NEW YORK STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQR)

ENVIRONMENTAL ASSESSMENT FORM (EAF) -PART 1

For the

RESORTS WORLD HUDSON VALLEY

Town of Montgomery, Orange County, New York

Dated:	June 30, 2014
SEQR Classification of Action:	Type I Action
Requested Lead Agency:	Town Board Town of Montgomery 110 Bracken Road Montgomery, New York 12549
Applicant:	RW Orange County LLC 110-00 Rockaway Boulevard Jamaica, NY 11420 ATTN: Christian Goode 718.215.2805 christian.goode@rwnewyork.com
Applicant's Representatives:	Cleary Gottlieb Steen & Hamilton LLP One Liberty Plaza, New York NY 10006 ATTN: Ben Leffler, Esq. 212.225.2848 bleffler@cgsh.com
	The Louis Berger Group, Inc. 48 Wall Street, New York, NY 10005 ATTN: Lawrence Pesesky, AICP 212.612.7917 lpesesky@louisberger.com

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Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: Resorts World Hudson Valley		
Project Location (describe, and attach a general location map): New York State Route 17K and Maple Avenue, Town of Montgomery, New York, 12575. See A.1.a. Project Location and Figure A.1.a. Project Location.		
Brief Description of Proposed Action (include purpose or need): The proposed Resorts World Hudson Valley development totals approximately 1.7 million square feet in size and consists of a 600-room hotel, a full-service gaming facility, conference center, restaurants, retail and other hotel and casino- related ancillary uses on a 373-acre site adjacent to I-84 Exit 5A. Utility-related uses include a water reclamation plant and stormwater treatment areas. The proposed project also includes 6,550 parking spaces in multi-story parking structure and surface parking lot, as well as outdoor recreational uses in the form of an interpretive wetlands trail. As a year round tourist attraction, the proposed project is expected to bring approximately 6.8 million visitors to the site annually. In order to accommodate project traffic, transportation improvements are proposed that include a signalized T intersection on Route 17K at the northern entrance to the project site, a roundabout on Route 747 at the eastern entrance to the site, and widening a segment of Route 747 to four lanes between I-84 and the roundabout. The Resorts World Hudson Valley project is proposed pursuant to the Upstate New York Gaming Economic Development Act of 2013, the goals of which include creating jobs, reducing unemployment, enhancing the State's tourism industry in the and generating substantial revenue for public education and taxpayer relief. See A.1.b. Description of Proposed Action and Figure 3, Resorts World Hudson Valley Preliminary Site Plan.		
Name of Applicant/Sponsor: RW Orange County LLC (c/o Resorts World Casino New York City, a Genting Company)	Telephone: 718.215.2805 E-Mail: christian.goode@rwnewyork.com	
Address: 110-00 Rockaway Boulevard		
City/PO: Jamaica	State: New York	Zip Code: 11420
Project Contact (if not same as sponsor; give name and title/role): Christian Goode, President	Telephone: 718.215.2805 E-Mail: christian.goode@rwnewyork.com	
Address: 110-00 Rockaway Boulevard		
City/PO: Jamaica	State: New York	Zip Code: 11420
Property Owner (if not same as sponsor): Multiple, See See A.1.a. Project Location	Telephone: N/A E-Mail: N/A	
Address: N/A		
City/PO: N/A	State: N/A	Zip Code: N/A

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, or Village Board of Trustees ☑Yes ☐No	Town of Montgomery Board - Host Community Agreement/Gaming Zone Overlay	6/12/2014 6/30/2014
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Town of Montgomery Planning Board-Site Plan Approval, Special Use Exemption Permit	7/30/2014
c. City Council, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☑Yes ☐No	Town of Montgomery Building Department - Building Permit	12/1/2014
e. County agencies ☑Yes ☐No	Orange County Planning - County Site Plan Review (GML 239m)/Dept of Health-Water Supply	7/30/2014 12/1/2014
f. Regional agencies ☐Yes ☑No		
g. State agencies ☑Yes ☐No	NYS Gaming Facility Location Board, NYSDEC, NYSDOT, OPRHP	Varies - See B. Government Approvals
h. Federal agencies ☑Yes ☐No	US Army Corps of Engineers, US Fish and Wildlife Service, Federal Aviation Administration	USACE - 7/30/2014, USFWS - 6/6/2014, FAA - 7/7/2014

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes ☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes ☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes ☑No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☑Yes ☐No

If Yes, identify the plan(s):

Hudson River Valley National Heritage Area; Hudson River Valley Greenway and Orange County Greenway Compact; Wallkill River Watershed Management and Conservation Plan, Orange County Section of the Ramapo River. See C.2.b, Relationship to Special Planning District Plans.

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☑Yes ☐No

If Yes, identify the plan(s):

Hudson River Valley National Heritage Area; Hudson River Valley Greenway and Orange County Greenway Compact; Orange County Agricultural Farmland Protection Plan. See C.2.c, Relationship to Open Space and Farmland Protection Plans.

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?

The central and southern parts of the site are within the Industrial Park-Major Access (I-2) Zoning District while the remainder is zoned for Interchange Business (IB). All of the site is within the Airport (A) Environmental Subdistrict (Overlay District); and portions also lie within the Floodplain (FP) Subdistrict.

b. Is the use permitted or allowed by a special or conditional use permit? ☐ Yes ☑ No

c. Is a zoning change requested as part of the proposed action? ☑ Yes ☐ No
If Yes,
i. What is the proposed new zoning for the site? Gaming Overlay zoning district

C.4. Existing community services.

a. In what school district is the project site located? The project site is located in the Valley Central School District.

b. What police or other public protection forces serve the project site?

The Town of Montgomery Police Department, the New York State Police Department, and the Orange County Sheriff's Office serve the project site.

c. Which fire protection and emergency medical services serve the project site?

The Coldenham Fire Company and Town of Montgomery Emergency Medical Services (Montgomery Volunteer Ambulance Corps) serve the project site.

d. What parks serve the project site?

The park is served by numerous public parks and recreation areas, including Stewart Forest State Park, Berea Park,James Olley Park, Martin Besdesky Playground, Wooster Grove, Harvest Court Park, Country Club Park and Twin Islands Fishing Park.

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? General nature of the proposed action is a mix of uses including: transient lodging, lodging-related commercial and recreation/entertainment. See D.1.a. Nature of Proposed Action.

b. a. Total acreage of the site of the proposed action? +/- 373 acres
b. Total acreage to be physically disturbed? +/- 115 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? +/-373 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
_____
ii. Is a cluster/conservation layout proposed? ☐ Yes ☑ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 18 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☐ Yes ☑ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				
At completion of all phases				

g. Does the proposed action include new non-residential construction (including expansions)? ☑ Yes ☐ No

If Yes,

i. Total number of structures 5

ii. Dimensions (in feet) of largest proposed structure: 200' height; 645' width; and 1600' length

iii. Approximate extent of building space to be heated or cooled: +/-1,663,200 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☑ Yes ☐ No

If Yes,

i. Purpose of the impoundment: stormwater detention/ retention facilites

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☑ Surface water streams ☐ Other specify:

iii. If other than water, identify the type of impounded/contained liquids and their source.

iv. Approximate size of the proposed impoundment. Volume: 15.51 million gallons; surface area: 3.1 acres

v. Dimensions of the proposed dam or impounding structure: 10 height; 550 length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

The impounding structure will be created by the excavating and filling operations needed to construct the project. A dam is not proposed at this time.

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☑ Yes ☐ No
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

If Yes:

i .What is the purpose of the excavation or dredging? Construction of proposed development (hotel, casino, etc.) and related infrastructure

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): +/- 1,000,000 cubic yards
- Over what duration of time? 12-18 months

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

Excavation required of earth, sediments and/or rock. Excavated material will be reclaimed and reused onsite for earthwork balancing. See D.2.a. Excavation or Dredging.

iv. Will there be onsite dewatering or processing of excavated materials? ☑ Yes ☐ No

If yes, describe. Dewatering will occur to install the building foundations, subsurface floors and underground utility infrastructure.

v. What is the total area to be dredged or excavated? 102 acres

vi. What is the maximum area to be worked at any one time? 102 acres

vii. What would be the maximum depth of excavation or dredging? 50 feet

viii. Will the excavation require blasting? ☑ Yes ☐ No

ix. Summarize site reclamation goals and plan:

All suitable soils will be placed back into areas of fill and utility trenches and compacted. Topsoil will be reused on site for landscaped areas and amenities.

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☑ Yes ☐ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): Tin Brook

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

The proposed project will require the placement of fill within approximately 4.52 acres of freshwater wetlands and the minor alteration of a stream for a road crossing. See D.2.b. Wetlands and Waterbodies for wetland types impacted and extent of impacts.

iii. Will proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☑ No

If Yes, describe: _____

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☑ No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

The project will include the on-site and in-kind replacement of impacted wetlands at a 2:1 ratio.

c. Will the proposed action use, or create a new demand for water? ☑ Yes ☐ No

If Yes:

i. Total anticipated water usage/demand per day: +/- 360,000 ADF gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☐ Yes ☑ No

If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No
- Do existing lines serve the project site? ☐ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☑ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☑ No

If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

Potable water from onsite wells. Testing is underway to determine pumping capacity and yield and number of wells required to meet estimated demand.

vi. If water supply will be from wells (public or private), maximum pumping capacity: TBD gallons/minute.

d. Will the proposed action generate liquid wastes? ☑ Yes ☐ No

If Yes:

i. Total anticipated liquid waste generation per day: +/- 360,000 ADF gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

The full capacity flows of 360,000 gpd are anticipated to occur primarily on the weekends and holidays with lower flow rates occurring during the weekdays. Assuming a 50% reduction during the weekdays, the project is expected to generate approximately 180,000 gpd ADF most of the time.

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐ Yes ☑ No

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No

- Do existing sewer lines serve the project site? ☐ Yes ☑ No
- Will line extension within an existing district be necessary to serve the project? ☐ Yes ☑ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☑ Yes ☐ No

If Yes:

- Applicant/sponsor for new district: RW Orange County LLC
- Date application submitted or anticipated: August 2014
- What is the receiving water for the wastewater discharge? Tin Brook

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):

The proposed action will utilize an new on-site treatment plant that will be constructed on-site. The treated wastewater discharge from the new plant would be released downstream in Tin Brook.

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

A water reclamation facility will be designed and sized for the sewer demand of 360,000 gpd and will be capable of producing reclaimed water to be used on-site for irrigation, toilet flushing, and other non-potable uses. It is anticipated that 30 to 50 percent of the ADF will be reused as reclaimed water. The facility will be designed to class A standards.

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☑ Yes ☐ No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or 75.0 acres (impervious surface)

_____ Square feet or 373.2 acres (parcel size)

ii. Describe types of new point sources. Rooftops and parking lots (impervious surfaces will be minimized through use of pervious "GrassPave" on all surface parking lots)

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

On-site stormwater management facility/structures, green infrastructure and on-site surface waters. See D.2.e. Stormwater Management.

- If to surface waters, identify receiving water bodies or wetlands: _____
  On-site existing improved and created wetlands and streams
- Will stormwater runoff flow to adjacent properties? ☐ Yes ☑ No

iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☑ Yes ☐ No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☑ Yes ☐ No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

Project-generated mobile source emissions would be from visitors (including auto, taxi and buses), resort employees, and truck deliveries

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

None

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

Stationary sources during operations include natural gas low-NOx boilers for heating/hot water, and diesel generators for backup power.

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☑ Yes ☐ No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☑ Yes ☐ No

ii. In addition to emissions as calculated in the application, the project will generate:

- 72,093 Tons/year (short tons) of Carbon Dioxide (CO_2)
- 0.38 Tons/year (short tons) of Nitrous Oxide (N_2O)
- N/A Tons/year (short tons) of Perfluorocarbons (PFCs)
- N/A Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- N/A Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- 1.13 Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☑ Yes ☐ No

If Yes:

i. Estimate methane generation in tons/year (metric): 1.38 from natural gas combustion in boilers; negligible emissions from water treatment plant

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): Control measures for boilers include use of hgh efficiency boilers; control measures for water treatment plant include air scrubbing.

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☑ No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☑ Yes ☐ No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☑ Evening ☑ Weekend ☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of semi-trailer truck trips/day: +/- 6-8

iii. Parking spaces: Existing 0 Proposed 6,550 Net increase/decrease 6,550

iv. Does the proposed action include any shared use parking? ☑ Yes ☐ No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

A new signalized T-intersection along Route 17K will be constructed to serve the project from the north, which will include an eastbound right-turn lane and a westbound left-turn lane. A new 2-lane roundabout along Route 747 will be constructed to serve the site from the east. A portion of Route 747 will be widened to a 4-lane divided section from I-84 to the new roundabout.The 2 access points will connect new east-west and north-south internal access roads

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐ Yes ☑ No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☑ Yes ☐ No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☑ No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☑ Yes ☐ No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action:

Annual electric energy consumption is estimated to be approximately 39.2 million KWh, with a 55,795 KVA connect load

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

Sources include on-site renewable via photo voltaic and local provider Central Hudson Gas and Electric

iii. Will the proposed action require a new, or an upgrade to, an existing substation? ☑ Yes ☐ No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 8:00 AM EST to 8:00 PM EST
- Saturday: 8:00 AM EST to 8:00 PM EST
- Sunday: 8:00 AM EST to 8:00 PM EST
- Holidays: 8:00 AM EST to 8:00 PM EST

ii. During Operations:

- Monday - Friday: 24 Hours
- Saturday: 24 Hours
- Sunday: 24 Hours
- Holidays: 24 Hours

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

Construction equipment/activity would increase noise levels above ambient at residential receptors along Maple Avenue north and west of the hotel/casino. 18-month construction duration would intermittent be in this area. Operational traffic noise would increase above ambient on Route 747 and Route 17K.

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? ☑ Yes ☐ No

Describe: Trees would be removed from portions of the project site east of Maple Avenue. However, trees and other sound-absorbing vegetation would be planted at the western perimeter during and/or after construction.

n.. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

All features will be ornamental, on the interior of the site and directed downward to avoid spillover with shut-off controls. All proposed luminaries will be either LED or low-pressure sodium vapor exterior lamps with cutoff fixtures, mounted on 18-foot pole or 3'-4" bollards. See D.2.n Outdoor Lighting.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☑ Yes ☐ No

Describe: Trees would be removed from portions of the project site east of Maple Avenue. However, trees and vegetation would be planted at the western perimeter during and/or after construction. Additional screening measures will be employed to mitigate potential visual impacts.

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally describe proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☑ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☑ Yes ☐ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: 400 tons per month (unit of time)
- Operation : 0.165 tons per day (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: Spoils will be reused in construction of new wetlands and stream relocation. Additionally, spoils may be used as sub-base for roadway and sidewalk construction.
- Operation: Some solid waste will be generated at the proposed water reclamation facility (WRF) a solids handling process will convert the solid waste from the WRF to fertilizer for use on-site in landscaping applications.

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: Solid waste not reused will be sent to an approved landfill/ waste management facility. The goal will be to divert 90% of construction debris away from landfills.
- Operation: Any solids from the water reclamation facility not used as fertilizer will be sent to an approved landfill.

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☑ Industrial ☑ Commercial ☑ Residential (suburban) ☑ Rural (non-farm)
☑ Forest ☑ Agriculture ☑ Aquatic ☑ Other (specify): transportation (highway)

ii. If mix of uses, generally describe:

The site includes aquatic (wetlands and streams), agricultural, residential and vacant land uses. Adjacent land use types are similar, including residential, agricultural, commercial, aquatic, vacant lands and roads. Industrial, parkland (Stewart State Forest) and public service uses are proximate to the site.

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion *	Change (Acres +/-)*
• Roads, buildings, and other paved or impervious surfaces	2.86	77.80	+74.94
• Forested	189.32	146.70	-42.62
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	27.10	14.96	-12.15
• Agricultural (includes active orchards, field, greenhouse etc.)	37.06	21.40	-15.66
• Surface water features (lakes, ponds, streams, rivers, etc.)	2.52	2.48	-0.03
• Wetlands (freshwater or tidal)	114.26	109.77	-4.49
• Non-vegetated (bare rock, earth or fill)	0.00	0.00	0.00
• Other Describe: _____	0.0	0.00	0.00

*Note that acreages are estimated based on an approximate limit of disturbance encompassing a preliminary development footprint. Acreage after completion does not account for or the use of green technology/ permeable surfaces or the on-site wetland creation (mitigation ratio of 2:1) that the project will incorporate. Additional negligible impacts to land cover may occur due to the water reclamation facility, water storage and off-site transportation infrastructure improvements.

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☑ No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☑ No

If Yes,

i. Identify Facilities:

_____

_____

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

_____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☑ Yes ☐ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☑ No

☐ Yes – Spills Incidents database Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures:_____

N/A _____

_____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☑ Yes ☐ No

If yes, provide DEC ID number(s): 9603452; 334677; 9211506.

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): ESA completed for the porject site identifies three sites. See Section E.1.h.

All spill and Leaking UST cases have been closed. _____

_____

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☑ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☑ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? 20 inches - 15 feet feet

b. Are there bedrock outcroppings on the project site? ☑ Yes ☐ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? less than 1 %

c. Predominant soil type(s) present on project site:

Bnb Bath-Nassau channery silt loam	20.5 %
Ca Canandaigua silt loam	19.8 %
PtB Bittsfile gravelly loam, 3-8%	15.2 %

d. What is the average depth to the water table on the project site? Average: 0-6 feet

e. Drainage status of project site soils:
☐ Well Drained: 45 % of site
☐ Moderately Well Drained: 14 % of site
☐ Poorly Drained 41 % of site

f. Approximate proportion of proposed action site with slopes:
☐ 0-10%: 83 % of site
☐ 10-15%: 14 % of site
☐ 15% or greater: 3 % of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☑ Yes ☐ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☑ Yes ☐ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☑ Yes ☐ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name 855.5-145 Classification B
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name NYS Wetland, Federal Wetland Approximate Size Federal Wetland:1...
- Wetland No. (if regulated by DEC) WD-45, WD-46, WD 47

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☑ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☑ No

j. Is the project site in the 100 year Floodplain? ☑ Yes ☐ No

k. Is the project site in the 500 year Floodplain? ☐ Yes ☑ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☑ No
If Yes:

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site:
white tail deer, ground hog, crow, robin, oriole, green frog, raccoon, opossum, cottontail rabbit, Canada geese, finches, striped skunk, coyote, muskrat, mouse turkey vulture, gray squirrel, chipmunck

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation): _____
ii. Source(s) of description or evaluation: _____
iii. Extent of community/habitat:
- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☑ Yes ☐ No

Potential habitat for federally endangered Indiana bat; proposed endangered northern long-eared bat, and federally-threatened bog turtle. Potential habitat for New York Sate-listed species is pending a response to the New York Natural Heritage Program information request.

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☐ No

Pending a response to the New York Natural Heritage Program information request.

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No
If yes, give a brief description of how the proposed action may affect that use: _____
Some land adjoining the project site south of I-84 (including the Stewart State Forest), is used for fishing and hunting. These uses would not be affected.

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☑ Yes ☐ No
If Yes, provide county plus district name/number: ORAN001

b. Are agricultural lands consisting of highly productive soils present? ☑ Yes ☐ No
i. If Yes: acreage(s) on project site? Approximately 206.2 acres of farmland of statewide importance;72.0 acres of prime farmland
ii. Source(s) of soil rating(s): US Department of Agriculture Natural Resource Conservation Service

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No
If Yes:
i. CEA name: _____
ii. Basis for designation: _____
iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places? ☑ Yes ☐ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☑ Historic Building or District

ii Name: Colden Family Cemetery

iii. Brief description of attributes on which listing is based:

Association with the Colden Family, early important family in New York State

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☑ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☑ Yes ☐ No

If Yes:

i. Describe possible resource(s): 3 National Register-eligible properties: Marwin-Mathieu House, Hawkins Homestead Site, Arnot-Haber Farmstead

ii. Basis for identification: Archaeological and Architectural Surveys (City/Scape 2008, Greenhouse Consultants Inc., 1998, 2002)

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes ☐ No

If Yes:

i Identify resource: Various. See E 3.h. Proximity to Scenic or Aesthetic Resources

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): Various, mostly parkland and trails See E 3 h. Proximity to Scenic or Aesthetic Resources

iii. Distance between project and resource: Various. See E.3 h miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i Identify the name of the river and its designation:

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

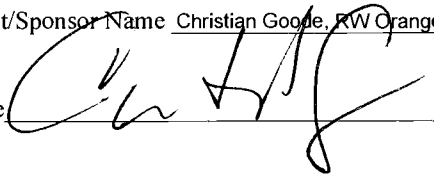
Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Christian Goode, RW Orange County LLC Date 6/27/2014

Signature  Title President

PRINT FORM

PART 1. – PROJECT AND SETTING

A. PROJECT AND SPONSOR INFORMATION

A.1.a. Project Location

The project is located in the Hamlet of Coldenham within the Town of Montgomery in northeastern Orange County New York, approximately six miles west of the City of Newburgh, four miles southwest of the Village of Walden and five miles east of the Village of Montgomery. The project site is an approximate 90 minute drive from New York City. See **Figure 1**, Project Location Map.

The project site is located directly north of Interstate 84 (I-84) at Exit 5A, west of New York State Route 747 (Route 747), directly south of New York State Route 17K (Route 17K), and generally east of Maple Avenue. Stewart International Airport is located approximately 2,000 feet southeast of the project site and is accessible from New York State Route 747.

According to Orange County tax maps, the approximately 373.12-acre project site is composed of ten parcels with the following parcel identification numbers: Section 31, Block 1, Lots 54.211, 58, 64, 65.22, 70.2, 74.2, 75.2, 89, 94 and 95. Refer to **Figure 2** for a parcel map and Table 1 for parcel ownership information.

Table 1. Project Site Parcel Ownership[2]

Parcel Owner(s)	Parcel Owner(s) Address	Section – Block – Lot
Debra Drake and Thomas A. Tracy, Jr.	4 Townsend Lane Walden, NY 12586	31-1-65.22
Priscilla Haber	118 Tower Hill Road Tuxedo Park, NY 10987	31-1-70.2 & 89
LVL Realty, LLC	70 Windsor Highway New Windsor, NY 12553	31-1-64
Armand H. Mathieu, Jr.	7 Ward Street Montgomery, NY 12549	31-1-74.2 & 75.2
Kole S. Miller	59 Hoose Boulevard Fishkill, NY 12524	31-1-58
Montgomery Land Associates	198 Terry Road Smithtown, NY 11787	31-1-54.211
Fred E. Pimm, Alta A. Pimm and Florence E. Pimm	6309 West Road Conewango Valley, NY 14726	31-1-95 & 94

[2] http://propertydata.orangecountygov.com/imate/search.aspx

A.1.b. Description of Proposed Action

The proposed action would consist of various local, state and federal discretionary approvals to allow the construction of Resorts World Hudson Valley. Resorts World Hudson Valley is proposed by RW Orange County LLC (the Project Sponsor/Applicant) pursuant to the Upstate New York Gaming Economic Development Act of 2013. New York State has issued a Request for Applications ("RFA") to Develop and Operate a Gaming Facility in New York State. RW Orange County LLC has prepared an Application in response to the RFA seeking a Gaming Facility License.

The applicant's proposed project includes the development of a 600-room hotel, a full-service gaming facility and a conference center, along with associated, complementary uses and amenities. The proposed action also includes transportation improvements to enable two access points. A new signalized T-intersection along Route 17K will be constructed to serve the project from the north. A new two-lane roundabout along Route 747 will be constructed to serve the project traffic from the east.

The proposed action is considered a Type I action because it meets the following criteria specified in 617.4 SEQR:

- the adoption of changes in the allowable uses within any zoning district, affecting 25 or more acres of the district;
- a project or action that involves the physical alteration of 10 acres;
- parking for 1,000 vehicles; and
- in a city, town or village having a population of 150,000 persons or less, a facility with more than 240,000 square feet of gross floor area.

The following government approvals may be required under the proposed action, detailed further in *Section B,* and is therefore subject to coordinated review under SEQRA:

- Host Community Agreement
- Gaming Overlay Zoning District
- Special Use Exception Permit
- Site Plan Approval
- County Site Plan Review (GML §239m) Orange County Planning
- Maple Avenue Partial Abandonment
- Building Permit
- Water Supply Approvals
- Section 14.09 New York State Historic Preservation Act
- NYS ECL Article 15, Title 5. Protection of Waters/Stream Disturbance
- NYS ECL Article 24, Freshwater Wetlands
- Water Quality Certification, Section 401 of the Clean Water Act
- Water Withdrawal Permit

- Design Approvals (Route 747 improvements/roundabout and Route 17K signalized intersection)
- Use and Occupancy Permit and Utility Work Permit for Utilities
- State Pollutant Discharge Elimination System (SPDES) Permit – Sanitary Discharge
- State Pollutant Discharge Elimination System General Permit - Stormwater Discharges from Construction Activity
- State Air Facility Permit
- State Highway Access Permit
- State Highway Work Permit
- Section 404 Permit, Clean Water Act
- Section 106, National Historic Preservation Act / Tribal Consultation
- Section 7 Threatened/Endangered Species Coordination
- Federal Aviation Administration (FAA) Form 7460-1 Filing

The proposed action includes site plan review and a special use exception from the Town of Montgomery Planning Board for the parcels associated with the Resorts World Hudson Valley identified by the Orange County Tax Map as Section 31, Block 1, Lots 54.211, 58, 64, 65.22, 70.2, 74.2, 75.2, 89, 94 and 95. The proposed action also includes a zoning amendment to establish a Gaming Zoning Overlay District, which would allow a gaming facility and related resort development in Montgomery.

In accordance with SEQRA, the Town of Montgomery is evaluating whether or not proposed project elements would result in significant adverse environmental impacts.

Project Background and History

A Draft Environmental Impact Statement (DEIS) was prepared in 2009 for a proposed development on part of the Resorts World Hudson Valley site, known as the Hudson International Business Center (HIBC). Plans for the HIBC included the construction of five light industrial/warehouse buildings totaling approximately 1,500,000 square feet The HIBC and related DEIS covered six parcels containing a total of 281.4 acres of land. An earlier version of the project was formerly proposed as the Montgomery Interstate Distribution Center (MIDC) which consisted of five parcels containing a total of 280.00 acres of land. An additional four parcels are proposed for Resorts World Hudson Valley, bringing the total size of the project site to 373.12 acres.

Following the public review period on the 2009 DEIS, the HIBC was before the Town of Montgomery Planning Board, as SEQR lead agency, for Final EIS acceptance review in 2010. However, the HIBC project was subsequently put on hold and the Final EIS acceptance review and SEQRA Findings Statement were not completed. The Project Sponsor, RW Hudson Valley LLC, will incorporate the prior existing conditions data collection and analyses undertaken for the HIBC project to the extent that they are still applicable for the Resorts World Hudson Valley project. Data presented in the DEIS for the HIBC will be

updated to take into account changes in existing conditions, and regulations since the preparation of the HIBC DEIS.

New York State has issued a Request for Applications ("RFA") to Develop and Operate a Gaming Facility in New York State. RW Orange County, LLC has prepared an Application in response to the RFA seeking a Gaming Facility License. In 2012, Governor Cuomo proposed an amendment to the New York State Constitution to permit casino gaming, which was approved following the constitutional amendment process in November 2013. The public referendum approved through the constitutional amendment process received 57% support statewide, 68% support in Orange County and 72% support in the Town of Montgomery. As a condition of filing an Application with the Gaming Facility Location Board, the Town of Montgomery Board passed a resolution supporting the Application on June 12, 2014.. The project has unanimous support from the Town of Montgomery Board, and unanimous support from each of the local Villages within the Town of Montgomery (Maybrook, Montgomery, Walden).

The Upstate New York Gaming Economic Development Act of 2013 ("the law") was signed into law on July 30, 2013, which outlined the process and criteria for siting no more than four destination gaming resorts to create jobs, reduce unemployment in disadvantaged areas of the State, enhance the State's tourism industry and generate substantial revenue for public education and taxpayer relief. The legislature determined that Upstate New York is where the jobs and economic development associated with casino gaming are most needed, and the law established the eligible Regions of the State where such gaming resorts could be sited while respecting boundaries established with Native American Tribes that have exclusivity over gaming rights in various regions of New York State. The purpose of the law's siting criteria was to provide the highest impact and best value to New York State. The law provides for the Gaming Commission to award up to four Gaming Facility Licenses within three Regions of the State, including the Hudson Valley / Catskill area, Capital Region, and Eastern Southern Tier. The proposed project is located in the Hudson Valley / Catskill area.

Proposed Resorts World Hudson Valley

According to the preliminary development program, Resorts World Hudson Valley includes approximately 4.05 million square feet of space, including approximately 1.7 million square feet of the following mix of uses: 449,550 square feet of hotel space, 169,700 square feet of food and beverage space (with 137,050 square feet of restaurant space), 194,350 square feet of gaming area, 94,050 square feet of event (conference center) space, 2,370,940 square feet of parking facility space, and 17,300 square feet of retail space. A preliminary site plan for Resorts World Hudson Valley is included as **Figure 3.**

Resorts World Hudson Valley contains a mix of resort land uses that include lodging, lodging-related commercial, convention center, casino, recreation, parking, and utility.

Development proposed for Resorts World Hudson Valley includes the Resorts World Grand Hotel building with 600 rooms, an entertainment center, convention center and ancillary hotel uses (dining, casino and lodging-related commercial). Recreational uses include an interpretive wetland trail. A parking garage, surface parking and central plant building will also be developed. Table 2, Proposed Resorts World Hudson Valley, provides a general description of the development proposed for different areas of the project site.

Table 2. Proposed Resorts World Hudson Valley

Facility	Area (Square Feet)
Casino Gaming	194,350
Restaurant	137,050
Bars	32,650
Retail	17,300
Event Space	94,050
Spa & Fitness	20,200
Public Areas	205,600
Grand Hotel	449,950
Gaming & Casino Support	408,950
Hotel Support	90,950
Utility (Central Plant)	27,150
Grand Hotel Total	**1,677,800**
Parking	2,370,940
Total Proposed Uses	**4,048,740**

The Resorts World Hudson Valley is projected to bring a total of approximately 6.8 million visitors to the site annually, of which 6.3 million will be to the casino and roughly 500,000 the convention center. The Resort will be a tourist attraction, operating seven days per week, and will provide locations for experiencing nature through an interpretive wetlands trail. The Resort is designed to visually and environmentally complement the surrounding area, seeking to achieve LEED® Certification by the US Green Building Council.

Project Needs and Benefits

Chapter 174 of the Laws of 2013, known as the Upstate New York Gaming Economic Development Act of 2013, as amended by Chapter 175 of the Laws of 2013 (collectively, the "Act"), sets forth, among other things, statutory requirements for casino gaming in New York State. The Act outlines the following needs in § 1300, legislative findings and purpose:

- Boost economic development, create thousands of well-paying jobs and provide added revenue to the state;
- Attract non-New York Residents and bring downstate New Yorkers to upstate to boost the upstate tourism industry;

- Provide revenue that shall be utilized to increase support for education beyond that of the state's education formulae and to provide real property tax relief to localities; and
- Work toward the betterment of all New York.

The proposed project seeks to meet these needs by creating jobs, reducing unemployment, enhancing the State's tourism industry in the Hudson Valley and generating substantial revenue for public education and taxpayer relief.

The Act establishes siting criteria to provide the highest impact and best value to the State and to those localities where a gaming resort is to be located. Resorts World Hudson Valley lies within development Zone Two, Development Region One, which includes Columbia, Delaware, Dutchess, Greene, Orange, Sullivan and Ulster counties. The proposed project will bring positive economic development to the Town of Montgomery and the greater Hudson Valley. The Town of Montgomery's tax ratable base will increase by approximately $20 million as a result of the proposed action as well as an estimated $7 million per year in gaming tax revenue. The project will generated greater than $7 million per year in tax revenue for Orange County. The local villages of Maybrook, Montgomery and Walden will receive an additional $1 million per year. Approximately $13 million per year in tax revenues would benefit the Valley Central School District. This revenue could fund a full-day kindergarten program, libraries and extracurricular programs. The Town of Montgomery will bear no financial burden from the proposed improvements as all costs associated with the project, including traffic, police, fire and infrastructure improvements will be reimbursed by the project sponsor.

New economic activity generated by the Resort will also benefit local business through increased tourism revenues, job creation and partnership programs. Resorts World Hudson Valley plans to allow its loyalty points to be used in local facilities, which is anticipated to provide over $50 million annually in loyalty benefits to patrons. Allowing these points to be redeemed in local establishments will be a source of local economic development. Resorts World Hudson Valley will create greater than 2,500 full-time jobs in the hospitality industry with average compensation greater than $50,000 per job, health care benefits and preferential hiring for local residents, as well as over 2,000 local construction jobs.

B. GOVERNMENT APPROVALS

Anticipated government approvals that the proposed project will require are detailed in Table 3, Government Approvals. No government funding is anticipated for this project.

Table 3. Government Approvals

Potential Approval(s) or Permit(s) Required	Agency	Application Date	Estimated Date of Receipt*
	Local		
Host Community Agreement	Town of Montgomery Board	6/12/2014	6/27/2014
Gaming Overlay Zoning District Zoning Amendment	Montgomery Town Board and Town of Montgomery Planning Board	6/30/2014	8/31/2014
Special Use Exception Permit	Montgomery Town Board	7/30/2014	11/24/2014
Site Plan Approval	Town of Montgomery Planning Board	7/30/2014	12/9/2014
County Site Plan Review (GML §239m)	Orange County Planning Department	7/30/2014	9/30/2014
Maple Avenue Partial Abandonment	Montgomery Town Board	7/30/2014	8/31/2014
Building Permit	Town of Montgomery Building Department	12/1/2014	12/17/2014
Water Supply	Orange County Health Department	12/1/2014	1/1/2015
	New York State		
New York State Environmental Quality Review Act (SEQRA)	Town of Montgomery (Lead Agency)	6/30/2014	11/24/2014
Section 14.09 New York State Historic Preservation Act	NYS OPRHP	6/30/2014	11/15/2014
NYS ECL Article 15, Title 5. Protection of Waters/Stream Disturbance**	NYSDEC	7/30/2014	2/1/2015
NYS ECL Article 24, Freshwater Wetlands**	NYSDEC	7/30/2014	2/1/2015
Water Quality Certification, Section 401 of the Clean Water Act**	NYSDEC	7/30/2014	2/1/2015
Water Withdrawal Permit**	NYSDEC	7/30/2014	2/1/2015
Water Supply	NYSDOH	6/30/2014	2/1/2015
Design Approvals (Route 747 improvements/roundabout and Route 17K signalized intersection)	NYSDOT	7/30/2014	2/1/2015
Use and Occupancy Permit and Utility Work Permit for Utilities	NYSDOT	10/15/2014	2/1/2015

Potential Approval(s) or Permit(s) Required	Agency	Application Date	Estimated Date of Receipt*
State Pollutant Discharge Elimination System (SPDES) Permit – Sanitary Discharge	NYSDEC	11/1/2014	2/1/2015
State Pollutant Discharge Elimination System General Permit - Stormwater Discharges from Construction Activity	NYSDEC	11/1/2014	2/1/2015
State Air Facility Permit	NYSDEC	9/15/2014	2/1/2015
State Highway Access Permit	NYSDOT	12/1/2014	2/1/2015
State Highway Work Permit	NYSDOT	12/1/2014	2/1/2015
	Federal		
Section 404 Permit, Clean Water Act**	USACE	7/30/2014	2/1/2015
Section 106, National Historic Preservation Act / Tribal Consultation	NYS OPRHP	7/30/2014	11/15/2014
Section 7 Threatened/Endangered Species Coordination	USFWS	6/6/2014	11/15/2014
FAA Form 7460-1 Filing	FAA	7/7/2014	10/7/2014

*All dates are estimates, subject to further site investigation and interagency coordination.
**Signifies NYSDEC / USACE Joint Application Form

B.i. Coastal Resources

According to the New York State Department of Environmental Conservation, the project site is not within a Coastal Area or the waterfront area of a Designated Inland Waterway.[3] The project site is not located within a community within the Local Waterfront Revitalization Program[4] or a Coastal Erosion Hazard Area.

C. PLANNING AND ZONING

C.1. Planning and Zoning actions

Development of the proposed project will require various state and federal approvals, therefore administrative or legislative adoption by the Town of Montgomery and

[3] http://www.dos.ny.gov/opd/pdf/Waterways_List_06-13.pdf
[4] http://www.dos.ny.gov/opd/programs/WFRevitalization/LWRP_status.html

amendment of the Town of Montgomery zoning code will not be the only approvals that must be granted to enable the project to proceed.

C.2. Adopted Land Use Plans

C.2.a. Relationship to the Town of Montgomery's Comprehensive Plan

The Town of Montgomery updated the Comprehensive Plan section of its 1988 Master Plan[5] in 2010. The purpose of the update was to address changes occurring within the Town in general, and specifically the potential for growth within the Coldenham area where the project site is located following the opening of I-84 Exit 5A at Route 747 (International Boulevard) in 2007. [6]

The Town of Montgomery includes three villages, Montgomery, Walden and Maybrook. As noted in the 2010 Comprehensive Plan Update, commercial development should be limited to its villages as well as six designated areas: Scott's Corners, Coldenham, Allards Corders, Hawkins Drive, and portions of Route 52 and 208 on the outskirts of Walden. Coldenham, in which the project site is located, is a designated area for commercial development where the Comprehensive Plan Update recommends interchange commercial uses, due to the proximity to Exit 5 and 5A along I-84. The plan specifies that interchange commercial areas should focus on serving long distance travelers and local industry. Motels, conference centers, restaurants and commercial recreation areas are among the uses recommended by the plan for interchange commercial sites, which should be developed in centers/clusters rather than dispersed along highways and with individual curb cuts. Resorts World Hudson Valley is consistent with Comprehensive Plan Update by providing a hotel and the uses referenced above on one site with two access points, rather than several curb cuts. These uses are geared toward medium and long distance tourists, as recommended, but also offer economic and recreation benefits to meet the needs of local residents.

The Plan also encourages commercial use tied to Exit 5 and 5A and the I-84/Route 208 and I-84/Route 747 interchanges, where water and sewer services are or can be provided in the near future. The proposed project is consistent with this aspect of the Plan.

A portion of the site is located in the I-2 Industrial Park Major Access zone, in which the Comprehensive Plan Update recommends industrial development, again due to the proximity to interchanges along Interstate-84, as well as Stewart Airport. The Plan also

[5] Town of Montgomery, Orange County, New York. Master Plan. 1988. Prepared by Garling Associates. Goshen, NY.

[6] Town of Montgomery. Local Law No. 1. A local law, The Comprehensive Plan Amendment of 2010 Designated to Amend Section X (The Plan) of the Text of the 1988 Master Plan of the Town of Montgomery to Address Changes Occurring in the Coldenham Area along Routes 17K and 747 in particular and the Overall Town in general. 2010. Montgomery, NY.

acknowledges that far more areas are shown for industrial development than will be needed within the next twenty years, allowing industrial sites greater flexibility. Therefore, while Resorts World Hudson Valley is not an industrial use, it is largely consistent with the Comprehensive Plan given its alignment with recommendations for mixed commercial uses on large sites.[7]

C.2.b. Special Planning District Plans

Hudson River Valley National Heritage Area

The project site is located within the Hudson River Valley National Heritage Area, designated by Congress in 1966 as one of the 49 federally recognized National Heritage Areas. Managed by the Greenway Conservancy for the Hudson River Valley, a public benefit corporation, and the Hudson River Valley Greenway Communities Council, a state agency, through a partnership with the National Park Service, the Hudson River Valley National Heritage Area *collaborates with residents, government agencies, non-profit groups and private partners to interpret, preserve and celebrate the nationally-significant cultural and natural resources of the Hudson River Valley*. The Town of Montgomery is one of 250 communities within this special planning district which encourages public stewardship of these resources as well as local and regional economic activity.[8] The project site is not located within a State Heritage Area as designated by the New York State Office of Parks, Recreation & Historic Preservation.[9]

Hudson River Valley Greenway and Orange County Greenway Compact

The Hudson River Valley Greenway Act of 1991 (the "Greenway Act") created a process for voluntary regional cooperation among 264 communities within 13 counties that border the Hudson River to *facilitate the development of a regional strategy for preserving scenic, natural, historic, cultural and recreational resources while encouraging compatible economic development and maintaining the tradition of home rule for land use decision-making*.[10] The Town of Montgomery is considered a "Greenway Community" within the Hudson River Valley Greenway and *Orange County Greenway Compact*, approved by the Hudson River Valley Greenway Communities Council in 2013. The *Hudson River Valley Greenway Act* sets forth "Greenway Criteria" to achieve the goal of a Hudson River Valley Greenway. The criteria establish an overall vision for voluntary local Greenway programs and projects and

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[7] Town of Montgomery. Local Law No. 1. A local law, The Comprehensive Plan Amendment of 2010 Designated to Amend Section X (The Plan) of the Text of the 1988 Master Plan of the Town of Montgomery to Address Changes Occurring in the Coldenham Area along Routes 17K and 747 in particular and the Overall Town in general. 2010. Montgomery, NY.

[8] http://www.hudsonrivervalley.com/AboutUS/About.aspx

[9] http://nysparks.com/historic-preservation/heritage-areas.aspx

[10] http://www.hudsongreenway.ny.gov/AbouttheGreenway/OverviewandMission.aspx

include: natural and cultural resource protection, regional planning, economic development, public access and heritage and environmental education. The Orange County Greenway Compact is linked to the Orange County Comprehensive Plan, and shares its "strategies for quality communities" which advocates the following principles relevant to the proposed project:

- Built environments. For all built environments of the County utilize infill, redevelopment and new development techniques which enhance the advancement of quality communities.
- Economic Development. Strengthen the economy in Orange County by attracting and supporting businesses that will enhance the County's economic base and provide jobs, tax revenues, and an orderly and sustainable land use pattern.
- Environmental Infrastructure. Encourage the provision of adequate utility systems that meet the needs of Orange County residents and businesses while balancing the preservation and quality of the County's natural resources.[11]

Rondout Creek and Walkill River Watershed Management Plans

The project site is located within the Rondout Watershed, and contains three north flowing streams including Tin Brook and two tributaries to Tin Brook. Tin Brook flows into the Walkill River. The Wallkill River system and Rondout Creek system form the approximately 1,190 square mile Rondout-Wallkill watershed, the largest tributary basin entering the Hudson River south of the head of tide at Troy. The *Rondout Creek Watershed Management Plan*, which addresses the Rondout-Walkill Watershed, as well as the *Wallkill River Watershed Conservation and Management Plan* are both applicable to the proposed project. Recommendations from the plans that are relevant to the proposed project include minimizing soil erosion through sediment control at construction sites and utilizing stormwater management best practices; as well as promoting vegetative cover and riparian buffers from development, enhancing habitat protection during the development approval process, and protecting stream-associated wetlands such as those on-site.[12] Resorts World Hudson Valley has been designed to minimize soil erosion and sedimentation of local waterways, as well as avoiding development in wetlands to the extent practicable. The project includes an interpretive wetlands trail that will preserve wetlands areas on the western portion of the site. Further information on surface waters and wetlands is provided in Section D.2.b.

[11] Hudson River Valley Greenway Communities Council. Orange County Greenway Compact. June 2013.
[12] Moodna Creek Watershed Conservation and Management Plan, Orange County Water Authority, March 2010.

C.2.c. Relationship to Open Space and Farmland Protection Plans

The project site is not specifically referenced in the Orange County Agricultural and Farmland Protection Plan,[13] or the Orange County Open Space Plan,[14] however, principles and recommendations of the three plans are applicable to the proposed development of Resorts World Hudson Valley. Note that the project site does not currently contain any active agricultural uses or designated parkland.

Orange County Open Space Plan

The *2004 Orange County Open Space Plan* is a comprehensive planning document that considers five main resource categories: water resources, agriculture, recreation, landforms and landscapes, and biological diversity. It includes a review of existing open space protection plans, a description and inventory of resources, and recommended actions.

Although the Resorts World Hudson Valley project is not specifically included the County's Open Space Plan, it lies within the Walkill Valley Farm Belt, which is a designated resource area. The Plan's recommendations for agricultural preservation include:

- Support farm-friendly land use policies and programs at the County and municipal levels.
- Implement the 2004 Agricultural Economic Development Strategy.
- Choose purchase of development rights (PDR) and/or term easement strategies and commit to levels of public investment that meet open space plan goals.

The site is not located in any other critical resource areas, including forest blocks, critical animal or plant areas, significant natural communities, biological hotspots or core biologic al diversity areas. It is also not located in any scenic areas of County or Statewide significance, or along a scenic byway or scenic and recreational river.

While the Walkill River is not located on the project site, the Walkill River is considered a priority aquatic system and the site lies within the Rondout-Walkill watershed. Priority Aquatic Systems are streams and rivers that are notable for both their distinctness and their relative ecosystem health. The Master Plan recommends that the County should encourage municipalities that border or contain any of the designated Priority Aquatic Systems to act by:

- putting conservation easements along the river corridor, as well as its tributaries, to prevent development on or disturbance of the riverbank and floodplain,

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[13] Orange County Agricultural and Farmland Protection Plan, April 1996, revised February 1998.
[14] Orange County New York Open Space Plan, July 2004.

- enacting setbacks from the waterway to prevent bank erosion, destruction of habitat in the river corridor, and water quality degradation,
- requiring vegetative buffers between land uses that generate non-point source pollution (golf courses, some agriculture, etc.) and the riverbank of the Priority Aquatic System or an immediate tributary, while justly and adequately compensating all land owners and/or farmers whose land is involved,
- partnering with other organizations and governmental agencies (such as the Wallkill River National Wildlife Refuge) to complement and augment efforts along Priority Aquatic Systems, and
- participating in Watershed Plans that include biological diversity components.

Orange County Agricultural and Farmland Protection Plan and Orange County Agricultural Economic Development Strategy

Three of the parcels on the project site, lots 94, 95, and 53.211 lie within designated agricultural district zone, according to the New York State Department of Agriculture and Markets. While the parcels are not specifically referenced in the Orange County Agricultural and Farmland Protection Plan, dated 1996, this plan is presently being updated.

The Agricultural Economic Development Strategy provides long-term policy goals for the County and a short-term work plan to guide local programs for agricultural economic development. These recommendations are not specifically applicable to the project site, as it is not an active farm.

C.3. Zoning

C.3.a. Relationship to Town of Montgomery Zoning Ordinance

As shown in **Figure 4**, the central and southern parts of the site are within the Industrial Park-Major Access (I-2) Zoning District while the remainder is zoned for Interchange Business (IB). All of the site is within the Airport (A) Environmental Subdistrict (Overlay District); and portions also lie within the Floodplain (FP) Subdistrict. The project site is adjacent to property that is zoned Industrial Park (I-1), Residential Agriculture – One and Two Family Residences (RA-2) to the west along Maple Avenue, and property zoned and Highway Commercial (B-4) to the northwest; as well as property zoned IB to the North, and primarily I-2 to the east, with property zoned IB to the northeast.

C.3.b. Permitted Use

The Resorts World Hudson Valley site is located in the IB and I-2 Zoning Districts. Therefore, the Town of Montgomery Zoning Code, Section 70-10, Table of Use Regulations for Business and Industrial Districts, is applicable. According to the Section 70-10 Use Regulations for the IB and I-2 Zoning Districts, some uses are Permitted Uses; others are

Special Exception Uses; others are Special Exception Uses subject to site plan and special exception use review by the Town of Montgomery Planning Board, and some are Special Exception Uses upon the authorization of the Town Board. Hotels and restaurants are considered a Special Exception Use in I-2 and a Special Permit Use in IB. Parking garages are a special exception use in both I-2 and IB zones. Gaming facilities are not presently a permitted use in Industrial Park-Major Access or Interchange Business zones, therefore a zoning amendment is proposed as discussed in Section C.3.c. proposed Zoning.

C.3.c. Proposed Zoning

The proposed action includes site plan review approval and a special use permit from the Town of Montgomery for the parcels associated with the proposed project, identified by the Orange County Tax Map as Section 31, Block 1, Lots 75.2, 74.2, 89, 70.2, 54.211, 94, 95, 58, 65.22, and 64. The proposed action also includes approval of a Gaming Overlay Zoning District which would allow the development of a gaming facility and related resort development within the Town, including the project site.

C.4. Existing Community Services

C.4.a. School District

The project site is located in the Valley Central School District. This school district is comprised of five elementary schools, one middle school, and one high school.

C.4.b. Police Force

The project site is served by the Town of Montgomery Police Department, located at 110 Bracken Road, in Montgomery. Additional police protection services that serve the project area include the New York State Police Department and the Orange County Sheriff's Office.

C.4.c. Fire Protection and Emergency Medical Services

The project site is within the Coldenham Fire District and is served by Coldenham Fire Company. Coldenham Fire Company is located at 511 Coldenham Road in Walden, approximately 0.5 mile northwest of the Resorts World Hudson Valley. The Town of Montgomery Volunteer Ambulance Corps (TOMAC) is the emergency medical services (EMS) provider for the project site.[15] TOMAC is located at 22 South Montgomery Street in Walden, with a substation at Scott's Corners, Route 208, in Montgomery. Additional EMS service is provided by Mobile Life Support Services, a privately-owned commercial paramedic service.

[15] http://ocgis.orangecountygov.com/OrangeCountyDistrictFinder/

C.4.d. Parks

The project site is served by numerous local, state and federal public open space and recreation resources located in the Town of Montgomery and surrounding areas. Table 4 below lists the public park and recreational facilities located within five miles of the project site. The resources closest to the project site include Stewart State Forest, Berea Park and James Olley Park.

Table 4. Public Open Space and Recreation Facilities within Five Miles of the Project Site[16]

Facility Name	Type	Location	Size (Acres)
Municipal Facilities			
Berea Park	Municipal	Town of Montgomery	122.09
Harvest Ct Park	Municipal	Town of Montgomery	19.17
Twin Islands Fishing Park	Municipal	Town of Montgomery	1.87
Bull Road Park	Municipal	Town of New Windsor	0.81
New Windsor Park	Municipal	Town of New Windsor	107.54
Beaver Dam Park	Municipal	Town of New Windsor	9.36
Municipal Park	Municipal	Town of New Windsor	2.82
San Giacomo Park	Municipal	Town of New Windsor	11.37
Mount Airy Sports Complex	Municipal	Town of New Windsor	41.29
Country Club Park	Municipal	Village of Maybrook	4.74
Veteran's Memorial Park	Municipal	Village of Maybrook	11.67
Village of Montgomery Park	Municipal	Village of Montgomery	6.78
Veterans Memorial Park	Municipal	Village of Montgomery	51.29
James Olley Park	Municipal	Village of Walden	99.23
Martin Besdesky Playground	Municipal	Village of Walden	0.41
Wooster Grove	Municipal	Village of Walden	9.46
Veterans Memorial Park	Municipal	Village of Walden	0.11
Bradley Park	Municipal	Village of Walden	37.23

[16] Source: Orange County GIS

Chadwick Lake Town Park	Municipal	Town of Newburgh	559.59
Alfred Place Park	Municipal	Town of Warwick	0.24
County Facilities			
Algonquin Park	County	Orange County	42.8
Brick House Museum	County	Orange County	37.3
Cronomer Hill Park	County	Orange County	323.0
State Facilities			
Stewart State Forest	State	NY State	6818.0
Temple Hill Park	State	NY State	44.32

D. PROJECT DETAILS

D.1. Proposed and Potential Development

D.1.a. Nature of Proposed Action

The uses proposed for the Resorts World Hudson Valley site are a mix of resort land uses that include recreation, lodging, lodging-related commercial, casino, parking, and utility. Development proposed for Resort includes the Resorts World Grand Hotel building with 600 rooms and ancillary hotel uses (dining, casino and hotel-related commercial). Additional development includes a convention center, outdoor pool, and interpretive wetland trail, as well as parking garage and surface parking.

D.1.b. Acreage of Proposed Action

As exhibited in Table 5, the proposed project will utilize approximately 115 acres (31%) of the total 373.12 acre site. The acreage of disturbance shown in the table includes temporary disturbance of areas that would be restored following the completion of construction. The permanent footprint of the facility (e.g. buildings, roadways, parking etc.) is approximately 75 acres.

Table 5. Acreage of Resorts World Hudson Valley

Total Acreage of the site of the proposed action	373.12 acres
Total Acreage to be physically disturbed	+/- 115 acres
Total Acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor	373.12 acres

D.1.c. Existing and Proposed Uses

Resorts World Hudson Valley is not considered an expansion of an existing project or use.

D.1.d. Proposed Subdivision

The proposed action does not include the approval of a proposed subdivision. The proposed project does seek to conserve natural resources through a conservation layout that minimizes encroachment on such resources.

D.1.e. Project Phasing

The proposed action would not involve the approval of construction in multiple phases. The anticipated period of construction is 12 to 18 months.

D.1.f. Residential Uses

The proposed action would not involve the approval of new residential uses.

D.1.g. Proposed Non-Residential Uses

The proposed action would involve the approval of five structures of new non-residential construction: one main building and four out buildings. The main facility will be comprised of a hotel and hotel related uses such as spa and retail, gaming facility and convention center. This is the largest proposed structure, with 13 stories, approximately 200 feet high, 645 feet wide, and 1,600 feet long, and a parking garage with 9 levels. The approximate extent of the building space to be heated or cooled is 1,666,200 square feet.

D.1.h. Water Impoundment

An impoundment would be created for stormwater detention and retention, but no dam is proposed for the project site. The impoundment would span approximately 3.1 acres, measuring 10 feet in height and 550 feet in length with a capacity of 15.51 million gallons.

D.2. Project Operations

D.2.a. Excavation or Dredging

There will be excavation required of earth, sediments and/or rock for the construction of the proposed hotel and casino, parking garage and related infrastructure. According to the preliminary grading plan, approximately 1,000,000 cubic yards of material will need to be removed from the site over a period of 12 to 18 months (estimated duration of construction).

D.2.b. Wetlands and Waterbodies

The proposed project will require the placement of fill within approximately 4.52 acres of freshwater wetlands and the minor alteration of a stream for a road crossing. The wetland types and extent of impact are summarized in Table 6. The impact calculations are approximate and based on an estimated level of disturbance associated with the preliminary development footprint. The estimated impacts utilize existing wetland

delineation data from the HIBC DEIS, which have been field verified and are in the process of being updated to reflect current site conditions. Descriptions of the affected wetland types are included below Table 6. Refer to Section E.2.h., Surface Water Features, for a description of the wetland types and acreages identified on the project site.

Table 6. Estimated Surface Water and Wetland Impacts

Surface Water	**Approximate Acres**
R3UB	0.03
Freshwater Wetland	**Approximate Acres**
PEM1E	2.85
PFO1E	0.87
PSS1E	0.77
Total	**4.52**

- R3UB -This Riverine System (R) includes all non-tidal flowing waters and streams. The three (3) classifies the stream as Upper Perennial in nature. The Unconsolidated Bottom (UB) Class includes all wetlands and deepwater habitats with at least 25% cover of particles smaller than stones (less than 6-7 cm), and a vegetative cover less than 30%.
- PEM 1E -This Palustrine System (P) includes all non-tidal wetlands dominated by trees, shrubs, emergents, mosses or lichens. The Emergent (EM) Class is characterized by erect, rooted, herbaceous hydrophytes, excluding mosses and lichens. This vegetation is present for most of the growing season in most years. These wetlands are usually dominated by perennial plants. The Subclass '1' refers to Persistent -a condition that is dominated by species that normally remain standing at least until the beginning of the next growing season. The 'E' Modifier refers to a water regime that is Seasonally Flooded/Saturated: where surface water is present for extended periods, especially early in the growing season and when surface water is absent, substrate remains saturated near the surface for much of the growing season.
- PFO 1E -This Palustrine System (P) includes all non-tidal wetlands dominated by trees, shrubs, emergents, mosses or lichens. The Forested (FO) Class is characterized by woody vegetation that is 6 meters tall or taller. The Subclass '1' refers to Broad-leaved Deciduous -a habitat that is characterized by woody trees or shrubs with relatively wide, flat leaves that are shed during the cold or dry season. The 'E' Modifier refers to a water regime that is Seasonally Flooded/Saturated: where surface water is present for extended periods, especially early in the growing season and when surface water is absent, substrate remains saturated near the surface for much of the growing season.

- PSS 1E -This Palustrine System (P) includes all non-tidal wetlands dominated by trees, shrubs, emergents, mosses or lichens. The Scrub Shrub (SS) Class is characterized by woody vegetation that is less than 6 meters tall. The Subclass '1' refers to Broad-leaved Deciduous -a habitat that is characterized by woody shrubs with leaves that are shed during the cold or dry season. The 'E' Modifier refers to a water regime that is Seasonally Flooded/Saturated: where surface water is present for extended periods, especially early in the growing season and when surface water is absent, substrate remains saturated near the surface for much of the growing season

Figure 5 illustrates wetlands potentially impacted by the proposed project. Note that estimated impacts are based on an approximate limit of disturbance encompassing a preliminary development footprint. Additional negligible impacts to land cover may occur due to the water reclamation facility, water storage and off-site transportation infrastructure improvements. Impacts will be refined as the design advances, with the goal of avoiding and minimizing impacts when practicable. The proposed project will include the on-site and in-kind replacement of impacted wetlands at a 2:1 ratio.

D.2.c. Water Demand

As described in the Orange County Water Master Plan (Orange County Department of Planning & Orange County Water Authority, 2010) Orange County receives its water supply from both surface and groundwater sources within 11 County watersheds. The majority of the County's water supply is provided by 160 community water supply systems which draw fresh water from County reservoirs and aquifers. Water demand for the proposed project would be approximately 360,000 gallons average daily flow (ADF). Potable water would be supplied from onsite wells. Testing is underway to determine pumping capacity and yield and number of wells required to meet estimated demand. Expansion of the existing water supply district or the creation of a new water supply district is not anticipated at this time.

D.2.d. Liquid Waste

The full capacity flows of 360,000 gpd are anticipated to occur primarily on the weekends and holidays, with lower flow rates occurring during the weekdays. Assuming a 50 percent reduction during the weekdays, the project is expected to generate approximately 180,000 gpd ADF most of the time. The proposed project will utilize a new water reclamation plant that will be constructed on-site. The treated wastewater discharge from the new plant would be released downstream in Tin Brook. The water reclamation facility will be designed and sized for the sewer demand of 360,000 gpd and will be capable of producing reclaimed water to be used on-site for irrigation, toilet flushing, and other non-potable

uses. It is anticipated that 30 to 50 percent of the ADF will be reused as reclaimed water. The treatment facility will be designed to class A standards.

D.2.e. Stormwater Management

The proposed action would approve the disturbance of greater than one acre of land, and create stormwater runoff. New point sources include parking lots and rooftops, directing on-site stormwater to a management facility/structures, green infrastructure and on-site surface waters including improvements to existing wetlands and streams. No stormwater will flow to adjacent properties. The proposed project will collect and re-use stormwater and will use pervious paving materials.

D.2.f. Sources of Air Emissions

High efficiency natural gas boilers with low- nitrogen oxide (NOx) burners would supply heating/hot water for the Resort and would be the primary stationary source of air emissions. Natural gas would also be used for cooking. The project would generate air emissions from mobile sources including visitors (auto, taxi, buses), employees and delivery auto/truck trips. No stationary sources of emissions are expected during construction.

A natural gas-driven emergency power generator would provide back-up power to the water reclamation plant. Electricity, including electricity for cooling, would be obtained through the grid and would not normally generate emissions on-site. Diesel generators would provide emergency electric power backup.

D.2.g. Air Emissions Permitting

Orange County is designated by USEPA as a maintenance area (e.g. a former nonattainment area for which plans for ensuring the standards are met in the future has been approved) for the 1997 and 2006 fine particulate matter (PM2.5) National Ambient Air Quality Standards (NAAQS).[17] Orange County is also part of a nonattainment area for the 1997 8-hr ozone standard.[18] Orange County is an attainment/ unclassifiable area for the remaining Clean Air Act criteria pollutants: carbon monoxide, nitrogen dioxide, sulfur dioxide, coarse particulate matter (PM10), and lead.[19] To respond to question D.2.g. ii of the EAF, emissions from the project's natural gas boilers were estimated using Section 1.4 of EPA's

[17] http://www.gpo.gov/fdsys/pkg/FR-2014-04-18/pdf/2014-08747.pdf#page=1
[18] For transportation conformity purposes, the 1997 ozone standard was revoked (effective July 2013) when the 2008 ozone standard was established.
http://www.epa.gov/oms/stateresources/transconf/regs/420b12045.pdf
[19] http://www.epa.gov/airquality/greenbook/index.html

AP-42 Compilation of Air Pollutant Emission Factors.[20] The project will generate an estimated 72,093 tons of Carbon Dioxide (CO_2) per year, and 0.38 tons of Nitrous Oxide (N_2O) per year. Hazardous Air Pollutants (HAPs) emissions would total 1.13 tons/year.

The NOx threshold in the project area defining a major source is 100 tons per year under NYSDEC regulations 6 NYCRR §201-2.1.[21] Preliminary NOx emissions estimates based on the projected annual natural gas consumption for the Resort would be approximately 30 tons/year, assuming the use emission control measures such as low-NOx burners and flue gas recirculation. The preliminary NOx emissions estimate is below the threshold that would require a state facility permit (a state facility permit would be required for a facility with emissions greater than 50 tons/year NOx, e.g. emissions above 50% of the level that would make it a major source). VOC emissions would be well under the 50 tons/year major source threshold at 3.3 tons/year. The need for a state facility permit will be reassessed as the design of the facility advances.

D.2.h. Methane Emissions

The proposed action does not involve landfills or composting facilities. However, approximately 1.38 tons/year of methane would be generated through natural gas combustion. Methane emissions from the waste water treatment plant would be negligible as a result of air scrubbing prior to release. Control measures for the boiler system include the use of high-efficiency boilers; control measures for the waste water treatment plant include air scrubbing.

D.2.i. Emissions from Open Air Operations

The proposed action will not approve the release of air pollutants from open-air operations or processes, including but not limited to a quarry or landfill operations.

D.2.j. Transportation

Proposed Transportation Improvements

The Resorts World Hudson Valley site is proposed to be served by two access points. A new signalized T-intersection along Route 17K will be constructed to serve the project from the north. A new two-lane roundabout along Route 747 will be constructed to serve the project traffic from the east.

These two points of access will connect a new north-south access road and a new east-west access road. These new roadway facilities will provide direct vehicular access to the

[20] http://www.epa.gov/ttnchie1/ap42/ch01/final/c01s04.pdf
[21] http://www.dec.ny.gov/regs/4304.html

Resorts World Hudson Valley project via Route 17K and Route 747, both of which have excellent connectivity with I-84. The internal access roads also provide circulation of vehicles among Resorts World Hudson Valley and parking areas. The internal access roadways provide adequate capacity to handle the expected volumes of traffic. To minimize disruption to through traffic and maximize operations and increase safety, turn lanes are provided at each access point/driveway that serves the Resorts World Hudson Valley project. The internal access roads will serve several points of access to the site as follows:

- Three points of access to the south along the two-lane, divided east-west access road will provide simple, convenient ingress and egress to the hotel entry, VIP entry, and casino and valet.
- Two points of access further north along the east-west access road will provide access to the parking garage, bus parking/drop-off/pick-up, and the loading dock at the rear of the casino.
- Further east, the east-west access road provides two points of direct access to a surface parking lot for employee parking.

The proposed intersection of Route 17K and the north-south access road will be developed as a new signalized T-intersection with Route 17K. The signalized T-intersection is proposed on Route 17K approximately 855 feet to the west of the existing intersection with Route 747. Route 17K currently operates with one moving lane in each direction at this location, before widening to six lanes (two westbound and four eastbound) approaching Route 747. Under the proposed project, the roadway would be further widened to accommodate two eastbound lanes (consisting of a through lane and a shared through/right lane) and three westbound lanes (consisting of two through lanes and a left-turn lane) approaching the new intersection. A three-lane approach (two northbound lanes and one southbound) is proposed for the project's access roadway at this intersection.

The second vehicular access point for the proposed project would be located on Route 747 approximately 0.5-mile to the south of Route 17K where a new two-lane roundabout would be constructed. Route 747 would be widened to accommodate two lanes in each direction approaching this roundabout from both the north and the south. The eastbound access road approach from the project site to the new roundabout would also operate with two moving lanes in each direction near the roundabout.

Minor modifications to traffic signal timing and phasing are also proposed for two study area intersections—Route 17K/Rock Cut Road and Route 747/I-84 Eastbound Ramps—in order to accommodate new project-generated demand.

Traffic Demand

A traffic impact study was completed for the Resorts World Hudson Valley project and is included as **Appendix A.**[22] Estimates for the traffic, rail and parking needs were estimated using the 2013 survey data from the Resorts World Casino at the Aqueduct Racetrack in Queens, New York. The traffic analysis focuses on the weekday 8-9 a.m. (AM) and 5-6 p.m. (PM) peak hours which are typical periods of peak commuter demand on the area's roadway network. The weekday 9-10 p.m. (evening) and Saturday 2-3 p.m. (midday) and 9-10 p.m. peak hours are also analyzed as these are anticipated to be periods of peak demand for the proposed casino, and convention center uses. It is estimated that the number of vehicle trips (inbound and outbound, combined) generated by the casino/hotel and convention center uses would total 256, 844 and 1,197 during the Friday AM, PM and evening peak hours, respectively, and 1,156 and 1,389 during the Saturday midday and evening peak hours, respectively.

Overall, it is estimated that approximately 82 percent of new vehicle trips would travel to/from points east via I-84 (including 54 percent en route to/from I-87). Of these trips, it is assumed that approximately 66 percent would use Interchange 5A (Route 747) and 16 percent would use Interchange 6 (Route 17K). Approximately 8 percent of vehicle trips are expected to travel to/from points west on I-84 and use Interchange 5A. It is estimated that a further 8 percent of vehicles would be en route to/from the west via Route 17K, and that the remaining 2 percent of vehicle trips would be en route to/from points east and south via Route 207.

Transit

Demand at the Metro-North Railroad's Salisbury-Cornwall and Beacon stations would potentially increase as a result of the development of the proposed project. Given the distance of the project site from these two rail stations (8 miles, and 10 miles, respectively), it is anticipated that these rail passengers would start or end their journey via connecting bus service.

Parking

A total of approximately 6,550 parking spaces would be provided on-site, including a 5,650- space parking garage (with 9 spaces of bus parking) and a 900-space surface parking lot for employees. This amount of parking capacity is expected to be sufficient to accommodate peak parking demand generated by the project's casino/hotel and convention center uses.

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[22] Philip Habib & Associates, Draft Resorts World Hudson Valley Traffic Impact Study, Town of Montgomery, New York, June 2014.

D.2.k. Energy Demand

The Resorts World Hudson Valley site is within the service area of Central Hudson Gas & Electric (CHGE). The existing electrical overhead distribution line originates at a substation located north of Route 17K approximately one-half mile away. There is no service directly to the property, but homes and commercial property in the vicinity are served by an overhead circuit located along the south side of Route 17K and in an easement on the east side of Route 747. The existing substation does not have sufficient capacity to serve the proposed land uses for Resorts World Hudson Valley, therefore utility upgrades will occur as part of the project, including a new substation or upgrades to an existing substation.

The proposed project will create additional demand for energy at the project site. Proposed electrical demands were estimated based on the Resorts World Hudson Valley master plan and estimated demand factors. The preliminary electrical load has been calculated to be 30 megawatts (MW). Annual electricity usage during operation is estimated at 39.2 million kilowatt-hours (kWh). The design load for the total development is anticipated at approximately 55,795 kilovolt-amps (kVA).

D.2.l. Hours of Operation

The proposed hotel/conference center/gaming facility will be open twenty four hours per day, seven days per week. Construction will occur from 8:00 AM to 8:00 PM EST.

D.2.m. Noise Levels

The proposed action will produce noise that will exceed existing ambient noise levels during construction and operation. Construction noise sources would include equipment such as haul trucks, dozers, excavators, cranes, and chainsaws, among others. Construction noise would occur between 8:00 AM and 8:00 PM on weekdays, consistent with the Town of Montgomery and Orange County noise ordinances. The nosiest operations such as pile driving or blasting (if necessary) would be limited to 9:00 AM to 5:00 PM on weekdays. The total duration of construction would be up to approximately 18 months, but the most intense construction related noise would be limited to the early site clearing, excavation and foundation development phases.

Stationary noise sources associated with the project that would be in operation at all times include cooling towers at the Central Utility Plant and air handlers on the roof of the hotel/casino. The project would also generate mobile source noise due to effects on traffic, with the largest project traffic increment anticipated to occur during Friday and Saturday evenings (9-10 PM).

D.2.n. Outdoor lighting

Exterior site lighting is proposed according to a conceptual lighting plan designed to achieve area lighting for distinct areas of the site plan, while avoiding light pollution. Light

will be directed downward through the use of full cut-off and/or fully shielded fixtures, along with fully shielded wall packs and flush mounted canopy fixtures. Lighting will be confined to necessary areas and minimized to the extent possible while meeting safety purposes including safe pedestrian passage and property identification.

All proposed luminaires will be either LED or low-pressure sodium vapor exterior lamps with cutoff fixtures, mounted on 18-foot poles or 3'-4" bollards. Light fixtures will use shut-off controls. An ornamental style standard will be selected for use throughout the project for continuity. Locations of light fixtures at buildings have been carefully considered to place lights on the interior sides of the site, opposite Route 17K so as to avoid undue nighttime spillover. All fixtures are full-cut-off, down-light only.

Street/Area lighting fixtures will include:

- Full cut-off, 2700K LED, 18' tall

Bollard/pathway lighting fixtures will include:

- Full cut-off, 2700K LED, 3'-4" tall
- Decorative Wall Sconces @ exterior columns:
- Full cut-off, 2700K LED, mounted @ 6' above grade

Upper façade grazing light will include:

- 2700K LED, mounted under roof eaves, height varies.

Fixture height will be limited. Pole lamps found in limited numbers within the existing development will be eliminated and a single, cutoff pole lamp is proposed where internal roadways intersect, for safety purposes. In addition, a single, cutoff pole lamp is proposed at the new signalized intersection on Route 17K and Roundabout along Route 747, again for safety. Proposed area lighting is limited to five parking areas in the project: the East Lot, North Lot, Central lot, West Lot, and Employee Parking. Lamp selection will be made based on "lumen cap" recommendations including the following: commercial properties in non-urban commercial zones = 25,000 lumens per acre. Residential areas = 10,000 lumens per acre. Maximum lumen levels for different fixtures will be based on mounting heights, as illustrated in Table 7.

Table 7. Lumen Levels for Site Lighting

Mounting Height (feet)	Recommended Maximum Lumens
6	500 – 1000 lumens
8	600 – 1,600 lumens
10	1,000 – 2,000 lumens
12	1,600 – 2,400 lumens

D.2.o. Odor Levels

The proposed action will not produce odors for more than one hour per day.

D.2.p. Petroleum Storage

The proposed action will not include the approval of any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage.

D.2.q. Pesticide Use

The proposed action will not include the approval of pesticide, herbicide, or insecticide use during construction or operation. Integrated Pest Management (IPM) practices will be utilized.

D.2.r./ D.2.s. Solid Waste Management

The proposed action will require the disposal of approximately 400 tons of solid waste per month during construction, and 0.165 tons per day during operation. The proposed action does not include approving the construction or modification of a solid waste management facility. Construction spoils will be reused in construction of new wetlands and stream relocation, and may also be used for roadway and sidewalk construction. Solid waste that is not reused during construction will be sent to an approved landfill or waste management facility. The goal will be to divert 90% of construction debris away from landfills. During operation, some solid waste will be generated at the proposed water reclamation facility (WRF), which will be converted by a solids handling process into fertilizer for use in on-site landscaping applications. Any solids from the WRF not used as fertilizer will be sent to an approved landfill.

D.2.t. Hazardous Waste Management

No hazardous wastes will be generated, treated, stored or disposed of as part of the proposed project.

E. SITE AND SETTING OF PROPOSED ACTION

E.1. Land uses on and surrounding the project site

E.1.a. Existing Land Uses

According to Orange County GIS Parcel Data, the project site is primarily vacant land (42%) and residential (27%). The site includes aquatic (wetlands and streams), agricultural, residential and vacant land uses. Adjacent land use types are similar, including residential, agricultural, commercial, aquatic, vacant lands and roads. Industrial, parkland (Stewart

State Forest) and public service uses are proximate to the site. **Figure 6** illustrates land uses on and adjacent to the project site.

E.1.b. Land Cover Types on the Project Site

Land cover on the Resorts World Hudson Valley site consists primarily of forest (51%) as much of the vacant land is forested. Streams and wetlands (32%) extend from the Tin Brook through the center of the site and along the southwestern edge. Agriculture and meadow comprise approximately 10% and 7% of the site, respectively, while roads, buildings and other impervious surfaces account for less than 1% of land cover. **Figure 7** illustrates the existing land cover types. Table 8 provides a comparison of existing and proposed land cover.

Table 8. Land Cover Types on the Project Site

	Current Acreage	Acreage After Completion	Change (+/- Acres)
Roads, buildings, and other paved or impervious surfaces	2.86	77.80	+74.94
Forested	189.32	146.70	-42.62
Meadows, grasslands or brushlands (nonagricultural, including abandoned agricultural)	27.10	14.96	-12.15
Agricultural (includes active orchards, field, greenhouse etc.)	37.06	21.40	-15.66
Surface water features (lakes, ponds, streams, rivers, etc.)	2.52	2.48	-0.03
Wetlands (freshwater or tidal)	114.26	109.77	-4.49
Non-vegetated (bare rock, earth or fill)	0.00	0.00	0.00
Other	0.00	0.00	0.00
Total	**373.12**	**373.12**	

Note that acreages are estimated based on an approximate limit of disturbance encompassing a preliminary development footprint. The estimated acreages after completion do account for the use of green technology/ permeable surfaces or the on-site wetland creation (mitigation ratio of 2:1) that the project will incorporate. Additional negligible impacts to land cover may occur due to the water reclamation facility, water storage and off-site transportation infrastructure improvements. Impacts will be refined as the design advances, with the goal of avoiding and minimizing impacts when practicable.

E.1.c. Public Recreation

The project site is not currently used for public recreational purposes.

E.1.d. Facilities that Serve Socially Vulnerable Populations

Facilities serving children, the elderly or people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) have not been identified within 1500 feet of the project site. East Coldenham Elementary School is less than one mile east of the project site on Route 17K.

E.1.e. Dam Structures

The project site does not contain any dam structures.

E.1.f. Solid Waste Management Facility History

A review of the NYSDEC database of solid waste facilities (including, but not limited to, landfills, incinerators, transfer stations, recycling centers) determined that the project site was not identified within this database. No solid waste facilities were listed within an approximate 0.5-mile radius of the project site.[23]

E.1.g. Hazardous Waste Generation, Treatment, and Disposal

The presence of an underground storage tank was identified during a Phase I Environmental Site Assessment (ESA) conducted for the site (GEI Consultants, 2014). Additionally, a limited amount of discarded materials were observed on the project site. These materials included a discarded metal 55-gallon drum, a metal pail, a yard canopy, appliances, and a pile of asphalt roofing shingles. An approximately 1,000-gallon steel tank was observed on the ground in the northern portion of the project site in the vicinity of Route 17K in Lot 64. The tank contained a few inches of an oil/water mixture.

The environmental database search conducted as part of this Phase I ESA did not identify the project site in any database and no adjacent or nearby sites within the database search are considered to pose an environmental concern for the project site. The Phase I ESA is included as **Appendix B**.

E.1.h. Potential Contamination History

The project site was not listed on any governmental regulatory environmental database. The environmental database search conducted as part of this Phase I ESA identified three New York Spills sites located within approximately 0.125 mile of the project site. All of

[23] GEI Consultants, Inc., P.C., Phase I Environmental Site Assessment. RW Hudson Valley Site, Montgomery, New York, June 2014.

these cases are associated with traffic incidents on Interstate 84 and none of these sites have an open spill case.

According to the Phase I conducted for the site, one Recognized Environmental Condition (REC) exits on the site. The identified REC is an underground heating oil storage tank (UST) associated with the unoccupied farmstead residence on Lot 74.2. Additionally, it is noted that an approximate 1,000-gallon aboveground storage tank is abandoned in the northern portion of the project site on Lot 64, and contains a few gallons of a water/oil mixture. No staining or spillage was identified in the area of the tank.[24]

E.2. Natural Resources on or near project site

E.2.a. Depth to Bedrock

Bedrock on the site is approximately 20 inches to greater than 15 feet below grade.

E.2.b. Bedrock outcroppings

Less than one percent of the site contains bedrock outcroppings.

E.2.c. Predominant Soil Types

Predominant soil types on the Resorts World Hudson Valley are described as follows:

- *Bath-Nassau shaly silt loams, 3 to 8 percent slopes (BnB):* This soil complex consists of deep, well drained soils and shallow, somewhat excessively drained soils that formed in glacial till deposits that derived from shale and slate. This complex is about 50 percent Bath soil, 30 percent Nassau soil, and 20 percent other soils. This soil complex is poorly suited to most urban uses because of the slope, the shallowness over the bedrock in the Nassau soil, and the slow permeability in the fragipan of the Bath soil. BnB soils make up a large portion of the southwestern and central sections of the site.
- *Canandaigua silt loam (Ca)*: This soil is very deep and poorly drained with slopes ranging from 0 to 1 percent. The parent material consists of silty and clayey glaciolacustrine deposits. Depth to the top of a seasonal high water table is 0 inches. Annual ponding is frequent and shrink-swell potential is low. This soil is generally not suited tourban uses because of prolonged wetness, and often serves as natural open-space borders. Ca soils are found in the central and eastern sections of the site.
- *Pittsfield gravelly loam, 3 to 8 percent slopes (PtB):* This soil is very deep and well drained. The parent material consists of limestone and shist. Depth to the top of a seasonal high water table is greater than 60 inches. This soil is suited to urban and

[24] GEI Consultants, Inc., P.C., Phase I Environmental Site Assessment, RW Hudson Valley Site, Montgomery, New York, June 2014.

recreation uses, providing excellent sites for houses and other buildings in many sites. The Pittsfield soils are forested. PtB soils are located in the eastern portion of the site.

- *Swartswood and Mardin very stony soils, sloping (SXC):* This map unit consist of deep, well drained and moderately well drained soils that formed in glacial till deposits in upland areas. Large stones on the surface, moderately slow permeability in the fragipan, seasonal wetness, small stones, slope, and droughtiness in some years are limitations for most urban areas. A band of SXC soils are located in the eastern portion of the site.

Approximately 20.5 percent (76.7 acres) of the site is covered by BnB soils, 19.5 percent by Ca soils, 15.2 percent by PtB soils, and 9.10 percent by SXC soils. The remainder of site includes 12 additional soil types, as discussed in E.3.b. Refer to **Figure 8** for a map of soil types.

E.2.d. Depth to Water Table

Groundwater is found in the glacially derived overburden deposits at depths ranging from zero to six feet below grade and is at or near the surface in the extensive wetland/stream areas of the site.

E.2.e. Drainage of Project Site Soils

According to USDA soil data, approximately 45% of soils on the project site are well-drained, 14 % are moderately well drained and 41% are poorly drained.

E.2.f. Slopes

Based on USDA soil data, approximately 84 percent of the site contains slopes that range between 0 and 10 percent; 14 percent contains slopes that range between 10 and 15 percent; and 3 percent of the site is comprised of slopes that are 15 percent or greater.

E.2.g. Unique Geologic Features

According to the New York State Department of Environmental Conservation EAF Mapper, no unique geologic features are present on the site.

E.2.h. Surface Water Features

The project site contains three north flowing streams, which include Tin Brook and two tributaries to Tin Brook. Tin Brook is identified as Stream No. 139-13-13, and its tributaries are identified as stream No. 139-13-33-9 and 139-13-33-10; all are mapped as NYSDEC Class B state regulated protected streams. The B classification indicates that water is best used for primary and secondary contact recreation and fishing (6 NYCRR Part 701.7). Tin Brook does have Class A standards at a location approximately 6 miles downstream from

the project site at a location of the Walden Sewage Treatment Plant, located near the intersection of Route 52 and 208.

Tin Brook is located in the southwestern corner of the project site. It is a Perennial Relatively Permanent Waterway (PRPW) located along the southwest boundary of the site, west of Maple Avenue. Tin Brook then flows northward off the project site to a location west of the site. Tin Brook re-enters the project site on the east side of Maple Avenue and crosses the northwestern corner of the site. A tributary to Tin Brook flows northward, located in the northwestern portion of the site. A second tributary to Tin Brook is located in the eastern portion of the site. It connects to Tin Brook on the north side of Route 17K. Tin Brook flows into the Wallkill River, which is the nearest Traditionally Navigable Waterway (TNW). This confluence is located a few miles north of the project site, approximately 1,700 feet north of the Village of Walden, New York.

According to U.S. Fish and Wildlife Services (USFWS) National Wetlands Inventory (NWI) data, wetlands comprise 51.97 acres of the project site, while surface waters (e.g., streams, ponds) cover 1.23 acres of the project site. According to the NYSDEC Resource Mapper, wetlands under the jurisdiction of NYSDEC are mapped within and in the general vicinity of the project site. Additionally, there are smaller unmapped wetlands adjoining the mapped wetlands that could potentially be under the jurisdiction of the NYSDEC. These wetlands are located in the southwestern, south central and southeastern portion of the site. There are also small wetlands (< 12.4 acres in size) in southwestern and north east portion of the site.

Existing wetland delineation data from the 2009 HIBC DEIS were obtained and are presented below in Table 9 and **Figure 5.** These delineated wetlands and open water areas are in the process of being updated to reflect current site conditions.

Table 9. Surface Waters and Wetlands

Surface Water	**Acres in Project Site**
PUBx	0.78
R3UB	1.73
Total Surface Water	**2.51**
Freshwater Wetland	**Acres in Project Site**
PEM1E	49.35
PSS1E	11.54
PFO1E	53.37
Total Wetlands	**114.26**

Below are descriptive classifications of the existing delineated wetlands on site.

- PEM 1E -This Palustrine System (P) includes all non-tidal wetlands dominated by trees, shrubs, emergents, mosses or lichens. The Emergent (EM) Class is characterized by erect, rooted, herbaceous hydrophytes, excluding mosses and lichens. This vegetation is present for most of the growing season in most years. These wetlands are usually dominated by perennial plants. The Subclass '1' refers to Persistent -a condition that is dominated by species that normally remain standing at least until the beginning of the next growing season. The 'E' Modifier refers to a water regime that is Seasonally Flooded/Saturated: where surface water is present for extended periods, especially early in the growing season and when surface water is absent, substrate remains saturated near the surface for much of the growing season.
- PSS 1E -This Palustrine System (P) includes all non-tidal wetlands dominated by trees, shrubs, emergents, mosses or lichens. The Scrub Shrub (SS) Class is characterized by woody vegetation that is less than 6 meters tall. The Subclass '1' refers to Broad-leaved Deciduous -a habitat that is characterized by woody shrubs with leaves that are shed during the cold or dry season. The 'E' Modifier refers to a water regime that is Seasonally Flooded/Saturated: where surface water is present for extended periods, especially early in the growing season and when surface water is absent, substrate remains saturated near the surface for much of the growing season
- PFO 1E -This Palustrine System (P) includes all non-tidal wetlands dominated by trees, shrubs, emergents, mosses or lichens. The Forested (FO) Class is characterized by woody vegetation that is 6 meters tall or taller. The Subclass '1' refers to Broad-leaved Deciduous -a habitat that is characterized by woody trees or shrubs with relatively wide, flat leaves that are shed during the cold or dry season. The 'E' Modifier refers to a water regime that is Seasonally Flooded/Saturated: where surface water is present for extended periods, especially early in the growing season and when surface water is absent, substrate remains saturated near the surface for much of the growing season.
- PUB x -This Palustrine System (P) includes all non-tidal wetlands dominated by trees, shrubs, emergents, mosses or lichens. The Unconsolidated Bottom (UB) Class includes all wetlands and deepwater habitats with at least 25% cover of particles smaller than stones (less than 6-7 cm), and a vegetative cover less than 30%. The (x) is a special modifier that stands for Excavated, indicating that the wetland lies within a basin or channel that have been dug, gouged, blasted or suctioned through artificial means by man.
- R3UB -This Riverine System (R) includes all non-tidal flowing waters and streams. The three (3) classifies the stream as Upper Perennial in nature. The

Unconsolidated Bottom (UB) Class includes all wetlands and deepwater habitats with at least 25% cover of particles smaller than stones (less than 6-7 cm), and a vegetative cover less than 30%.

E.2.i. / E.2.j. / E.2.k. Floodway and Floodplains

Approximately 36.9 acres of the project site lie within the 100-year floodplain, however no buildings or development is proposed within the floodplain. As illustrated in **Figure 9**, no portion of the site is located within a designated Floodway or the 500 year Floodplain.

E.2.l. Sole Source Aquifer

The project site is not located over, or immediately adjoining, a primary, principal or sole source aquifer.

E.2.m. Wildlife Habitat

The property has a wide range of wildlife habitat consisting of upland forest, wetland forest and marsh, open water pond and streams. These areas will support a variety of species including deer, coyote, beaver, passerine birds and waterfowl, amphibians and snakes. A large portion of the site includes previously disturbed areas which include agricultural lands altered through human activity. These areas either do not provide wildlife habitat or only marginal habitat for the wildlife types mentioned.

E.2.n. Significant Natural Community

No New York Natural Heritage Program (NYNHP) significant natural communities are mapped on or within the vicinity of the site.

E.2.o. Endangered or Threatened Species

The potential presence of Federal and State-listed threatened, endangered and special concern species was initiated through consultation with the U.S. Fish & Wildlife Service (USFWS) and the New York State Natural Heritage Program (NYS NHP). Copies of the USFWS correspondence are provided in **Appendix C**. A summary of the species of concern identified by USFWS as having potential to occur in the vicinity of the site are provided in Table 10. Information requests are pending with the NYS NHP. Based on site investigations and habitat assessments, including those completed in support of the 2009 HIBC DEIS, several of the listed species are not expected to occur within the project site.

For those species with potential habitat, site specific surveys have been initiated in consultation with USFWS to determine the presence or absence of species populations.

The need for additional surveys for any state-listed species of concern is pending NYS NHP correspondence.

Table 10. Summary of Listed Species of Concern[25]

Common Name	Species Name	Status	Potential Habitat Present Within Site
Animals			
Bog turtle	Clemmys muhlenbergii	Threatened (USFWS)	Unlikely, to be confirmed during field investigation
Dwarf Wedge Mussel	Alasmidonta heterodon	Endangered (USFWS)	No
Indiana Bat	Myotis sodalis	Endangered (USFWS)	To be confirmed during survey
Northern Long-Eared Bat	Myotis septentrionalis	Proposed Endangered (USFWS)	To be confirmed during survey
Plants			
Small Whorled Pogonia	Isotria medeoloides	Threatened (USFWS)	No

Aquatic habitat for the Dwarf Wedge Mussel is not located within the project site. Past surveys have determined that it is only located in one watershed in New York State, west of the project site and not within the Rondout-Walkill watershed.

Surveys for Indiana bat and Northern long-eared bat are being completed and results are being analyzed for reporting. These results will be conveyed to the USFWS. An evaluation for potential bog turtle habitat that was completed for the 2009 HIBC DEIS concluded that the majority of the site does not include potential bog turtle habitat. An evaluation of the previously unsurveyed portion of the site for potential bog turtle habitat is currently underway.

An evaluation of the site for potential Small Whorled pogonia habitat was conducted in consultation with the USFWS. The soil types, drainage characteristics, and plant cover types within the project site are not consistent with known habitat conditions for this species; therefore, appropriate habitat for this species is not considered to be present within the project site.

[25] Provided by the USFWS; additional state-listed species of concern pending NYNHP correspondence.

E.2.p. Rare Species

No rare species as classified by USFWS are present on the site, and information requests are pending with NYNHP.

E.2.q. Hunting and Fishing Areas

Some land south of I-84 from the project site, including the Stewart State Forest, is used for fishing and hunting. The proposed project is not expected to affect these existing uses. In addition, evidence of deer hunting was observed on a portion of the project site during the course of field work.

E.3. Designated Public Resources on or near project site

E.3.a. Designated Agricultural District

According to the New York State Department of Agriculture and Markets, three of the parcels on the project site, lots 94, 95, and 53.211, lie within designated agricultural district zone.[26] Orange County Agricultural District 1 extends north from the project site, covering 367 acres within the Town of Montgomery including approximately half of the project site's central area.

E.3.b. Agricultural Lands

For the purposes of a SEQR review, agricultural lands are considered those which presently have or have had within the past five years, active agricultural lands. According to this definition, agricultural lands are potentially located on portions the project site (Lots 75.2 and 95).

The US Department of Agriculture has defined several categories of highly productive soils. These include prime farmland, farmland of statewide importance, and unique soils. According to the U.S. Department of Agriculture, Natural Resources Conservation Service and as discussed further below, soils classified as prime farmland and farmland of statewide importance are present on the project site. Table 11, Soils Present on Project Site, outlines the percent of each soil type present at the project site, and the agricultural classification. **Figure 8** illustrates the soil types on and in the vicinity of the project site.

[26]http://www.agriculture.ny.gov/ap/agservices/agricultural-districts.html#Orange

Table 11. Soils Present on Project Site[27]

Soil Type	Acreage	Percentage of Project Site	Agricultural Classification
Alden silt loam (Ab)	24.0	6.4%	Not prime farmland
Alden extremely stony soils (AC)	10.80	2.9%	Not prime farmland
Bath-Nassau channery silt loams, 3-8% slopes (BnB)	76.7	20.5%	Statewide importance
Canandaigua silt loam (Ca)	74.0	19.8%	Statewide importance
Chenango gravelly silt loam, 3-8% slopes (CnB)	5.7	1.5%	Prime farmland
Erie gravelly silt loam, 3-8% slopes (ErB)	18.5	5.0%	Statewide importance
Erie extremely stony soils, gently sloping (ESB)	9.3	2.5%	Not prime farmland
Madalin silt loam (Ma)	1.8	0.5%	Statewide importance
Mardin gravelly silt loam, 3-8% slopes (MdB)	17.4	4.7%	Statewide importance
Mardin gravelly silt loam, 8-15% slopes (MdC)	1.9	0.5%	Statewide importance
Pittsfield gravelly loam, 3-8% slopes (PtB)	56.8	15.2%	Prime farmland
Pittsfield gravelly loam, 8-15% slopes (PtC)	15.9	4.3%	Statewide importance
Pittsfield gravelly loam, 15-25% slopes (PtD)	11.2	3.0%	Not prime farmland
Raynham silt loam (Ra)	9.5	2.6%	Prime farmland if drained
Swartswood and Mardin very stony soils, sloping (SXC)	34.1	9.1%	Not prime farmland
Wayland soils complex, noncalcareous substratum, 0-3 % slopes, frequently flooded (Wd)	5.40	1.5%	Not prime farmland
Total	**373.2**	**100.0**	

[27] Custom Soil Resource Report for Orange County, NY. 12 June 2014. US Department of Agriculture Natural Resource Conservation Service.

The Natural Resource Conservation Service (NRCS) classifies each soil type as either important or unimportant farmland. Important farmlands are defined as: prime farmland, unique farmland or farmland of statewide or local importance. Prime farmland is defined as land that has the best physical and chemical characteristics for producing crops that is not in an urban setting or near an important water area. Unique farmland is land used to cultivate high-value foods that require a distinctive combination of humidity, temperature, drainage, elevation, etc. Farmland of statewide importance is land that does not quite meet the requirements for unique or prime farmland; however, these fields still produce a high yield that substantially contributes to the state's economy. As shown above in Table 11, soils classified as prime farmland and farmland of statewide importance are found on the project site. Based on the soil survey data, approximately 206.2 acres (55.3 percent) of project site soils are identified as farmland of statewide importance, and 72.0 acres (19.3 percent) of the soils are classified as prime farmland. Soils classified as farmland of local importance have not been identified on the project site. [28]

E.3.c. National Natural Landmark

The project site does not contain all or part of, nor is it substantially contiguous to, a registered National Natural Landmark.[29]

E.3.d. Critical Environmental Area

The project site is not located in nor does it adjoin a state listed Critical Environmental Area.[30]

E.3.e. New York State and National Register of Historic Places

The project site is substantially contiguous to the Colden Family Cemetery, which is associated with an early important family in New York State. The National Historic Register includes districts and individual properties within five miles of the project site are detailed in Table 12. The Phase IA Cultural Resource Survey that has been completed for the Resorts World Hudson Valley site is included as **Appendix D**

[28] Custom Soil Resource Report for Orange County, NY. 12 June 2014. US Department of Agriculture Natural Resource Conservation Service.
[29] http://www.nature.nps.gov/nnl/state.cfm?State=NY#stateMap
[30] http://www.dec.ny.gov/permits/25137.html

Table 12. National Historic Register Properties within 5 Miles of the Project Site

Site Name/ Number	Distance from Project Site
Colden Family Cemetery	Adjacent to western edge of site
Colden Mansion Ruins	Across Route 17K and Stone Castle Road intersection
Brown Farmstead	.86 mile to the north
Benjamin Haines House	2.42 miles to the northwest
Belknap Stone House	2.53 miles to the east
Milliken-Smith Farm	3.73 miles to the west
Peale's Barber Farm Mastodon Exhumation	4.0 miles to the west
John Blake House	4.14 miles to the south
Thomas McDowell House	4.19 miles to the southeast
Orange Mill Historic District	4.2 miles to the east
Peachcroft	4.3 miles to the northwest
Montgomery Worsted Mills	4.39 miles to the west
James "Squire" Patton House	4.49 miles to the southeast
Bodine Farmhouse	4.5 miles to the northwest
Dubois-Phellps House	4.5 miles to the northwest
Montogomery Water Works Building	4.5 miles to the west
Patchett House	4.5 miles to the west
Dennison-Steidle House	4.65 miles to the southeast
Tweddle Farmstead	4.67 miles to the southwest
Bridge Street Historic District	4.90 miles to the west
Daniel Waring House	4.90 miles to the west
Union Street-Academy Hill Historic District	4.90 miles to the west

E.3.f. New York State Historic Preservation Office (SHPO) Archaeological Site Inventory

A review of the site maps at the New York State OPRHP identified a total of 6 archaeological sites within 1.6 kilometers (1 mile) of the proposed Project Area (Table 13). The sites are all classified as historic archaeological sites. Three of the sites are located within the proposed Project Area, all have been recommended as eligible for listing in the National

Register[31]. Archaeological site forms were not available at the time research was conducted because of an ongoing scanning project at the OPRHP, which limited access to the cultural resource management reports. The scanning project also restricted access to previously completed cultural resource management reports. Two of the sites within the project area have above-ground components that are considered eligible for the National Register There are no previously surveyed above ground historic resources within the project area.

Table 13. Recorded Archaeological Sites within 1 Mile of the Project Area

Site Name/ Number	Distance from Project Site	Site Type / Time Period	Artifacts / Features	Reported by
Marwin-Mathieu House/A07112.000172	In Project Area	18th -19th c. Residence	Window glass, clamshell, screws, nails, bottle glass, ironstone, stoneware, redware, modern glass, kaolin pikes/residence, barn well house	Greenhouse 2002; City/Scape 2008
Hawkins Homestead Site/ A07112.00171	In Project Area	18th -19th c. Residence	Ceramics, faunal remains, glass/ Foundations of house, summer kitchen, tenant house, carriage house, ice house, large outbuilding,	Greenhouse 2002; City/Scape 2008
Arnot-Haber Farmstead/ A07112.00173	In Project Area	18th -19th c. Residence	Window glass, clear bottle glass/ circular stone feature, outbuildings	Greenhouse 2002; City/Scape 2008
Foster-Robinson Historic Site/A07112.000196	15m (50ft)	1830-1970 Residence	No foundation visible; artifacts include whiteware, creamware, pearlware, Rockingham, redware, kaolin pipes/bowl fragments, bottle glass, buttons, faunal material, and utensils.	Oberon 2009

[31] The Louis Berger Group, Inc., Phase IA and Pilot Phase IB Cultural Resource Survey of the Sterling Forest Property, Monroe, Tuxedo, and Warwick Townships, Orange County, New York. Prepared for the Sterling Forest Corporation. June 1994.

Colden Mansion/ A07112.00004	15 m (50ft)	Late 18th century rural estate	Ruins of the Colden Mansion, stone house built in 1767 by Cadwallader Colden, Jr.	Louis Berger 2003
A07114.00034	1368m (4,488ft)	Historic	No information	No information

E.3.g. Additional Historic and Archaeological Resources

There is a National Register-listed cemetery, the Colden Family Cemetery (04NR05262) located adjacent to the Project Area. In addition, the parcels which front along Route 17K are archaeologically sensitive and have not been previously surveyed.[32]

E.3.h. Proximity to Scenic or Aesthetic Resources

In Orange County, New York, multiple classifications of public aesthetic resources are identified in the *Orange County Open Space Plan*, June, 2004 and included as Landforms and Landmarks. The different classifications include Scenic Byways, Historic Places, and Scenic Areas of Significance. While the landforms and landmarks identified in the Orange County Open Space Plan are found throughout Orange County, none are identified on the project site. No New York State designated scenic vistas are within five miles of the Resorts World Hudson Valley site.[33]

Twenty three parks surround the project site along with Orange Lake, located approximately 2.0 miles to the northeast. Parks considered as scenic or aesthetic resources within five miles of the project site are detailed in Table 14 and shown in **Figure 10**.

Table 14. Facilities containing Scenic or Aesthetic Resources within five (5) miles of the Project Site

Resource Name	Distance from Project Site (miles)
Chadwick Lake Town Park	3.94 miles
Temple Hill Park	4.38 miles
Alfred Place Park	4.02 miles
Algonquin Park	3.64 miles
Bradley Park	3.63 miles
Brick House Museum	1.50 miles
Beaver Dam Park	4.80 miles
Cronomer Hill Park	4.00 miles

[32] The Louis Berger Group, Inc., *Draft Phase IA Cultural Resource Survey, Proposed Resorts World Hudson Valley Development, Town of Montgomery, Orange County, New York*, June 2014.

[33] http://fallgetaways.iloveny.com/LANDING_SCENIC_VISTAS.html

James Olley Park	2.74 miles
Mount Airy Sports Complex	4.91 miles
New Windsor Park	4.34 miles
Municipal Park	4.84 miles
Berea Park	1.08 miles
Martin Besdesky Playground	3.05 miles
Harvest Ct Park	3.42 miles
San Giacomo Park	4.90 miles
Veterans Memorial Park	4.96 miles
Village of Montgomery Park	4.89 miles
Country Club Park	3.42 miles
Veteran's Memorial Park	3.67 miles
Wooster Grove	3.22 miles
Stewart State Forest	0.10 miles
Bull Road Park	3.76 miles
Veterans Memorial Park	3.62 miles
Twin Islands Fishing Park	3.43 miles

Orange County, New York is home to over 180 properties on the national and/or State Register of Historic Places. Twenty-two of these properties fall within a five mile radius of the project site, as detailed in Section E.3.e. above.

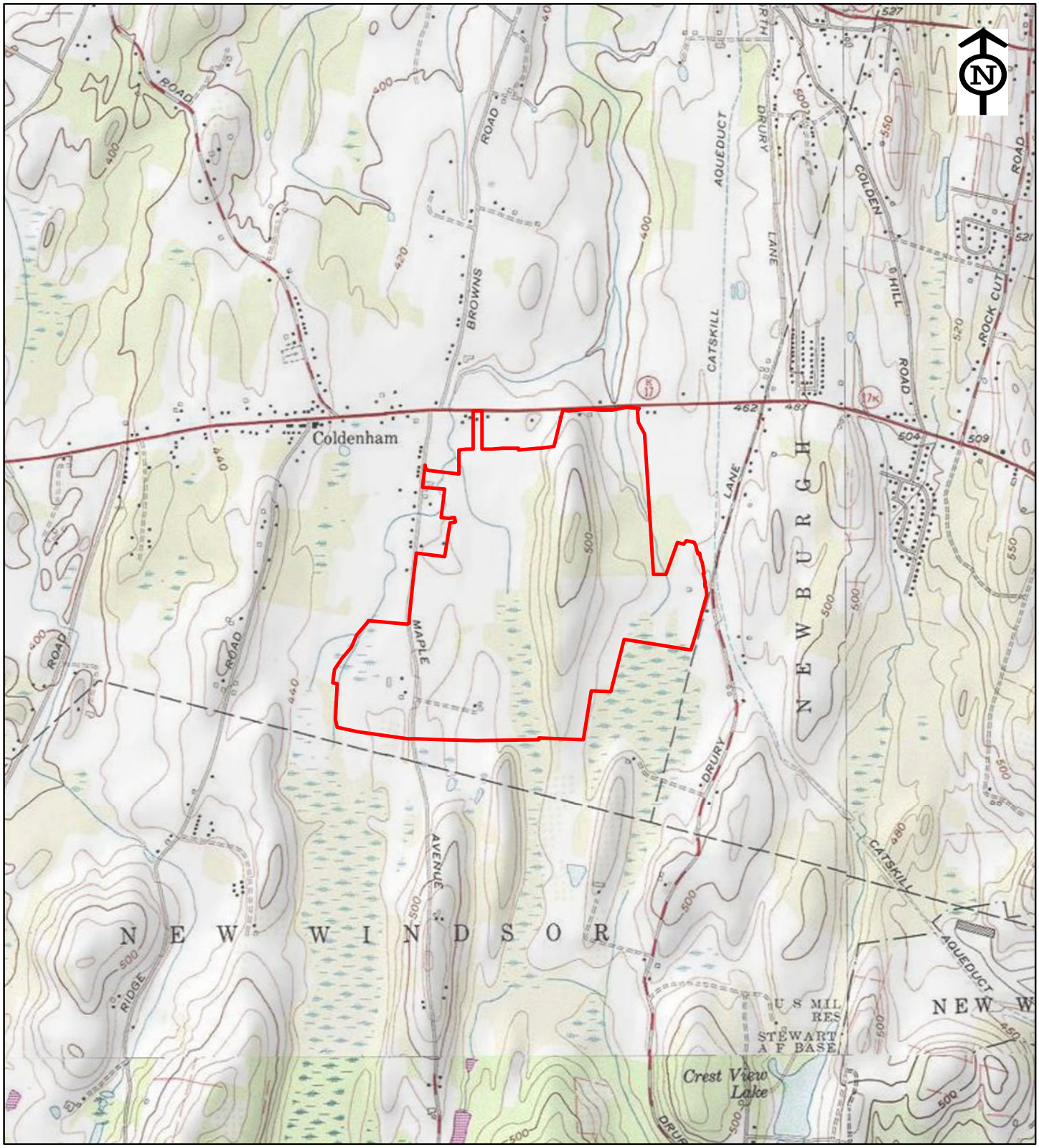
E.3.i. Wild, Scenic and Recreational Rivers Program

The project site is not located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666.[34]

F. ADDITIONAL INFORMATION

The Traffic Impact Study is provided in **Appendix A**,[35] the Phase I Environmental Site Assessment is provided as **Appendix B**, Agency correspondence is provided as **Appendix C** and the Phase IA Cultural Resource Survey is provided as **Appendix D**.

[34] http://www.dec.ny.gov/docs/permits_ej_operations_pdf/wsrr.pdf
[35] Traffic back up files are available upon request.



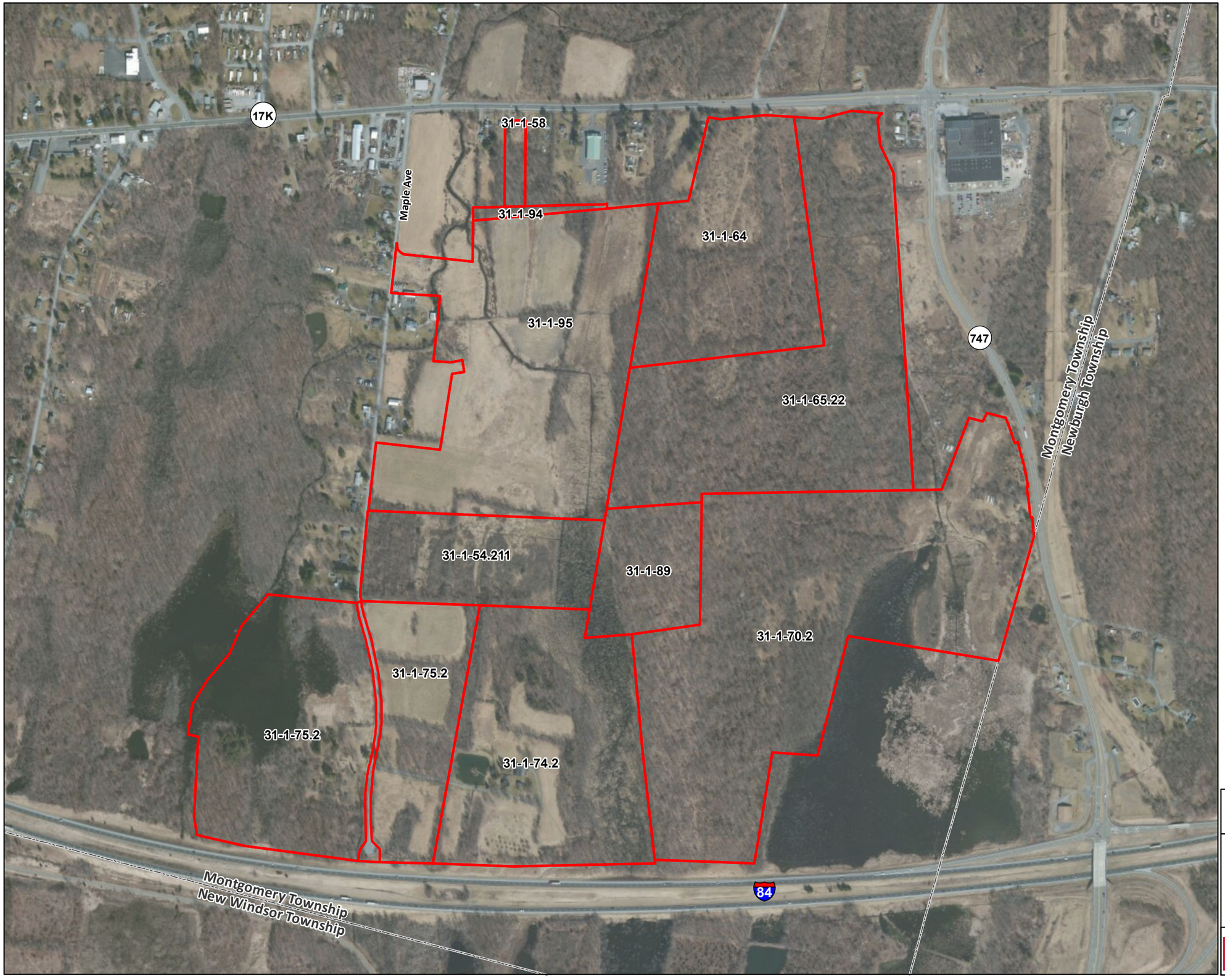
Legend

Project Site

Source: ESRI, USA Topo Map Service, 2014
Walden, NY Quandrangle.

0 2,000 4,000 Feet

Resorts World Hudson Valley	
Project Location Map **Town of Montgomery** **Orange County, New York**	
The Louis Berger Group, INC.	**Figure 1**



N

Legend

Project Site Parcel Boundaries

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

0 600 1,200
Feet

Resorts World Hudson Valley

Project Site Parcels
Town of Montgomery
Orange County, New York

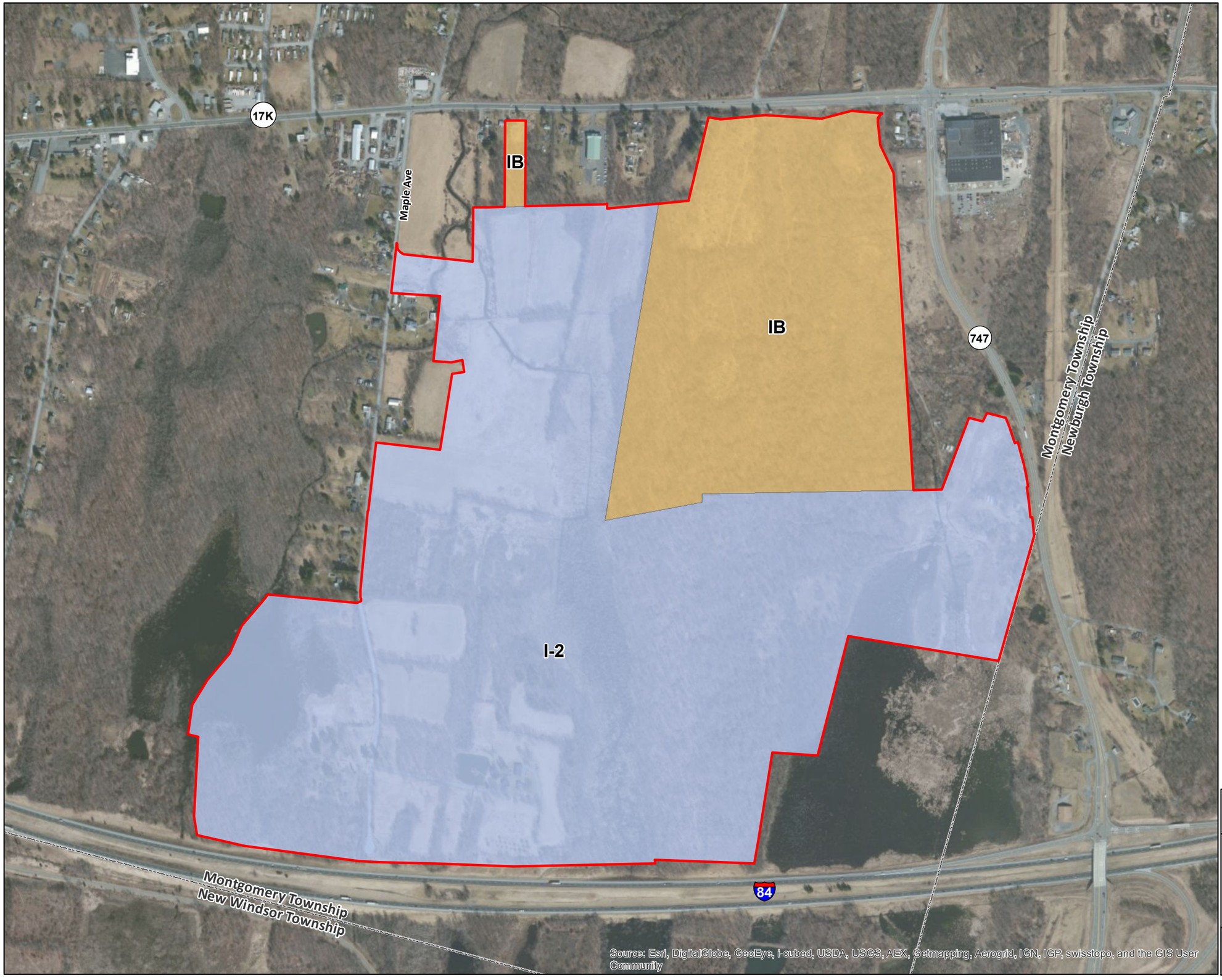
THE Louis Berger Group, INC.

Figure 2

OVERALL SITE PLAN - WETLAND MITIGATION ALTERNATIVE
RESORTS WORLD HUDSON VALLEY, MONTGOMERY, NEW YORK
JUNE 17TH, 2014

Figure 3 **Resorts World Hudson Valley Preliminary Site Plan**

Steelman Partners



Legend

Project Site

Zoning

I-2 - Industrial Park - Major Access

IB - Interchange Business

Source: ESRI, BING Map Service, 2014.
Town of Montgomery, Zoning Map, 2010.

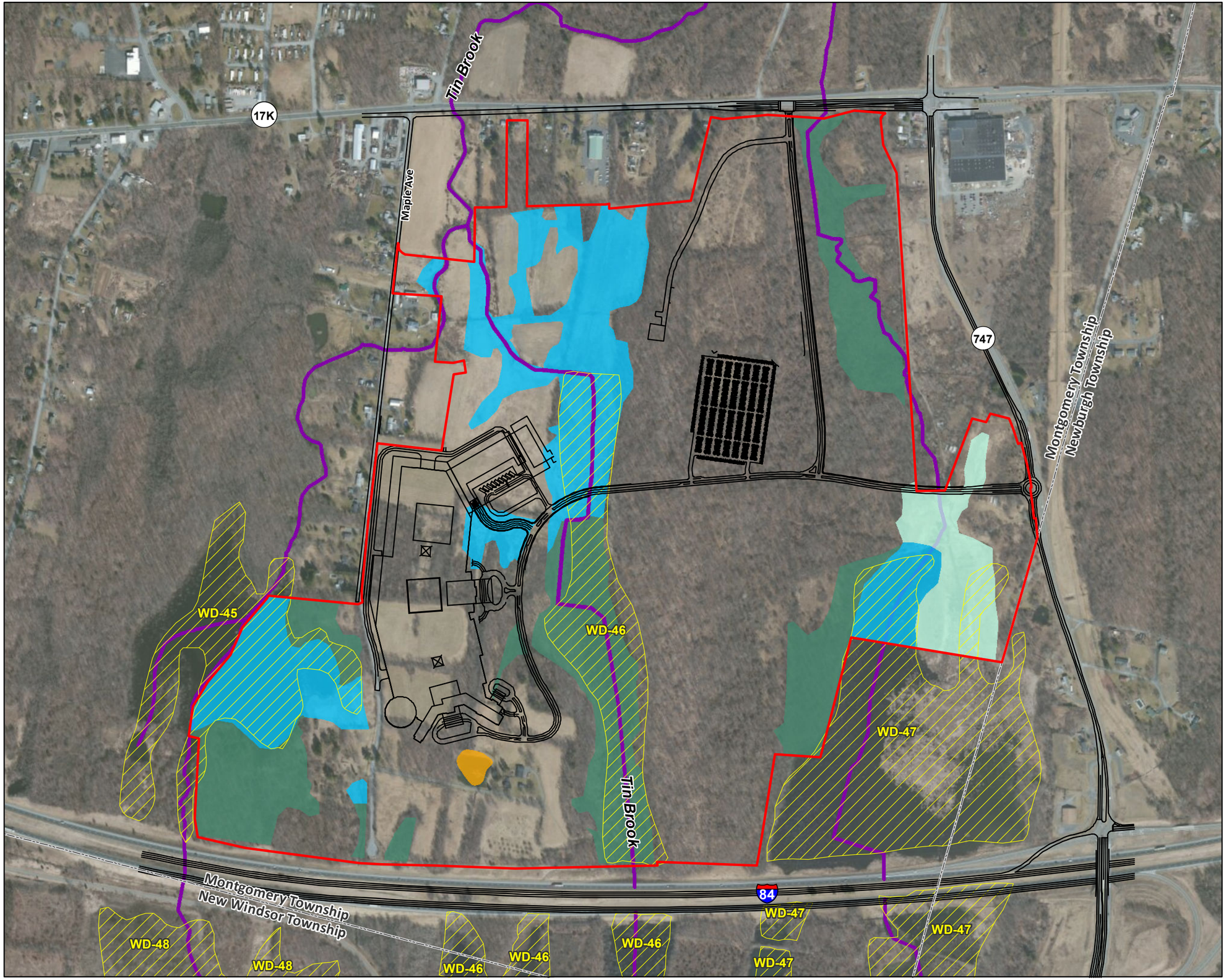
0 600 1,200
Feet

Resorts World Hudson Valley

Existing Zoning Classifications
Town of Montgomery
Orange County, New York

THE Louis Berger Group, INC.

Figure 4



N

Legend

- Project Site
- Proposed Footprint
- NYSDEC Wetlands

Freshwater Wetlands

- PEM1E
- PFO1E
- PSS1E

Surface Water

- PUBx
- R3UB

Source: ESRI, BING Map Service, 2014.

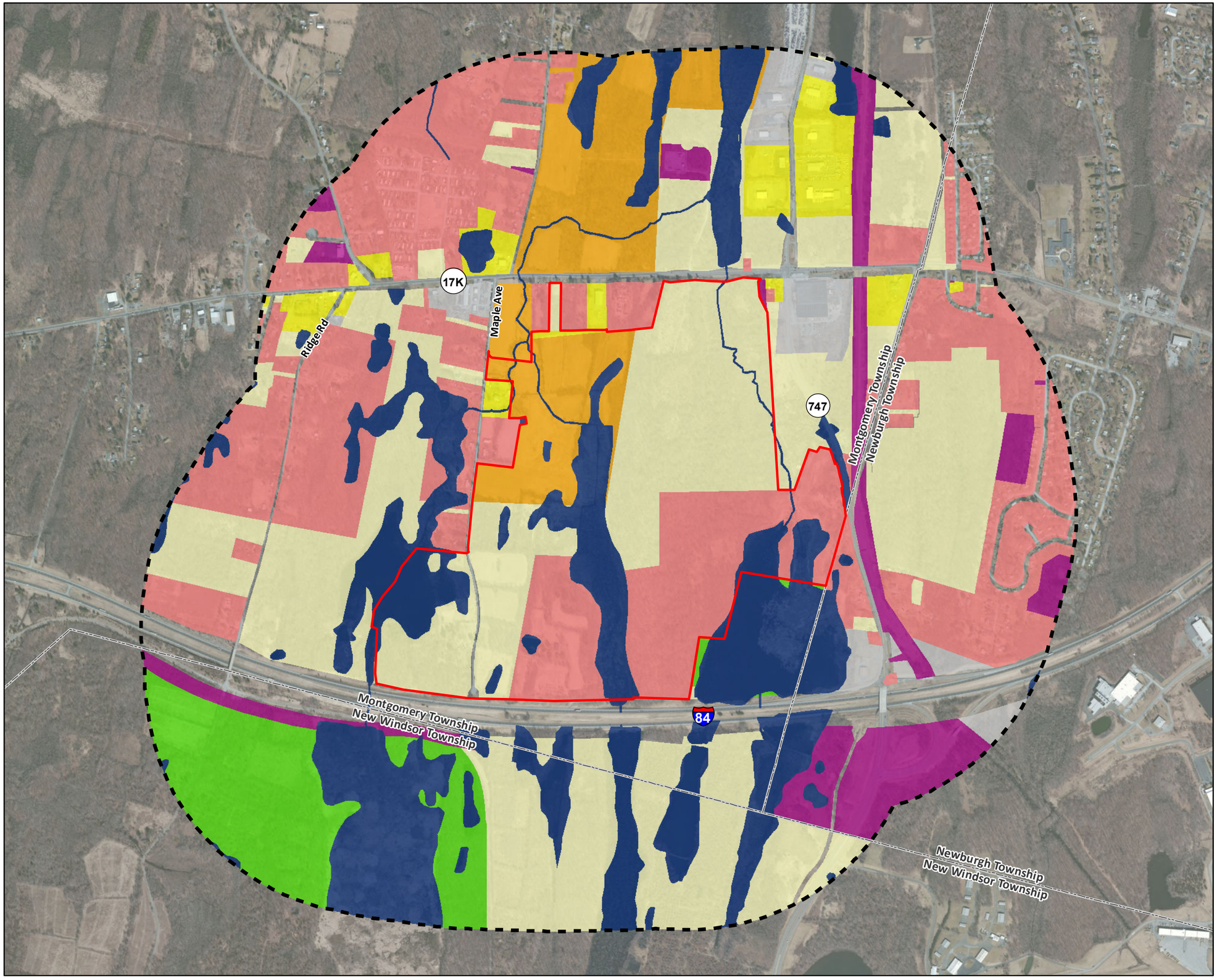
0 600 1,200 Feet

Resorts World Hudson Valley

NYSDEC and Delineated Wetlands
Town of Montgomery
Orange County, New York

THE Louis Berger Group, INC.

Figure 5



N

Legend

- Project Site
- Project Site Half Mile Buffer

Land Use

- Aquatic
- Agriculture
- Commercial
- Other - Community/Public Service
- Industrial
- Parkland
- Residential
- Vacant

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

0 1,000 2,000
Feet

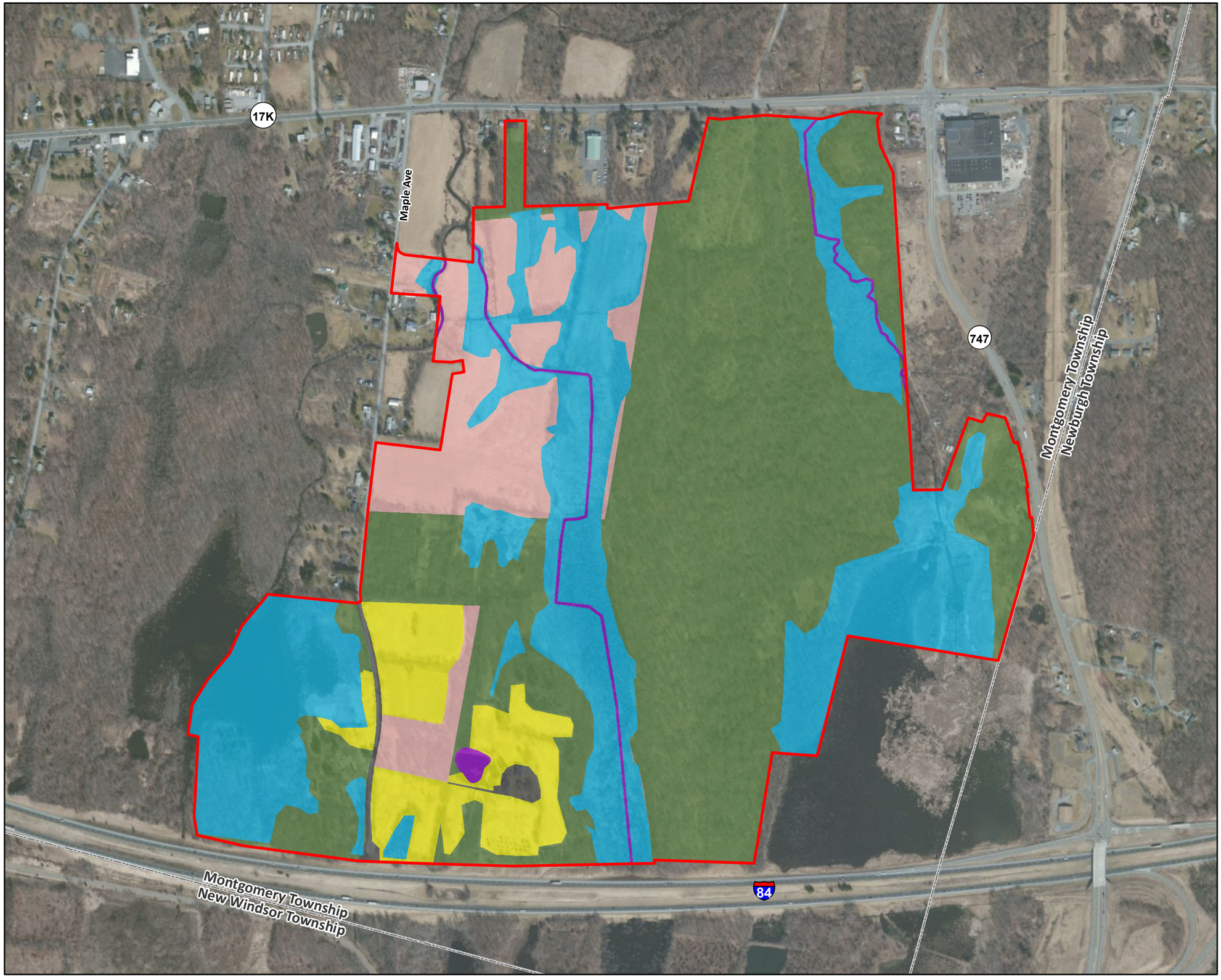
Resorts World Hudson Valley

Existing Land Use

Town of Montgomery
Orange County, New York

THE Louis Berger Group, INC.

Figure 6



Legend

Project Site

Land Cover

- Impervious
- Forested
- Meadow
- Agriculture
- Surface Water
- Wetland

Source: ESRI, BING Map Service, 2014.

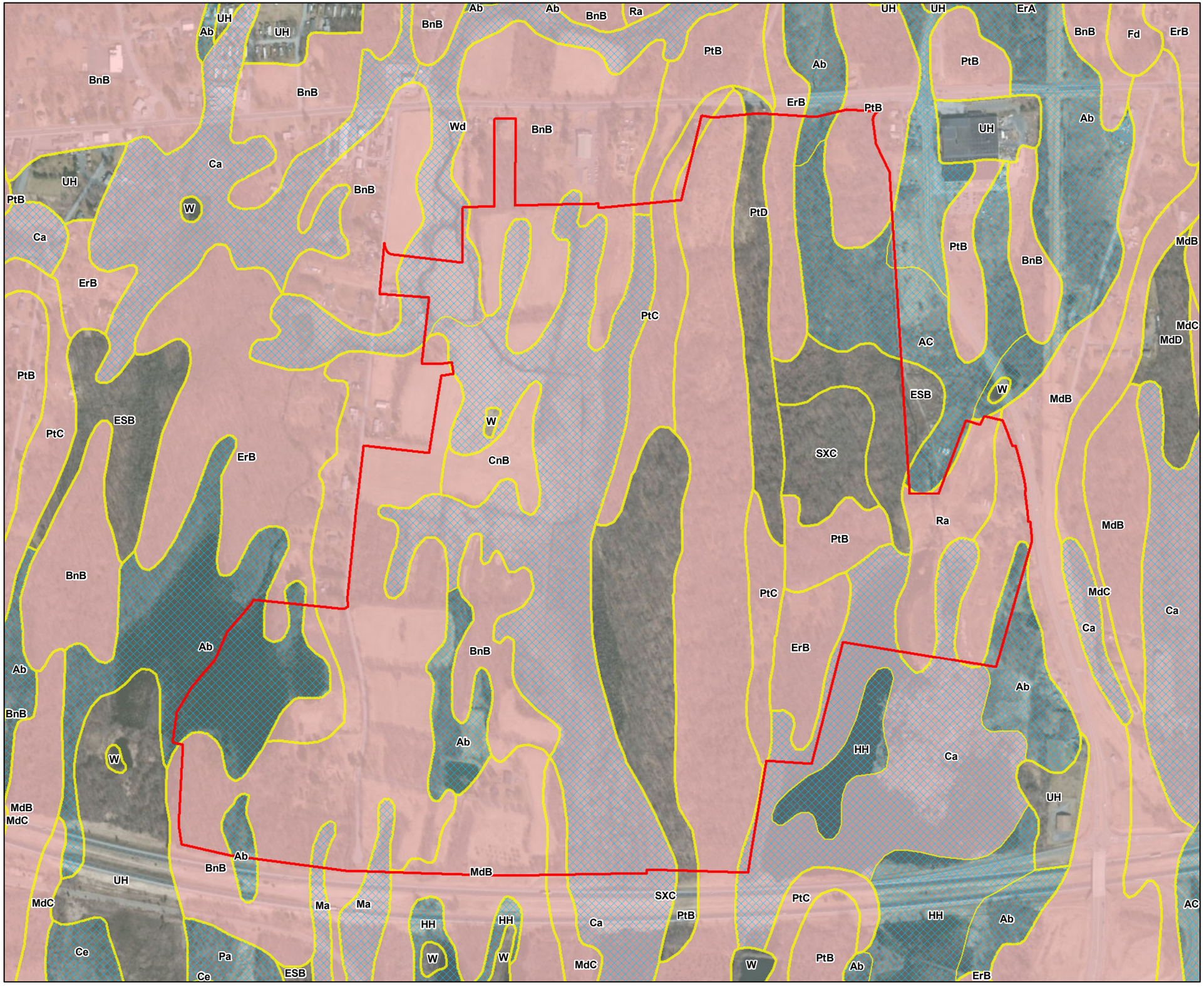
0 600 1,200
Feet

Resorts World Hudson Valley

Existing Land Cover
Town of Montgomery
Orange County, New York

THE Louis Berger Group, INC.

Figure 7



Legend

- Project Site
- Soils
  - Ab - Alden silt loam
  - AC - Alden extremely stony soils
  - BnB - Bath-Nassau channery silt loams, 3 to 8 percent slopes
  - Ca - Canandaigua silt loam
  - CnB - Chenango gravelly silt loam, 3 to 8 percent slopes
  - ErB - Erie gravelly silt loam, 3 to 8 percent slopes
  - ESB - Erie extremely stony soils, gently sloping
  - Ma - Madalin silt loam
  - MdB - Mardin gravelly silt loam, 3 to 8 percent slopes
  - MdC - Mardin gravelly silt loam, 8 to 15 percent slopes
  - PtB - Pittsfield gravelly loam, 3 to 8 percent slopes
  - PtC - Pittsfield gravelly loam, 8 to 15 percent slopes
  - PtD - Pittsfield gravelly loam, 15 to 25 percent slopes
  - Ra - Raynham silt loam 9.5 2.6%
  - SXC - Swartswood and Mardin very stony soils, sloping
  - Wd - Wayland soils complex, noncalcareous substratum, 0 to 3 percent slopes, frequently flooded
- Hydric Soil
- Farmland of Statewide Importance or Prime Farmland Soils

Source: ESRI, BING Map Service, 2014.
NRCS Soils - Orange County GIS, 2011.

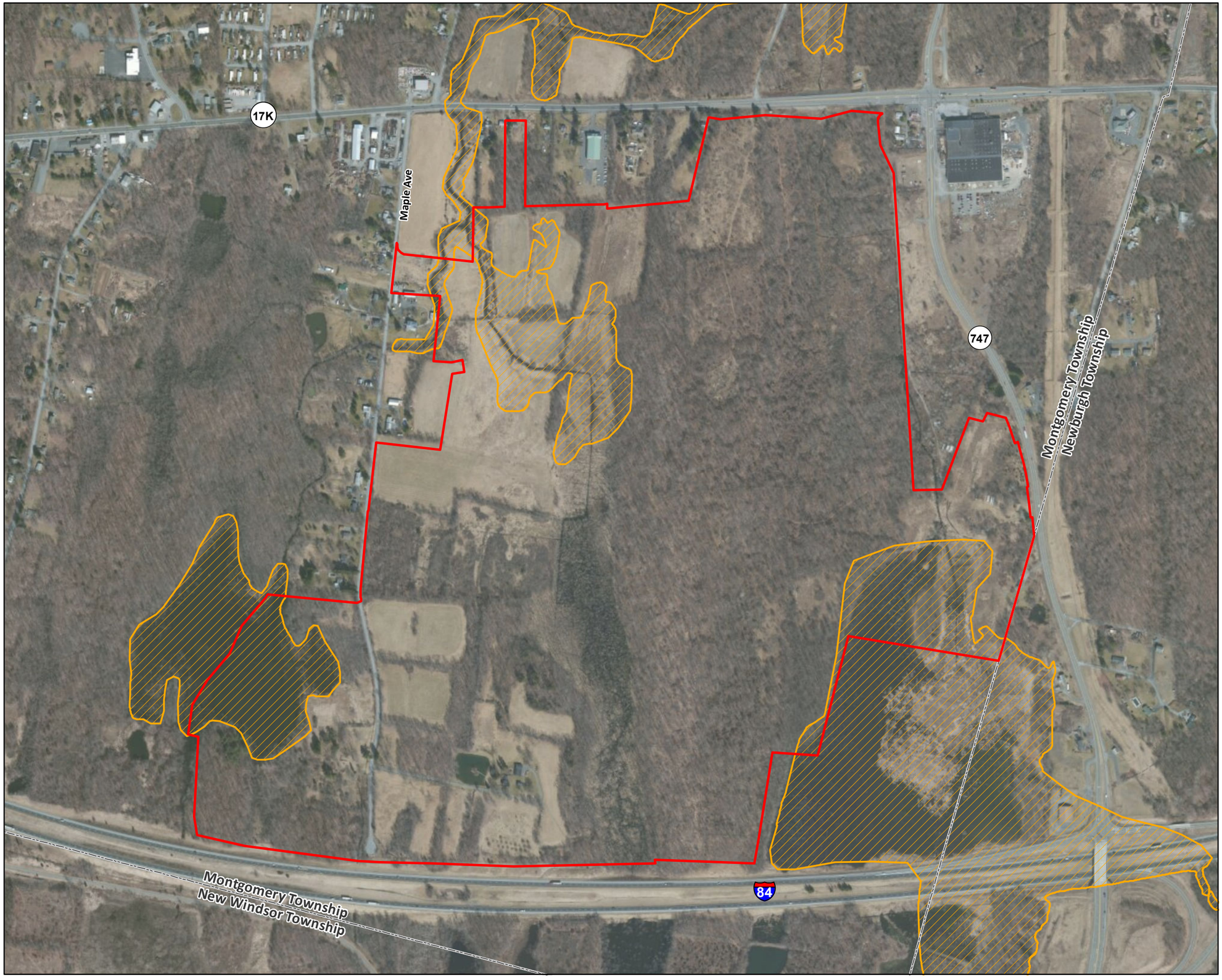
0 500 1,000 Feet

Resorts World Hudson Valley

Soil Types
Town of Montgomery
Orange County, New York

THE Louis Berger Group, INC.

Figure 8



Legend

- Project Site
- 100 Year Flood Zone

Source: ESRI, BING Map Service, 2014.
Flood Zone, Orange County GIS, 2009.

0 600 1,200
Feet

Resorts World Hudson Valley

Floodway and Flood Plain Areas
Town of Montgomery
Orange County, New York

THE Louis Berger Group, INC.

Figure 9

Bradley Park
Wooster Grove
Alfred Place Park
James Olley Park
Chadwick Lake Town Park
Veterans Memorial Park
Twin Islands Fishing Park
Martin Besdesky Playground
Cronomer Hill Park
Harvest Ct Park
Berea Park
Village of Montgomery Park
Brick House Museum
Algonquin Park
Veterans Memorial Park
Country Club Park
Stewart State Forest
San Giacomo Park
Veteran's Memorial Park
Temple Hill Park
New Windsor Park
Municipal Park
Mount Airy Sports Complex
Bull Rd Park
Beaver Dam Park

Legend

- Project Site
- 5 Mile Buffer
- County
- Municipal
- State
- NYSDEC Trail

Source: ESRI, BING Map Service, 2014.
Parks - Orange County GIS.

0 1 2 Miles

Resorts World Hudson Valley

Scenic and Aesthetic Resources within Five Miles
Town of Montgomery
Orange County, New York

THE Louis Berger Group, INC.

Figure 10