

## **DESCRIPTION OF LAND**

### **Exhibit VIII. C.1.d**

The project site for the proposed gaming facility is located approximately five miles northwest of the center of Tuxedo, New York, approximately two miles from the New York State Thruway (Interstate Route 87) and straddles New York State Route 17A for approximately three quarters of one mile. The Orange County Tax Map identification numbers associated with the project site are Section 1, Block 1, and Lots 36.32, 37.20, 52.25, 52.26 and 59.20; see Figure VIII. C.1.d-1 Project Site Map.

The site was initially developed as Sterling Forest Gardens by 1958 at the current-day location of the New York Renaissance Faire. The Renaissance Faire Village replaced the Sterling Forest Gardens in 1978. The Tuxedo Ridge Ski Center had been constructed by 1962. Since its construction, the fairgrounds have been modified and expanded with the construction of buildings and amenities. These attractions have deteriorated after more than 40 years of use. An air strip planned for the site known as the former Grand-Large Barron Runway was never built, resulting in the clearing and disturbance of greater than 30 acres of forest that presently serves as a dirt parking lot.

The project site is approximately 240 acres in size, is irregular-shaped, and is comprised of four general areas: a North-Central Site Area consisting of office buildings, support facilities, parking areas, ponds, and streams; Tuxedo Ridge Ski Center with building support facilities; the Renaissance Faire Village with support facilities and a campground; and an Eastern Site Area comprised primarily of two open fields; see Figure VIII. C.1.d-2 Project Site Areas. Further detail on these areas is provided in the Facilities, Improvements and Infrastructure section of **Exhibit VIII. C.1.c**.

#### **North-Central Site Area**

The north-central portion of the project site consists of office building, support facilities and parking areas. Route 17A borders this area to the south and ponds are present to the north.

#### **Sterling Forest Ski Center**

South of the north-central area, across Route 17A, is the location of the Sterling Forest Ski Center. The center's building support facilities are located near Route 17A while the ski slopes are located on the northern face of Tiger Mountain and extend to the southern boundary of the project site.

#### **The Renaissance Faire Village**

The site of the Renaissance Faire Village is located to the west of the ski center and south of Route 17A. This area contains mainly one to two-story shops and mock renaissance-period buildings, gardens, booths, sculptures, and arenas, among other features. Ponds are present along the northern and southern areas of the village.

#### **Eastern Site Area**

The eastern site area is comprised primarily of two open fields. The larger of these fields is a narrow field that trends north-south. A stream is present along the western boundary of the east parking field and a drainage ditch is present along the eastern boundary.

#### **Description of Project Site (Interchange 15b)**

The project site also includes the location of the proposed Interchange 15B, a key traffic mitigation measure. The proposed Interchange 15B is located in Tuxedo, Orange County, New York; see Figure VIII. C.1.d-3. The project site is described as the intersection of Routes 17, 17A, and where Route 106 crosses under Interstate 87. The project proposes an interchange at this location to allow for traffic to access Route 17A (west), Route 106 (east) and Route 17 (north/south) at the proposed Interchange 15B. Improvements to the intersection of Routes 17 and 17A are also proposed, in the form of a roundabout as well as widening of the east and west roadways leading to the roundabout, when and if traffic requires.

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Within a one-mile radius of the proposed Interchange 15B project site, 86 percent of the land use is Parkland of Harriman State Park, administered by the Palisades Interstate Park Commission (NY-NJ). The remaining 14 percent of land in the one mile radius to the southwest of the proposed interchange is classified as vacant, residential, agricultural and public service. The majority of the public service use is the Port Jervis Line of the Metro North Railroad right of way which runs between Route 17 and the Ramapo River. The closest non-parkland parcel is in agricultural use as the Hickory Hollow Nursery and Garden Center located at 713 New York 17. The remaining parcels of land within a one-mile radius of the project site are privately owned and are undeveloped tracts of land of varying size and accessibility due to their location to the west of Route 17 and adjacency to the Metro-North railroad, Ramapo River and utility right of way.

The land in the vicinity of the project site is undeveloped along 17A and 17 (north of the intersection) due to the fact that the land is part of Harriman State Park. Route 106 is under the jurisdiction of Palisades Interstate Park Commission as it provides access to this region of Harriman State Park. Approximately ½ mile from the proposed interchange along Route 106 is the Parker Cabin Hollow hiking trail. To the west of project site is the Wildcat Mountain trail for which parking is provided at the intersection of 17 and 17A to the north at the Park & Ride lot and also the south of the intersection at a gravel lot. A public access fishing area is located just east of the Metro North rail line on the west bank of the Ramapo River adjacent to the project site. The fishing area is accessible by car via a paved access road on the north side of Route 106, between Route 17 and the Thruway.

Figure VIII. C.1.d-1. Project Site Map



- Legend**
- Renaissance Faire Property Boundary
  - Parcel Boundary

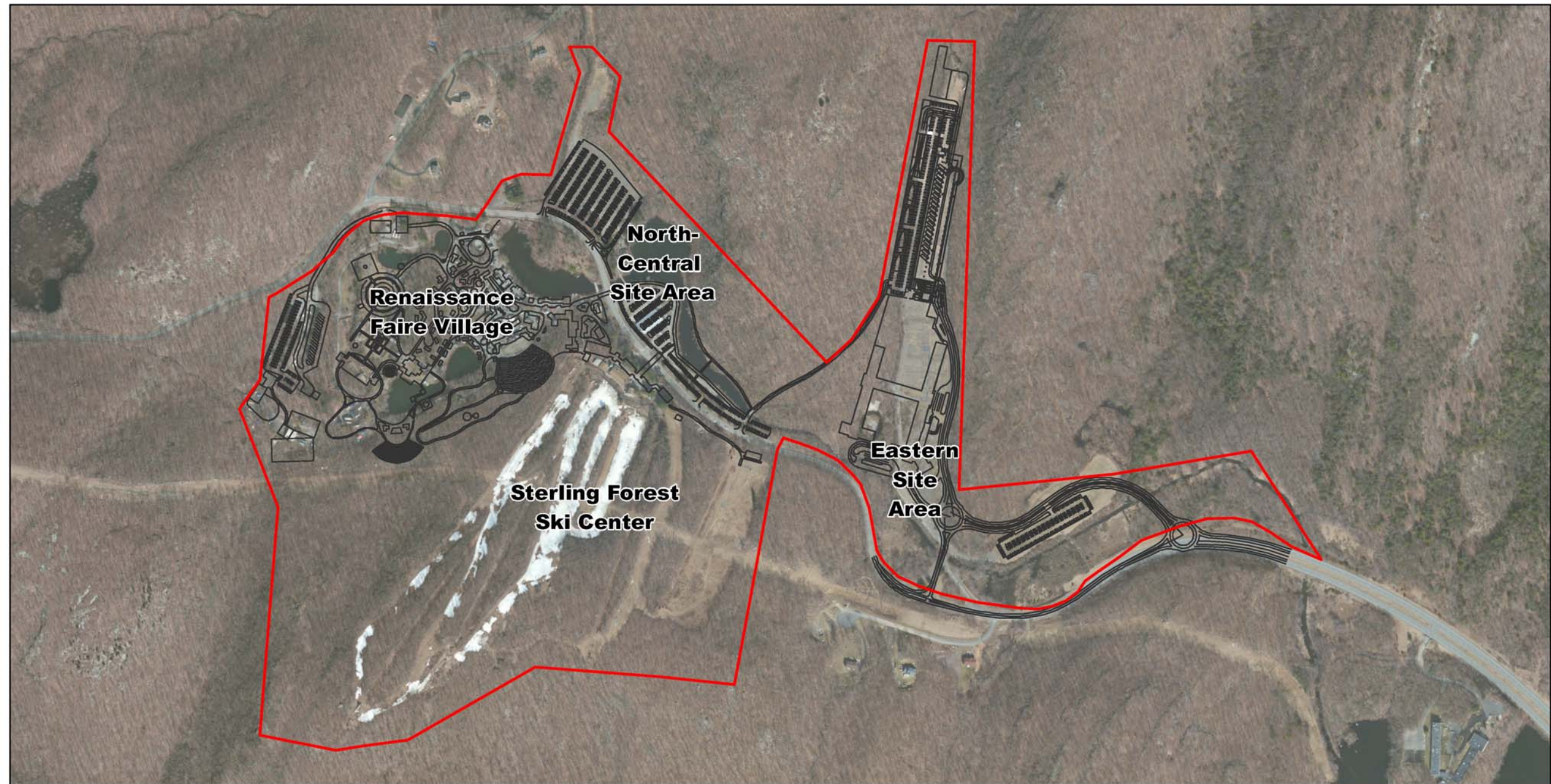


Source: ESRI, BING Map Service, 2014.  
Orange County, NY GIS, 2011.



<b>STERLING FOREST RESORT</b>	
<b>Project Site Map</b> <b>Parcel Boundaries</b> Tuxedo Township Orange County, New York	
THE LOUIS BERGER GROUP, INC.	

Figure VIII. C.1.d-2. Project Site Areas



**Legend**  
 Renaissance Faire Property Boundary  
 Proposed Footprint



Source: ESRI, BING Map Service, 2014.

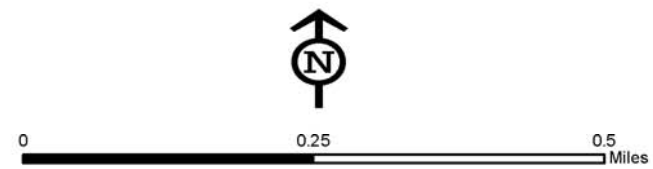


<b>STERLING FOREST RESORT</b>	
<b>Project Site Map</b> <b>Project Site Areas</b> Tuxedo Township Orange County, New York	
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Figure VIII. C.1.d-3. Project Site (Interchange 15b)



- Legend**
- - - Interchange 15B Half-Mile Buffer
  - Preferred Alternative
  - - - ROW Revised
  - Existing Alignment
  - Parking Lot
  - Lines Unknown



Source: ESRI, BING Map Service, 2014  
Land Use - Ocean County, NY 2011.

<b>STERLING FOREST RESORT</b>	
<b>Project Site Map</b> <b>Interchange 15B</b> Tuxedo Township Orange County, New York	
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