

Exhibit VIII.C.3.a Current zoning approvals/proposed rezoning or variance

A zoning map is included in exhibit VIII.C.3.a.1.

The project parcels, 4101 and 4311 Watson Boulevard, as well as 16 Beech Street, and 50 Eagle Drive, are currently zoned Planned Unit Development (PUD) district. 4207 and 4300 Watson Boulevard, and 29 Barton Avenue, outparcels that adjoin and potentially could be utilized as supplemental parking have been submitted for rezoning as PUD but is not a requirement as the project meets the intent of this zoning district and is a use approvable by the Town of Union Town Board. No zoning changes or variances are required.

The project requires Town of Union, Town Board approval of the Preliminary Planned Unit Development (PUD) plan for the project. This approval was applied for on November 14, 2013, was updated on March 4th, 2014, and is anticipated for approval early August, 2014. A copy of this application is included in exhibit VIII.C.3.a.2.

The westerly portion of 4101 Watson Boulevard west of Country Club Road, non-project area, and 3901 Watson Boulevard are zoned Neighborhood Commercial and require no change.