



## ALTA SPORTS GROUP

---

May 16, 16  
Town of Orangetown  
26 Orangeburg Road  
Orangeburg, NY 10962  
Attn: Town Council

Dear Sirs:

This letter of intent confirms, on a non-binding basis, our intent to purchase a property located at 200 Old Orangeburg Rd, Orangeburg, NY 10962, otherwise referred to as Lot #1 at Rockland Psychiatric Site from the Town of Orangetown.

According to the Town's *RPC Redevelopment Plan*, Lot #1 is indicated as having +/-23.37 buildable acres, which is with a 100 ft. setback. However, the Town's Zoning Code requires a 200 ft. setback for any lot abutting Lake Tappan (see Exhibit 1). Hence, in compliance with the Town's Zoning Code, we are basing the total buildable acreage as being +/- 20.8 acres.

ALTA Sports Group is offering to purchase a minimum of +/-13.8 acres on Lot #1 (boundary defined per Exhibit 2) with the option to purchase the remaining +/- 7.0 acres, located in the back half of Lot 1, per Town Board's approval. The precise boundary of the land and buildable acreage to be purchased will be determined by ALTA Sports Group following a final land survey. ALTA is offering a purchase price of \$1,449,000 for 13.8 acres (\$105,000 acre) or \$2,184,000 for 20.8 acres (\$105,000 acre) based on the town appraisal dated 11/24/2015. If the final survey indicates a different total buildable acreage, ALTA will adjust the purchase price on a pro rata basis of \$105,000 per acre.

ALTA's proposes to build a for-profit multi-sport complex on Lot 1. The facility is being planned to include, but shall not be limited to, the following as long as it is in compliance with the Town Zoning Code: an aquatic center, an indoor track and field house, hockey rink, basketball courts, squash and racquet ball courts, a rowing tank, a fitness center, exercise studios, locker rooms and additional space for ancillary businesses and personal services such as a tutoring center, spa, food and beverage court, clothing and equipment vendor, personal training, physical therapy and medical services.

The purchase of land on Lot #1 is contingent upon a satisfactory conclusion of permissive referendum, regulatory approvals, including zoning and RC IDA, environmental review, and all due diligence, including but not limited to environmental testing, title search and a site plan approval. In addition, as part of the purchase, ALTA acknowledges that it must make a contribution towards an offsite improvement which amount shall be mutually agreed upon at later date.

Upon acceptance of this offer, ALTA will become the designated developer for Lot #1, either in part or in entirety and ALTA will have a 6 month timeline for due diligence and feasibility studies. The Town shall



## ALTA SPORTS GROUP

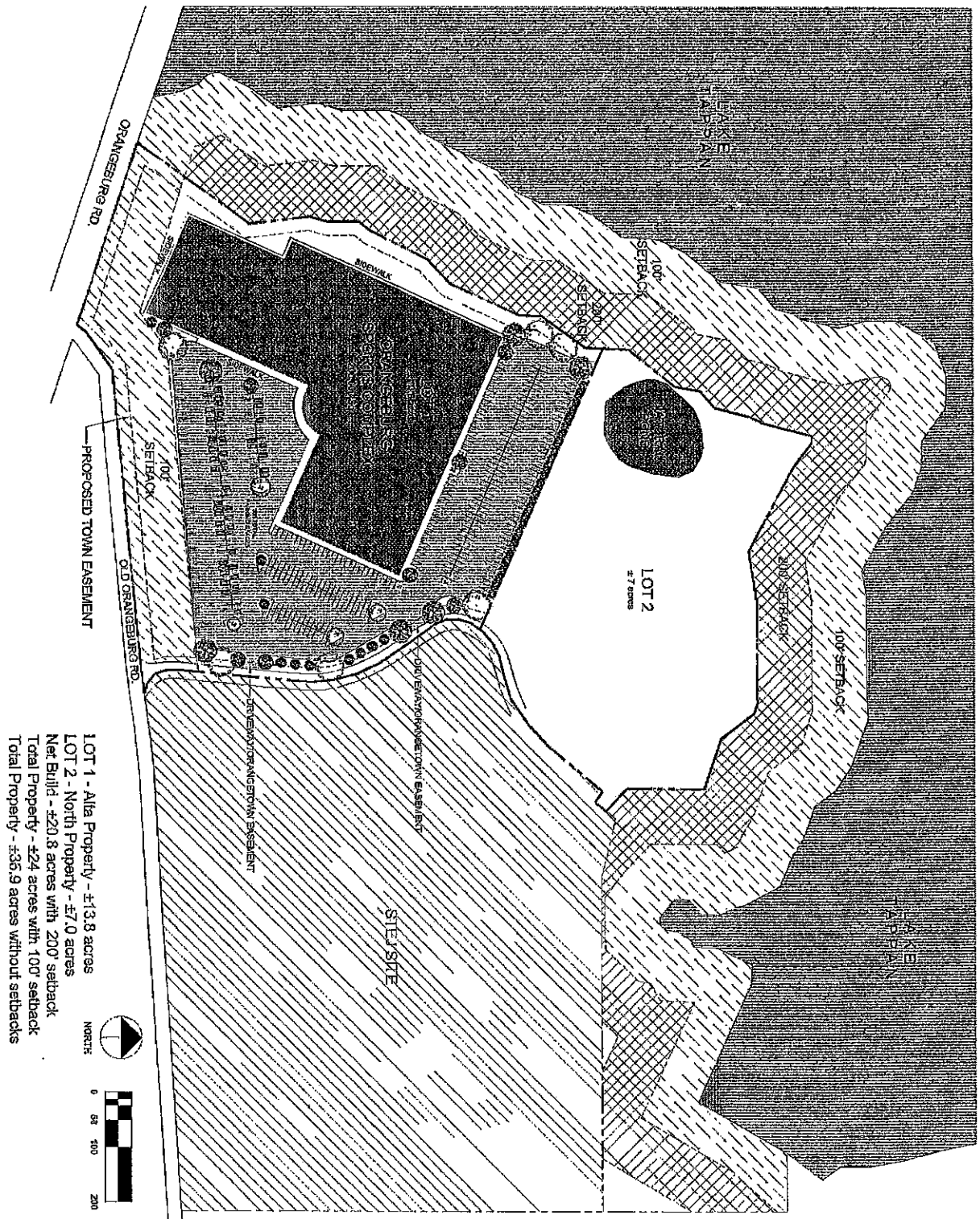
---

prepare a purchase and sale agreement within 30 days of the final Board approval of this offer letter and the expiration of any applicable appeal period.

We very much look forward to working together with you on this innovative and exciting project.

Sincerely,

Elizabeth Siebert  
Vice President of Operations



**EXHIBIT 2**

architects + engineers

10000 Wilshire Blvd., Suite 1000

Beverly Hills, CA 90212

Phone: 310.277.1000

Fax: 310.277.1001

Web: [www.h2m.com](http://www.h2m.com)

E-mail: [info@h2m.com](mailto:info@h2m.com)

© 2000 H2M

All rights reserved.

Printed in the USA

10000 Wilshire Blvd., Suite 1000

Beverly Hills, CA 90212

Phone: 310.277.1000

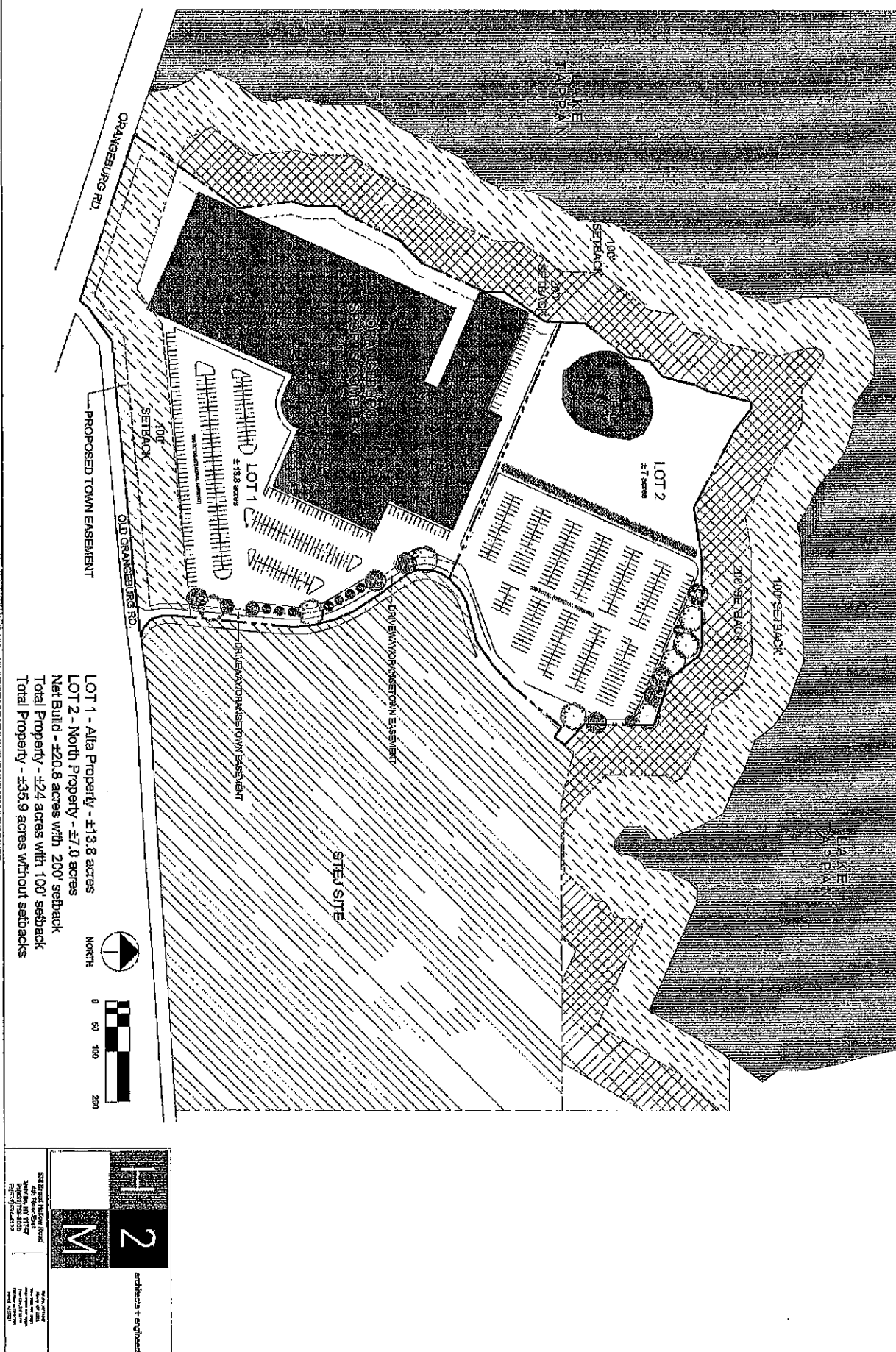
Fax: 310.277.1001

Web: [www.h2m.com](http://www.h2m.com)

E-mail: [info@h2m.com](mailto:info@h2m.com)

© 2000 H2M

All rights reserved.



# EXHIBIT 1

## ZONING

### 43 Attachment 12

#### Term of Ordinance Table of General Use Regulations § 3.11) RPOCR District

(Added 6-7-2004 by L.L. No. 7-2004)

1	2	3	4	5	6	7
District RPOCR	Uses Permitted by Right 1. Public and not-for-profit active recreation: (a) Public parks, playgrounds and athletic fields, tennis courts and other outdoor recreational facilities, swimming pools, boat, social and storage tanks for the use of pedestrians, bicycles and other nonmotorized vehicles, miniature golf, meeting and game rooms and similar facilities as part of a public recreation center. (b) Public swimming pools and other athletic fields administered by not-for-profit organizations. (c) Golf courses. 2. Commercial recreation facilities, including indoor and outdoor athletic fields and courts, stadiums for golf, tennis, basketball, baseball, soccer, football, hockey, skating and other similar activities, per existing outdoor paint ball, shooting galleries and similar outdoor activities.	Uses Permitted by Special Permit None	Conditional Uses by Board None	Accessory Use 1. Accessory parking and loading. A minimum of 2 loading berths shall be provided for motor commercial recreation facilities. The need for additional loading berths shall be determined by the Planning Board as part of the plan review and approval. 2. Completely enclosed accessory storage buildings and maintenance sheds. 3. Incidental sale of food and beverages, sporting goods, clothing and equipment and other similar products designed to support the proposed recreation use, not to exceed more than 15% of the total floor area of the principal building. 4. Incidental video games, video game rooms and billiard rooms not to exceed an area of 3,000 square feet.	Minimum Required Off-Street Parking Spaces 1 space for each 1 (a) 4 persons of practical occupancy, as determined by the Planning Board based on the type of recreation facilities and likely patterns of use. 1 (b) 4 persons of practical occupancy, as determined by the Planning Board based on the type of recreation facilities and likely patterns of use. 1 (c) 1/2 hole or 4 persons of practical occupancy, as determined by the Planning Board based on the type of recreation facilities and likely patterns of use, whichever is greater. 2. 400 square feet of indoor space for 4 persons of practical occupancy, as determined by the Planning Board based on the type of recreation facilities and likely patterns of use, whichever is greater.	Additional Use Regulations 1. Buildings in an RPOCR District shall be designed in such a manner that users from multiple vantage points, including surrounding roads, trails, open space nearby, parking lots and adjacent streets, can see and be seen by users within buildings and parking and loading areas, with a landscape plan provided as part of the plan approval. 2. Signs for commercial recreation buildings in the RPOCR District shall be limited to one wall sign per building, not exceeding a total area of 100 square feet and one freestanding sign per building not exceeding a total area of 50 square feet. Additional directional signage shall be permitted to facilitate movement of people and vehicles to and through the site. Such directional signs shall not exceed an area of 6 square feet. All signs shall be in a coordinated design, subject to review and approval by the Planning Board and any other applicable local or state laws, as part of the site plan approval process. All other applicable requirements of § 4.2 shall be met. 3. Any lot abutting Lake Tappan shall provide a special setback with a minimum width of 200 feet perpendicular to and along the shoreline, with development limited within said area to exclusively constructed of previous material and facilities directly related to potential boating and/or fishing on Lake Tappan (e.g., boat docks). A 100-foot buffer shall also be provided along county roads. Said buffer areas shall be part of required parks. 4. All private swimming pools shall comply with the Charginow Swimming Pool Ordinance. Swimming pools shall also be subject to permits and approvals by the Rockland County Department of Health. 5. Notwithstanding other provisions of Chapter 7 of the Town Code, entitled Commercial Assembly Locations, the operator of an indoor commercial recreation facility may request extended hours of operation for certain facilities, such as the locker, with approval for such extended hours specially authorized by the Town Board. 6. See Note 1c: The maximum land coverage in the RPOCR shall not exceed 75%, including buildings, parking, roads and road widening. The open area shall be a minimum of 25%. 7. Note 1c from the use and bulk rules shall apply to all RPOCR sites, requiring adjustments to site area for environmental constraints. 8. Whenever appropriate, relating to specific recreation proposals, the Planning Board shall consider the use of closed parking and/or land banking of required parking to minimize the amount of impervious surface on RPOCR sites. 9. Lighting for buildings, parking areas and other facilities shall provide sufficient illumination for the convenience and safety of the users of proposed recreation facilities. As set forth in § 4.27 of the Zoning Ordinance, lighting shall be appropriately shielded to avoid light from trespassing into roads or adjoining roads. 10. Site plans for recreation facilities within the RPOCR District shall provide for walkways and pedestrian circulation systems, consistent with the overall development of the Rockland Psychiatric Center site.

**ORANGETOWN SPORTS COMPLEX**  
Plans for RPC Lot #1

Prepared by Elizabeth Kim & John Alaimo

# OVERVIEW

---

Orangetown Sports Complex (OSC) is more than a sports complex. It is a place where people of all ages can come and enjoy a day of sports, leisure and fun. For Orangetown residents, OSC will represent a place that promotes their physical well-being and accommodates their varied interests and needs.

Encompassing between approximately 200,000 – 257,000 square feet of indoor space with 500 - 649 parking spots, OSC will provide cutting-edge sports programming and a wide range of services to athletes, fitness enthusiasts, families, and senior citizens in a centralized setting. When completed, it will be one of the largest, privately owned, state-of-the-art multisport complexes in the Metropolitan area that offers experience beyond sports.



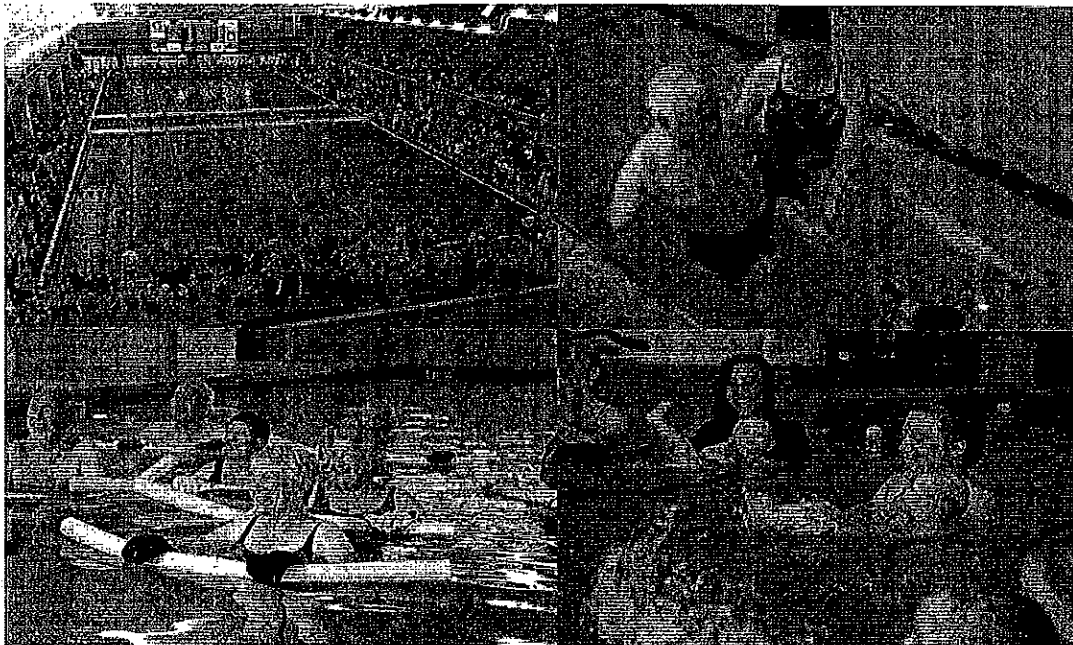


# AQUATIC CENTER

---

The aquatic center will house multiple pools including:

- ▶ A 25 yard x 50 meter, Olympic size competition pool capable of hosting national level meets. This pool will greatly benefit Orangetown's New York Sharks and Pearl River High School swimmers who currently lack a "home" pool.
- ▶ A learn-to-swim and water aerobic pool geared towards young swimmers and senior citizens who will appreciate the pool's warm temperature (88° F)
- ▶ An aqua therapy pool (92° F) to assist those individuals who are recovering from injuries or illnesses and those with disabilities.

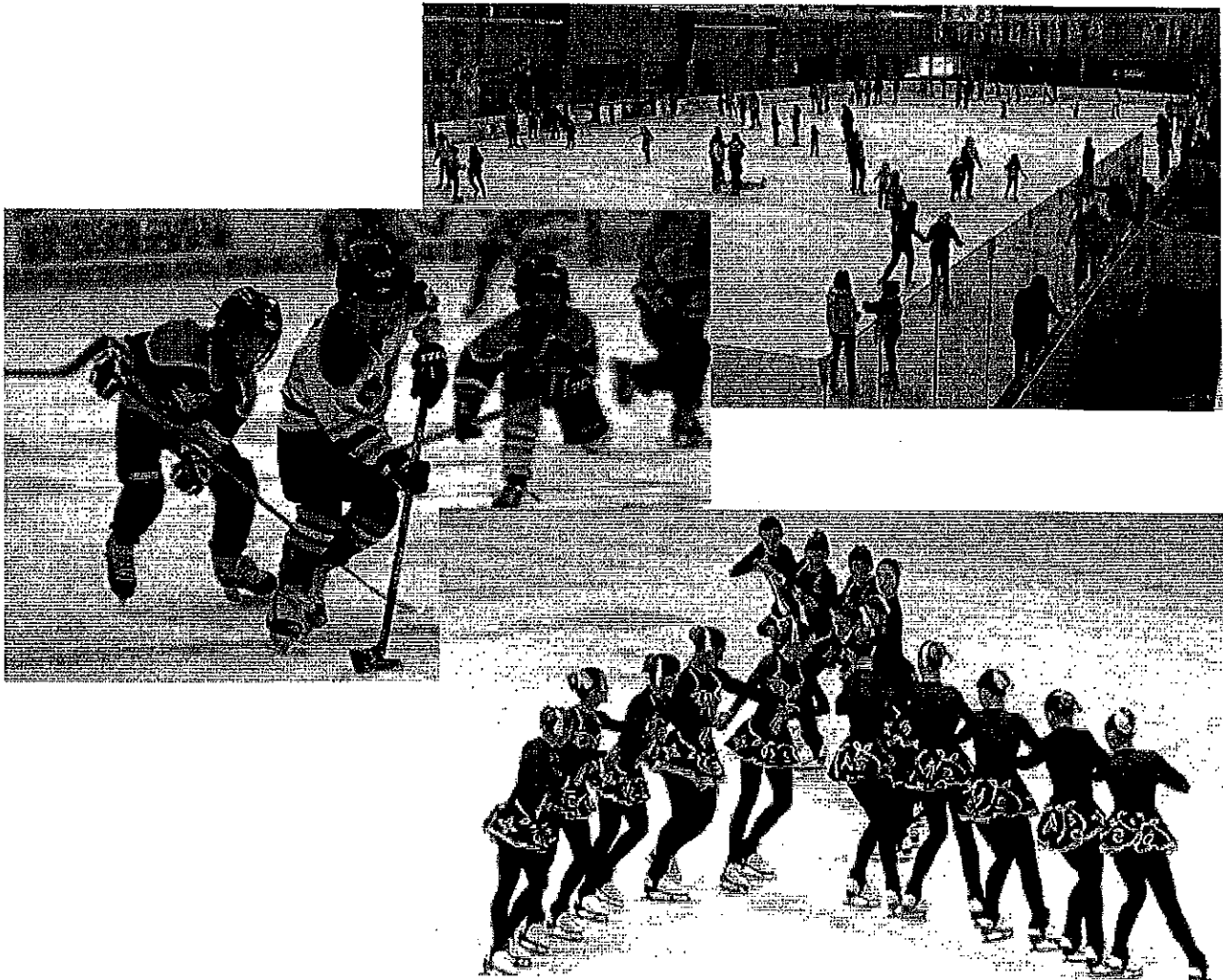




# ICE HOUSE

---

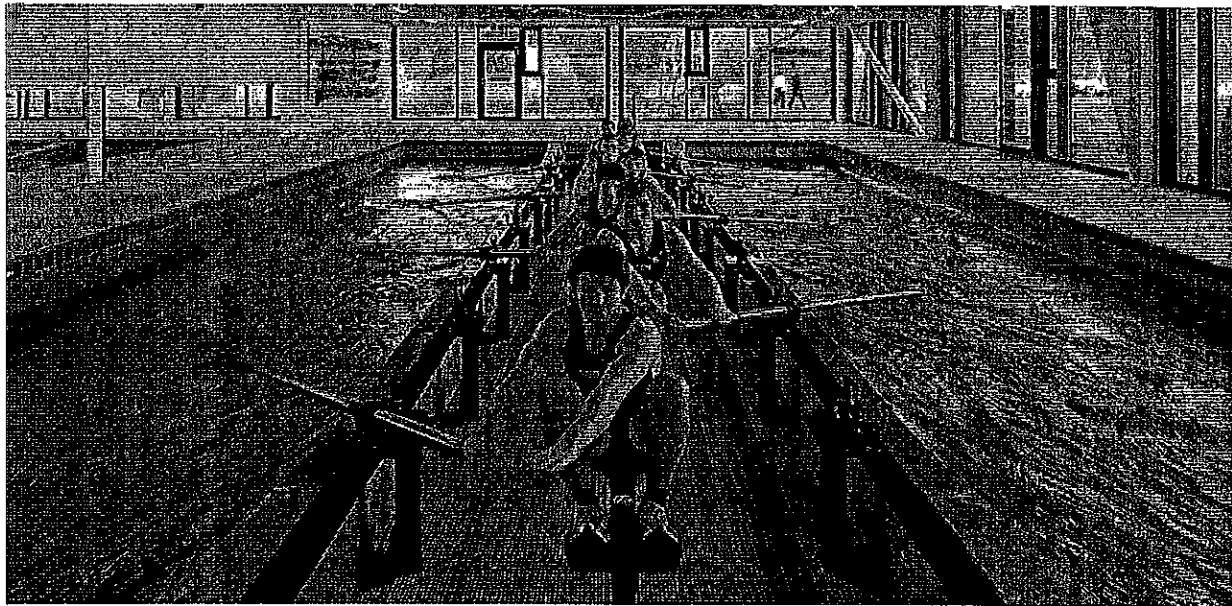
The Ice House will house NHL regulation sized ice rinks for activities ranging from ice hockey to group ice dancing. The rink will also be open for public skating during certain hours and be available for rent to Pearl River and Tappan Zee high schools' ice hockey teams for practice.



# ROWING TANK

---

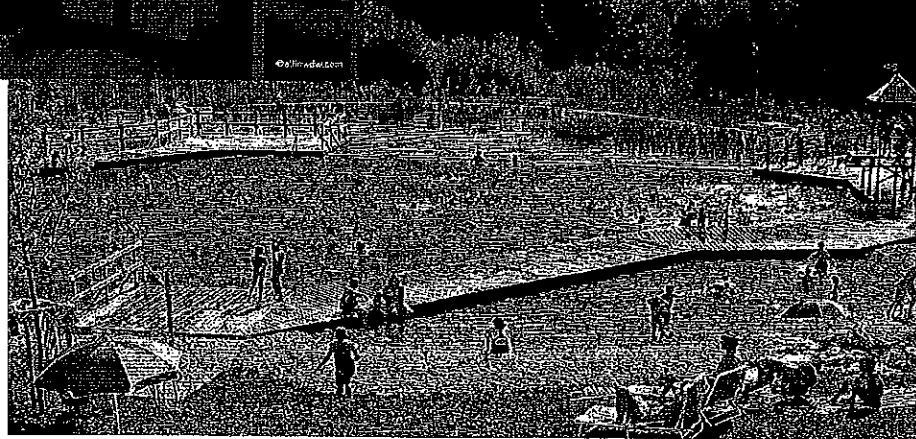
The rowing tank mimics the condition rowers face in open water. It's an ideal medium for beginning rowers and for technical teaching. The rowing tank will be beneficial for local groups such as the River Rowing Association (or Rockland Rowing). Currently the nearest rowing tank available for local athletes is up at West Point.



# OUTDOOR POND POOL

---

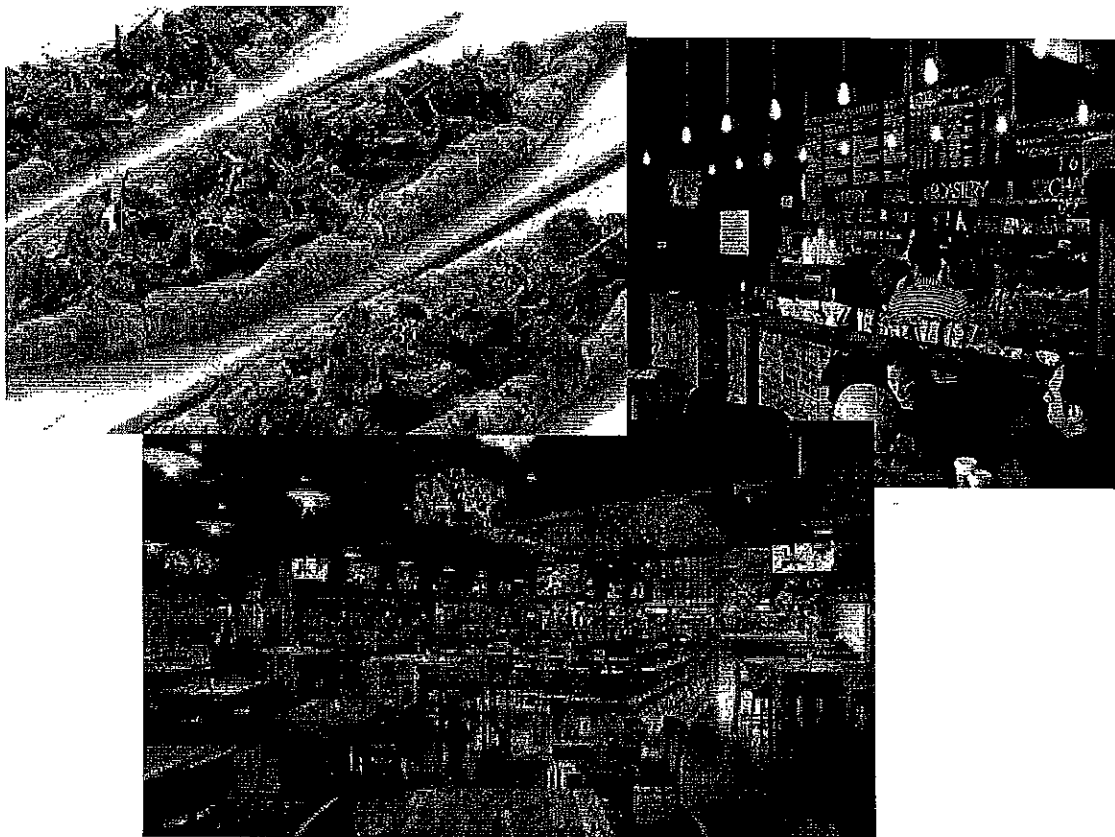
A natural pond pool will be open during the warm months. A real sand beach will outline the shore, allowing for activities such as beach volleyball. Varying depths will enable everyone from young children to adults to enjoy a swim in the pond. An outdoor cabana grill will allow dining options for those enjoying a day out in the sun.



## FOOD & BEVERAGE

---

OSC's food and beverage court will be home to a cafe serving a variety of healthy and nutritious offerings including fresh organic juices and smoothies, fair trade coffee, sandwiches, salads, and so forth. It will also house a casual farm-to-table restaurant and bar. The menu will feature local seasonal ingredients and vegetables from the complex's greenhouse.



# SPORTS & HEALTH ACCELERATOR

---

Whether it is the next Fit Bit or Oscar Health, OSC's Sports and Health Accelerator Program will provide infrastructural and material support to startups in the sports and health related sectors. This program will be housed inside OSC. The aim is to help these startups eventually make Orangetown their headquarters and employ local residents.



## Contact Info

---

Elizabeth Kim

Email: [elizabethkl996@gmail.com](mailto:elizabethkl996@gmail.com)

Cell: 646-662-2102

John Alaimo

Email: [john.alaimo1@gmail.com](mailto:john.alaimo1@gmail.com)

Cell: 845-821-0159

