

**LOCAL LAW NO. 4 OF 2010**

**COUNTY OF ROCKLAND**

**STATE OF NEW YORK**

Mr. Grant offered the following Local Law, which was seconded by Ms. Coker, Mr. Murphy and Mr. Schoenberger and unanimously adopted:

A local law amending local law no. 11 of 2005 to authorize the county of Rockland to apply to the New York state commissioner of economic development and the New York state empire zone designation board to designate coordinates delineated on the attached map within tax parcel 70.06-1-1.12 of the Town of Orangetown as a “regionally significant project” and to include it within the Rockland county empire zone.

Be it enacted by the legislature of the county of Rockland as follows:

**Section 1. Legislative intent and findings.**

(A) On September 6, 2005 the legislature of Rockland county enacted local law no. 11 of 2005 which, among other things, authorized the county to apply to the New York state commissioner of economic development (“commissioner”) pursuant to §961 of article 18-b of the general municipal law for the designation of several areas within Rockland county as together constituting the Rockland county empire zone.

(B) Article 18-b of the general municipal law provides that certain manufacturers, agri-business, high tech, or biotech businesses, and financial or insurance service businesses that are not located within an empire zone may be designated as “regionally significant projects” and included within the empire zone by the commissioner, upon passage of a local law authorizing the county to apply to the commissioner for such designation and inclusion.

(C) WHEREAS, on October 9, 2009, the Zone Administrative Board (ZAB) of the Rockland County Empire Zone received an application for determination of eligibility of a regionally significant manufacturing project for coordinates delineated on the attached map within Tax Parcel 70.06-1-1.12 (located at 100 Oritani Drive, Blauvelt, New York) be designated a “regionally significant project” and included in the Rockland county empire zone, because it is on that parcel that Aerco International, Inc. (a foreign business corporation organized under the laws of the State of Delaware, which designs and manufactures high efficiency commercial boilers and water heaters) intends to relocate its current manufacturing operations, including 139 employees, from Northvale, New Jersey, and enter a 10 year lease that will involve a \$15 million investment in

construction by the lessor, \$1.4 million investment in leasehold improvements, \$1.5 million investment in machinery (over 3 years), a \$270,000 investment in furniture, fixtures and equipment, and an anticipated growth to 150 employees by 2012 in Rockland county.

(D) To accomplish this, it is necessary for the legislature of Rockland county to adopt a local law amending local law no. 11 of 2005 to authorize the county to apply to the commissioner and to the New York state empire zone designation board to designate coordinates delineated on the attached map within tax parcel 70.06-1-1.12 as a “regionally significant project” within the meaning of article 18-b of the general municipal law.

(E) It would benefit the county of Rockland, the town of Orangetown, and Aerco International, Inc. for coordinates delineated on the attached map within that tax parcel 70.06-1-1.12 (located at 100 Oritani Drive, Blauvelt, New York) to be designated a “regionally significant project” and to be included in the Rockland county empire zone.

## **Section 2. Amendment of local law no. 11 of 2005.**

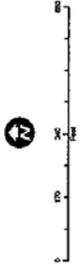
Local law no. 11 of 2005 is hereby amended to authorize the county to apply to the New York state commissioner of economic development and to the New York state empire zone designation board to designate coordinates delineated on the attached map within tax parcel 70.06-1-1.12 (located at 100 Oritani Drive, Blauvelt, New York) a “regionally significant project” and include it in the Rockland county empire zone, because it is on that parcel that Aerco International, Inc. (a foreign business corporation organized under the laws of the State of Delaware, which designs and manufactures high efficiency commercial boilers and water heaters) intends to relocate its current manufacturing operations, including 139 employees, from Northvale, New Jersey, and enter a 10 year lease that will involve a \$15 million investment in construction by the lessor, \$1.4 million investment in leasehold improvements, \$1.5 million investment in machinery (over 3 years), a \$270,000 investment in furniture, fixtures and equipment, and an anticipated growth to 150 employees by 2012 in Rockland county.

## **Section 3. Effective date.**

This local law shall become effective as of the date of filing with the secretary of state as provided by section 27 of the municipal home rule law.

# EMPIRE ZONE

AERCO INTERNATIONAL INC.  
REGIONALLY SIGNIFICANT PROJECT



### Legend

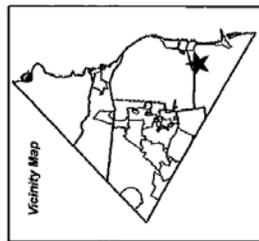
- MUNICIPAL BOUNDARIES**
- County
  - Town
  - Village
- CENSUS**
- Tracts
- 100.01 Tract Numbers**

### REGIONALLY SIGNIFICANT PROJECT

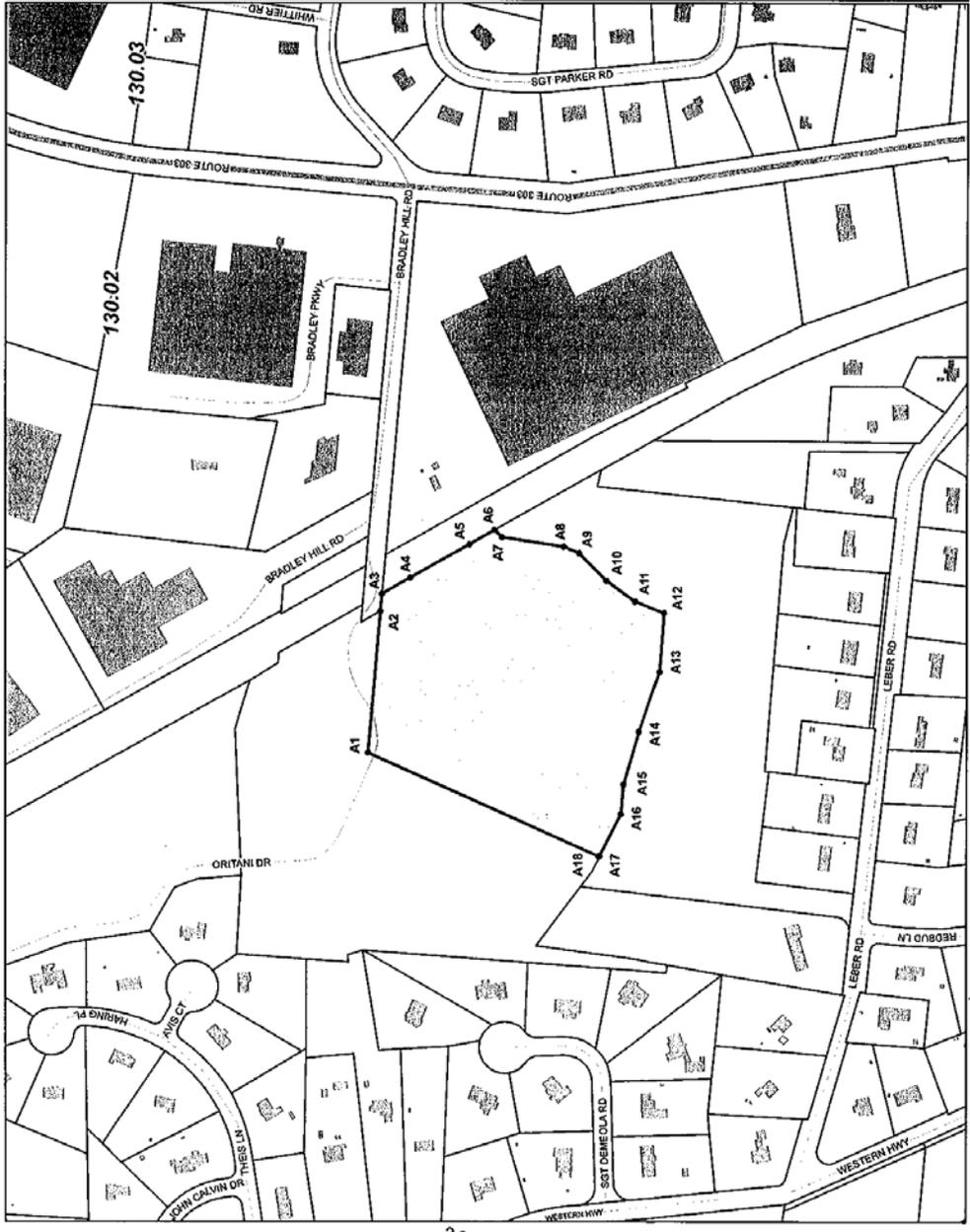
- Zone Boundary
- Zone Properties
- Parcel Coordinate Point
- A6 Parcel Coordinate Number

### BASE MAP FEATURES

- Roads
- Parcels



Prepared by the Nottoway County Department of Planning - D.C.  
February 2000.  
Source: Aerial Photography and February 2000 satellite.



2a.

Point_ID	State_X	State_Y	Lat	Long
A3	642388.967000	817251.919000	41.07571966040	-73.95495390730
A4	642433.050000	817174.611000	41.07550671420	-73.95479576700
A5	642522.978000	817014.573000	41.07506590900	-73.95447322170
A6	642561.483000	816946.085000	41.07487726650	-73.95433511600
A7	642542.774000	816926.064000	41.07482263550	-73.95440342890
A8	642516.558000	816757.307000	41.07435989290	-73.95450234480
A9	642499.233000	816715.637000	41.07424581730	-73.95456612830
A10	642425.748000	816642.167000	41.07404542310	-73.95483433310
A11	642368.034000	816564.734000	41.07383388030	-73.95504541010
A12	642338.005000	816485.798000	41.07361773700	-73.95515611410
A13	642178.558000	816496.737000	41.07365049460	-73.95573417840
A14	642016.638000	816553.953000	41.07381030970	-73.95632016640
A15	641874.247000	816595.941000	41.07392799120	-73.95683566940
A16	641794.134000	816602.677000	41.07394784900	-73.95712608750
A17	641680.198493	816660.439606	41.07410833810	-73.95753803600
A18	641681.121854	816663.169609	41.07411581550	-73.95753461810
A1	641959.727901	817289.247594	41.07582947110	-73.95650995700
A2	642342.111000	817256.019000	41.07573171760	-73.95512376580

