909.00 FEET AND A CENTRAL ANGLE OF 02° 22' 49";
5. SOUTHERLY, A DISTANCE OF 291.68 FEET ALONG A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 1,949.00 FEET AND A CENTRAL ANGLE OF 08° 34' 29" TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PROPERTY, THE POINT AND PLACE OF BEGINNING.

**TOWN BOARD: TOWN OF ORANGETOWN
COUNTY OF ROCKLAND
STATE OF NEW YORK**

-----X
IN THE MATTER OF THE

PETITION OF

**PETITION FOR AMENDMENT
TO ZONING CODE AND
ZONING MAP**

HNA TRAINING CENTER NY, LLC

**AMENDMENT TO THE ZONING CODE AND
ZONING MAP OF THE TOWN OF ORANGETOWN
FROM LO TO OP.**

-----X
**TO THE TOWN BOARD OF
THE TOWN OF ORANGETOWN**

The undersigned petitioner respectfully petitions your Honorable Board as follows:

1. HNA TRAINING CENTER NY, LLC ("HNA" or "Petitioner") is the owner of property located in the hamlet of Palisades in the Town of Orangetown, more particularly shown on the tax map for the Town of Orangetown, which is attached as Exhibit "A", annexed hereto.
2. The property shown on Exhibit "A," located at 334 Route 9W, Palisades, NY, is known and designated on the Tax Map of the Town of Orangetown (the "Town") as Section 78.13; Block 1; Lot 1 (the "Property").
3. The Property is currently in the Laboratory Office ("LO") District. HNA operates under a special permit issued by the Town Board. Specifically, the Property has been used for many years as an executive conference center training facility for catered affairs for the general public. The Property is often used for corporate team building for both overnight and daytime uses. Sessions at the Property last an average of 7 hours. The Property currently operates 24 hours

per day with peak hours occurring Monday through Friday from 8:00 AM to 5 PM. The Property is 106.43 acres in size. A description of the Property is attached as Exhibit "B".

4. For many years, the Property was owned by IBM. It has been determined that the manager of the Property had operated the training facility and had allowed the hotel portion of the facility to accommodate overnight guests that were not attending conferences. HNA acquired the Property from IBM on February 11, 2016. Upon learning that renting rooms to transient guests not affiliated with conferences, was not authorized by the special permit, HNA immediately stopped this practice.

5. On December 13, 2017, HNA obtained final site plan approval from the Town for a proposed development of a five-story (+/- 60,000 SF) 100-guest room expansion to the existing facility. In addition to the proposed expansion, the Property offers a number of resort-type amenities to its guests including unlimited conference space, fine dining, recreational facilities, well-appointed guest rooms, nature paths and koi ponds on the 106-acre parcel. The Property is ideal for corporate events, seminars, weddings, anniversaries, Sweet 16's and fundraising events.

6. As currently zoned and under the special permit, the facility allows for "housing" solely to participants and administrators of its conference center programs. A "hotel" is not a use permitted by right in the LO zone district. Given the amenities offered on site and the ongoing \$49 million expansion and renovations to the facility, HNA seeks to have this Property transformed into a first class hotel facility and continue with the conference center use. To that end, HNA respectfully petitions this Board to have the Property rezoned so that a "hotel" would be permitted as-of-right on this site. Petitioner believes that rezoning the Property from LO to Office Park ("OP") would accomplish this goal and would be the most logical zone district choice. Absent a

zone change, the Petitioner would require an amendment to the special permit to operate a hotel on the Property.

7. Under the Property's current LO Zone District, any use in the R-80 District as well as "Executive, conference lecture/seminar facilities," among other uses, are permitted as-of-right on the Property. Use of existing executive conference center facilities for catered affairs are uses permitted by special permit by the Town Board. A copy of Attachment 8 annexed to Chapter 43 of the Town Zoning Code, Table of Use Regulations (§3.11) – LO District is annexed hereto as Exhibit "C".

8. Under the Town's OP Zone District, "Hotels/conference centers" are uses permitted as-of-right. See Attachment 9, column 2, annexed to Chapter 43 of the Town Zoning Code, Table of Use Regulations (§3.11) - OP District. A copy of the OP District Table schedule is annexed hereto as Exhibit "D". Column 7 of that same bulk table provides for "Additional Use Regulations - same as LO" (emphasis added).

9. Pursuant to the Town Law of the State of New York, and the Zoning Ordinance of the Town, Petitioner hereby requests that the Zoning Ordinance and Zoning Map be amended to change the zone district of the Property from LO to OP. This change would allow the Property to continue operating as a training/conference center/catering facility as-of-right without the need for a special permit. Furthermore, it would allow HNA to permit guests who are not participants and administrators of its conference center programs to utilize this Property for a hotel and all of the amenities it has to offer.

10. This zone change would help transform this Property into a world-class, event space in the Town of Orangetown.

11. The proposed zone change from LO to OP is minor and appropriate because the LO and OP Zone Districts are virtually identical but for the "hotel" use. The wording in the Town's bulk table for the OP District states "Hotel/conference centers." Because the Property is already being used as a "conference center" and provides lodging to overnight guests for those conferences, adding "hotels" as a permitted, as-of-right use will have no adverse impact upon the Town's residents or any adverse impact upon the health, safety, and welfare of the Town. The Property, at over 106 acres, is easily able to accommodate such a use.

12. HNA and the Property were featured in Rivertown Magazine's May 2017 issue. The article was entitled, "Rockland's Hidden Gem Conference Center Undergoes Spectacular \$49 Million Expansion." Annexed hereto as Exhibit "E" is a copy of the article. The granting of this application will support HNA's vision of making this Property a perfect get-away destination that will only add to the Town's economic vibrancy and tax ratables.

13. The N.Y. State Environmental Quality Review Act ("SEQRA") requires that there be a "hard look" at the proposed zone change. Petitioner respectfully submits that the Town Board is the most appropriate board to review any potential environmental impacts, which we do not anticipate, for the proposed zone change and that it appoint itself lead agency under SEQRA.

14. The Property is within 500 feet of a state highway (Route 9W) and referral pursuant to NYS General Municipal Law § 239 would apply.

15. No prior application for similar relief has been sought by Petitioner.

16. The proposed use would be in the public interest of the residents of the Town in that:

(1) changing the zone district from LO to OP to allow "hotels" would establish an additional tax ratable for the Town of Orangetown;

(2) the proposed zone change from LO to OP will allow the Property to become a premier, state of the art destination for residents of the Town and will attract tourists to the area;

(3) the proposed zone change from LO to OP would be consistent with the current use of the Property;

(4) the granting of this Petition is a natural extension of the use already occurring on the Property, will promote the general health and welfare of the community, preserve property values, ensure the economic vibrancy of the Property, and be beneficial to the Petitioner.

WHEREFORE, Petitioner respectfully prays that your Honorable Board take such steps and such actions as may be necessary to grant the relief sought in this Petition.

Dated: June 11, 2018

HNA TRAINING CENTER NY, LLC

By:

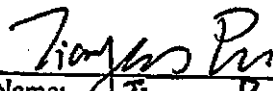
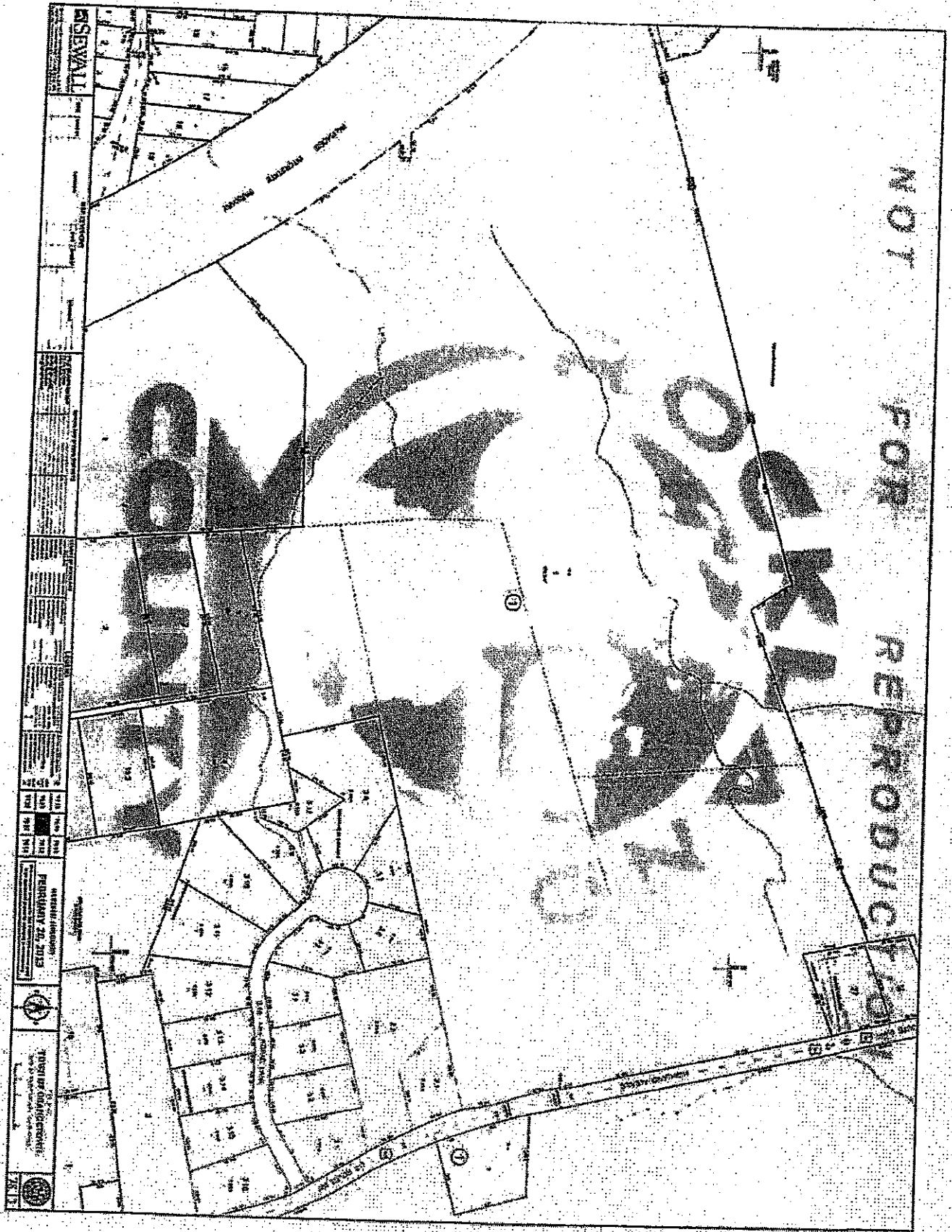

Name: Tianyao Pu
Title: Amer's Representative

EXHIBIT "A"

EXHIBIT "A"



NOT FOR REPRODUCTION

RISWALL
APPROVED FOR CONSTRUCTION
FEBRUARY 20, 2013
TOWNSHIP ENGINEER
7/8 13

EXHIBIT "B"

EXHIBIT "B"

Legal Description

ALL that certain piece or parcel of property situate, lying and being located in the Town of Orangetown, County of Rockland, State of New York and being more particularly bounded and described as follows:

PARCEL I:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE TOWN OF ORANGETOWN, COUNTY OF ROCKLAND, AND STATE OF NEW YORK, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY CORNER OF THE PREMISES HEREIN DESCRIBED, SAID POINT ALSO BEING AT THE INTERSECTION OF THE SOUTHEASTERLY CORNER OF LANDS NOW OR FORMERLY OF KNIGHT AT THE WESTERLY SIDE OF NEW YORK STATE ROUTE 9W;

RUNNING THENCE FROM SAID POINT OF BEGINNING ALONG THE SAID WESTERLY SIDE OF NEW YORK STATE ROUTE 9W, SOUTH 12° 14' 30" EAST FOR A DISTANCE OF 565.92 FEET TO A POINT AT THE NORTHEASTERLY CORNER OF LANDS NOW OR FORMERLY OF CORNETTA;

THENCE ALONG LANDS NOW OR FORMERLY OF CORNETTA THE FOLLOWING COURSES AND DISTANCES:

SOUTH 73° 29' 36" WEST, 237.55 FEET;

SOUTH 16° 25' 38" EAST, 2.50 FEET;

SOUTH 73° 29' 36" WEST, 69.29 FEET TO A POINT ON THE NORTHERLY LINE OF LANDS NOW OR FORMERLY OF RAIMONDO;

THENCE ALONG SAID LANDS OF RAIMONDO, SOUTH 73° 29' 36" WEST FOR A DISTANCE OF 702.39 FEET TO A POINT ON THE EASTERLY LINE OF LANDS NOW OR FORMERLY OF COLLINS;

THENCE ALONG SAID LANDS OF COLLINS, NORTH 3° 30' 59" WEST FOR A DISTANCE OF 744.67 FEET TO A PIPE ON THE SOUTHERLY LINE OF LANDS NOW OR FORMERLY OF THE ROCKLAND COUNTRY CLUB;

THENCE ALONG SAID LANDS NORTH 70° 03' 14" EAST FOR A DISTANCE OF 621.03 FEET TO A POINT ON THE WESTERLY LINE OF LANDS NOW OR FORMERLY OF KNIGHT;

THENCE ALONG SAID LANDS OF KNIGHT THE FOLLOWING COURSES AND DISTANCES:

SOUTH 9° 33' 50" EAST, 215.88 FEET;

NORTH 69° 53' 16" EAST, 290.69 FEET TO THE POINT AND PLACE OF BEGINNING.

PARCEL II:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE TOWN OF ORANGETOWN, COUNTY OF ROCKLAND AND STATE OF NEW YORK, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY CORNER OF THE PREMISES HEREIN DESCRIBED, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF LANDS NOW OR FORMERLY OF BONANNO AND ON THE WESTERLY SIDE OF NEW YORK STATE ROUTE 9W;

RUNNING THENCE FROM SAID POINT OF BEGINNING ALONG SAID WESTERLY SIDE OF ROUTE 9W, SOUTH 12° 16' 20" EAST FOR A DISTANCE OF 281.25 FEET TO A POINT BEING THE NORTHEASTERLY CORNER OF LANDS NOW OR FORMERLY OF RAIMONDO;

THENCE ALONG SAID LANDS OF RAIMONDO, THE FOLLOWING COURSES AND DISTANCES:

1. SOUTH 79° 56' 36" WEST 308.98 FEET;
2. NORTH 11° 35' 04" WEST 244.17 FEET TO A POINT ON THE SOUTHERLY LINE OF LANDS NOW OR FORMERLY OF BONANNO;

THENCE ALONG SAID SOUTHERLY LINE OF LANDS NOW OR FORMERLY OF BONANNO, THE FOLLOWING COURSES AND DISTANCES:

1. NORTH 73° 29' 36" EAST 69.29 FEET;
2. NORTH 16° 25' 38" WEST 2.50 FEET;
3. NORTH 73° 29' 36" EAST 237.55 FEET TO THE POINT AND PLACE OF BEGINNING.

PARCEL III:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE TOWN OF ORANGETOWN, COUNTY OF ROCKLAND AND STATE OF NEW YORK, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY CORNER OF THE PREMISES HEREIN DESCRIBED, SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF LANDS NOW OR FORMERLY OF THE JOHN M. PERRY POST NO. 1044 OF THE AMERICAN LEGION WHERE IT IS INTERSECTED BY THE EASTERLY LINE OF THE PALISADES INTERSTATE PARK COMMISSION;

RUNNING THENCE FROM SAID POINT OF BEGINNING ALONG THE SOUTHERLY LINE OF SAID LANDS OF THE JOHN M. PERRY POST NO. 1044 OF THE AMERICAN LEGION, NORTH 76° 14' 05" EAST FOR A DISTANCE OF 192.40 FEET TO AN IRON PIPE AND LANDS OF THE ROCKLAND COUNTRY CLUB;

THENCE TURNING AND RUNNING ALONG SAID LAND NOW OR FORMERLY OF THE ROCKLAND COUNTRY CLUB, THE FOLLOWING COURSES AND DISTANCES:

1. SOUTH 19° 06' 07" EAST 24.01 FEET TO AN IRON PIPE;
2. NORTH 73° 41' 16" EAST 1,169.27 FEET;
3. NORTH 74° 48' 15" EAST 700.01 FEET;
4. SOUTH 15° 46' 09" EAST 32.44 FEET TO THE MEAN CENTERLINE OF A STONE WALL;

THENCE ALONG THE MEAN CENTERLINE OF SAID STONE WALL, THE FOLLOWING COURSES AND DISTANCES:

5. SOUTH 14° 09' 55" EAST 52.50 FEET;
6. SOUTH 15° 49' 44" EAST 65.51 FEET TO A POINT;

THENCE CONTINUING ALONG SAID LANDS OF THE ROCKLAND COUNTRY CLUB:

7. NORTH 70° 07' 33" EAST 538.97 FEET TO AN IRON PIPE ON THE NORTHWESTERLY CORNER OF LANDS NOW OR FORMERLY OF BONANNO;
- THENCE ALONG THE WESTERLY LINE OF SAID LANDS OF BONANNO, SOUTH 3° 30' 59" EAST FOR A DISTANCE OF 744.67 FEET TO A POINT ON THE NORTHERLY LINE OF LANDS NOW OR FORMERLY OF RAIMONDO;

THENCE TURNING AND RUNNING ALONG THE NORTHERLY AND WESTERLY LINE OF LANDS OF RAIMONDO, THE FOLLOWING COURSES AND DISTANCES:

1. SOUTH 73° 22' 03" WEST 869.53 FEET TO A MONUMENT;
2. SOUTH 4° 03' 04" EAST 257.69 FEET TO A MONUMENT;

PARCEL IV:

8. THENCE NORTH 7° 54' 59" WEST FOR A DISTANCE OF 90.25 FEET TO THE POINT AND PLACE OF BEGINNING.
 7. THENCE NORTH 2° 13' 29" EAST FOR A DISTANCE OF 144.31 FEET TO A MONUMENT;
 6. THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 4,891.00 FEET AND A LENGTH OF 232.93 FEET TO A MONUMENT;
 5. THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 5,329.00 FEET AND A LENGTH OF 473.02 FEET TO A MONUMENT;
 4. THENCE NORTH 87° 13' 17" WEST FOR A DISTANCE OF 84.28 FEET TO A MONUMENT;
 3. THENCE NORTH 4° 40' 31" WEST FOR A DISTANCE OF 36.32 FEET TO A MONUMENT;
 2. THENCE SOUTH 87° 13' 17" EAST FOR A DISTANCE OF 56.22 FEET TO A MONUMENT;
 1. ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 5,329.00 FEET AND A LENGTH OF 723.49 FEET TO A MONUMENT;
- THENCE ALONG SAID PALISADES INTERSTATE PARK COMMISSION THE FOLLOWING:
2. SOUTH 48° 57' 36" WEST 442.03 FEET TO A POINT ON THE NORTHEASTERLY SIDE OF THE PALISADES INTERSTATE PARK COMMISSION;
 1. SOUTH 88° 22' 51" WEST 523.70 FEET;
- THENCE ALONG SAID PALISADES PARKWAY GARDENS, THE FOLLOWING COURSES AND DISTANCES:
- THENCE ALONG SAID LANDS OF ANDERSON, SOUTH 4° 33' 50" EAST FOR A DISTANCE OF 122.38 FEET TO A POINT BEING THE NORTHEASTERLY CORNER OF LANDS NOW OR FORMERLY OF PALISADES PARKWAY GARDENS;
4. SOUTH 4° 34' 49" EAST 245.13 FEET TO A PIPE AT THE NORTHWESTERLY CORNER OF LANDS NOW OR FORMERLY OF ANDERSON;
 3. SOUTH 4° 05' 55" EAST 23.15 FEET TO A PIPE;

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE TOWN OF ORANGETOWN, COUNTY OF ROCKLAND AND STATE OF NEW YORK, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY SIDE OF NEW YORK STATE ROUTE 9W AT THE SOUTHEASTERLY CORNER OF LANDS NOW OR FORMERLY OF CORNETTA;

RUNNING THENCE FROM SAID POINT OF BEGINNING ALONG SAID WESTERLY SIDE OF ROUTE 9W THE FOLLOWING COURSES AND DISTANCES:

SOUTH 11° 43' 44" EAST, 49.61 FEET TO A MONUMENT;

SOUTH 79° 56' 36" WEST, 6.00 FEET TO A PIPE;

SOUTH 17° 18' 24" EAST, 200.00 FEET;

SOUTH 20° 16' 50" EAST, 118.36 FEET TO A PIPE AT THE NORTHEASTERLY CORNER OF LANDS NOW OR FORMERLY OF ANDERSON;

THENCE ALONG SAID LANDS OF ANDERSON, SOUTH 77° 14' 09" WEST,

1,973.90 FEET TO A PIPE ON THE EASTERLY LINE OF LANDS NOW OR FORMERLY OF COLLINS;

THENCE ALONG SAID LANDS OF COLLINS THE FOLLOWING COURSES AND DISTANCES:

NORTH 4° 34' 49" WEST, 245.13 FEET TO A PIPE;

NORTH 4° 05' 55" WEST, 23.15 FEET TO A MONUMENT,

NORTH 4° 03' 04" WEST, 257.69 FEET TO A MONUMENT;

NORTH 73° 22' 03" EAST, 869.53 FEET TO THE SOUTHWESTERLY CORNER OF LANDS NOW OR FORMERLY OF BONANNO;

THENCE ALONG THE SOUTHERLY LINE OF LANDS OF SAID BONANNO, NORTH 73° 29' 36" EAST FOR A DISTANCE OF 702.39 FEET TO A POINT BEING THE NORTHWESTERLY CORNER OF LANDS NOW OR FORMERLY OF CORNETTA;

THENCE ALONG THE WESTERLY AND SOUTHERLY LINE OF LANDS OF SAID CORNETTA THE FOLLOWING COURSES AND DISTANCES:

SOUTH 11° 35' 04" EAST, 244.17 FEET;

NORTH 79° 56' 36" EAST, 308.98 FEET TO THE POINT AND PLACE OF BEGINNING.

PARCEL V:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE TOWN OF ORANGETOWN, COUNTY OF ROCKLAND AND STATE OF NEW YORK, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY CORNER OF THE PREMISES HEREIN DESCRIBED, SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF LANDS NOW OR FORMERLY OF RAIMONDO, SAID POINT ALSO BEING 1,323.61 FEET AS MEASURED WESTERLY ALONG SAID SOUTHERLY LINE OF LANDS OF RAIMONDO FROM A PIPE AT THE WESTERLY SIDE OF NEW YORK STATE ROUTE 9W;

RUNNING THENCE FROM SAID POINT OF BEGINNING ALONG OTHER LANDS NOW OR FORMERLY OF ANDERSON, SOUTH 12° 50' 04" EAST FOR A DISTANCE OF 323.22 FEET TO A POINT ON THE NORTHERLY LINE OF LANDS NOW OR FORMERLY OF BOWLING;

THENCE ALONG SAID LANDS OF BOWLING AND ALONG LANDS NOW OR FORMERLY OF EWING AND PARTIALLY ALONG THE MEAN CENTERLINE OF A STONE WALL THE FOLLOWING COURSES AND DISTANCES:

SOUTH 77° 09' 56" WEST, 173.94 FEET;

SOUTH 77° 16' 56" WEST, 523.30 FEET TO A PIPE AT THE NORTHWESTERLY CORNER OF LANDS OF SAID EWING AND THE EASTERLY LINE OF LANDS NOW OR FORMERLY OF PALISADES PARKWAY GARDENS;

THENCE ALONG SAID LANDS OF PALISADES PARKWAY GARDENS, NORTH 4° 33' 50" WEST FOR A DISTANCE OF 203.97 FEET TO A POINT BEING THE SOUTHWESTERLY CORNER OF LANDS NOW OR FORMERLY OF COLLINS;

THENCE ALONG SAID LANDS OF COLLINS, NORTH 4° 33' 50" WEST FOR A DISTANCE OF 122.38 FEET TO A PIPE AT THE SOUTHWESTERLY CORNER OF LANDS NOW OR FORMERLY OF RAIMONDO;

THENCE ALONG SAID LANDS OF RAIMONDO, NORTH 77° 14' 09" EAST FOR A DISTANCE OF 650.29 FEET TO THE POINT AND PLACE OF BEGINNING.

PERIMETER DESCRIPTION:

ALL THAT CERTAIN PIECE OR PARCEL OF PROPERTY SITUATE, LYING AND BEING LOCATED IN THE TOWN OF ORANGETOWN, COUNTY OF ROCKLAND, STATE OF

NEW YORK AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FORMED BY THE DIVISION LINE BETWEEN PROPERTY NOW OR FORMERLY ANDERSON, THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PROPERTY AND THE WESTERLY SIDE OF NEW YORK STATE ROUTE NO. 9W, (S.H. 8250), AKA HIGHLAND AVENUE, AS WIDENED, SAID POINT BEING THE SOUTHWEST CORNER OF "NEW YORK STATE DEPARTMENT OF TRANSPORTATION ACQUISITION MAP NO. 46, PARCEL 54";

THENCE FROM SAID POINT OF BEGINNING ALONG SAID PROPERTY OF ANDERSON, SOUTH 77° 14' 09" WEST, A DISTANCE OF 1,319.67 FEET TO A MONUMENT;

THENCE SOUTH 12° 50' 04" EAST, A DISTANCE OF 323.22 FEET TO A STONE WALL AND PROPERTY NOW OR FORMERLY DOWLING;

THENCE ALONG SAID PROPERTY NOW OR FORMERLY DOWLING AND GENERALLY ALONG A STONE WALL, SOUTH 77° 09' 56" WEST, A DISTANCE OF 173.94 FEET TO A MONUMENT;

THENCE ALONG PROPERTY NOW OR FORMERLY EWING AND GENERALLY ALONG A STONE WALL, SOUTH 77° 16' 56" WEST, A DISTANCE OF 523.30 FEET TO A MONUMENT;

THENCE NORTHERLY, WESTERLY AND SOUTHWESTERLY ALONG PROPERTY NOW OR FORMERLY PALISADES PARKWAY GARDENS THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. NORTH 04° 33' 50" WEST, A DISTANCE OF 203.97 FEET TO A MONUMENT;

2. SOUTH 88° 22' 51" WEST, A DISTANCE OF 523.70 FEET TO A MONUMENT;

3. SOUTH 48° 57' 36" WEST, A DISTANCE OF 442.03 FEET TO A MONUMENT AND THE NORTHEASTERLY SIDE OF THE PALISADES INTERSTATE PARK COMMISSION;
THENCE NORTHWESTERLY ALONG THE AFORESAID PALISADES INTERSTATE PARK COMMISSION THE FOLLOWING SIX (6) COURSES AND DISTANCES:

1. A DISTANCE OF 723.49 FEET ALONG A NON TANGENT CURVE TO THE LEFT OF WHICH THE RADIUS POINT LIES SOUTH 58° 28' 32" WEST A RADIUS OF 5,329.00 FEET, AND HAVING A CENTRAL ANGLE OF 07° 45' 40" TO A MONUMENT;

2. THENCE SOUTH 87° 13' 17" EAST, DISTANCE OF 56.22 FEET TO A POINT;

3. THENCE NORTH 04° 40' 31" WEST, A DISTANCE OF 36.32 FEET TO A MONUMENT;

- 4. THENCE NORTH 87° 13' 17" WEST, A DISTANCE OF 84.28 FEET TO A MONUMENT;
- 5. THENCE NORTHWESTERLY, A DISTANCE OF 473.02 FEET ALONG A NON TANGENT CURVE TO THE LEFT OF WHICH THE RADIUS POINT LIES SOUTH 56° 10' 27" WEST A RADIUS OF 5,329.00 FEET, AND HAVING A CENTRAL ANGLE OF 05° 05' 09" TO A MONUMENT;
- 6. THENCE NORTHWESTERLY, A DISTANCE OF 232.93 FEET ALONG A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 4,891.00 FEET AND A CENTRAL ANGLE OF 02° 43' 43" TO A MONUMENT ON THE EASTERLY SIDE OF NEW YORK STATE ROUTE NO. 340, (AKA CARTERET ROAD);
- THENCE ALONG SAID EASTERLY SIDE OF NEW YORK STATE ROUTE NO. 340, (AKA CARTERET ROAD), NORTH 02° 13' 29" EAST, A DISTANCE OF 144.31 FEET; AND
- THENCE NORTH 07° 54' 59" WEST, A DISTANCE OF 90.25 FEET TO A REBAR SET ON THE SOUTHERLY SIDE OF PROPERTY NOW OR FORMERLY JOHN M. PERRY POST #1044 OF THE AMERICAN LEGION;
- THENCE ALONG SAID DIVISION LINE, NORTH 76° 14' 06" EAST, A DISTANCE OF 192.40 FEET TO A MONUMENT;
- THENCE SOUTH 19° 06' 07" EAST, A DISTANCE OF 24.01 FEET TO A MONUMENT;
- THENCE ALONG SAID PROPERTY NOW OR FORMERLY JOHN M. PERRY POST #1044 OF THE AMERICAN LEGION AND PROPERTY NOW OR FORMERLY ROCKLAND COUNTY CLUB, NORTH 73° 41' 16" EAST, A DISTANCE OF 1,169.27 FEET TO A MONUMENT;
- THENCE NORTH 74° 48' 15" EAST, A DISTANCE OF 700.01 FEET TO A MONUMENT;
- THENCE ALONG THE MEAN CENTERLINE OF A STONE WALL THE FOLLOWING THREE (3) COURSES AND DISTANCES:
- 1. SOUTH 15° 46' 09" EAST, A DISTANCE OF 32.44 FEET TO A MONUMENT;
- 2. SOUTH 14° 09' 55" EAST, A DISTANCE OF 52.50 FEET TO A MONUMENT;
- 3. SOUTH 15° 49' 44" EAST, A DISTANCE OF 65.51 FEET TO A MONUMENT;
- THENCE CONTINUING ALONG SAID PROPERTY NOW OR FORMERLY ROCKLAND CLUB, NORTH 70° 07' 33" EAST, A DISTANCE OF 538.97 FEET TO A MONUMENT;
- THENCE NORTH 70° 03' 14" EAST, A DISTANCE OF 621.03 FEET TO A MONUMENT;

THENCE ALONG SAID PROPERTY NOW OR FORMERLY OF KNIGHT, SOUTH $09^{\circ} 33' 50''$ EAST, A DISTANCE OF 215.88 FEET TO A MONUMENT;

THENCE NORTH $69^{\circ} 53' 16''$ EAST, A DISTANCE OF 286.76 FEET TO THE NORTHWEST CORNER OF "OUT PARCEL TO BE DEDICATED TO THE PEOPLE OF THE STATE OF NEW YORK";

THENCE ALONG SAID WESTERLY SIDE OF "OUT PARCEL TO BE DEDICATED TO THE PEOPLE OF THE STATE OF NEW YORK", SOUTH $10^{\circ} 33' 26''$ EAST, A DISTANCE OF 453.91 FEET;

THENCE SOUTH $49^{\circ} 15' 43''$ EAST, A DISTANCE OF 5.73 FEET TO THE NORTHWEST CORNER OF NEW YORK STATE DEPARTMENT OF TRANSPORTATION ACQUISITION PARCEL 54, MAP NO. 46;

THENCE ALONG THE WESTERLY SIDE OF PARCEL 54 AS SHOWN ON NEW YORK STATE DEPARTMENT OF TRANSPORTATION ACQUISITION MAP NO. 46 THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1. SOUTH $11^{\circ} 03' 39''$ EAST, A DISTANCE OF 195.00 FEET;
2. SOUTH $15^{\circ} 42' 40''$ EAST, A DISTANCE OF 108.07 FEET;
3. SOUTH $12^{\circ} 06' 09''$ EAST, A DISTANCE OF 41.00 FEET;
4. SOUTHERLY, A DISTANCE OF 120.85 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2,909.00 FEET AND A CENTRAL ANGLE OF $02^{\circ} 22' 49''$;
5. SOUTHERLY, A DISTANCE OF 291.68 FEET ALONG A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 1,949.00 FEET AND A CENTRAL ANGLE OF $08^{\circ} 34' 29''$ TO THE SOUTHEAST CORNER OF THE HERIN DESCRIBED PROPERTY, THE POINT AND PLACE OF BEGINNING.

EXHIBIT "C"

ZONING

43 Attachment 8

Text of Ordinance

Table of Ordinal Use Regulations
 11.11.11
 10 District

Amended 0-1-1971 by L.L. No. 2-2001, 8-11-1971 by L.L. No. 2-2001, 7-11-2002 by L.L. No. 2-2002

1	2	3	4	5	6
District	Uses Permitted by Right	Uses by Special Permit	Conditions Under Which Special Permit	Special Assembly Uses	Minimum Area and City Street Parking Spaces
					(For use of table, see § 10.2)
					Additional Use Restrictions (See Note 3)

EXHIBIT "D"

EXHIBIT "D"

ZONING

43 Attachment 9

Town of Orangeburgh

Table of General Use Regulations

(§ 3.11)

CP District

(Amended 6-14-1971 by L.L. No. 7-1971)

1	2	3	4	5	6	7
District	Uses Permitted by Each	Uses by Special Permits	Conditional Uses by Planning Board	General Assembly Uses	Minimum Required Open Space Parking Fraction	Additional Use Restrictions (See Note 1)
CP	<ol style="list-style-type: none"> 1. Uses as L.O. 2. Hotel/condominium centers. 	<ol style="list-style-type: none"> 1. Uses as L.O., except airports and airports. <p>Zoning Board None</p>	<ol style="list-style-type: none"> 1. Public utility substations and power stations, bonded to buildings that harmonize with the character of the neighborhood and having adequate access and other safety devices and landscaping and subject to performance standards procedure, § 4.12. 2. Telephone exchanges. 3. Elevated structures and water tanks located at a distance from any lot line equal to the height of the structure. 4. Scallops fish structures. 5. Uses as L.O. No. 6. 	<ol style="list-style-type: none"> 1. Accidents involving fuel services products which are not regulated by rules pertaining to other uses with that are included in the other parts. 2. Fuel tank maintenance shops and services serving primarily employees and others using the station as a service park. 3. Buildings used for exhibiting artwork. All exhibiting buildings serving alcoholic beverages must have a temporary liquor license issued by the New York State Alcohol Beverage Control Board, § 24-1.1, 24-1.2, 24-1.3, 24-1.4, 24-1.5, 24-1.6, 24-1.7, 24-1.8, 24-1.9, 24-1.10 and 24-1.11. 	<ol style="list-style-type: none"> 1. Uses as R-40 2. Offices 3. Hotel or conference center 4. Child day-care centers 	<ol style="list-style-type: none"> 1. Uses as L.O. 2. Uses as R-40 3. Uses as R-45 4. Uses as L.O. 5. Uses as L.O. 6. Uses as L.O. 7. Uses as L.O. 8. Uses as L.O. 9. Uses as L.O. 10. Uses as L.O. 11. Uses as L.O. 12. Uses as L.O. 13. Uses as L.O. 14. Uses as L.O. 15. Uses as L.O. 16. Uses as L.O. 17. Uses as L.O. 18. Uses as L.O. 19. Uses as L.O. 20. Uses as L.O. 21. Uses as L.O. 22. Uses as L.O. 23. Uses as L.O. 24. Uses as L.O. 25. Uses as L.O. 26. Uses as L.O. 27. Uses as L.O. 28. Uses as L.O. 29. Uses as L.O. 30. Uses as L.O. 31. Uses as L.O. 32. Uses as L.O. 33. Uses as L.O. 34. Uses as L.O. 35. Uses as L.O. 36. Uses as L.O. 37. Uses as L.O. 38. Uses as L.O. 39. Uses as L.O. 40. Uses as L.O. 41. Uses as L.O. 42. Uses as L.O. 43. Uses as L.O. 44. Uses as L.O. 45. Uses as L.O. 46. Uses as L.O. 47. Uses as L.O. 48. Uses as L.O. 49. Uses as L.O. 50. Uses as L.O.

EXHIBIT "E"



Rockland's hidden gem conference center undergoes spectacular \$49 million expansion

Story: Tom Riley

Crescent Hotels & Resorts is planning a \$49,000,000 renovation and expansion of its state-of-the-art HNA Palisades Premier Conference Center at 334 Route 9W in Palisades, NY.

General manager Chris Costabile told us: "Our 106 acre facility has just the right balance of learning and relaxation.

"You can partake in a distraction-free setting rich in technological resources. We offer fine dining, premier health & fitness amenities, comfortable accommodations and professional services, visitors will discover an environment that nourishes all the senses.

"The Grounds at Palisades is the perfect destination for your next event be it a corporate event or seminar, wedding, Bar/Bat Mitzvah, anniversary, Sweet 16's, fundraiser or children's event.

"Our picturesque grounds features 106 acres of serene landscaping, lush woods and gardens including a Koi Pond in our own backyard.

"Our venue offers magnificent event space both indoors and outdoors, accommodating events up to 300 guests. The warmth, charm and hospitality at the HNA Palisades will create memories that last a lifetime."

Chris is a 32-year veteran in the hospitality business and has been asked a number of times to open properties from the ground up.

"We welcome the public into the grounds to take advantage of our Resort type packages. The amenities here are surreal with unlimited conference space, fine dining, recreational facilities, beautifully appointed

hotel rooms, nature paths, koi ponds and wildlife all about.

"We are partnering with our friends in Nyack and Piermont to promote hospitality in the area. We want to become a tourist destination. With the complete renovation of our facility and the addition of 160 more rooms our complex will have over 306 rooms in total.

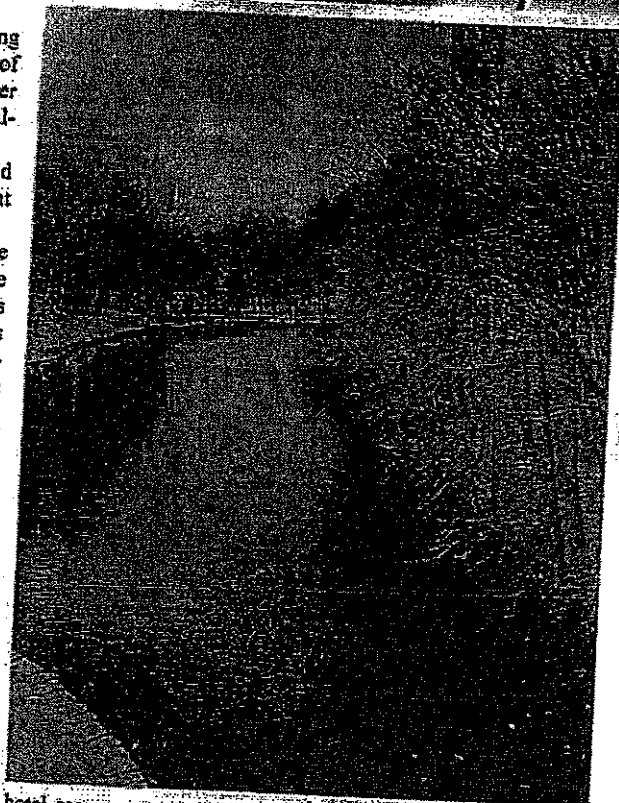
"There will be 48,000 square feet of

functional space and over 43 conference rooms/breakout rooms. We have 3 Amphitheaters and a 5,000 square foot Ballroom."

Chris added: "We are only 20 minutes from midtown Manhattan. With our planned expansion and renovation to be completed by 2018 we have taken the former IBM Palisades and will have transformed it into "Shangri-la."



Above: general manager Chris Costabile shows off plans for the new wing which is being added at a cost of \$49 million. Left: Some of the beautiful grounds that surround the HNA Palisades Premier Conference Center.





"We want you to take advantage of the incredible surroundings and on-site facilities to reconnect your mind, body and spirit. Fitness options include a full service weight room with aerobic and strength training machines, three racquetball courts, whirlpool spa, two saunas, basketball, and a five lane wave-less lap pool.

"We offer children's pool parties where they can celebrate an occasion, then use the pool. We have 1.5 miles of illuminated jogging/hiking trails that wind through beautiful wooded grounds.

Chris added: "We also have a 295 seat restaurant called The Grounds and Catering for Private/Social Events plus 5 Private Dining Rooms. For very large Events we can draw 2,000 people."

Chris commented: "We are very involved with the community. I'm a member of the Rockland Business Association and numerous Chambers of Commerce throughout the County and I invite residents and businesses to visit HNA Palisades Premier Conference Center located at 334 Route 9W in Palisades, NY.

"You can contact me, Chris Costabile, General Manager at 845-752-6000 or Email us at sales@HNAPalisades.com. You can also visit our web site at www.HNAPalisades.com. Once you see our beautiful 106 acre hotel and conference center you are sure to return again and again."

