

***The Rockland Psychiatric Center
Redevelopment Plan***

***The Town of Orangetown
Rockland County, New York***

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445 Hamilton Avenue
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Dated July 2003, Revised January 16, 2004
April 7, 2004***

***Accepted by the
Town Board of the Town of Orangetown
April 12, 2004***

THE ROCKLAND PSYCHIATRIC CENTER REDEVELOPMENT PLAN

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THE ROCKLAND PSYCHIATRIC CENTER REDEVELOPMENT PLAN

I. General Description of the Site and the Proposed Redevelopment Plan

A. Site Description¹

1. History

The Rockland Psychiatric Center (RPC) is located within the hamlet of Orangeburg in the central portion of the Town of Orangetown, New York. The site is to the north of Veterans Memorial Highway and to the east of Lake Tappan. It is completely within the Pearl River School District. The RPC site occupies approximately 550 acres, and encompasses both land and water. Approximately 47 acres of land are subject to water rights, being located beneath Lake Tappan, which is a drinking water source. The remaining acreage consists of both undeveloped land and land with buildings, structures, roadways, and utilities. Approximately 34 acres on the RPC site contains wetlands.

Until January 2003, the entire RPC property was owned by New York State and operated by the New York State Office of Mental Health. Construction of RPC began in 1927 and the facility was officially opened in 1931. In the past, the entire site had been utilized for the purpose of providing mental health care services for both children and adult patients, and the property was, until the late 1960s, generally self-sufficient, with on-site staff and staff housing, its own water supply, a furniture construction department, laundry facilities, farming fields, etc. The last facility built on the RPC site was the Cook/Chill facility, which was constructed in the 1990s. Since its opening, RPC has served over 93,000 patients, with a peak yearly population of approximately 9,650 persons in 1956.

Beginning in the 1970s, New York State, for a variety of reasons, began to de-institutionalize its in-patient population and declare mental health properties surplus, resulting in a major downsizing of a number of mental health facilities, including the Long Island Developmental Center, Pilgrim State, Kings County Mental Health Facility, Letchworth Village, Middletown Psychiatric Center, and Harlem Valley Psychiatric Center, among others.

¹ Much of the historical information from this section of the report was taken from the *Phase II Site Environmental Assessment Report*, prepared by Lawler, Matusky, and Skelly (LMS) Engineers, LLP, August 2002, and from *The Rockland Psychiatric Center, Options for Reuse*, prepared by Kasler Associates, Craig Whitaker Architects, and Kenneth LeBrun Consultants, April 1998. Additional information, available in Town Hall, is part of the Environmental Assessment for the Town Swimming Pool, Community Center, Commercial Recreation and Little League projects.

The Rockland Psychiatric Center Redevelopment Plan

In all, approximately half of the State mental health facilities have been either closed or substantially reduced in size.

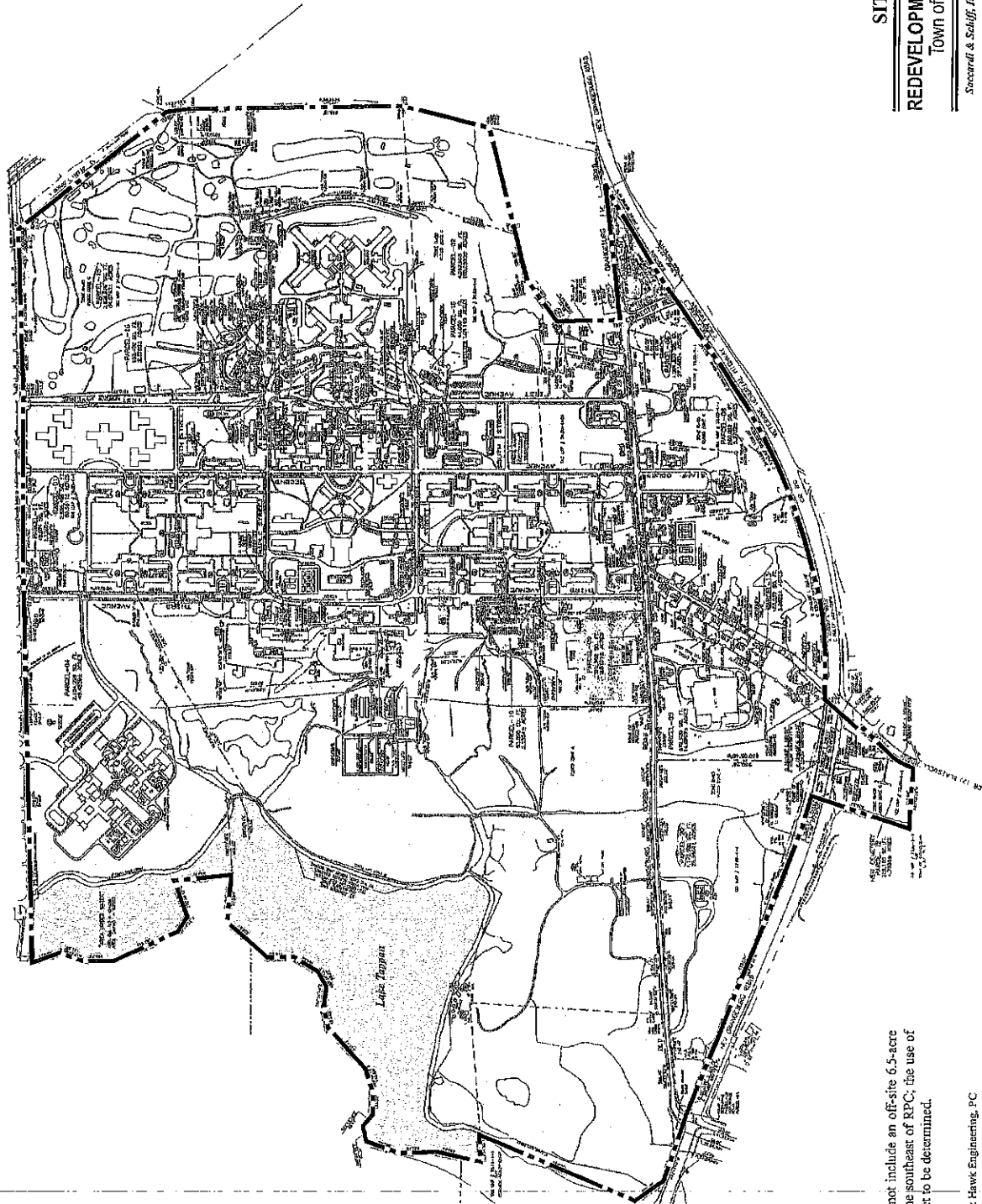
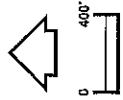
In accordance with this trend, the State had sought to sell much of the RPC property (almost 350 acres), the majority of which is currently either mostly vacant or considered to be underutilized.

The State plans to retain only portions of the site for the remaining RPC facility (including the adult inpatient facilities, the Cook/Chill plant, and other various structures), the Nathan S. Kline Institute (a NYS Office of Mental Health research facility located on the site since 1952), and the Children's Psychiatric Center (which was constructed on the site in 1969); approximately 50 buildings and structures in all, on approximately 200 acres. Future plans by the State for reuse of certain buildings at RPC are not known at this time.

The Town of Orangetown entered into a contract with New York State to purchase approximately 350 acres of surplus land at the RPC site, and this action was subsequently approved by Town residents in a referendum held in November 2002. On January 22, 2003, the Town acquired the surplus land, which housed a total of 69 buildings and structures. Pursuant to the contract with the State, of the approximately 350 acres purchased, approximately 216 acres must be set aside for passive and active recreation. The remaining acreage may be used for tax-generating private development. In order to help implement the redevelopment, the Town Board voted to establish a Community Development Agency (CDA) in accordance with Article 15 of NYS law.

With the exception of a single 6-acre off-site parcel, all of the lands acquired by the Town or retained by the State or others is shown on Exhibits 1 and 2.

In the Town of Orangetown's recently adopted Comprehensive Plan and accompanying generic environmental studies, the future use of RPC land was considered. Open space and recreational uses are priorities for the Town. Private development was recommended for certain parcels in the northern, northwestern, and southeastern portions of the site. Uses that would not adversely affect the Pearl River School District were strongly suggested, including senior housing and economic development-type activities. Uses that generate limited peak-hour traffic were also suggested. Since the adoption of the plan, several environmental studies relative to portions of the RPC site have been completed, including traffic, wetlands, stormwater management and archaeological studies relative to proposed recreation facilities in the western portion of the property.



NOTE: Map does not include an off-site 6.5-acre parcel to the southeast of RPC; the use of which is yet to be determined.

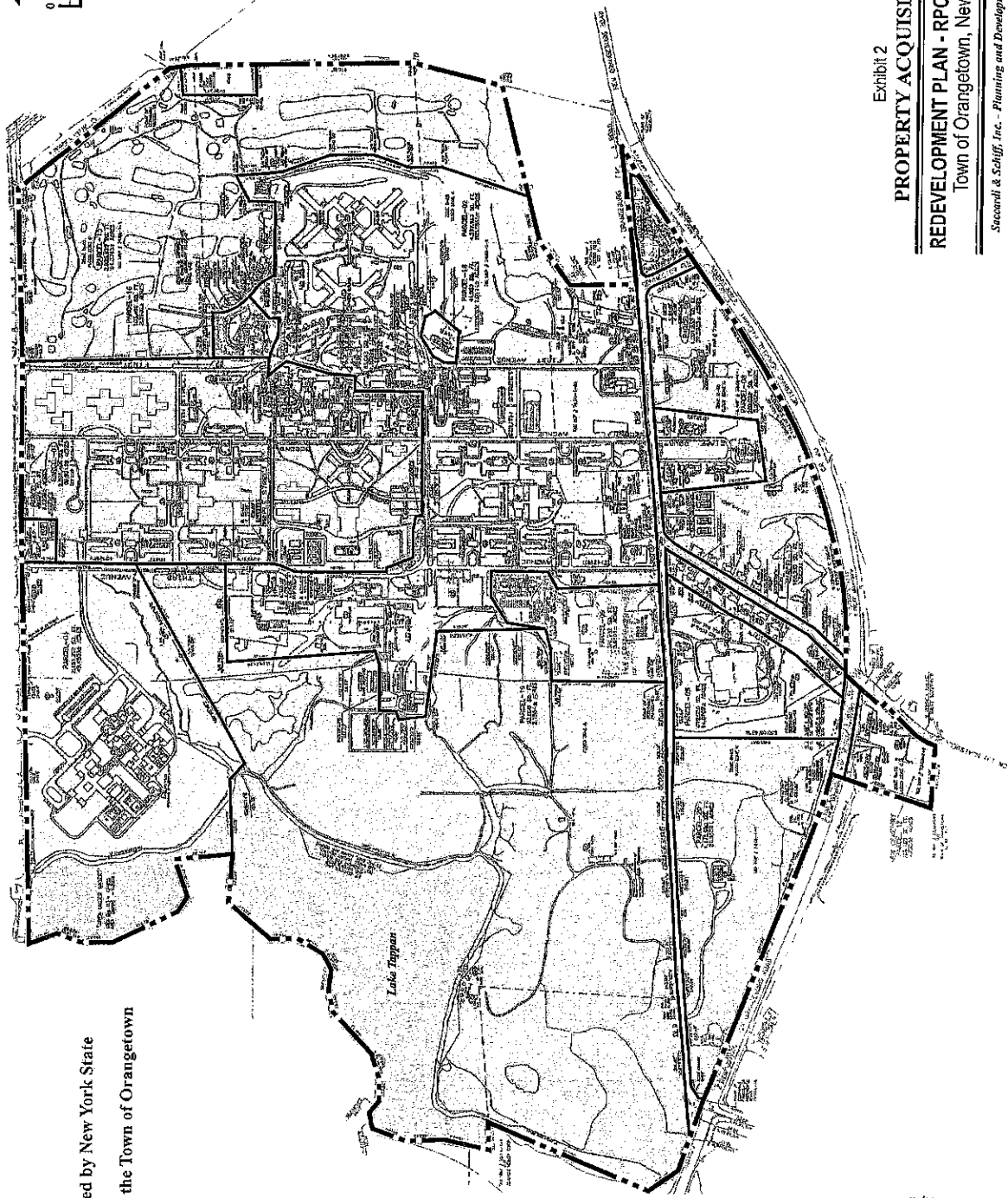
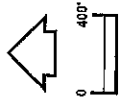
BASE MAP SOURCE: Hawk Engineering, PC

Exhibit 1

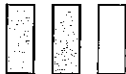
SITE BOUNDARY

REDEVELOPMENT PLAN - RPC PROPERTY Town of Orangetown, New York

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Parcels to be Retained by New York State
Parcels Acquired by the Town of Orangetown
Other Parcels



NOTE: Map does not include an off-site 6.5-acre parcel to the southeast of RPC; the use of which is yet to be determined.

BASE MAP SOURCE: Hawk Engineering, PC

Exhibit 2

PROPERTY ACQUISITION

REDEVELOPMENT PLAN - RPC PROPERTY Town of Orangetown, New York

Secord & Schiff, Inc. - Planning and Development Consultants

2. Existing Site Conditions²

While mostly level, the topography on the RPC property contains small areas of steep slopes. Of the Town-owned land, approximately 13% contains slopes of 10% or greater, and approximately 5% acres contain slopes of 15% or greater. The highest elevation on the site is approximately 250 feet above sea level, which is on the eastern part of the site, and the lowest elevation is approximately 55 feet above sea level, which is located along the shore of Lake Tappan.

a) Wetlands

In two separate investigations in 2003, Lawler, Matusky and Skelly Engineers, LLP (LMS) flagged and surveyed the wetlands on Town-owned property at RPC and submitted a Wetlands Delineation Report. Criteria used for determining wetlands were established by the U.S. Army Corps of Engineers (USACOE) and are based on the presence of wetland and vegetation, hydric soils and hydrology (saturated soils).

This survey indicated that there are thirteen areas totaling 34 acres that are classified as wetlands by the USACOE ranging in size from .0198 acres north of Old Orangeburg Road in the vicinity of the access road for the municipal pool to almost 12 acres directly south of the Children's Psychiatric Center.

The New York State Department of Conservation (NYSDEC), which has jurisdiction for wetlands over 12.4 acres, has not mapped any wetlands on this site. Nevertheless, NYSDEC may determine that six wetland areas located on a north and south spine are hydrologically connected. If NYSDEC makes this determination, then these wetlands will be sufficient size to fall within their jurisdiction. Any proposed disturbance within these wetlands or within a 100-foot buffer will require a formal review and permit from NYSDEC.

The USACOE does not regulate wetlands based on size; any wetland meeting their definition falls within their purview. Unlike the NYSDEC, the USACOE does not require a buffer area.

²

Much of the information for this section of the report was taken from the *Phase II Site Environmental Assessment Report*, prepared by Lawler, Matusky, and Skelly Engineers, LLP, August 2002. Other information was provided by Suzanne Barclay, Executive Assistant to the Town Supervisor.

In addition to wetlands, the area south of the Children's Psychiatric Center is within a 100 year flood plain. Mature trees exist throughout the RPC site, particularly along existing roads and in pockets mostly in the western portion of the site.

b) Structures

The majority of the buildings on the RPC site were built of reinforced concrete with an exterior stucco surface. Interior walls are two feet thick. Most of the buildings are two or three stories tall; all have basements.

Existing buildings vary in size from 10,000 to 81,000 square feet. In addition to the stucco buildings, there are 14 single-family homes, 4 apartment buildings, 1 assembly hall, 2 barns, 2 garages, greenhouses, a defunct swimming pool, and handball courts. Most buildings have handicapped ramps and those with more than 2 floors have elevators that may not meet current ADA accessibility standards.

Several buildings have particular interest to Town residents. Building 40 is an auditorium, which residents have suggested for use as a community or senior center. The one-story complex in the northeastern corner of the site, which presently houses the Kids Corner Day Care Center, has interesting architectural features on the exterior and murals on the interior. The house commonly known as the "Director's" house is a large Tudor-style home with a slate roof, a sunken garden and horse shoe drive, which many have suggested it be used as a small conference center.

(1) Contamination and Site Remediation

All buildings contain asbestos and lead paint, which will require some remediation regardless of whether they are rehabilitated or demolished. An interconnecting tunnel system that runs under many of the buildings on the property will also likely require asbestos remediation as well.

Beginning in 1996, Phase I and Phase II Environmental Site Assessments were performed for the RPC site. In the Phase I report, it was determined that a number of environmental constraints existed on the site, including PCB transformers, pesticide drums, underground storage tanks, waste oil disposal, floor drain staining, landfill activities, the sanitary sewer system, asbestos, lead-based

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paint, radon, wetlands, and off-site petroleum spills. It should be noted that many of these concerns have been either remediated, are within a building or area to be retained by the State, or have been investigated and determined to be minor.

The Phase II report stated that overall, no serious or previously undetected environmental conditions were found on the RPC site. Soil sampling detected some contamination, but none above either New York State Department of Environmental Conservation (NYSDEC) cleanup objectives or barely above levels considered eastern US background; these soils would not represent a hazard. The sampling of soils adjacent to particular buildings detected the presence of lead and other metals at elevated concentrations. If further testing reveals the soils to be hazardous, such soils should be remediated.

Previous on-site disposal areas for debris do not necessarily constitute an environmental hazard, but should be managed in some manner if such locations are to be used at some point in the future.

Groundwater sampling found no chemicals of the type that would present an inhalation problem for users of the property, nor did the sampling reveal any environmental condition that would require remediation for any other reason.

Finally, the review of pesticide handling procedures at Broadacres Golf Course, which is located in the northeastern portion of the RPC site, found that all chemical storage and application is done by licensed personnel in conformance with NYSDEC regulations.

(2) Historic and Archeological Factors

- **Archaeology** - A Phase I archaeological survey of approximately 52 acres of Town-owned land bordering Lake Tappan has been completed as part of the environmental studies for recreation uses in the western portion of the property. No artifacts were recovered in the excavations and no buildings or foundations discovered there were deemed to be archaeologically significant.

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- **Historic** - The State Historic Preservation Office (SHPO) has indicated that the Rockland Psychiatric Center campus is eligible for nomination to the State and National Registers of Historic Places as a district.

It should also be noted that among the 69 buildings and structures acquired by the Town, Building 77, a house located at the intersection of Blaisdell Road and Veterans Memorial Highway, was constructed circa 1765. Also known as the DePew House, this building has been recommended for nomination to the National Register of Historic Places³. While currently this house appears to be in a deteriorated condition, it could potentially be reused as part of a redevelopment plan for that area if the structure was treated in a manner sensitive to its historic past. The Orangetown Historical Museum is planning to use this building for temporary exhibit space and possibly for future storage.

Other architecturally or structurally interesting buildings on the RPC site include a group of one-story buildings between First and Second Avenues between North Street and Convent Road. All of these structures are on Town-acquired property, and have the potential for an adaptive reuse.

Of the lands to be retained by the State, an interesting area, known as the "staff court", includes occupied and vacant residential structures arranged in a formal manner around a common open space. The staff court area is located between two Town-acquired parcels between Old Orangeburg Road and Veterans Memorial Highway.

Additionally, there are two religious uses on the RPC site, both housed in attractive structures. Although retained by the State, the Catholic chapel and the Protestant chapel/synagogue are being offered for sale to religious institutions.

³

This recommendation was put forth in *Rockland Psychiatric Center, Options for Reuse*, by Kasler Associates, Craig Whitaker Architects, and Kenneth LeBrun Consultants, 1998.

(3) Utilities and Services

- **Tunnels**-A network of tunnels from 4' to 8' high connects many of the buildings in the core area of the site. High and low pressure steam supply pipes, electric and water lines run through the tunnels. The tunnels are in various states of repair and contain asbestos. To prevent people and animals from accessing them, the Office of Mental Health (OMH) has barricaded the entrances with plywood. Those on Town property are presumably still accessible. Plans for redevelopment must take the tunnels into account. If an existing building is demolished, it may also be necessary to demolish or fill any underlying tunnels.
- **Utilities** - In accordance with the purchase agreement with the State of New York, by the end of 2005 the Town will be required to provide all utilities to buildings on Town-owned property; that is, heat, water, electricity and sanitary sewer.
- **Gas** - Gas service, supplied by Orange and Rockland, is available in the roads surrounding Rockland Psychiatric Center property i.e., in Convent Road, and the two locations along Veterans Memorial Highway. It is unknown whether the line in Convent Road is of sufficient size to serve the core area of RPC when it is redeveloped. Construction of the municipal pool facility and community center will include extending a gas line to the western most part of the RPC site north of Old Orangeburg Road.
- **Heat** - An on-site oil burning power plant, owned and operated by OMH originally provided steam heat to all buildings on the campus. All Town-owned buildings have had the steam pipes turned off. Steam heat generated by the central plant will not be available to any new construction or rehabilitated buildings that are on Town-owned property.
- **Water** - Water is provided to the RPC site by United Water. All water lines on RPC property, whether on state or Town-owned property, are owned by the Office of Mental Health and are not available for Town or private use. Therefore, any redevelopment will require the extension of water lines. A 12-inch water main runs in Convent Road to the north and a

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16-inch water line is available at the intersection of Veterans Memorial Highway and Blaisdell Road. Construction of the municipal swimming facility and community center will include extending a water line to the western most part of the campus north of Old Orangeburg Road.

- **Sanitary Sewers** - The central portion of the RPC site is currently served by a network of sewer lines that pipe waste to the Orangetown Waste Water Treatment Plant via a pumping station. Neither the western portion of the site, nor the Broadacres Golf Course, both of which are Town-owned, are served by this sewer system.
- **Electric Service** - Orange and Rockland has a substation at RPC. There are two separate source 13,200 volt service mains.
- **Fire Protection** - The Orangeburg Fire Department provides fire protection services to the RPC campus. A fire station on the property retained by OMH is no longer used for the purpose.
- **Easements** - Upon conveyance of the 348 acres to the Town, the State of New York reserved three types of easements related to the Town-owned property: one access easement; one cemetery easement; and 21 utility easements. These include:
 - (i) **Access Easement** - This easement provides permanent access to the State of New York to First Avenue, Third Avenue and Maple Street for purposes of ingress and egress.
 - (ii) **Cemetery Easement** - This easement provides permanent public access to the cemetery located southwest of the intersection of Veterans Memorial Highway and Blaisdell Road.
 - (iii) **Utility Easement** - The State holds 21 permanent utility easements over Town-owned property at RPC. These grant the State access to the specific utilities that exit in the property described by the easement. They permit the State to construct, repair or operate the utilities including electric, gas, water, steam, sanitary sewer, storm sewer, surface and subsurface

drainage, and telephone. These utilities are described in the acquisition documents signed by the Town on January 22, 2003.

B. Plan Boundaries

The area encompassed by this Redevelopment Plan ("the Plan") is all of the RPC site that is currently owned by the Town of Orangetown, which totals approximately 350 ± acres, as well as the balance of the site, including lands retained by the State ("the Project Area"). The Project Area can be generally described as the area bounded by Veterans Memorial Drive on the south, Convent Road on the north, the Lake Tappan reservoir on the west, and utility land and the Palisades Interstate Parkway to the east. The land that will be retained by the State is located on the northwestern corner of the site (where the Children's Center and its surrounding land are located), in the central portion of the site (where the majority of structures and facilities that will be retained are located), and in discrete areas in the south-central portion of the site, including an area south of Veterans Memorial Highway and two areas located between Veterans Memorial Highway and Old Orangeburg Road (one to the east of Blaisdell Road and one to the west of the road). Please see Exhibit 1, Site Boundary, and Exhibit 2, Property Acquisition Map.

Not included within the Project Area is an approximately 6.5 acre off-site parcel that is located within a residential area and is adjacent to an open space area to the south of Veterans Memorial Highway.

C. Objectives of the Redevelopment Plan

The Plan is intended to guide and control the future development of the Town-owned property on the RPC site, with a general goal of preserving open space while simultaneously encouraging low-impact development on appropriate portions of the site. This goal was stated for the RPC site in the recently-adopted Town Comprehensive Plan as well. In order to further this general goal, the Redevelopment Plan has the following specific objectives:

- To preserve open space on the site to the extent practicable and to maintain the open space character of the site as viewed from surrounding roadways and within the site itself;
- To minimize the visual impacts of development and redevelopment to the extent practicable through the careful placement and massing of buildings and parking areas, and through landscaping, architectural, and aesthetic means;

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- To preserve access to and the view of Lake Tappan, to enhance views of the Lake where practicable, and to preserve the water quality of the Lake, including coordination with United Water to preserve and protect the Lake.
- To make certain that new buildings and site improvements, including parking and loading areas, are attractively designed, taking multiple vantage points into account, respecting views from existing and future uses as seen from vehicular and pedestrian circulation systems;
- To develop a variety of public, private and not-for-profit recreational facilities, including a swimming pool, athletic fields, and walking trails;
- To develop vacant and underutilized property with a mix of uses;
- To provide for the development of a range of residential types and densities, including but not limited to affordable housing for seniors and volunteers and attached or cluster housing; and
- To encourage and appropriately plan for private development, such as low-impact research and development-type uses, that will increase the Town's tax base and will not adversely impact the local school district.
- To provide for adequate on-site circulation, recognizing that certain roadways at RPC are owned by the State, but maintained by the Town; and to minimize and/or mitigate off-site traffic impacts.
- To work with local not-for-profit organizations to the extent their needs can be addressed, including provision of child care, recreation and housing (e.g., for emergency services-providers).

D. Proposed Actions

In order to facilitate the above-mentioned objectives, the Plan for the Town-owned portion of the RPC site proposes the development of vacant land, the redevelopment of portions of the site that are currently considered to be underutilized, and the potential adaptive reuse of existing buildings. However, the clearance of existing buildings may also occur, depending upon a variety of factors, including but not limited to the cost of environmental remediation and the layout of any future proposed development plans. As stated previously, this Plan maintains that open space, indoor and outdoor recreation, and private development could occur in a mixed-use program at appropriate locations on the site.

Private development on the RPC site shall be based on Requests for Qualifications and/or Requests for Proposals issued by the Town Board.

II. Conformity With the Town Comprehensive Plan and Other Local Objectives

The Redevelopment Plan for RPC site is in full conformance with the Town of Orangetown Comprehensive Plan, which was adopted by the Town Board on May 12, 2003. The Redevelopment Plan also follows guidelines for similar redevelopment and renewal plans as set forth in Article 15 of New York State law.

III. The Land Use Plan

The RPC site, with its varied topography, attractive viewsheds, open fields, water frontage, and relatively narrow streets with large stands of trees, represents an unprecedented development and open space preservation opportunity for the Town, and this Redevelopment Plan is intended to guide development of this large tract of land through the utilization of sound land use and open space objectives.

Notwithstanding the environmental constraints of the site and any potential remediation costs that may occur with redevelopment, the RPC site is bestowed with significant value. Such value includes its excellent access to regional roadways, its proximity to the Town's major recreation areas, its natural setting, including lake views and abundant, mature vegetation, and the availability of approximately 130 acres of land for redevelopment. Surrounding land use patterns are varied, and suggest a mixed-use pattern of development. Please see Exhibit 3, Issues and Opportunities.

• Permitted Land Uses

As seen in Exhibit 4, the Land Use Plan, land uses that would be permitted under this Redevelopment Plan are: (1) recreation and open space, (2) housing, and (3) economic development uses. Additionally, a buffer area (with a minimum width of 100 feet) shall run along Town-acquired property from the northeastern shore of Lake Tappan south to the RPC property line, where it will run the entire length of the site's southern boundary with Orangeburg Road/Veterans Memorial Highway. The Town Board may require a larger buffer area where necessary and appropriate in order to protect the water quality of Lake Tappan.

Permitted residential uses may include housing of various types, including independent living, assisted living or life care for seniors, cluster housing, apartments, artist loft housing, live-work space etc., in either owner or rental configurations. Economic development uses may include research and development,

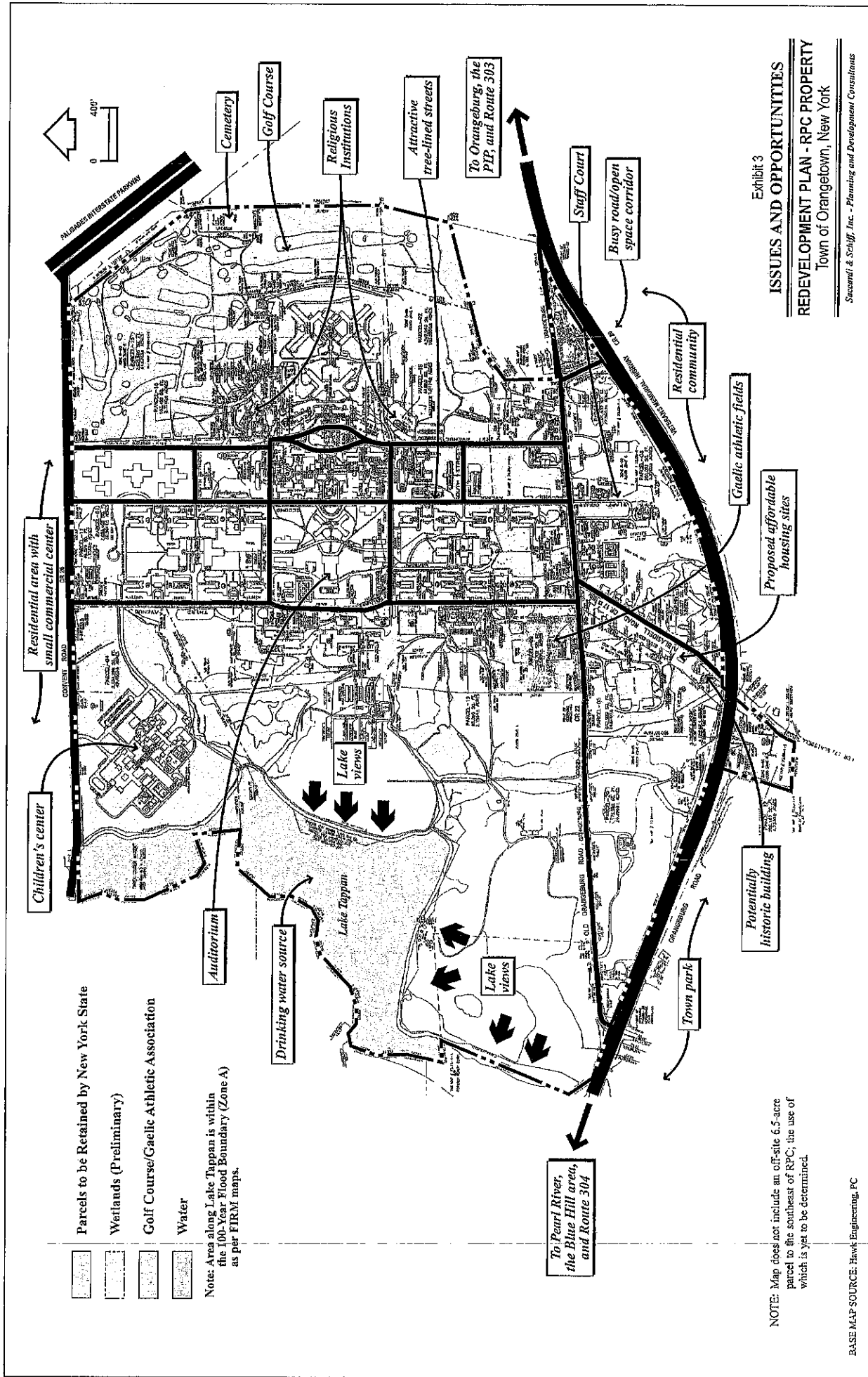


Exhibit 3

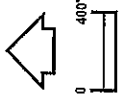
ISSUES AND OPPORTUNITIES









REDEVELOPMENT PLAN - RPC PROPERTY

Town of Orangetown, New York

Succardi & Schiff, Inc. - Planning and Development Consultants

NOTE: Map does not include an off-site 6.5-acre parcel to the southeast of RPC; the use of which is yet to be determined.



-  Recreation and Open Space
-  Special Buffer Area
-  Parcels to be Retained by New York State
-  Redevelopment Sites: Low Impact Housing and/or Economic Development
-  Religious Institution
-  Potential for Acquisition
-  Possible Intersection Improvement
-  Potential Access across State-Owned Lands and Roads

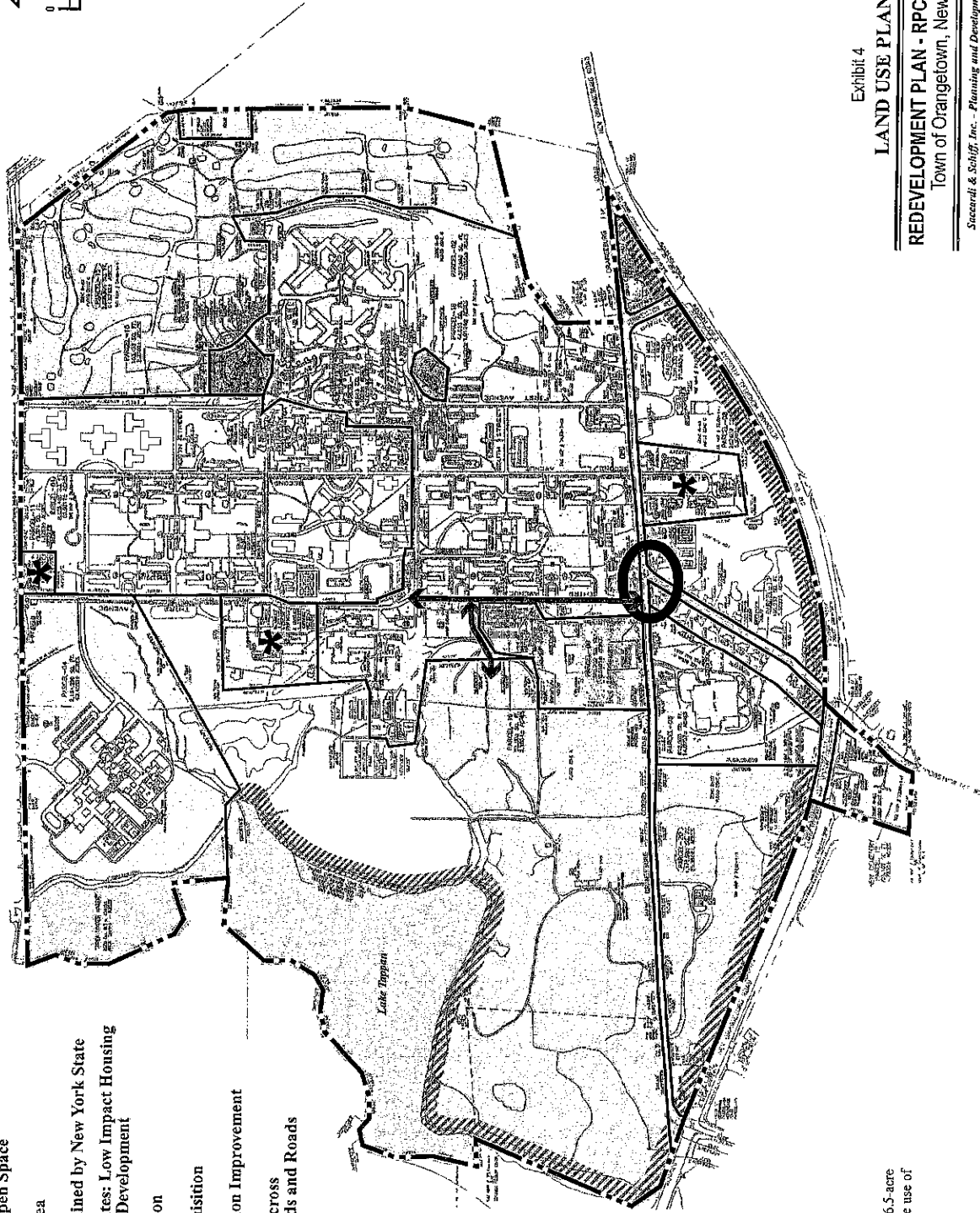


Exhibit 4

LAND USE PLAN

REDEVELOPMENT PLAN - RPC PROPERTY Town of Orangetown, New York

Succorri & Schliff, Inc. - Planning and Development Consultants

NOTE: Map does not include an off-site 6.5-acre parcel to the southeast of RPC; the use of which is yet to be determined.

BASE MAP SOURCE: Hawk Engineering, PC

offices, etc., provided that such uses have limited peak-hour traffic characteristics. Use of certain buildings or land areas for not-for-profit or governmental sponsored activity would also be permitted, including emergency-services provider housing, child care, recreation, etc..

- **Lot, Bulk, and Parking Controls**

The RPC site is currently zoned R-80 Rural - Residential.

Proposed zoning would include three categories:

- RPC - Recreation (RPC-R)
- RPC - Housing (RPC-H)
- RPC - Research and Development (RPC-R&D)

The RPC - Recreation District would include the existing golf course, the areas in the southwestern portion of the site where a construction of athletic fields, a Town swimming pool, community center complex, a commercial recreation facility and other active and passive recreation and open space uses are planned. This zoning district would also include all of Lake Tappan. The total recreation and open space area with the District is approximately 220 acres, which meets requirements between the Town and the State as part of the purchase agreement for the RPC site. See Exhibit 5.

The RPC-Housing and the RPC-Research and Development Zoning Districts would be mapped on other portions of the site, responding to specific Requests for Qualifications and Requests for Proposals to be issued by the Town.

Although the existing R-80 Zoning will remain in place in the short term for areas not Zoned RPC-R, this plan recognizes that the R-80 District is not appropriate for the areas on the RPC site that are anticipated to be utilized for housing or economic development uses. R-80 permits single-family residential use on 2 acre lots. Such development would generate a single-family school-age population and would not be considered to be a low-impact use. Drafting, adoption and mapping of such districts (i.e., RPC-H, RPC-R&D) would be processed as both an amendment to the Town's Zoning Ordinance and an amendment to this Redevelopment Plan.

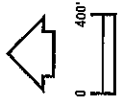
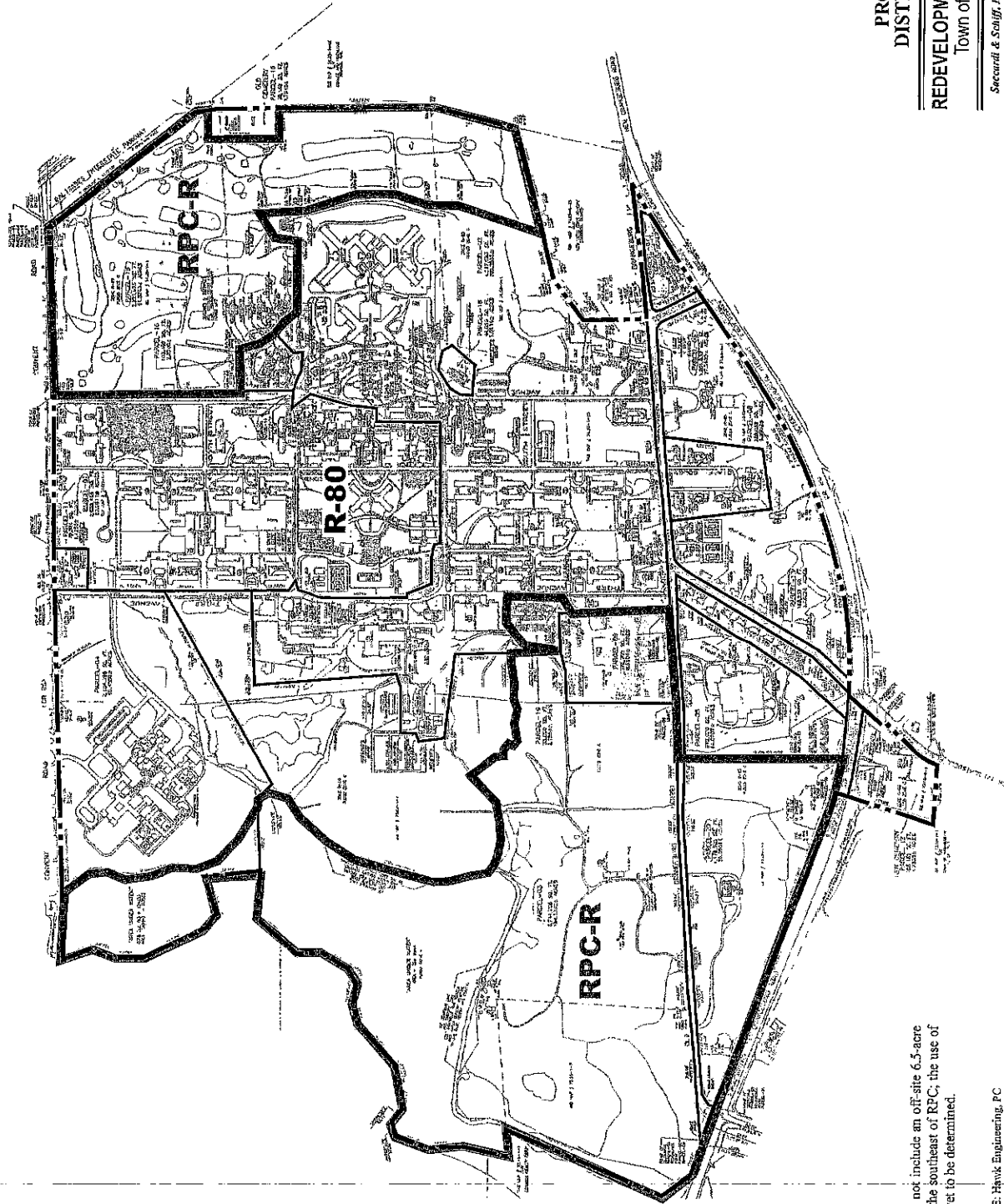


Exhibit 5
**PROPOSED RPC-R
DISTRICT BOUNDARY**
REDEVELOPMENT PLAN - RPC PROPERTY
Town of Orangetown, New York
Secardi & Schiff, Inc. - Planning and Development Consultants



NOTE: Map does not include an off-site 6.5-acre parcel to the southeast of RPC; the use of which is yet to be determined.

BASE MAP SOURCE: Hawk Engineering, PC

IV. Plan Proposals

A. Land Acquisition

While the Town of Orangetown, as of January 2003, has purchased approximately 350 acres of the RPC site, the potential acquisition, from the State, of additional portions of the site in the future have not been ruled out. One such additional acquisition could include the "staff court", an area of housing located between Veterans Memorial Highway and Old Orangeburg Road that is positioned in between two areas of Town-owned land. Other possible sites, including existing maintenance facilities, are indicated on Exhibit 6, the Disposition Plan. The future use of any additional land would require an amendment to this Redevelopment Plan in accordance with Section IX as contained herein.

B. Demolition

Buildings originally owned by the State of New York may or may not be demolished, dependent upon factors that will be carefully weighed and considered by the Town Board of the Town of Orangetown in response to specific proposals for redevelopment of the site.






C. Relocation

No relocation of existing uses or facilities is anticipated to occur, however, if additional acquisition, as suggested in item A above were to occur, relocation of existing uses to other portions of the RPC site shall be required.

D. Disposition

Of the approximately 350 acres currently owned by the Town, it is anticipated that approximately 130 acres could be sold to private developers, who would, in turn, construct uses on the land after performing adequate environmental reviews and analyses, as required by the New York State Environmental Quality Review Act (SEQRA), and subsequent local approvals relating to site plans, subdivisions, etc. The precise amount of land that would ultimately be sold cannot be fully determined at this time, however, the general areas for disposition are located in the southwest portion of the site, and run from Veterans Memorial Highway on the south to the Lake Tappan on the north. Please see Exhibit 6, Disposition Plan and Table 1 below.

1. Town Pool and Community Center
2. Commercial Recreation
3. Athletic Fields
4. Athletic Fields
5. Athletic Fields
6. Affordable Housing
7. Low Impact Housing or Economic Development
8. Open Space
9. Low Impact Housing or Economic Development
10. Open Space
11. Religious Institution
12. GAA Recreation Building
13. Golf
14. Cemetery
15. Religious Use
16. Low Impact Housing or Economic Development
17. Low Impact Housing or Economic Development

-  Parcels to be Retained by New York State
-  Parcels to be Retained by Town
-  Parcels to be Offered for Development
-  Other Parcels
-  Potential Additional Acquisition

BASE MAP SOURCE: Hawk Engineering, PC

NOTE: Map does not include an off-site 6.5-acre parcel to the southeast of RPC; the use of which is yet to be determined.

NOTE: Open space boundary lines are approximate.

Exhibit 6

DISPOSITION PLAN

REDEVELOPMENT PLAN - RPC PROPERTY Town of Orangetown, New York

Saccardi & Sciliff, Inc. • Planning and Development Consultants

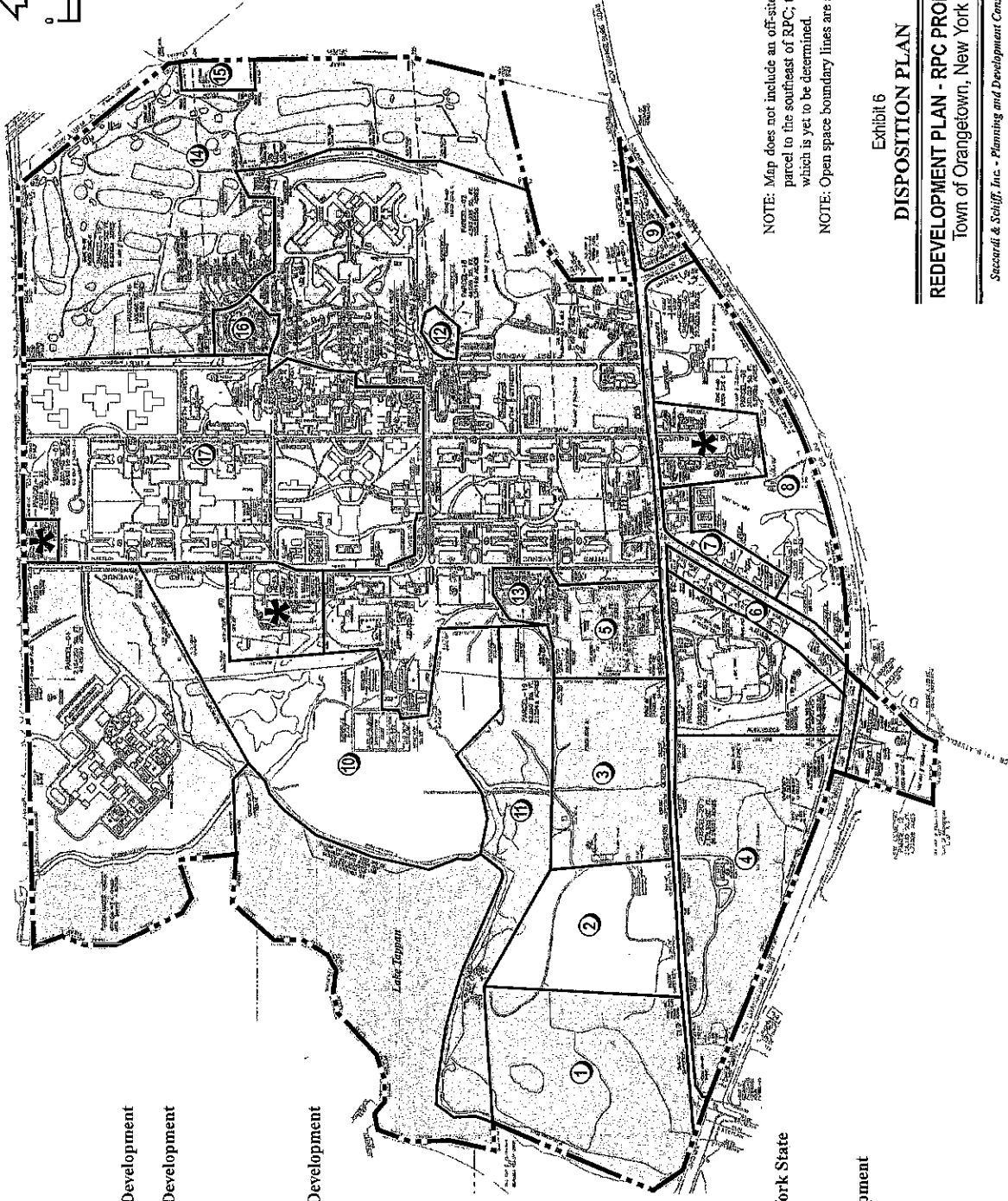
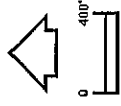


Table 1
Parcels Anticipated to be Sold to Private Developers or Not-for-Profit Organizations

Area (See Exhibit 6)	Anticipated Use
2	Commercial recreation, indoor facilities, outdoor parking with extensive landscaping
6	Affordable housing and an open space buffer along Orangeburg Road (a minimum of 100 feet in width)
7	Residential, potentially affordable
8	Low-impact residential or economic development uses with minimal adverse visual impacts and an open space buffer (a minimum of 100 feet in width) along Orangeburg Road, with a possible re-use of the staff court area
9	Open space and an open space buffer (a minimum of 100 feet in width)
10	Lake-oriented development, potential low-impact residential or research and development with minimal adverse visual impacts, and a trail/walkway along Lake Tappan
17	Potential adaptive reuse for either low-impact residential or economic development-type uses

The balance of Town-owned land, which is located on the southwestern edge of the RPC site, would remain under the ownership of the Town of Orangetown. Please see Exhibit 6 and Table 2 below.

Table 2
Parcels Anticipated to be Retained by the Town

Area (See Exhibit 6)	Anticipated Use
1	Town pool, community center, an open space buffer (a minimum of 100 feet in width), and walking trails
3	Athletic fields and walking trails.
4	Athletic fields, walking trails, and an open space buffer (a minimum of 100 feet in width)
11	Open space buffer (a minimum of 100 feet in width), nature areas, and walking trails

Although not directly related to the Town-owned portions of the RPC site, it should also be noted that in 2001, the State of New York sold approximately 8.5 acres of land to the Rockland Gaelic Athletic Association (GAA) for continued recreational use, including Gaelic football and other Irish cultural activities. As mentioned previously, the Catholic chapel and the Protestant chapel and synagogue, both located in the east-central portion of the site, are to be sold separately as well.

The Broadacres Golf Course is located in the northeastern area of the RPC site. It is owned and operated by the Town as a municipal facility.

E. Rehabilitation

Whether existing buildings would be rehabilitated for an adaptive reuse in a development plan would be dependent upon the cost of said building remediation and the layout of any future proposed development plans. The final decisions regarding building rehabilitation would be at the discretion of the Town Board.

V. Proposed Public Improvements and Public Community Facilities

As part of the redevelopment of portions of the RPC site, the Town is commencing a first phase of development for a community center and swimming facility, to include a Town pool, which would be located in the western portion of the site (Area 1 on Exhibit 6).

Additional recreation is also part of the initial phases of this Redevelopment Plan, with a commercial recreation facility and athletic fields for Little League baseball and for soccer (Areas 2, 3 and 4 on Exhibit 6).

The commercial recreation facility and any other development that would occur on the RPC site shall be required to provide the infrastructure for said development, which in general, would include adequate road access and utilities. In all cases, stormwater management facilities would be required to address both the quantity and quality of runoff, particularly as it affects Lake Tappan, and various on-site wetlands.

VI. Statement as to Proposed New Codes and Ordinances and/or Amendments to Existing Codes and Ordinances as are Required or Necessary to Effectuate this Plan

In order to fully implement this Redevelopment Plan, appropriate zoning for recreation, housing, and economic development-type uses will be devised in order to apply this Redevelopment Plan to specific private sector proposals selected by the Town Board.

VII. Applicability of Other Codes, Ordinances, and Agreements

The Town of Orangetown may enter into agreements with one or more public, private, or governmental entities for development in accordance with the Redevelopment Plan.

Except as set forth herein and in the Town Zoning Ordinance, as may be amended, all other applicable Federal, State, County, and Town of Orangetown codes, ordinances, and regulations shall govern the development, ownership, and management of all land within the Project Area.

VIII. Proposed Time Schedule for the Effectuation of the Plan

This Plan shall take effect immediately upon approval by the Town Board of the Town of Orangetown.

The controls contained within this Plan shall be binding upon all owners, lessees, licensees, or occupants of land within the designated Project Area and their heirs and assigns from the date of approval of this Plan by the Town Board of the Town of Orangetown, New York, and continuing for 40 years, unless amended as provided herein.

IX. Procedure for Changing the Approved Plan

The Town Board of the Town of Orangetown shall be responsible for changing or amending the approved Redevelopment Plan. If such a change or amendment is requested by an applicant, he or she shall appear before the Town Board and present compelling evidence supporting the requested change and/or amendment. Final determination is at the discretion of the Town Board.

If the Town Board, at some future date, wishes to amend or change the approved Redevelopment Plan, at least one public hearing regarding that matter shall be held, and the Town Board shall refer the amendment or change to the Town Planning Board for a report recommendation in a manner similar to the initial approval of this Plan.