

Local Law Filing

(Use this form to file a local law with the Secretary of State.)

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

County City Town Village

of Gardiner

FILED
STATE RECORDS

MAR 20 2023

Local Law No. 1 of the year 2023

DEPARTMENT OF STATE

A local law (insert title)

A LOCAL LAW TO AMEND LOCAL LAW 1 OF 2008, SECTION 220, ARTICLE II, SECTION 8(A) AND THE OFFICIAL TOWN OF GARDINER LAND USE DISTRICTS ZONING MAP AND TOWN OF GARDINER OVERLAY AND FLOATING DISTRICTS ZONING MAP.

Be it enacted by the _____ Town Board _____ of the

County City Town Village

of Gardiner

See Annexed

(If additional space is needed, attach pages the same size as this sheet, and number each.)

(Complete the certification in the paragraph that applies to the filing of this local law and strike out that which is not applicable.)

1. (Final adoption by local legislative body only.)

I hereby certify that the local law annexed hereto, designated as **Local Law No. 1 of 2023** of the (County) (City) (Town) (Village) of **Gardiner** was duly passed by the Town Board on **March 7, 2023** in accordance with the applicable provisions of law.

2. (Passage by local legislative body with approval, no disapproval or repassage after disapproval by the Elective Chief Executive Officer*.)

I hereby certify that the local law annexed hereto, designated as local law No. ____ of 20__ of the (County) (City) (Town) (Village) of _____ was duly passed by the _____ Board on _____ 20 ____, and was (approved) (not approved) (repassed after disapproval) by the _____ and was deemed duly adopted on _____, 20 _____, in accordance with the applicable provisions of law.

3. (Final adoption by referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. ____ of 20__ of the (County) (City) (Town) (Village) of _____ was duly passed by the _____ Board on _____ 20 ____, and was (approved) (not approved) (repassed after disapproval) by the _____ and was deemed duly adopted on _____, 20 _____, in accordance with the applicable provisions of law.

Such local law was submitted to the people by reason of a (mandatory)(permissive) referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the (general) (special)(annual) election held on _____ 20 ____, in accordance with the applicable provisions of law.

4. (Subject to permissive referendum and final adoption because no valid petition was filed requesting referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. ____ of 20__ of the (County) (City) (Town) (Village) of _____ was duly passed by the _____ Board on _____ 20 ____, and was (approved) (not approved) (repassed after disapproval) by the _____ on _____ 20 ____. Such local law was subject to permissive referendum and no valid petition requesting such referendum was filed as of _____, 20 ____, in accordance with the applicable provisions of law.

* Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county-wide basis or, if there be none, the chairperson of the county legislative body, the mayor of a city or village, or the supervisor of a town where such officer is vested with the power to approve or veto local laws or ordinances.

5. (City local law concerning Charter revision proposed by petition.)

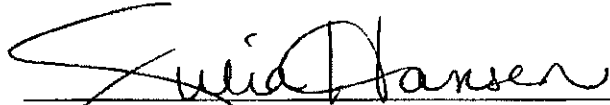
I hereby certify that the local law annexed hereto, designated as local law No. ____ of 20 ____ of the City of _____ having been submitted to referendum pursuant to the provisions of section (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at the (special)(general) election held on _____, 20____, became operative.

6. (County local law concerning adoption of Charter.)

I hereby certify that the local law annexed hereto, designated as local law No. ____ of 20 ____ of the County of _____ State of New York, having been submitted to the electors at the General Election of November _____ 20____, pursuant to subdivisions 5 and 7 of section 33 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of the cities of said county as a unit and a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

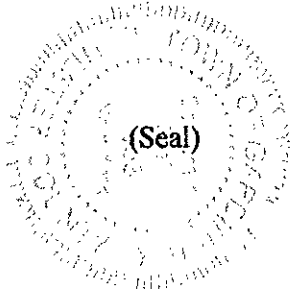
(If any other authorized form of final adoption has been followed, please provide an appropriate certification.)

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in paragraph 1 , above.



Clerk of the county legislative body, City, Town or Village Clerk or officer designated by local legislative body

Date: March 16, 2023



* Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county-wide basis or, if there be none, the chairperson of the county legislative body, the mayor of a city or village, or the supervisor of a town where such officer is vested with the power to approve or veto local laws or ordinances.

**TOWN OF GARDINER
INTRODUCTORY LOCAL LAW NO. 1 OF 2023**

**A Local Law to Amend Local Law 1 of 2008, Section 220, Article II, Section 8(A) and
the Official Town of Gardiner Land Use Districts Zoning Map and
Town of Gardiner Overlay and Floating Districts Zoning Map**

BE IT ENACTED by the Town Board of the Town of Gardiner, in the County of Ulster, State of New York, as follows:

SECTION 1. TITLE.

This local law shall be known as “A Local Law to Amend Local Law 1 of 2008, Section 220, Article II, Section 8(A) and the Official Town of Gardiner Land Use Districts Zoning Map and Town of Gardiner Overlay and Floating Districts Zoning Map”.

SECTION 2. PURPOSE AND INTENT.

The Town of Gardiner desires to amend Local Law 1 of 2008, Section 220, Article II, Section 8(A), commonly referred to as Town of Gardiner Zoning Law § 220-8(A) and amend the Official “Town of Gardiner Land Use Districts Zoning Map” and “Town of Gardiner Overlay and Floating Districts Zoning Map” to place the Campground Floating (CF) District over Tax Map Parcel Nos. 93.4-1-25.110, 93.4-1-20, 93.4-1-21, 93.4-1-23, 93.4-1-24 (collectively the “Expanded Campground”). This local law will impact approximately 104 acres of land presently zoned Rural Agricultural (RA).

This local law is pursuant to Town of Gardiner Local Law 1 of 2020, “A Local Law To Amend Chapters 220 and 200 of the Town of Gardiner Town Code Regulating Tourism Related Accommodations”. The general purpose of this local law is to create a CF that includes the Expanded Campground and to regulate the same under a cohesive zoning scheme with conditions required by the Town Board.

The Town Board believes the Expanded Campground is best suited to be included in a CFD to ensure that it can continue to provide public access to open spaces for recreation enjoyment, and to ensure that the existing, more densely developed Existing Campground Parcels are sufficiently buffered from nearby residential uses.

To further mitigate impacts on adjacent land uses and to ensure consistency with the goals and recommendations of the Town of Gardiner Comprehensive Plan, the Town Board imposes the following conditions on its approval to create a CFD on the Expanded Campground:

1. The Expanded Campground shall be limited to the uses and improvements that are shown on the approved site plan and special use permit. There shall be no further development or improvements constructed, erected, or maintained in the Expanded Campground. This includes the Existing Campground Parcels located at 50 Bevier Road and 40 Bevier Road (Tax IDs: 93.4-2-24 and 23) and adjacent parcels located at 30, 36 and 46 Bevier Road (Tax IDs: 93.4-1-25.110, 93.4-1-20, and 93.4-1-21). In addition, the establishment of any new camping spaces or additional accessory uses/activities is prohibited. Any change or modification to existing accessory uses, structures or activities in the Expanded

Campground shall require an amendment to the Expanded Campground's special use permit and site plan.

2. There shall be no sources of outdoor amplified sound installed, operated, or maintained by the Applicant in the Expanded Campground. This includes the Existing Campground Parcels located at 50 Bevier Road and 40 Bevier Road (Tax IDs: 93.4-2-24 and 23) and adjacent parcels located at 30, 36 and 46 Bevier Road (Tax IDs: 93.4-1-25.110, 93.4-1-20, and 93.4-1-21). Notwithstanding the foregoing, the following sources of outdoor amplified noise shall be permitted in the Expanded Campground subject to limitations set forth in the Expanded Campground's special use permit for the Expanded Campground and any applicable Town noise regulations or ordinances: 1) limited use of a public announcement system shall be permitted to announce evacuation orders, to locate missing persons, and to identify vehicle owners; 2) a portable speaker may be used for Halloween sound effects when the Halloween Trail is in use; 3) sound from laser tag devices that are affixed to the individual player and integral to the game of laser tag; and 4) speakers used for outdoor movies.
3. There shall be no exterior lighting/illumination permitted on parcels located at 30, 36 and 46 Bevier Road (Tax IDs: 93.4-1-25.110, 93.4-1-20, and 93.4-1-21), except for string lights that are used to illuminate the Halloween Trail when the trail is in use, exterior lighting that is necessary to provide safe travel along any roadway located on these parcels, or safe ingress and egress to and from any single-family residences located on these parcels. All exterior light fixtures that are required for these purposes shall comply with Town Code, Section 220-40(L) and be reviewed and approved by the Planning Board.
4. A 200-foot-wide buffer shall be maintained along the southern and western boundary of the parcel located at 30 Bevier Road (Tax IDs: 93.4-1-25.110 [the "Lobster Pound" parcel]). At least fifty (50) feet of this 200-foot buffer area shall be maintained as vegetated buffer. Any portion of the existing Halloween Trail located in the 200-foot buffer area shall be removed from the 200' buffer. There shall be no new development, improvements, uses or activities established in the 200' buffer area.
5. Existing setbacks and buffers along the Wallkill River shall be maintained and the removal of vegetation and trees along the riverbank shall be limited by the special use permit issued by the Town Board. A 50' buffer shall be maintained along all other property lines in the Expanded Campground, subject to a limited waiver granted to permit spaces 77, 78, 79, 80 and 81 (site 81 is currently located partially within this buffer area) to remain in their current location within the 50' setback. There shall be no other development, improvements, uses or activities within these buffer areas except for additional landscaping that is required by the Town Board or Planning Board.

SECTION 3. AUTHORITY.

This local law is adopted pursuant to New York State Municipal Home Rule Law, the Statute of Local Governments, the New York State Town Law, the Town of Gardiner Zoning Law § 220-69 and Campground Law §§ 220-18.2, 220-45.3(A), and the general police powers vested with the Town of Gardiner to provide for the health, safety and general welfare of persons and property within the Town.

SECTION 4. AMENDMENT TO ZONING MAP.

Zoning Law § 220-8(A) and the Official "Town of Gardiner Land Use Districts Zoning Map" and "Town of Gardiner Overlay and Floating Districts Zoning Map" are hereby amended to place the CF Zoning District over the Property. A metes and bounds description of the Property is included herewith at **Exhibit A**. A map indicating the placement of the Campground Floating district that results from this local law is annexed hereto as **Exhibit B**.

SECTION 5. SEVERABILITY

If any word, clause, sentence, paragraph, section or part of this local law or the application thereof shall be adjudged by any court of competent jurisdiction to be unconstitutional, illegal or invalid, such judgment shall not affect, impair or invalidate the remainder of this local law or the application thereof and shall be limited to the part directly involved in the controversy and adjudged invalid. The Town Board hereby declares that it would have enacted this local law or the remainder thereof if the invalidity of such provision or application had been apparent.

SECTION 6. APPLICATION OF THIS LOCAL LAW

This local law shall apply only to the Property in the Town of Gardiner. It shall not apply to any other land in the Town of Gardiner.

SECTION 7. EFFECTIVE DATE

This local law shall take effect immediately upon filing in the office of the New York State Secretary of State in accordance with the New York State Municipal Home Rule Law.

EXHIBIT A

EXHIBIT A

I. SBL No. 93.4-1-20

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND SITUATE, lying and being in the Town of Gardiner, County of Ulster and State of New York and being more particularly bounded and described as follows:

BEGINNING at an iron pipe found on the southerly bounds of Bevier Road and on the easterly bounds of lands now or formerly of Mans Brother Realty, Inc. L. 3791 — P. 248;

THENCE crossing over said road and following the bounds of Mans Brother Realty, Inc. and the bounds of lands now or formerly Taylor, L. 4026 — P. 287 North 16 degrees 40 minutes 01 seconds East a distance of 93.49 feet to an iron rod found on the top of the southerly bank of the Shawangunk Kill;

THENCE following the top of said riverbank South 47 degrees 03 minutes 36 seconds East a distance of 236.46 feet;

THENCE continuing along the same South 39 degrees 24 minutes 51 seconds East a distance of 73.85 feet to the northwesterly corner of lands of Mountain Meadow Development Corp., L. 5327 — P. 226;

THENCE following the bounds of said lands of Mountain Meadow Development Corp. for the following 5 courses and distances:

1. South 49 degrees 07 minutes 22 seconds West a distance of 86.74 feet to an iron rod found on the southerly bounds of Bevier Road,
2. Along a curve to the right having a radius of 25.00 feet for an arc length of 36.62 feet to an iron rod found,
3. South 43 degrees 03 minutes 14 seconds West a distance of 25.98 feet, to an iron rod found,
4. South 22 degrees 38 minutes 49 seconds West, passing over a rod at 173.36 feet, a total distance of 289.27 feet to an iron rod found,
5. North 62 degrees 25 minutes 41 seconds West a distance of 179.55 feet to an iron rod found in a stone wall located on the bounds of said lands of Mans Brother Realty, Inc.;

THENCE following the bounds of said lands North 14 degrees 19 minutes 09 seconds East a distance of 118.68 feet to an iron pipe found;

THENCE continuing along the same North 14 degrees 19 minutes 59 seconds East a distance of 316.46 feet to the point of beginning and containing approximately 2.41 acres.

BEING the entirety of the premises conveyed by Louise H. Hutchinson to Mountain Meadow Development Corp. by deed dated August 27, 1996 and recorded in the Ulster County Clerk's Office on August 27, 1996 in Liber 2615 of Deeds at page 268.

II. SBL No. 93.4-1-21

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, with the buildings and improvements thereon erected, situate, lying and being in the Town of Gardiner, County of Ulster, State of New York and more fully described as follows:

BEGINNING at a point on the southerly bank of the Shawangunk Kill being the northwesterly corner of the lands now or formerly of Roy R. and Barbara J. Bartels as recorded in the Ulster County Clerk's Office in Liber 1387 of Deeds at page 691, thence running along the westerly line of said Bartels the following Two (2) courses and distances and crossing Bevier Road (formerly the Old Farmer's Turnpike)

- (1) South 00° 45' East 65.8 feet to a point near the northerly end of a picket fence, thence generally along the easterly side of the fence
- (2) South 36° 16' West 302.7 feet to a point, thence running along the lands of Beatty, as recorded in the Ulster County Clerk's Office in Liber 768 of Deeds at page 241
- (3) North 50° 02' West 194.78 feet to an iron rod previously set at the northeasterly corner of the lands of Hegeman as recorded in the Ulster County Clerk's Office as Parcel One in Liber 1335 of Deeds at page 359, thence continuing along said Beatty the following three (3) courses and distances
- (4) South 35° 03' 40" West 116.00 feet to an iron rod previously set, thence
- (5) North 50° 02' West 246.23 feet to an iron, rod previously set on the easterly side of a 50 feet wide strip of land reserved for a driveway, thence running along the easterly side of said drive the following (5) courses and distances
- (6) North 35° 03' 40" East 116.00 feet to an iron rod previously set at the southeasterly corner of a 0.277 acre parcel of land of Beatty as recorded in the Ulster County Clerk's Office in Liber 1335 of Deeds at page 344, thence along the easterly line of same the following four (4) courses and distances
- (7) North 35° 03' 40" East 168.56 feet to an iron rod previously set thence
- (8) North 55° 28' 05" East 20.42 feet to an iron rod previously set, thence on a
- (9) curve to the right having a radius of 25 feet and a long chord of South 86° 50' 20" East 30.57 feet for a distance of 32.89 feet to an iron rod previously set, thence
- (10) North 40° 51' 15" East 25.00 feet to point in the centerline of pavement of the aforementioned Bevier Road, thence
- (11) North 40° 51' 15" East 40.34 feet to a point on the southerly bank of aforementioned Shawangunk Kill, thence along same the following four (4) courses and distances
- (12) South 08° 03' East 25.05 feet to a point, thence
- (13) South 46° 24' East 103.1 feet to a point, thence

- (0) South 65° 04' East 109.7 feet to a point, thence
- (1) South 79° 20' East 154.3 feet to the point of beginning.

Containing 3.4705 acres, more or less.

Bearings refer to those of Liber 768 of Deeds at page 241

Being a portion of Liber 639 of Deeds at page 247 and Liber 1335 of Deeds at page 359.

III. SBL No. 93.4-2-23

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND SITUATE, lying and being in the Town of Gardiner, County of Ulster and State of New York and being more particularly bounded and described as follows:

BEGINNING at an iron rod found on the top of the southerly bank of the Shawangunk Kill and at the northeasterly corner of lands now or formerly of Schultz, L. 2430 — P. 317,

THENCE following the southerly bank of said river to its mouth and thence along the westerly shore of the Walkill River for the following 17 courses and distances:

1. North 74 degrees 15 minutes 57 seconds East a distance of 228.91 feet,
2. North 80 degrees 53 minutes 10 seconds East a distance of 60.70 feet,
3. South 21 degrees 16 minutes 50 seconds East a distance of 99.20 feet,
4. South 11 degrees 04 minutes 50 seconds East a distance of 469.00 feet,
5. South 29 degrees 22 minutes 50 seconds East a distance of 338.20 feet,
6. South 55 degrees 22 minutes 18 seconds East a distance of 226.09 feet,
7. South 55 degrees 19 minutes 58 seconds East a distance of 56.91 feet,
8. South 38 degrees 29 minutes 50 seconds East a distance of 113.90 feet,
9. South 27 degrees 58 minutes 50 seconds East a distance of 169.00 feet,
10. South 26 degrees 40 minutes 50 seconds East a distance of 152.60 feet,
11. South 10 degrees 45 minutes 50 seconds East a distance of 101.60 feet,
12. South 00 degrees 16 minutes 10 seconds West a distance of 138.60 feet,
13. South 08 degrees 14 minutes 50 seconds East a distance of 112.10 feet,
14. South 07 degrees 12 minutes 50 seconds East a distance of 267.50 feet,
15. South 05 degrees 20 minutes 50 seconds East a distance of 257.30 feet,
16. South 24 degrees 55 minutes 50 seconds East a distance of 184.40 feet,
17. South 33 degrees 43 minutes 50 seconds East a distance of 100.30 feet to an iron pipe found at the northeasterly corner of lands now or formerly of Rusi Holding Corp., L. 5202 - 238;

THENCE following the northerly bounds of said lands of Rusi Holding Corp. North 70 degrees 44 minutes 50 seconds West a distance of 147.80 feet;

THENCE continuing along the same and along the trend of a stone wall North 69 degrees 05 minutes 50 seconds West a distance of 982.00 feet to the southeasterly corner of lands now or formerly of Mountain Meadow Development Corp., L. 5327 - P. 226,

THENCE following the bounds of said lands of Mountain Meadow Development Corp. for the following 5 courses and distances:

1. North 20 degrees 39 minutes 10 seconds East a distance of 720.00 feet,
2. North 54 degrees 20 minutes 50 seconds West a distance of 595.00 feet,
3. North 34 degrees 39 minutes 10 seconds East a distance of 381.00 feet,
4. North 57 degrees 20 minutes 50 seconds West a distance of 411.00 feet,
5. North 23 degrees 19 minutes 23 seconds East a distance of 149.40 feet to an iron rod set at the southeasterly corner of said lands of Schultz;

THENCE following the bounds of said lands of Schultz North 23 degrees 51 minutes 09 seconds East, passing over an iron rod set at 293.33 feet, a total distance of 302.70 feet;

THENCE continuing along the same and crossing over Bevier Road North 13 degrees 11 minutes 36 seconds West a distance of 65.73 feet to the point of beginning and containing approximately 33.27 acres.

Bearings are in reference to Grid North, NAD 83.

BEING the entirety of the premises conveyed by Sonia Coffey to Mountain Meadows Development Corporation by deed dated August 14, 1991 and recorded in the Ulster County Clerk's Office on August 14, 1991 in Liber 2109 of Deeds at page 50.

IV. SBL No. 93.4-1-24

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND SITUATE, lying and being in the Town of Gardiner, County of Ulster and State of New York and being more particularly bounded and described as follows:

BEGINNING at an iron rod found on the southerly bounds of Sevier Road and on the westerly bounds of lands now or formerly of Schultz, L. 2430 — P. 317,

THENCE following the bounds of said lands of Schultz for the following 6 courses and distances:

1. along a curve to the left having a radius of 25.00 feet for an arc length of 32.89 feet to an iron rod found,
2. South 43 degrees 03 minutes 14 seconds West a distance of 20.42 feet to an iron rod found,
3. South 22 degrees 38 minutes 49 seconds West, passing over an iron rod found at 168.60 feet, a total distance of 284.56 feet to an iron rod set,
4. South 62 degrees 25 minutes 43 seconds East a distance of 246.07 feet to an iron rod found,
0. North 22 degrees 45 minutes 24 seconds East a distance of 116.06 feet to an iron rod found,

1. South 62 degrees 26 minutes 52 seconds East a distance of 194.72 feet to an iron rod set on the westerly bounds of lands now or formerly of Mountain Meadow Development Corp., L. 2109 — P. 50,

THENCE following the bounds of said lands of Mountain Meadow Development Corp. for the following 5 courses and distances:

1. South 23 degrees 19 minutes 23 seconds West a distance of 149.40 feet;
2. South 57 degrees 20 minutes 50 seconds East a distance of 411.00 feet;
3. South 34 degrees 39 minutes 10 seconds West a distance of 381.00 feet;
4. South 54 degrees 20 minutes 50 seconds East a distance of 595.00 feet;
5. South 20 degrees 39 minutes 10 seconds West a distance of 720.00 feet to a point on the northerly bounds of lands now or formerly of Rusi Holding Corp., L. 5202 — 238;

THENCE following the said bounds of Rusi Holding Corp. and along the trend of a stone wall North 69 degrees 10 minutes 55 seconds West a distance of 1066.02 feet,

THENCE continuing along the same North 70 degrees 12 minutes 19 seconds a distance of 244.90 feet to an iron rod found at a stone wall intersection at the southeasterly corner of lands now or formerly of Mans Brother Realty Inc., L. 3791 — P. 248;

THENCE following the easterly bounds of Mans Brother Realty Inc. for the following 3 courses and distances:

1. North 20 degrees 32 minutes 06 seconds East and along the trend of a stone wall for the first portion of the course a distance of 681.52 feet;
2. North 22 degrees 33 minutes 22 seconds East a distance of 105.60 feet to an iron rod set;
3. North 46 degrees 34 minutes 22 seconds West, crossing over a small stream, a distance of 174.95 feet to an "X" found carved on a stone in a stone wall;

THENCE continuing along the bounds of said lands and along the trend of a stone wall for the following 4 courses and distances:

1. North 35 degrees 55 minutes 13 seconds East, a distance of 83.24 feet;
2. North 12 degrees 29 minutes 12 seconds East a distance of 182.30 feet;
3. North 35 degrees 00 minutes 28 seconds West, a distance of 49.01 feet to an angle point in said stone wall;
4. North 14 degrees 23 minutes 15 seconds East a distance of 302.29 feet to an iron rod found at the southwesterly corner of other lands now or formerly of Mountain Meadow Development Corp., L. 2615 — P. 268;

THENCE along the bounds of other lands of Mountain Meadow Development Corp. for the following 5 courses and distances:

1. South 62 degrees 25 minutes 41 seconds East a distance of 179.55 feet to an iron rod found,
2. North 22 degrees 38 minutes 49 seconds East, passing over a rod found at 115.95 feet a total distance of 289.27 feet to an iron rod found,
3. North 43 degrees 03 minutes 14 seconds East a distance of 25.98 feet to an iron rod found,
4. Along a curve to the left having a radius of 25.00 feet for an arc length of 36.62 feet to an iron rod found,
5. North 49 degrees 07 minutes 22 seconds East a distance of 86.74 feet, crossing over the Bevier Road to a point on the top of the southerly bank of the Shawangunk Kill;

THENCE along the top of said riverbank South 39 degrees 24 minutes 58 seconds East a distance of 33.95 feet;

THENCE further along the same South 20 degrees 28 minutes 00 seconds East a distance of 35.45 feet to the northwesterly corner of said lands of Schultz;

THENCE following the bounds of said lands of Schultz and crossing over Bevier Road South 28 degrees 26 minutes 24 seconds West a distance of 65.34 feet to the point of beginning and containing approximately 37.32 acres.

Bearings are in reference to Grid North, NAD 83.

BEING the entirety of the premises conveyed by Heinz T Bracklow & Gertrud Bracklow to Mountain Meadow Development Corp. by deed dated May 17, 2012 and recorded in the Ulster County Clerk's Office on May 24, 2012, in Liber 5327 of Deeds at Page 226.

V. SBL No. 93.4-1-25.110

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, situate, lying and being in the Town of Gardiner, County of Ulster and State of New York known as a portion of Lot #3 as shown on a map entitled "Subdivision of Lands for MARGARET C. HOFFMAN and JOSENA G. LEAL," being filed in the Office of the Ulster County Clerk on August 4th, 1983 as Map #4929 and being more particularly bounded and described as follows:

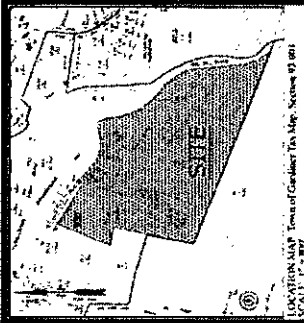
BEGINNING at a point in the center of Bevier Road, said point being in the line of lands now or formerly of Hutchinson and being the Northeasterly corner of the herein described Lot, thence;

- 1) S 14 degrees 21 minutes 40 seconds W, 759.15 feet partially along a stone wall and along lands now or formerly of Hutchinson and along lands now or formerly of Beatty, passing through an iron pipe at 19.39 feet and iron pipe at 335.75 feet and an iron pipe at 454.46, thence the following three courses along other lands of Hoffman & Leal;
- 2) N 33 degrees 34 minutes 30 seconds W, 130.00 feet partially along a stone wall, thence;
- 3) N 58 degrees 37 minutes 35 seconds W, 147.06 feet along a stone wall, thence;
- 4) N 78 degrees 42 minutes 00 seconds W, 255.98 feet along a stone wall to an iron pipe at a stone wall intersection, thence;
- 5) N 78 degrees 11 minutes 20 seconds W, 284.76 feet along a stone wall and along lands now or formerly of Bastian, thence;
- 6) N 20 degrees 47 minutes 40 seconds E, 1044.38 feet along lands now or formerly of Lattes crossing Bevier Road to the water line of the Shawangunk Kill as it was located on January 2, 1991, thence;
- 7) S 63 degrees 36 minutes 48 seconds E, 166.13 feet along the Shawangunk Kill, thence the following three courses along lands now or formerly of Valentino;
- 8) S 31 degrees 01 minutes 50 seconds W, 112.06 feet, thence;
- 9) S 29 degrees 41 minutes 1- seconds E, 120.00, thence;

- 10) N 31 degrees 01 minutes 50 seconds E, 105.05, thence the following four courses;
- 11) S 47 degrees 20 minutes 00 seconds E, 120.98 feet, thence;
- 12) S 11 degrees 33 minutes 29 seconds E, 22.46 feet, thence;
- 13) S 57 degrees 07 minutes 38 seconds E, 53.94 feet, thence;
- 14) N 87 degrees 26 minutes 25 seconds E, 10.28 feet, thence the following two courses along lands now or formerly of Esperon;
- 15) S 25 degrees 21 minutes 40 seconds W, 99.05, thence;
- 16) S 53 degrees 20 minutes 05 seconds E, 250.00 feet being also the center of Bevier Road to the point of beginning.

CONTAINING 14.197 Acres of Land.
4838-4960-8649,

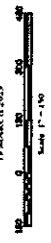
EXHIBIT B



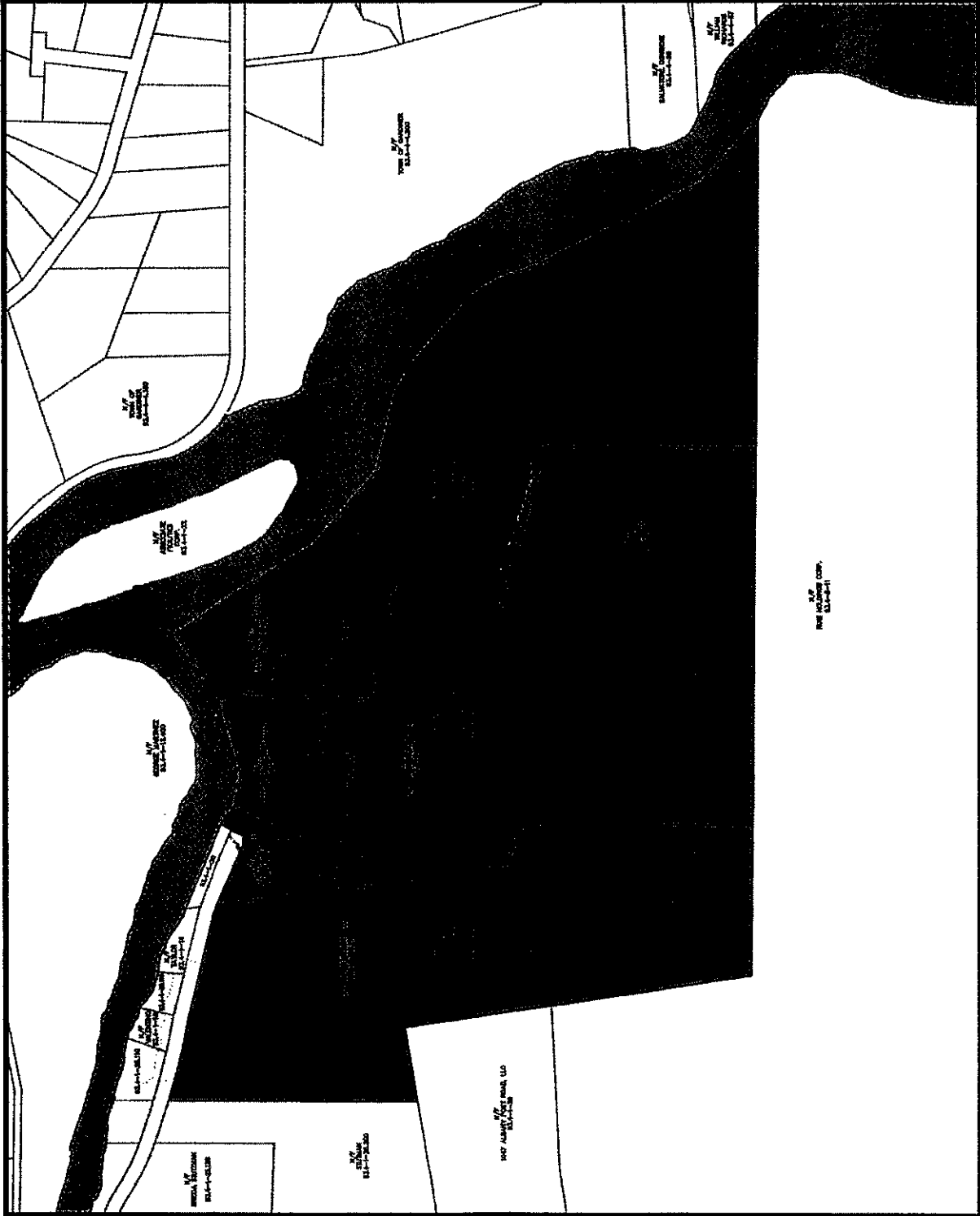
LOCATION MAP Town of Guilford Tax Map, Section 03 001
SCALE: 1" = 100'

REZONING MAP FOR LAZY RIVER CAMPGROUND

SHEET NO. 1
DATE: 12/15/2011
13 MAR 2012 03:33



MEDENBACH & EGGERS
CIVIL ENGINEERING & LAND SURVEYING, P.C.
1000 PINE AVE. SUITE 100
GREENSBORO, NC 27409
PHONE: 336.833.1111
FAX: 336.833.1112



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