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1 No Build Project

- 1 Westbourne Estates (Town of Fallsburgh)
- 2 Gan Eden (Town of Thompson)
- 3 Kelli Woods (Town of Thompson)
- 4 RNR Mobile Home Park (Town of Thompson)
- 5 Miron Hils (Town of Fallsburgh)
- 6 Raleigh and Heiden Properties (Town of Fallsburgh)
- 7 Gemstar Mobile Home Park (Town of Thompson)
- 8 CALP (Town of Thompson)
- 9 Senior-Workforce Housing (Town of Thompson)
- 10 Dunbar Towers (Village of Monticello)
- 11 Apollo Mall (Village of Monticello)
- 12 Lost Lake Resort (Town of Forestburgh)
- 13 Birchwood Estates

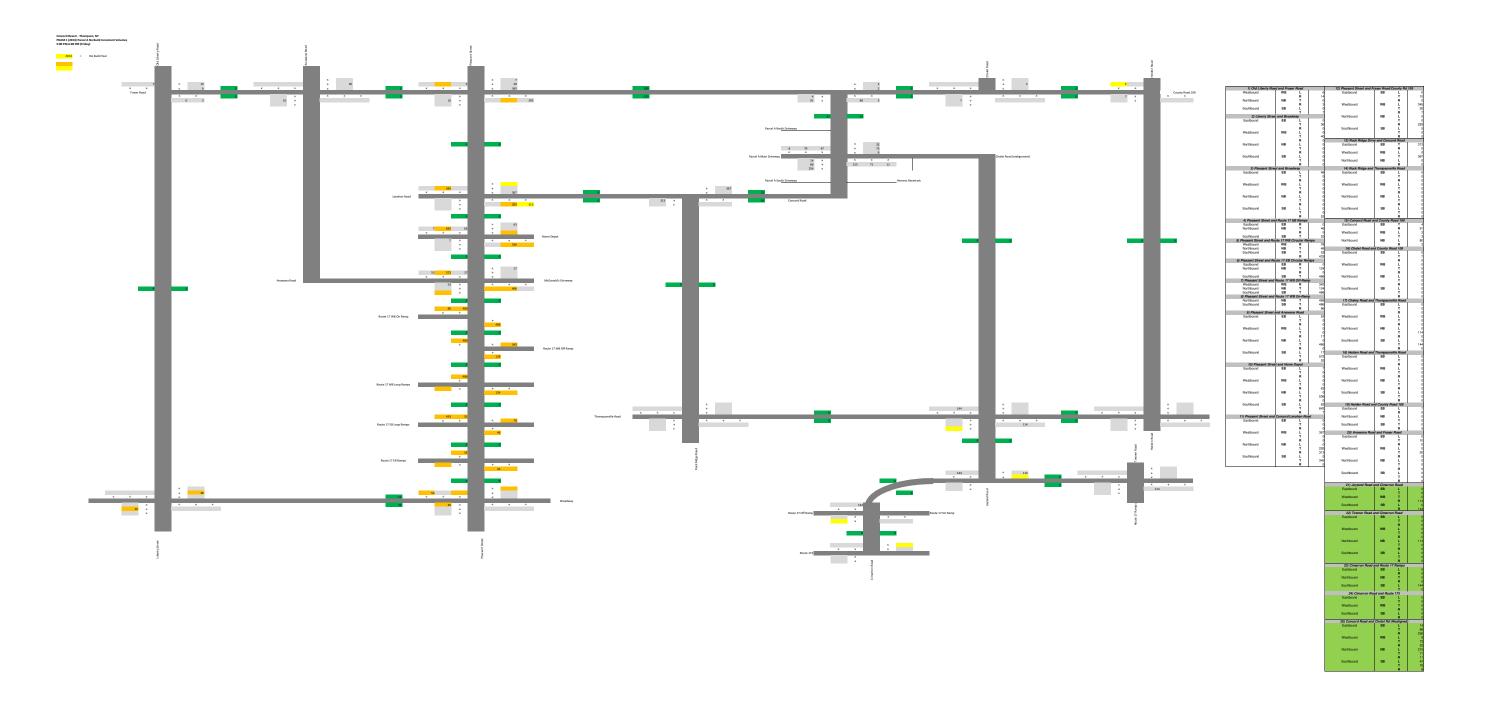
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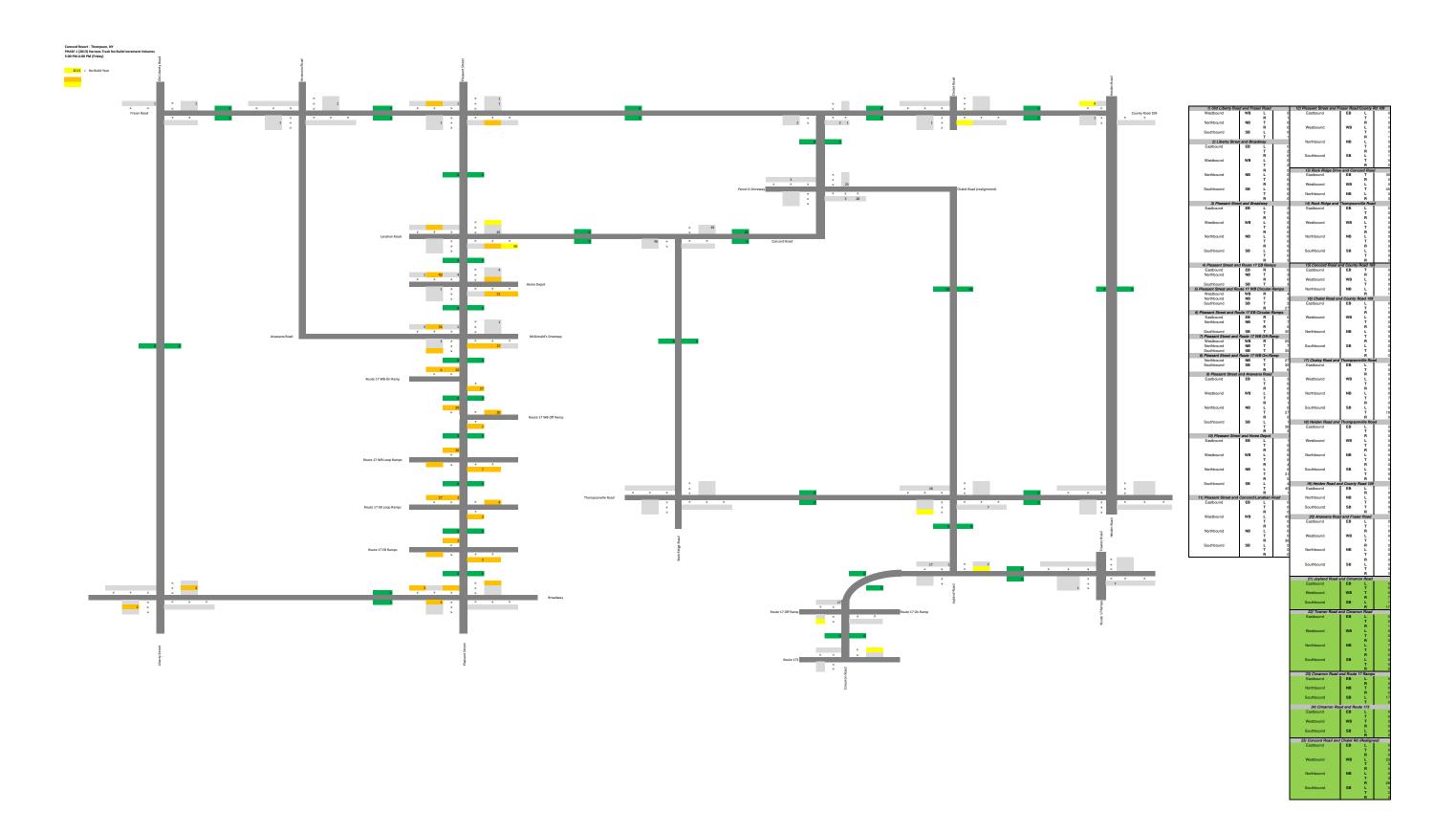
No Build Projects

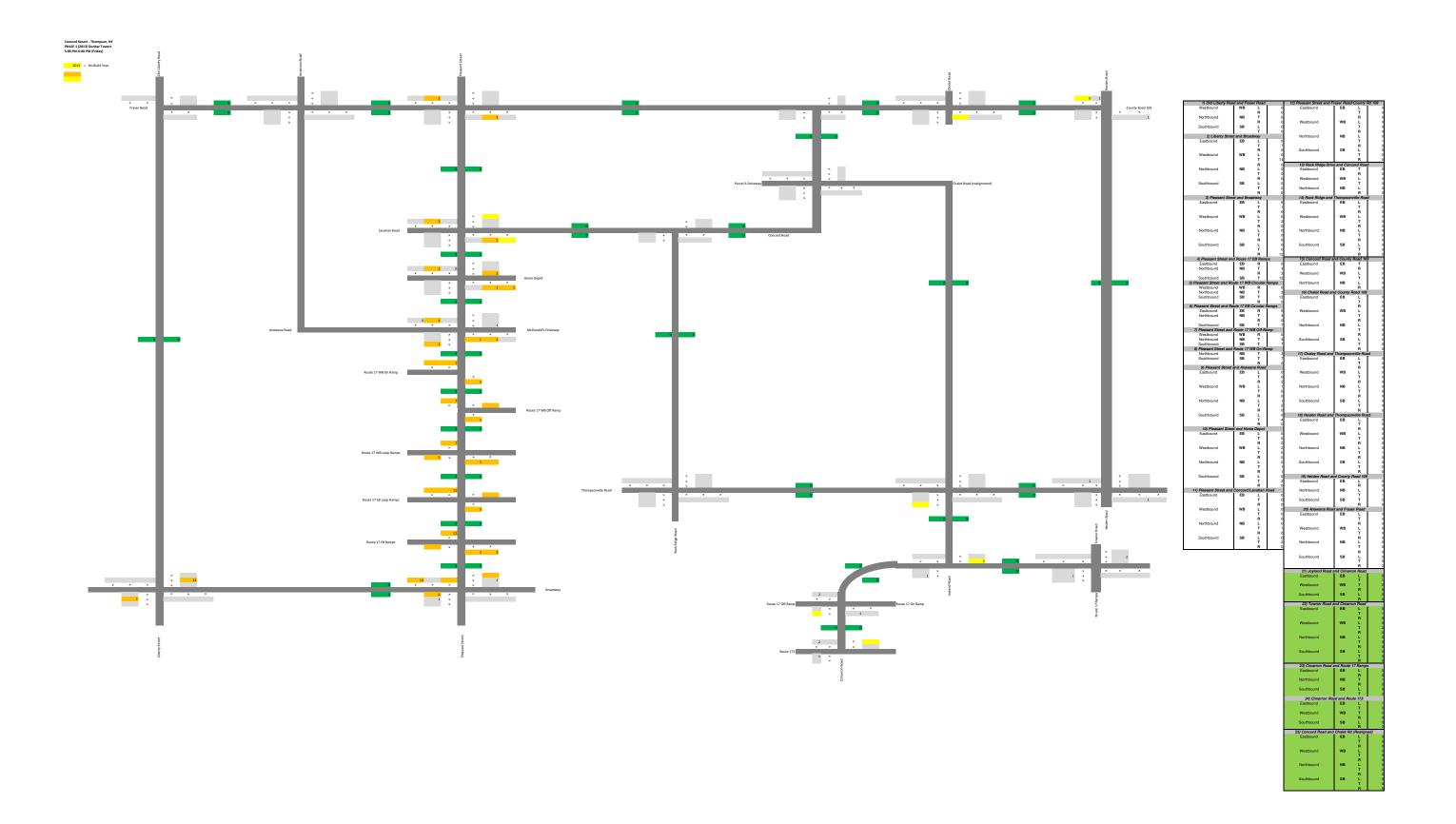
Municipality	Project	Build Year(s)	Project Description	Location	
Town of Forestburgh	Lost Lake Resort	2016 (Phase 1) 2021 (Phase 2)	Single-family residence lots, a cottage and condominium component, hotel/conference facilities and extensive recreational amenities.	Traversed by CR 108 and located west of CR 102, just south of Thompson/Forestburgh Town Line	
Village of Monticello	Dunbar Towers	2013	94 condo units	South side of Broadway, just east of Route 17B	
Town of Fallsburg	Raleigh and Heiden Properties	2015	236 single-family and duplex condominiums	East side of Heiden Road (CR 161) in the vicinity of Kiamesha Lake Road	
	Westbourne Estates	2014 (Phase 1) 2016 (Phase 2) 2019 (Phase 3)	Mixed residential development consisting of 331 units; 196 apartment style units (44 are existing), 31 single-family units, 104 two-family/duplex units(2)	West of NYS Route 42 and south of Route 52 - access from Westbourne Drive via southside of Route 52	
Town of Thonipson	CALP ¹	2013 (Parcel A and Harness Track)	210,000 sf casino, 54,000 sf convention space, 1,500-room hotel, harness track	North of NYS Route 17, east of NYS Route 42, south of Kiamesha Lake Road, west of Heiden Road.	
	Gemstar	2013	69-unit mobile home development. (Note: accounted for in growth rate)	Heiden Road between Kiamesha Lake Road and Thompsonville Road.	
	RNR	2013	120-unit mobile home development (40 units developed for Phase 1) (Note: accounted for in growth rate)	Old Liberty Road and Pittaluga Road	
	Birchwood	2013	60-70 residential units (Note: accounted for in growth rate)	Gun Club Road (straddles Town of Thompson and Foresiburgh)	
	Kelli Woods	2019	320 residential units (160 duplexes)	East of Rt. 103, South of Rt 107, North of Anawana Lake	
	Gan-Eden	2019	885 residential units	West of Rt 104, North of Rt 107, on border of Thompson and Fallsburg	
	Golden Ridges	2014 (Phase 1) 2019 (Full Build)	Zoning for up to 324 dwelling units	NYS Route 42	

Note: At this time the Apollo Mall and the Stockbridge-Munsee Casino are not approved, and are therefore not included in the development of Year 2022 volumes. However, in the event that one or both of these projects become active, this analysis will need to be revisited and subsequent impact analyses may be required.

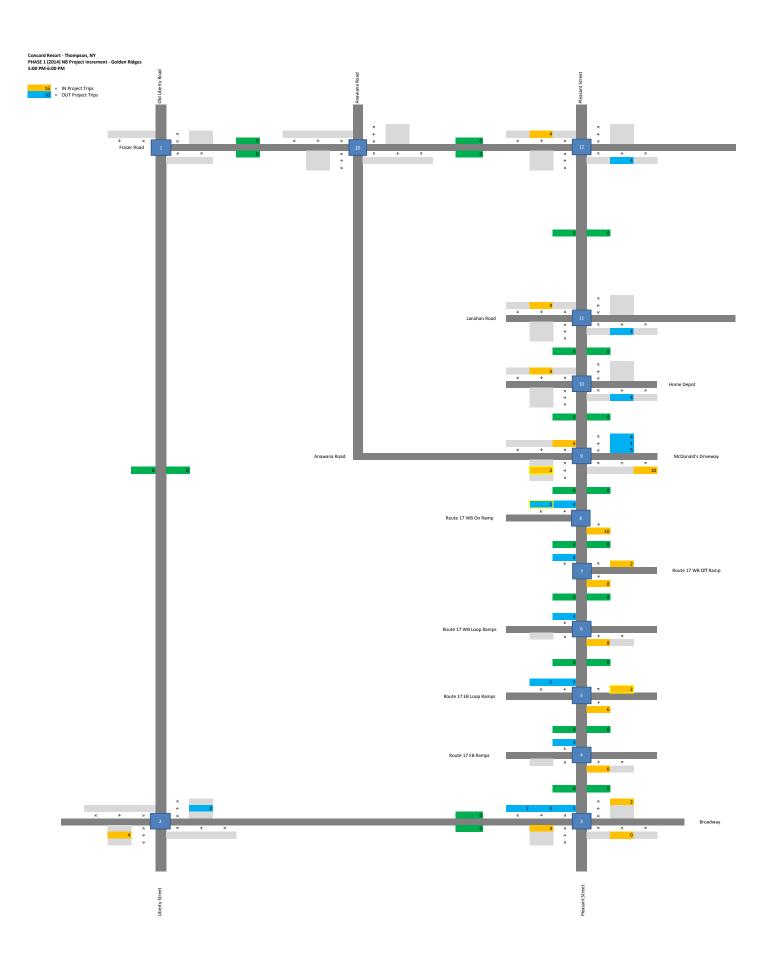
¹ If CALP should not proceed with approved plans for Parcel A and the Harness Track, including associated traffic and road improvements, a supplemental traffic impact study will need to be conducted showing the impact that eliminating this No Build project will have on the Proposed Project.

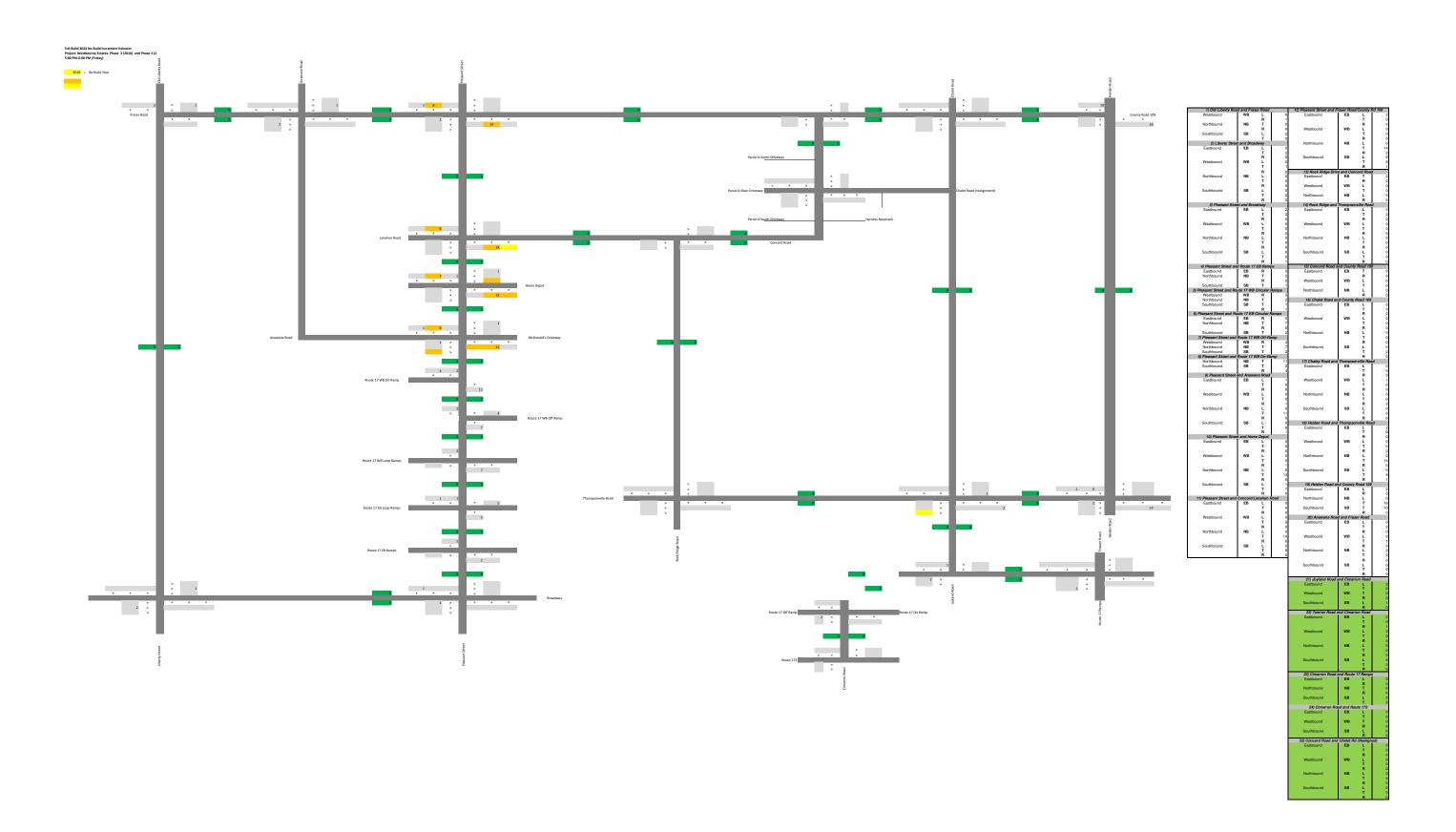


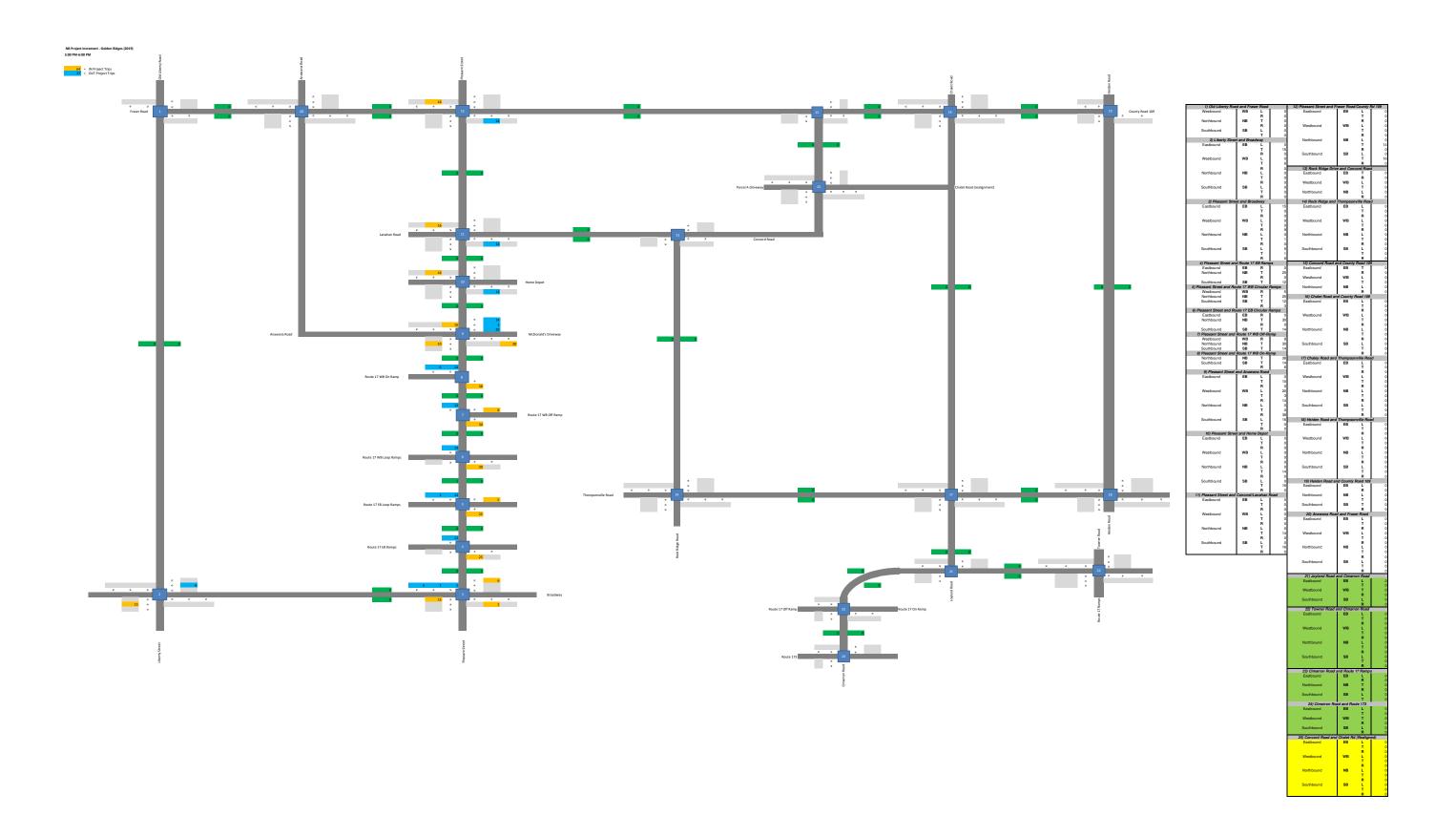


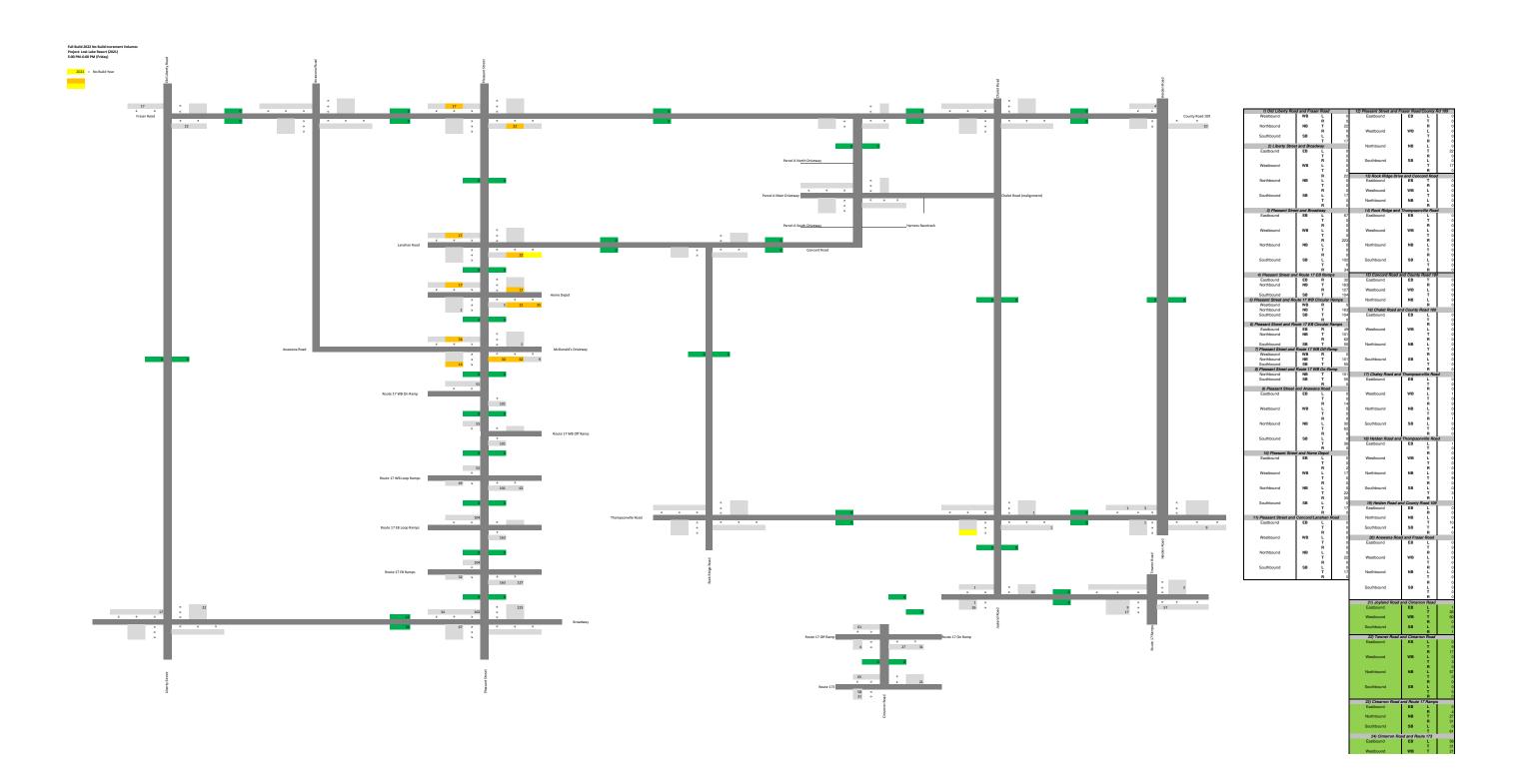


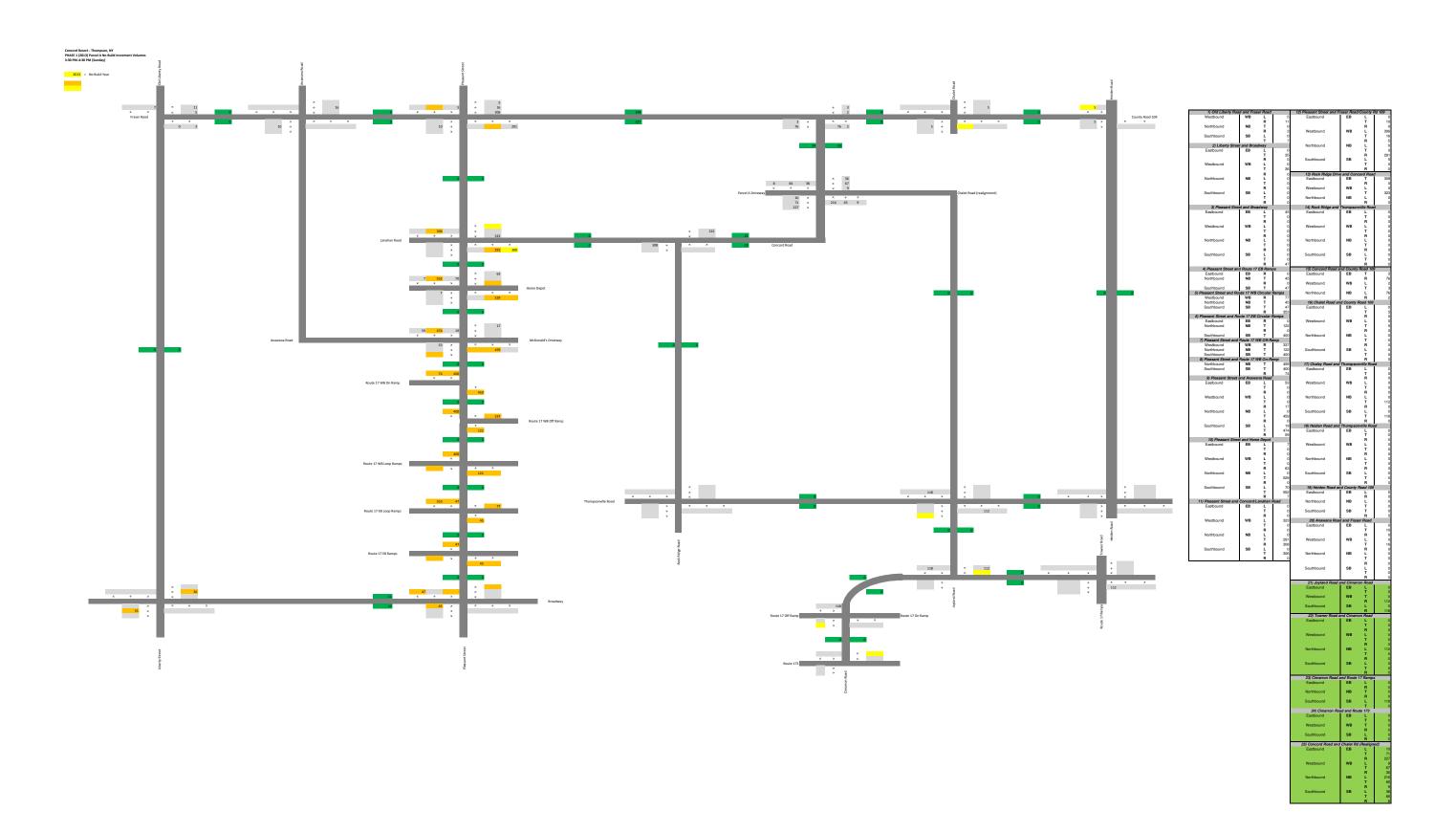
2014 = No Build Year 38% = % of 3 Phase Total 6 0 0 0 0 3 0 0 0 0 0 0 0 ¢ 0

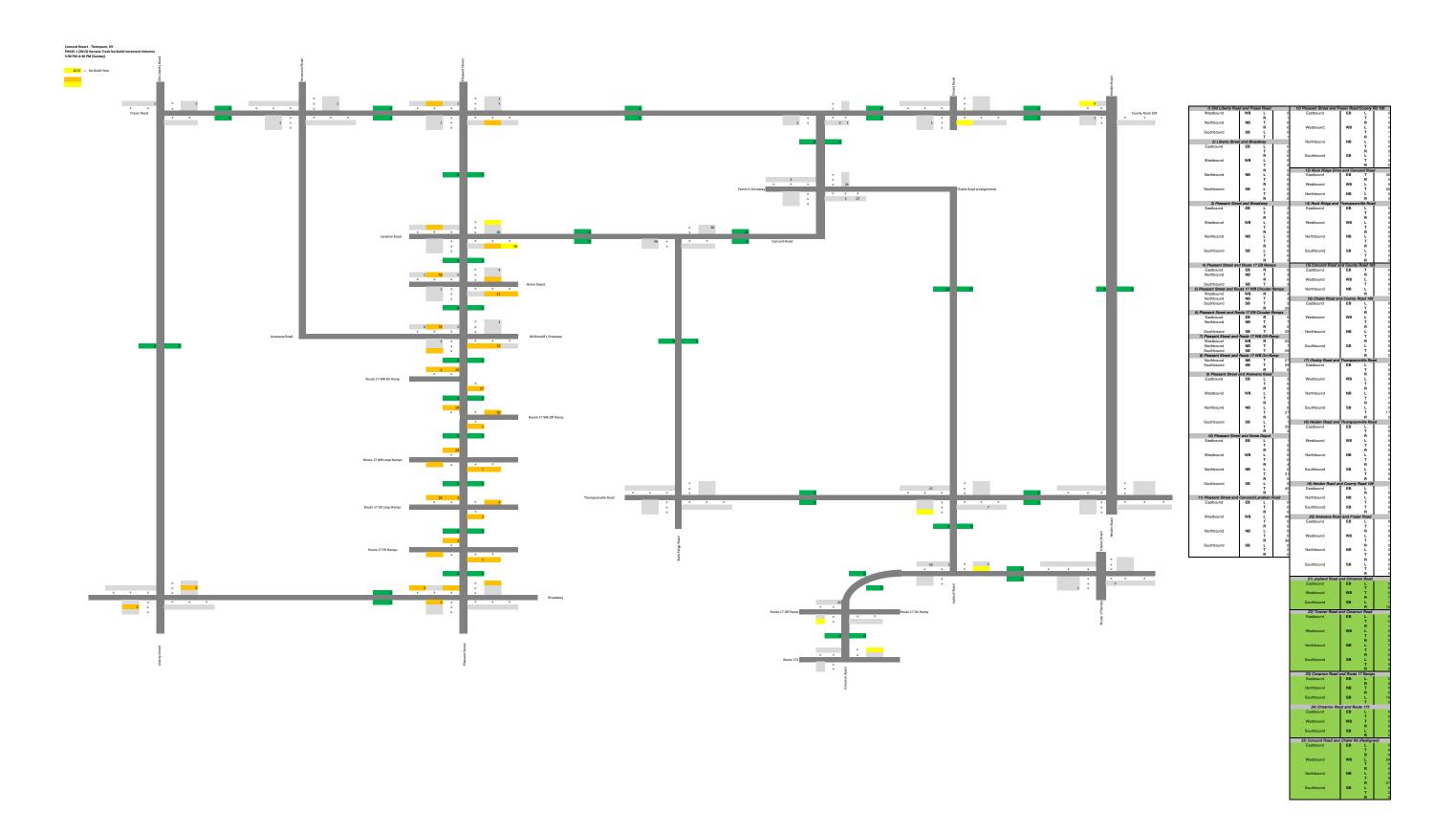


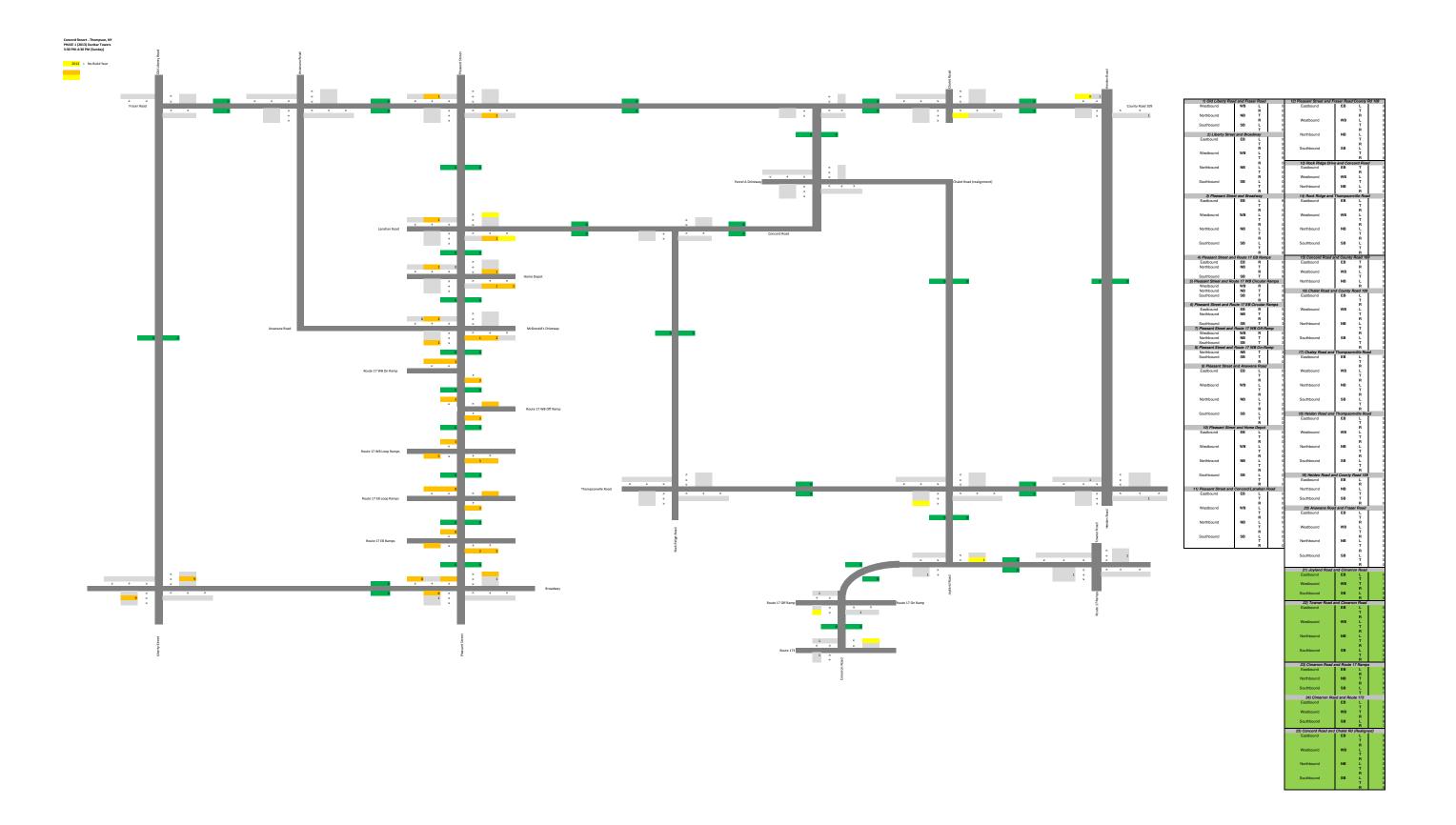




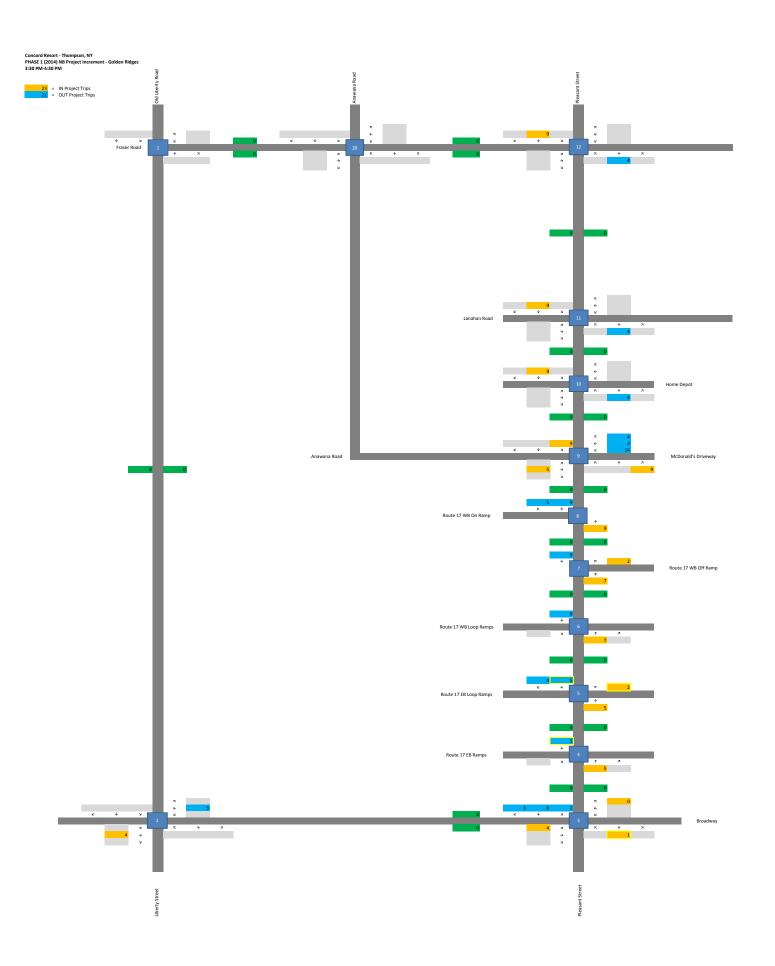








2014 No Build Increment Volumes Project: Westbourne Estates, Phase 1 (2014) 3:30 PM-4:30 PM (Sunday) 2014 = No Build Year 39% = % of 3 Phase Total 0 0 0 0 0 0 ¢ 1



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