

EXHIBIT “C”

Project Description

PROJECT DESCRIPTION

ONE75 LLC has received land use approvals from the Town of Clarkstown to construct a 122-unit rental housing complex for seniors at 175 West Clarkstown Road on a 9.18-acre parcel. The project is to be known as *The Reserves at Clarkstown*. As a condition of the Town's approval, 13 of the units to be spread out throughout the building are earmarked as "affordable" and will be leased at below market rents. The apartments will be a mix of 96 one-bedroom units and 25 two-bedroom units plus one two-bedroom unit for a full-time on-site building superintendent.

The property is now vacant and undeveloped. It had been used for many years starting around 1978 as a summer day camp called *Champions*, but the day camp use was discontinued. The project site is in a R-22 zoning district. Senior housing is a special permit use in this zoning district, and the applicant has received the required special permit approval in addition to site plan approval from the Town of Clarkstown Planning Board.

The Reserves at Clarkstown will be one three-story 146,880 square foot building. Residents will have access to 91 parking spaces in an underground garage and 127 exterior parking spaces. Amenities include two, outdoor, grade-level courtyards; an outdoor swimming pool; a roof-top deck; outdoor recreation; a dog park; a fitness center and exercise studio, game room, media room common areas/lounges, and a bistro or "quick-serve" café. A ring driveway around the building provides access to the formal front building entrance, parking areas and the parking garage, and is designed to allow 360-degree access for emergency vehicles. The building is a beautiful, modern design complemented by with an extensive landscape plan approved by the Planning Board.