

## VIII. ECONOMIC ACTIVITY AND BUSINESS DEVELOPMENT

### C. LAND, CONSTRUCTION AND DESIGN OF PHYSICAL PLANT

#### 1. DESCRIPTION OF LAND

*Submit as Exhibit VIII. C.1.c. a description of, and aerial and surface photography demonstrating, the salient topographic, geographic, and vegetative characteristics of the land for the proposed gaming facility as well as any significant existing facilities, improvements or infrastructure thereon. Provide schematics/maps of topographical, geographic and vegetative features and facilities, improvements and infrastructure. Describe and provide schematics/maps illustrating (in scale) the relationship to surrounding development and infrastructure.*

#### **Attachments included:**

**Regional Map** – NY! Live Hotel & Casino is located in the Village of South Blooming Grove, Orange County, NY. The project is located in proximity to major regional roadways, including the NYS Thruway (I-87) Exit 16, Palisade Interstate Parkway via NYS Route 6, NYS Route 17 (future I-86) and NYS Route 208.

**Aerial Photograph** – The aerial photograph shows the 125 acres project site in relation ship to the immediately surround area. The project site is located  $\frac{3}{4}$  miles north of NYS Route 17 (Future I-86) Exist 130.

**Surface Photography and Surface Photography Index** – Surface and bird's eye view photographs are provided through the project site. The location and description of the photographs are noted.

**Topographic Map** – The land within the project site to the west of the power transmission lines slopes up steeply from approximately elevation 570 to elevation 700. This portion of the property is not being used for the project building program. The site, east of Satterly Creek, ranges from approximately elevation 570 near the Creek to elevation 600 to 620 along Route 208.

**Vegetative Map** – The predominant vegetative feature on the project site are manmade, including the golf driving range, residential structure, driveways and access roads, and the prior sand and gravel mining operation. Undeveloped portions of the site are forested and brush. The site is transferred by Satterly Creek which flows from south to north.

**Existing Site Geographic Facilities** –The project site contains existing and prior uses, including the sand and gravel mining operation in the northern portion of the site, the golf driving range and associated facilities (tee, sales hut, ect.), 2- residential structures and the Orange & Rockland Power transmission line.

The site is transferred by Satterly Creek which flows from south to north. A pond is located only in the central portion of the property. The dam, at the north end of the pond, was breached in 2011

during Hurricane Irene.

The only infrastructure on the property is overhead power and telephone lines serving the existing dwellings. Wells and septic fields are located in the proximity of the residential structures. Infrastructure immediately adjacent to the project area, along Route 208 are Village water and sewer mains and gas, electric lines. The Orange and Rockland Transmission Line, which traverses the project site, generally west of Satterly Creek.

**Relationship to Surrounding Development** – The project site is located west of NYS Route 208,  $\frac{3}{4}$  miles north of NYS Route 17 (Future I-86) Exit 130. Immediately adjacent to the property is open forested land to the west and single family residences to the south and north. On Route 208, north of the project site, at Mountain Road is a restaurant and medical office building. The Orange & Rockland Utilities Orange County facility is located immediately north of the Route 17 Exit 130 Interchange, east of Route 208. West of the interchange, north and south of Route 17 is Orange and Rockland Lake, the southern portion of which is used for recreation. A Park and Ride lot is located south of Route 17 on Orange and Rockland Lake Road. South of the Park and Ride lot is Museum Village, which is an open-air historical museum which offers visitors the opportunity to explore 19th century American life.

Infrastructure in the project area includes utilities along Route 208 (water, gas, electric, communication and sewer) and the Orange and Rockland Transmission Line, which traverses the project site.

## **Property Description Reports**

**Live! NY parcel map**