

DESCRIPTION OF LAND

Exhibit VIII. C.1.c

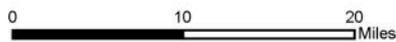
The Resorts World Hudson Valley project site is approximately 75 miles, or one and a half hour's drive, from New York City, and approximately 6.4 miles from the City of Newburgh. Figure VIII. C.1.c-1, illustrates the project site in relation to New York and other cities in the New York metro area. The project site is located in the Town of Montgomery in northeastern Orange County, New York. Figure VIII. C.1.c-2, illustrates the project site within Orange County. The Town of Montgomery is adjacent to the Town of Shawangunk to the north, Towns of Walkill, Hamptonburgh and New Windsor to the South, Town of Crawford to the west, and Town of Newburgh to the east. Nearby communities include the Village of Walden to the northwest, Village of Montgomery to the west, Village of Maybrook to the southwest, and Village of Washingtonville to the South.

The project site is located directly north of Interstate 84 (I-84), 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. Figure VIII. C.1.c-3 illustrates the project site in relation to nearby towns and villages and transportation infrastructure.

A Draft Environmental Impact Statement (DEIS) was prepared in 2009 for a proposed development on part of the Resorts World Hudson Valley project site, known as the Hudson International Business Center (HIBC). Data from the HIBC DEIS informed this description of project land, where applicable and valid in present 2014 conditions.

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Figure VIII. C.1.c-1. Site Location New York Metro Area



Source: ESRI, National Geographic Map Service, 2014.

RESORTS WORLD HUDSON VALLEY

Site Location New York Metro Area

**Montgomery Township
Orange County, New York**



DESCRIPTION OF LAND

Figure VIII. C.1.c-2. Site Location Orange County

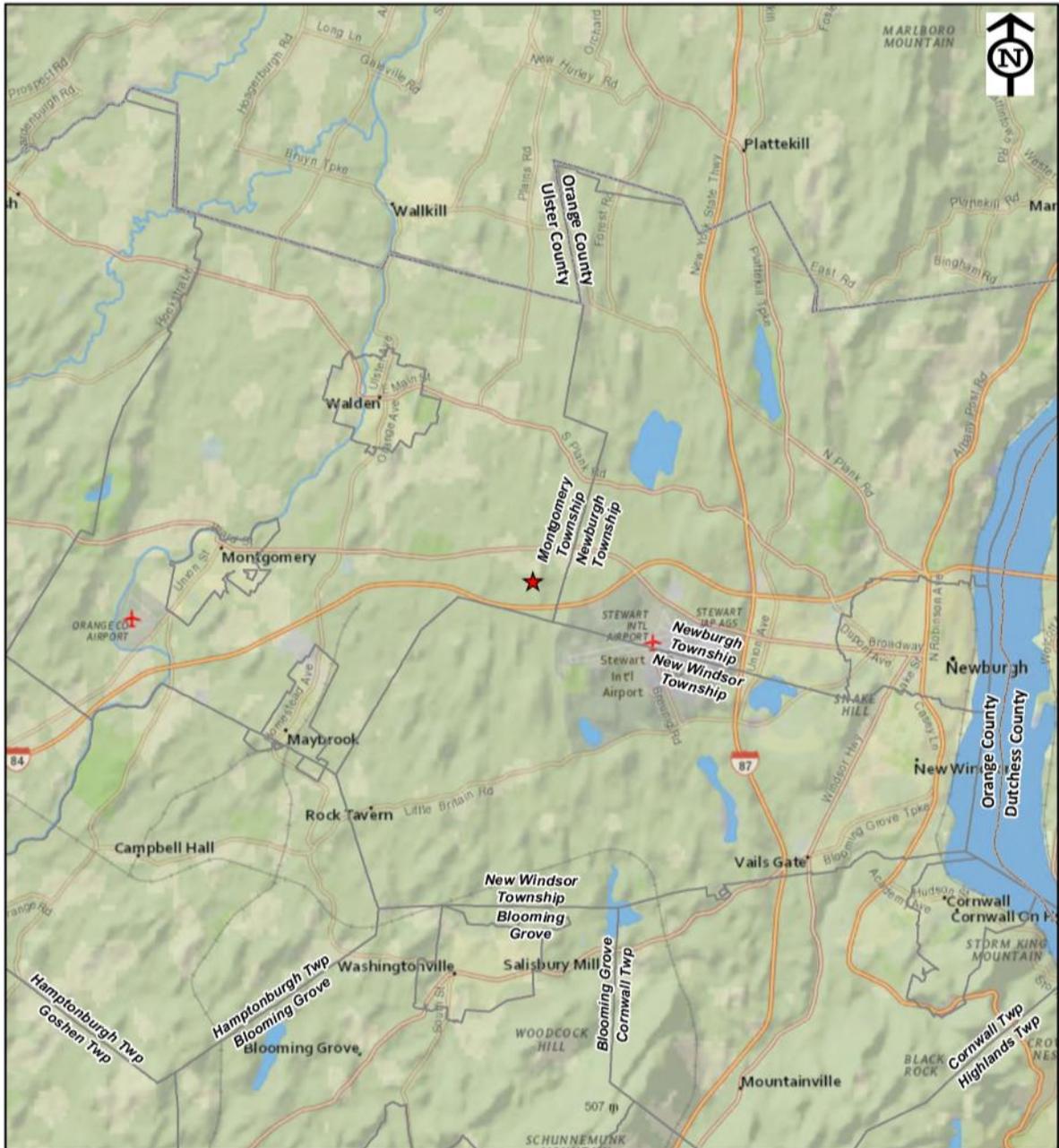


Source: ESRI, National Geographic Map Service, 2014.

RESORTS WORLD HUDSON VALLEY	
Site Location Orange County	
Montgomery Township, Orange County, New York	
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DESCRIPTION OF LAND

Figure VIII. C.1.c-3. Site Location Nearby Towns and Villages



Source: ESRI, National Geographic Map Service, 2014.

RESORTS WORLD HUDSON VALLEY

**Site Location
Nearby Towns and Villages
Montgomery Township,
Orange County, New York**



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Site Land Use

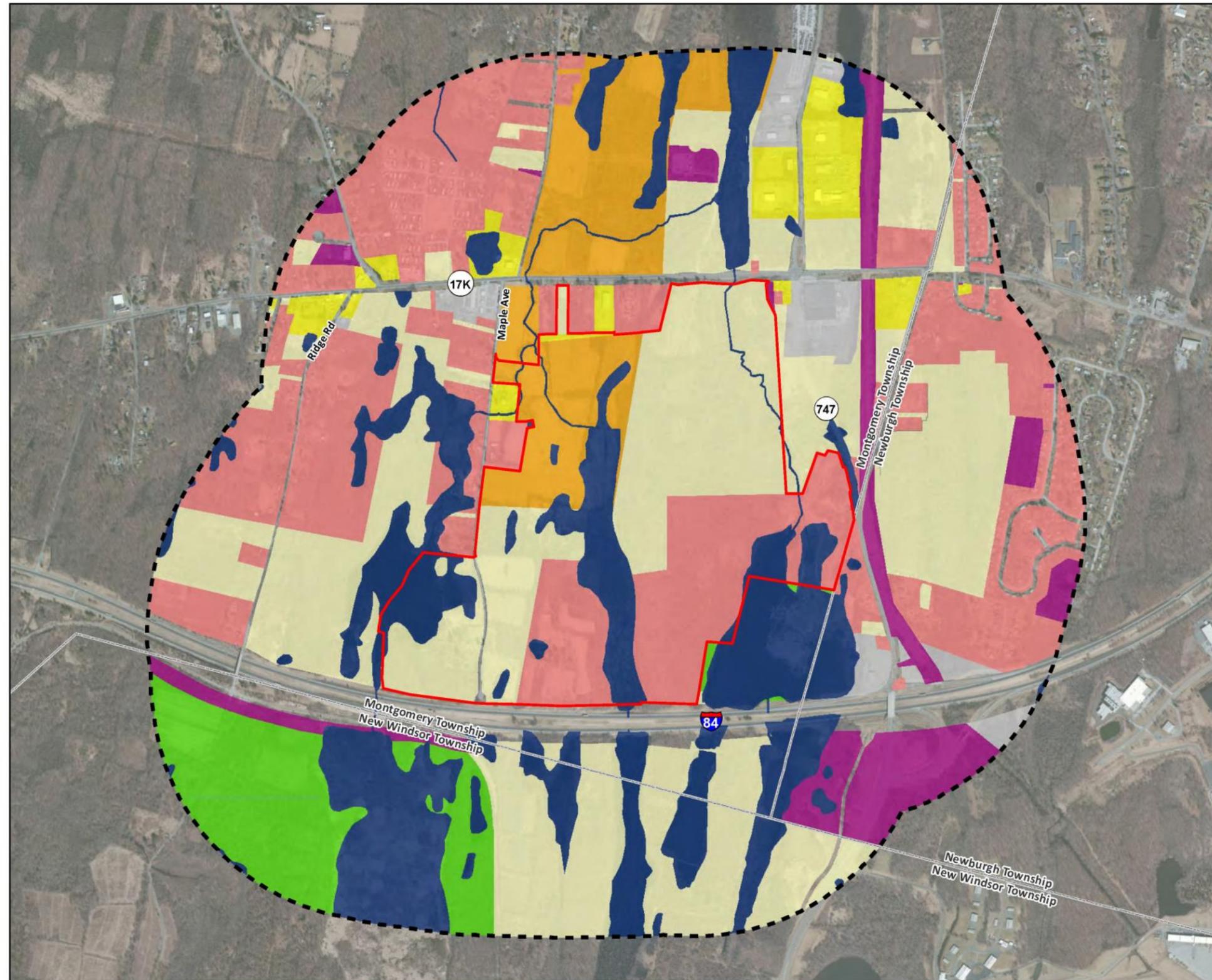
According to Orange County GIS Parcel Data, the project site is primarily vacant land (42%) and residential (27%). Other existing land uses include commercial, agriculture, streams and wetlands, and roadways. Table VIII. C.1.c-1 details land use types on the project site, and Figure VIII. C.1.c-4 illustrates land use types on the project site.

Table VIII. C.1.c-1. Land Use Types on the Project Site

Land Use Type	Current Acreage
Agriculture	47.02
Aquatic - Stream	2.02
Aquatic - Wetlands	62.73
Commercial	1.09
Residential	102.38
Vacant	156.34
Roads	1.53
Total	373.12

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. Refer to Table VIII C.1.c-2 and Figure VIII. C.1.c-5 for land cover types on the project site.

Figure VIII. C.1.c-4. Project Area Land Use Types

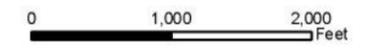


Legend

- Project Site
- Project Site Half Mile Buffer
- Land Use**
- Aquatic
- Agriculture
- Commercial
- Other - Community/Public Service
- Industrial
- Parkland
- Residential
- Vacant

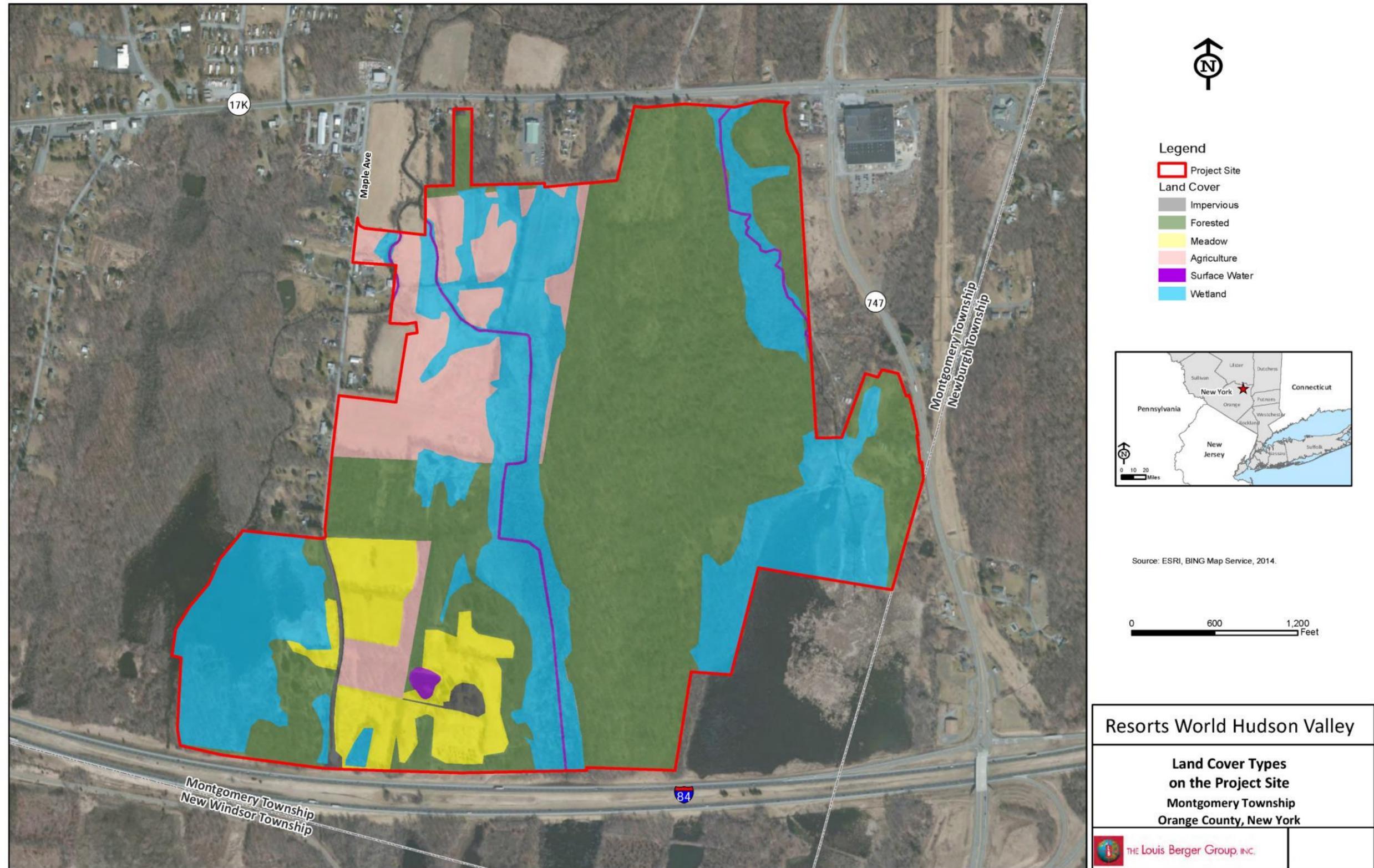


Source: ESRI, BING Map Service, 2014.
Orange County GIS, 2011.



Resorts World Hudson Valley	
Project Area Land Use Types Montgomery Township Orange County, New York	
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Figure VIII. C.1.c-5. Land Cover Types on the Project Site



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Table VIII. C.1.c-2. Land Cover Types on the Project Site

Land Cover Type	Current Acreage
Agricultural	37.06
Forested	189.32
Meadows, grasslands or brushlands (nonagricultural, including abandoned agricultural)	27.10
Roads, buildings and impervious surfaces	2.86
Surface Water features (lakes, ponds, streams, rivers, etc.)	2.52
Wetlands (freshwater)	114.26
Total	373.12

Topography

The topography of the proposed Resorts World Hudson Valley site is divided by a north/south oriented drumlin, an oval shaped hill made of glacial till, in the eastern portion of the site. The slopes on both sides flatten to a gradual north-facing slope after a quick elevation drop from the ridge.

The overall slope of the site varies from 50 to 1 percent with elevations ranging from approximately 420 feet above mean sea level (MSL) to 520 feet MSL. Approximately 83% of the site has slopes that range from 0-10%; 14% of the site has 10-15% slopes; and 3% of the site has slopes ranging greater than 15%. Steep slopes are found in the central-eastern portion of the site associated with the drumlin described above.

Geology

The geologic features of the proposed Resorts World Hudson Valley site are oriented in a north and south direction that follow the direction of prehistoric glacial advances and retreats.

A geotechnical investigation was conducted 1998 for a formerly proposed Verticon, Ltd. project. This report was reviewed in August 23, 2007 and a supplemental Geotechnical Assessment was performed for HIBC. An analysis is presently underway to assess the relevance of the information contained in these previous geotechnical reports for the development of Resorts World Hudson Valley. The present geotechnical analysis is evaluating the sufficiency of the existing available geotechnical data, as well as the additional parcels which were not assessed in either previous study (Section 31, Block 1, Lots 58, 64, 65.22 and 94). Based on the current assessment, additional geotechnical work is being advanced on Lots 54.211, 65.22, 74.2, 75.2 and 95.

According to the 2009 HIBC DEIS, The 1998 geotechnical investigation shows an upper layer of silty sandy topsoil that extends to between 0.2 and 2.0 feet below the ground surface. Below the topsoil is a layer that extends between 2 to 8 feet, consisting of sand with some silt, clayey silt, and traces of gravel. In some locations, the sandy layer is underlain by weathered shale extending between 2 and 10 feet, followed by dense sandy till with traces of gravel and silt extending to between 4 and 12 feet. In other locations, the sandy layer extends to a sandy till and then to weathered shale bedrock. Refusal was encountered between 2 feet and 15.4 feet at a layer of bedrock shale.

Soils

According to the US Geological Survey soil classification maps for this site, 16 soil types are identified on the project site. These soil types are detailed in Table VIII C.1.c-3 and Figure VIII. C.1.c-6.

Orange County Agricultural District 1 extends north from the project site, covering 367 acres within the Town of Montgomery, and covers approximately half of the Central Site Area. According to the Orange County Soil Survey, ten of the soil types present on the site are considered prime farmland or farmland of statewide importance. Prime Farmland soils are defined by the U.S. Department of Agriculture as soils which are best suited for producing food crops. Farmland of Statewide Importance is land recognized by

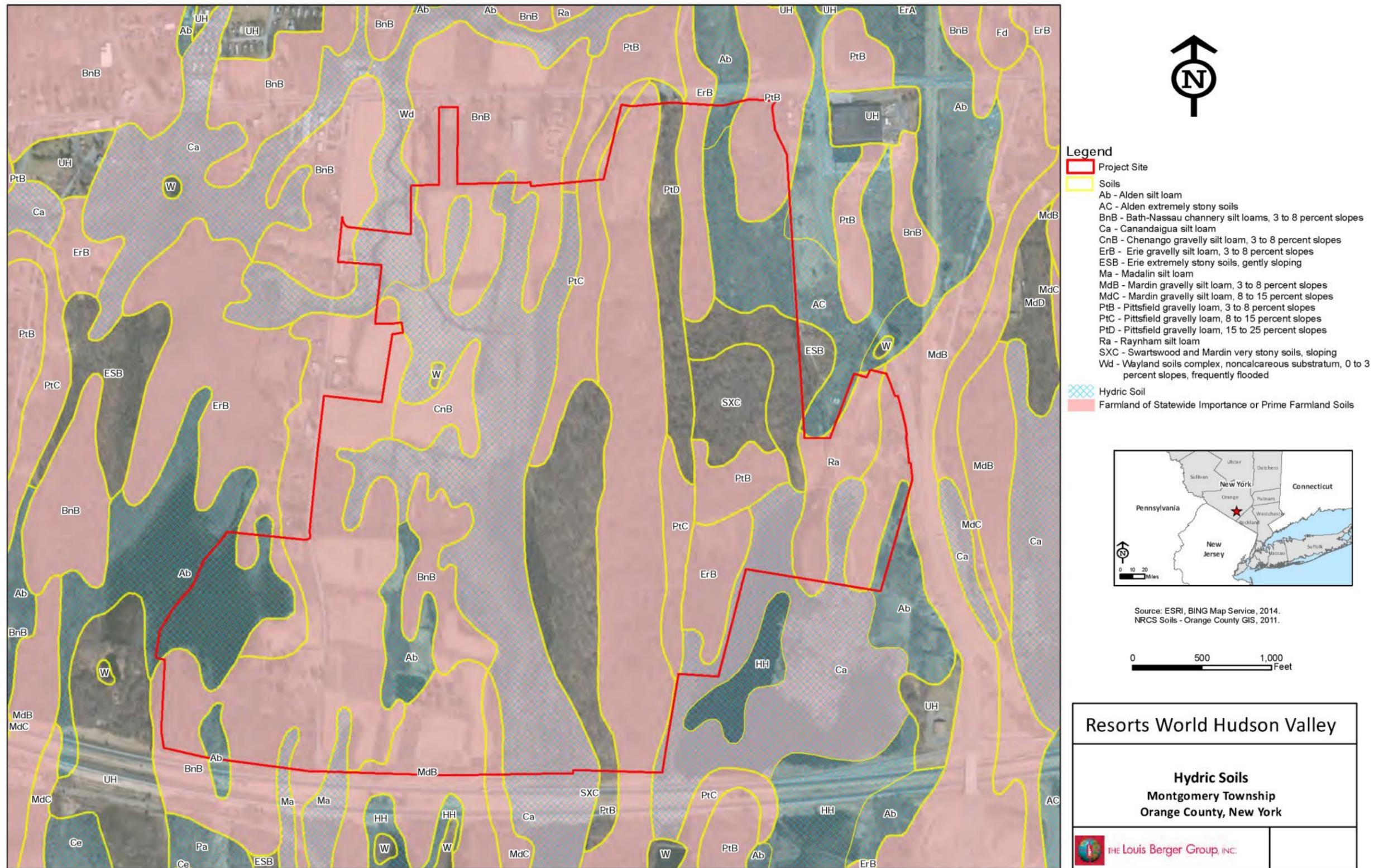
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New York State as important to agriculture yet with some properties that reduce productivity such as seasonal wetness or limited rooting zones.

Table VIII. C.1.c-3. Soil Types on the Project Site

Soil Type	Percentage of Project Site	Agricultural Classification
Alden silt loam (Ab)	6.4%	Not prime farmland
Alden extremely stony soils (AC)	2.9%	Not prime farmland
Bath-Nassau channery silt loams, 3-8% slopes (BnB)	20.5%	Statewide importance
Canandaigua silt loam (Ca)	19.8%	Statewide importance
Chenango gravelly silt loam, 3-8% slopes (CnB)	1.5%	Prime farmland
Erie gravelly silt loam, 3-8% slopes (ErB)	5.0%	Statewide importance
Erie extremely stony soils, gently sloping (ESB)	2.5%	Not prime farmland
Madalin silt loam (Ma)	0.5%	Statewide importance
Mardin gravelly silt loam, 3-8% slopes (MdB)	4.7%	Statewide importance
Mardin gravelly silt loam, 8-15% slopes (MdC)	0.5%	Statewide importance
Pittsfield gravelly loam, 3-8% slopes (PtB)	15.2%	Prime farmland
Pittsfield gravelly loam, 8-15% slopes (PtC)	4.3%	Statewide importance
Pittsfield gravelly loam, 15-25% slopes (PtD)	3.0%	Not prime farmland
Raynham silt loam (Ra)	2.6%	Prime Farmland if drained
Swartswood and Mardin very stony soils, sloping (SXC)	9.1%	Not prime farmland
Wayland soils complex, noncalcareous substratum, 0-3 % slopes, frequently flooded (Wd)	1.5%	Not prime farmland

Figure VIII. C.1.c-6. Soil Types



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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 for urban 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 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.

The HIBC DEIS confirms that on-site soils are generally very deep and the site has little potential for rock outcroppings to be present. The project site is not located on a designated sole source aquifer or a primary or principal aquifer as designated by the New York State Department of Environmental Conservation (NYSDEC).

According to the NRCS Hydric Soils data, there are five hydric soils identified on the project site, detailed as follows:

- **Alden silt loam (Ab):** This soil is very deep and very poorly drained and found on slopes that range from 0 to 3 percent. The parent material consists of a silty mantle of local deposition overlying loamy till. Depth to the top of a seasonal high water table is 0 inches causing frequent annual ponding. Permeability is moderately slow in the subsoil and the stratum making it poorly suited for most urban uses. Ab soils are located within the southwestern and central site areas.
- **Alden extremely stone (AC):** AC is a deep, very poorly drained soil located in areas which are nearly level in depressions and low areas. The water table is at or near the surface for prolonged periods. The depth to the seasonal high water table is 0.0 to 0.5 feet. Permeability is moderately slow. AC soils are mapped on the northeastern portion of the property.
- **Canadaigua silt loam (Ca):** Ca is a deep, nearly level, poorly drained and very poorly drained soil. The water table is at or near the surface for prolonged periods. The depth to the seasonal high water table is 0.0 to 0.5 feet. Permeability is moderate or moderately slow in the surface layer and subsoil and moderately rapid in the substratum. Ca soils are mapped in the central and eastern portions of the property.
- **Madalin silt Loam (Ma):** Ma is a nearly level, very deep, and poorly drained soil typically found in depressions on plains and near hillsides. The water table is at or near the surface for prolonged periods. The depth to the seasonal high water table is 0.5 to 1.5 feet. Permeability is moderately slow in the surface layer, slow in the subsoil and slow to very slow in the

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substratum. Ma soils are located in the southwestern portion of the property and along the southern boundary of the central site area.

- **Wayland Silt Loam (Wd):** Wd soils are nearly level, deep, poorly drained, and very poorly drained soils. The water table is at or near the surface for prolonged periods during the year. The depth to the seasonal high water table is 0.0 to 0.5 feet. Permeability is moderately slow or moderate in the surface layer and slow in the subsoil and substratum. Wd soils are mapped in the northwest portion of the property.

Surface Waters and Wetlands

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.

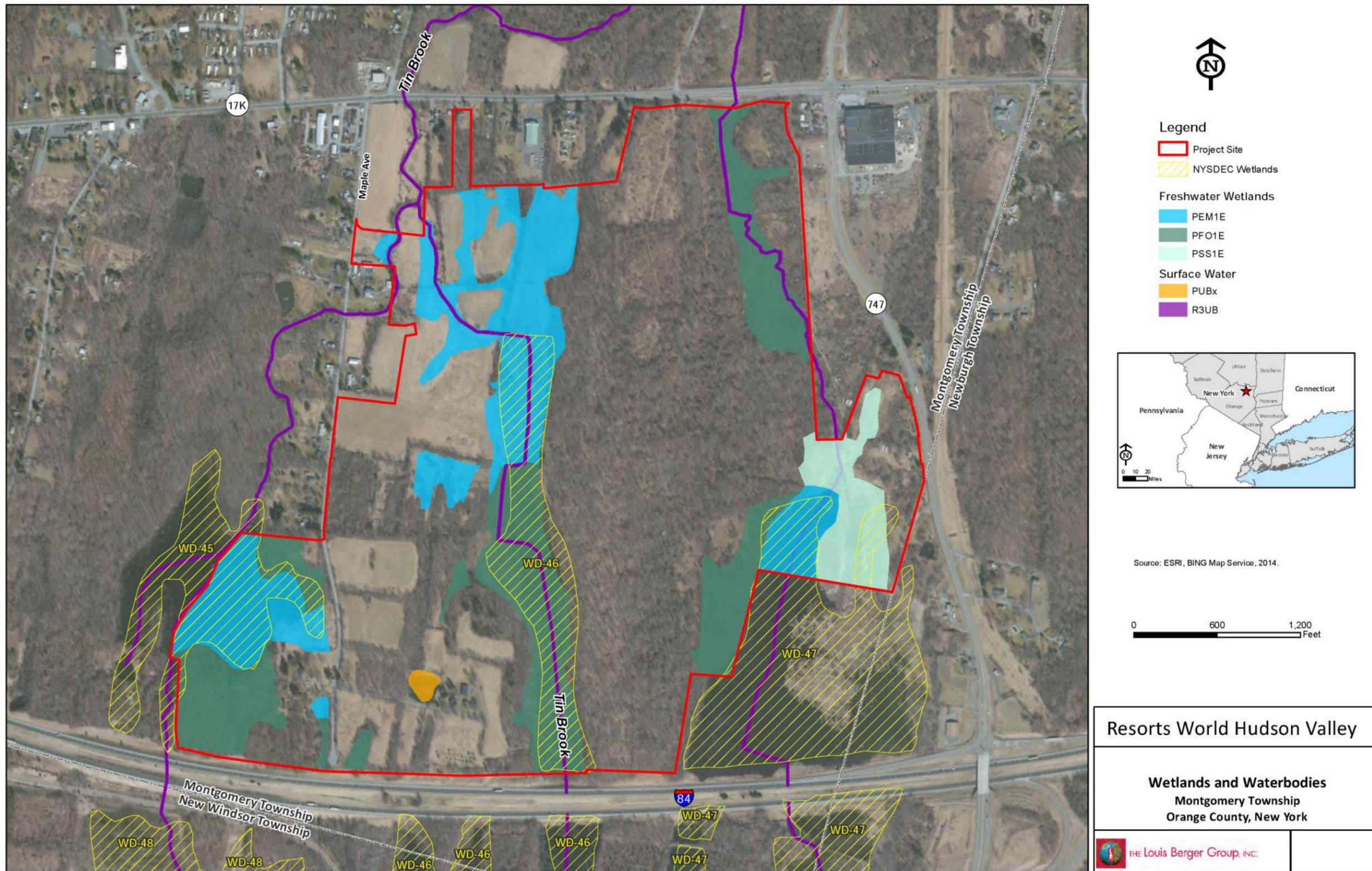
The mapped NWI wetland systems, which potentially are under jurisdiction of the USACE, as well as NYSDEC jurisdictional wetlands, were field verified within the project site and its environs. The NWI wetland system consists of eight NWI classifications: PEM1Cd, PSS1E, PSS1/EM1Ad, PFO1E, PSSI/EMIE, PUBH, PUBHh, and PUBHx.

Table VIII. C.1.c-4 and Figure VIII. C.1.c-7 illustrate wetlands on the Resorts World Hudson Valley project site. The wetlands and open waters acreages listed in Table 4 are based upon an existing delineation. These delineated wetlands and open water areas are in the process of being updated to reflect current site conditions. Photographs of the lands comprising the project site, including the wetlands, are included in Figures VIII. C.1.c-9 through Figures VIII. C.1.c -15.

Table VIII. C.1.c-4. Surface Waters and Wetlands

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

Figure VIII. C.1.c- 7. Wetlands and Waterbodies



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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:** 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%.
- **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%.

The project site is located within the Rondout Watershed, USGS category unit 02020007.6 (http://cfpub.epa.gov/surf/huc.cfm?huc_code=02020007). The Wallkill River system and Rondout Creek system form the approximately 3,082-km² (1,190 sq. mi.) Rondout-Wallkill watershed, the largest tributary basin entering the Hudson River south of the head of tide at Troy.

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

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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.

Flood Hazard Areas and Stormwater Management

The Federal Emergency Management Agency (FEMA) National Flood Insurance Program Flood Insurance Rate Map (FIRM) classifies two areas of the project site as 100-year floodplains, the first in the Central Site Area along the Tin Brook, largely within Section 31, Block 1, Lot 95. The second is a small area in the Eastern Site Area of the site along Route 747.

A north-south oriented drumlin located in the mid-eastern portion of the site divides the drainage into two north flowing catchments. Stormwater runoff from the western side of the divide flows to a NYSDEC regulated wetland located in the central portion of the project site, which drains north into a small meandering creek. The stormwater runoff from the eastern third of the project site generally flows in an easterly direction towards to another NYSDEC regulated wetland located along the eastern property line, which drains into another north flowing stream. Both streams flow beneath Route 17K through culverts to join further north. The wetlands on the site are hydraulically connected to wetlands located to the south of I-84.

Habitat and Vegetative Communities

The New York Natural Heritage Program (NYNHP) was contacted regarding significant natural communities. Pending correspondence, no mapped significant natural communities are within or immediately adjoining the site. The U.S. Fish and Wildlife Service was contacted and provided correspondence identifying five threatened, endangered or candidate species that may lie within the project area. Threatened and endangered species potentially present on the project site are listed in Table VIII C.1.c-5.

Table VIII. C.1.c-5. Endangered Species Potentially Present on Project Site

Species	Status	Critical Habitat Present	Potential Populations Present	Action
Animals				
Bog turtle (<i>Clemmys [=Glyptemys] muhlenbergii</i>)	Threatened (USFWS) Endangered (NY)	No	No	No further coordination needed
Dwarf wedge mussel (<i>Alasmidonta heterodon</i>)	Endangered (USFWS) Endangered (NY)	No	No	No further coordination needed
Indiana bat (<i>Myotis sodalis</i>)	Endangered (USFWS) Endangered (NY)	Yes	Yes	Survey in progress
Northern Long-Eared Bat (<i>Myotis septentrionalis</i>)	Proposed Endangered (USFWS)	Yes	Yes	Survey in progress
Plants				
Small Whorled pogonia (<i>Isotria medeoloides</i>)	Threatened	No	No	No further coordination needed

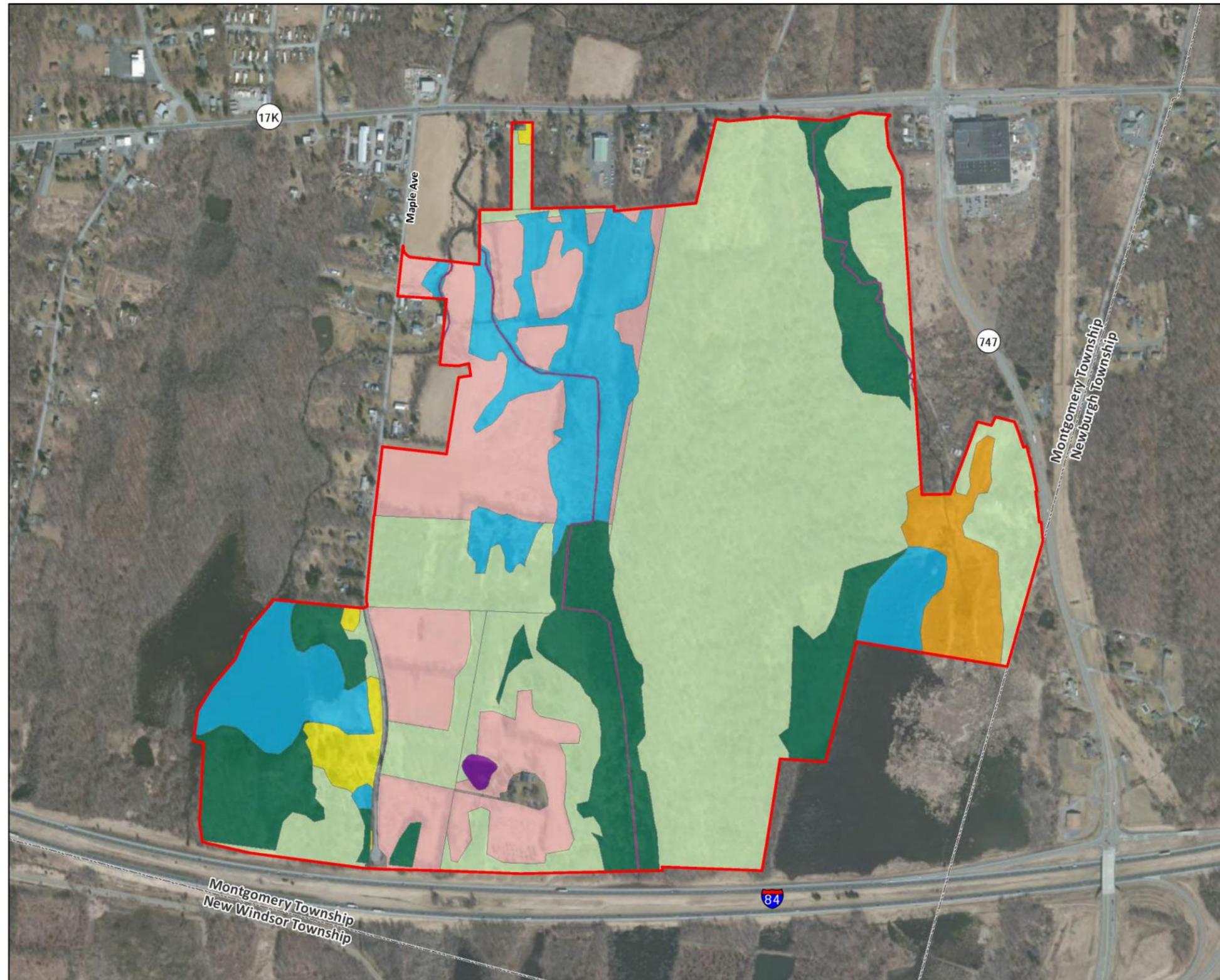
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Ecological communities found on-site consist mostly of undeveloped land dominated by forested habitat in various stages of succession and cultivated crop fields used for hay and corn production. Several emergent marshes and forested wetlands are also located on site. Vegetative or ecological communities present on the site are shown in Table VIII. C.1.c-6 and Figure VIII. C.1.c-8. Photographs of the lands comprising the project site, including the ecological communities on the lands, are included in Figures VIII. C.1.c-9 through Figures VIII. C.1.c-15.

Table VIII. C.1.c-6. Ecological Communities Present on Project Site

Ecological Communities	Current Acreage
Meadow	57.07
Cropland/Field Crops	49.35
Palustrine Emergent Wetland	53.37
Palustrine Forested Wetland	11.54
Palustrine Scrub Shrub Wetland	0.78
Palustrine Unconsolidated Bottom	1.73
Riverine, Unconsolidated Bottom	191.66
Southern Successional Hardwood Forest	4.75

Figure VIII. C.1.c-8. Ecological Communities



Legend

- Project Site
- Ecological Communities**
- Palustrine Emergent Wetland
- Palustrine Forested Wetland
- Palustrine Scrub Shrub Wetland
- Palustrine Unconsolidated Bottom, excavated
- Riverine, Unconsolidated Bottom
- Cropland/Field Crops
- Southern Successional Hardwood Forest
- Successional Old Field



Source: ESRI, BING Map Service, 2014.
Berger, 2014.



Resorts World Hudson Valley	
Ecological Communities Montgomery Township Orange County, New York	
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Facilities, Improvements and Infrastructure

As further detailed in **Exhibit VIII. C.1.d.**, the project site is comprised of three general areas: an Eastern Site Area consisting of wooded forest, a Central Site Area consisting of land cleared and presently used as pasture, and a Southwestern Site Area consisting of a pond and wooded area. Photographs of the lands comprising the project site, including the structures on the lands, are included in Figures VIII. C.1.c-9 through Figures VIII. C.1.c -15.

Structures

The Orange County Tax Map identification numbers associated with the project site are Section 31, Block 1, and Lots 70.2, 75.2, 74.2, 54.211, 95, 65.22, 64, 94, 89, and 58. According to Orange County GIS, two of the parcels have structures, Lots 70.2 and 74.2. An old style, single family residential structure built in 1790 is located on lot 74.2 approximately 0.1 miles from I-84 in the Central Site Area. A machine shed is located on lot 58 along Route 17K in the northern part of the Central Site Area. Fencing is noted as an improvement on various parcels throughout the site.

Water and Wastewater Infrastructure

Municipal water and sewer facilities are not currently available to serve the site. The site is currently served by two on-site private supply wells for potable water. The project site currently obtains water from an on-site well known as the "Mathieu well." As noted in the HIBC DEIS, the existing Mathieu well was tested in May 2008 to sample the quality of groundwater in the existing well. During a 26-hour pump test of the groundwater well in 2008, the well was able to produce 10 gallons per minute, 14,400 gallons per day (The Chazen Companies, November 2009). Both former residences contain sanitary wastewater systems that consist of on-site septic systems with subsurface disposal via leach fields.

Electric and Natural Gas Infrastructure

Central Hudson Gas & Electric provides both utilities in the region. 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. There is currently no natural gas service on the project site. The closest natural gas service line is located along Route 747.

Telecommunications Infrastructure

Fiber optic telephone service is available to the site from Routes 17K and 747 and copper telephone facilities are located along Maple Avenue and New York State Route 747. Cable service is available along Route 17K. Two AT&T utility easements pass through the site.

Transportation Infrastructure

The site for Resorts World Hudson Valley is conveniently located within a regional and interstate transportation network. The project site is bounded to the east by Route 747, which connects to Route 17K to the north and I-84 at Exit 5a to the south. I-84 runs east to connect with Interstate 87/ the New York State Thruway at Interchange 17 in Newburgh, New York and west to connect with Route 17 at Interchange 121 in Middletown, New York. Connections to I-84 will provide direct access from the east, while Route 17 and the New York State Thruway would provide direct access from the south. Further detail on these roadways is provided below.

- NYS Route 17K: New York State owns and maintains Route 17K, which is located entirely within Orange County and traverses east and west, from Newburgh to Bloomingburg. Its total length is approximately 22.5 miles.
- NYS Route 207: New York State owns and maintains Route 207, which is located entirely within Orange County and traverses east and west, from Newburgh to Goshen. The total length is approximately 19.0 miles of two-lane roadway, which begins at Route 17K in the east and ends at the intersection of Routes 17, 17A, and 17M in the west.

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- NYS Route 747: This road, formerly as County Route 54 (locally known as Drury Lane), is a State owned and maintained roadway, located entirely within northeastern Orange County and traverses north to south. The total length of Route 747 is approximately 3.5 miles, beginning at Route 207 at the southern end and traveling north to Route 17K.
- Interstate 84: The New York State Department of Transportation (NYSDOT) owns and maintains this heavily traveled roadway. I-84 is the key east-west corridor traversing the state from Connecticut to Pennsylvania.

Multi-modal transportation options include bus service operated by the Orange County Shortline bus system, which operates service from New York City to Eastern Pennsylvania, as far north as Ithaca, New York and as far south as Olean, New York. It runs service to several key destinations in the region beyond New York City, including Woodbury Commons Premium Outlets, the U.S. Military Academy at West Point and Orange County Choppers, and offers bus services at several areas proximate to the site. Rail service is provided by the Metropolitan Transportation Authority (MTA) Metro-North Railroad Port Jervis Line, which begins in Port Jervis and ends in New York City, passing through Middletown, Salisbury Mills, Harriman and destinations in northern New Jersey. The Metro-North stations in closest proximity to the Resorts World Hudson Valley site are Otisville, Middletown, Campbell Hall and Salisbury Mills-Cornwall. No dedicated pedestrian or bicycle facilities are present connecting to the project site. Routes 17K and 747 do not have sidewalks or crosswalks in the vicinity of the site, nor do signalized intersections provide pedestrian safety accommodations.

Air travel is available at Stewart International Airport (SWF), located less than four miles from the project site in Newburgh, New York. Managed by the Port Authority of New York and New Jersey, SWF is within a 250 mile radius of Philadelphia, Baltimore, Washington, D.C., Buffalo, Boston, Toronto and Montreal. It also provides freight transportation for commercial shipping companies and importers.

Relationship to Surrounding Development

The Resorts World Hudson Valley 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; while industrial, parkland (Stewart State Forest) and public service uses are proximate to the site. Figure VIII.C.1.c. (4) on page VIII.c.1.c-6 illustrates land uses within a half mile buffer adjacent to the project site.

DESCRIPTION OF LAND

Figure VIII. C.1.c-9



Wetlands in Central Portion of Site (Lot 70.2)

DESCRIPTION OF LAND

Figure VIII. C.1.c-10



Wetlands Associated with Tin Brook in West-Central Portion of Site (Lot 75.2)

Figure VIII. C.1.c-11



Wetlands East-Central Portion of Site (Lot 65.22)

DESCRIPTION OF LAND

Figure VIII.C.1.c-12



Cultivated Field in South-Central Portion of Site (Lot 75.2)

DESCRIPTION OF LAND

Figure VIII. C.1.c-13



Abandoned Equipment East Central Portion of Site (Lot 70.2)

DESCRIPTION OF LAND

Figure VIII. C.1.c-14



Residence in South-Central Portion of Site (Lot 74.2)

DESCRIPTION OF LAND

Figure VIII. C.1.c-15



Residence in East-Central Portion of Site (Lot 70.2)