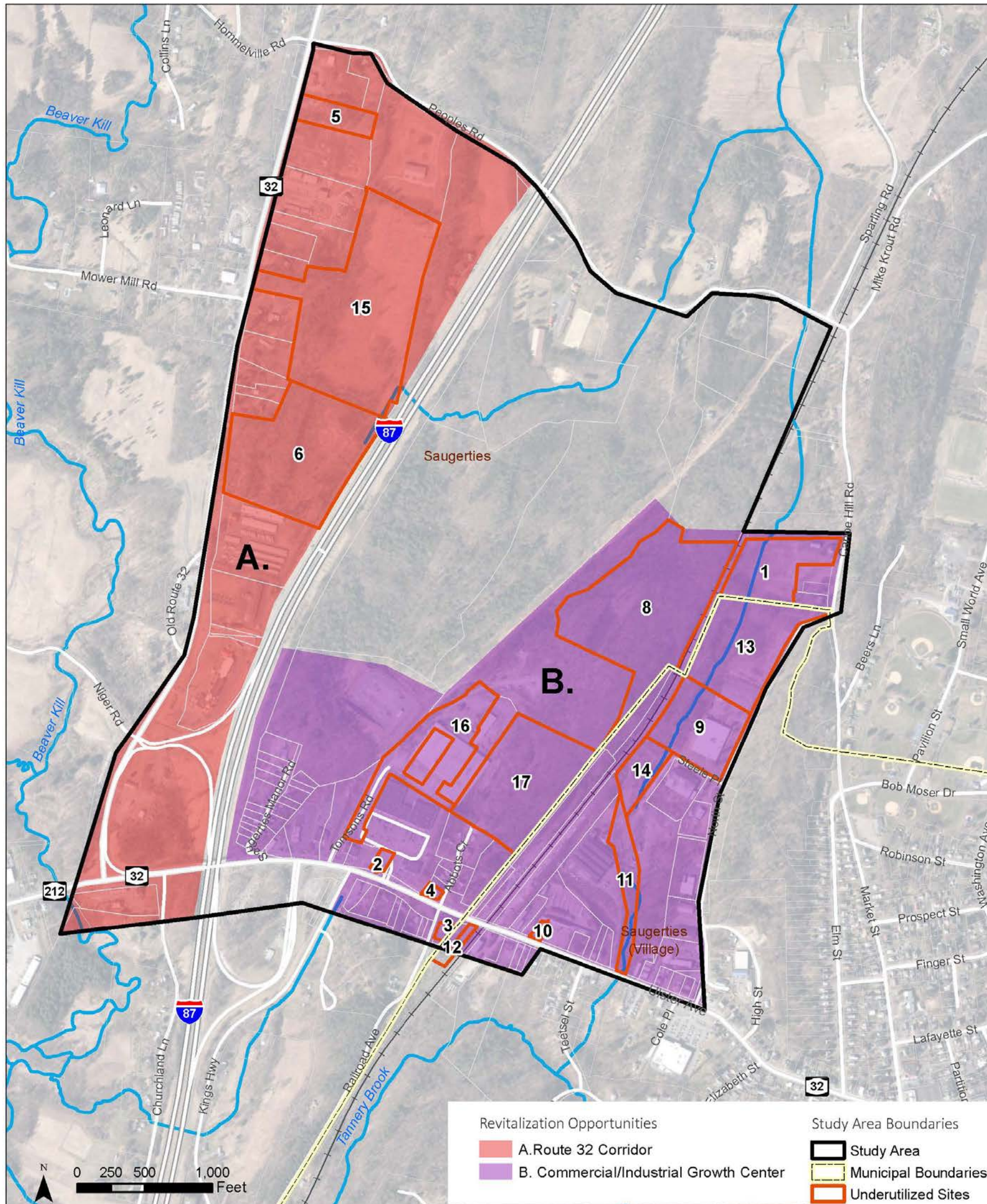


Saugerties Exit 20 Revitalization Opportunities Workshop

May 10, 2018

Saugerties Public Library
91 Washington Avenue, Saugerties, NY

Revitalization Opportunities Overview



Countywide screening identified Saugerties as a focus area for further evaluation.

Saugerties Study Area
Size:
450 acres

Boundaries:
Route 32
Ulster Avenue
North Street
Peoples Road

Project Overview

Saugerties Study Area Analysis

- Demographic and Economic Factors
- Land Uses
- Zoning Districts
- Property Ownership
- Natural Features
- Underutilized sites
 - Vacant Commercial / Industrial
 - For-sale-properties
 - Inactive uses
 - Known brownfield sites
 - Tax foreclosure eligible



Revitalization Opportunities

- Clusters of underutilized properties are identified as zones with similar opportunities for revitalization.
- Input from tonight's meeting will help to define these opportunities.
- Sets groundwork for Town, Village and partners to secure funding for implementation assistance.

Draft Revitalization Opportunities Report Available Online:

<http://ulstercountyny.gov/planning/ulster-county-revitalization-opportunity-areas>

Revitalization Planning Process

1

Opportunities Study (Pre-Nomination)

- Demographics
- Land Use
- Zoning
- Natural Resources
- Transportation and Infrastructure
- Economic and market factors
- Underutilized sites
- Local goals and priorities

2

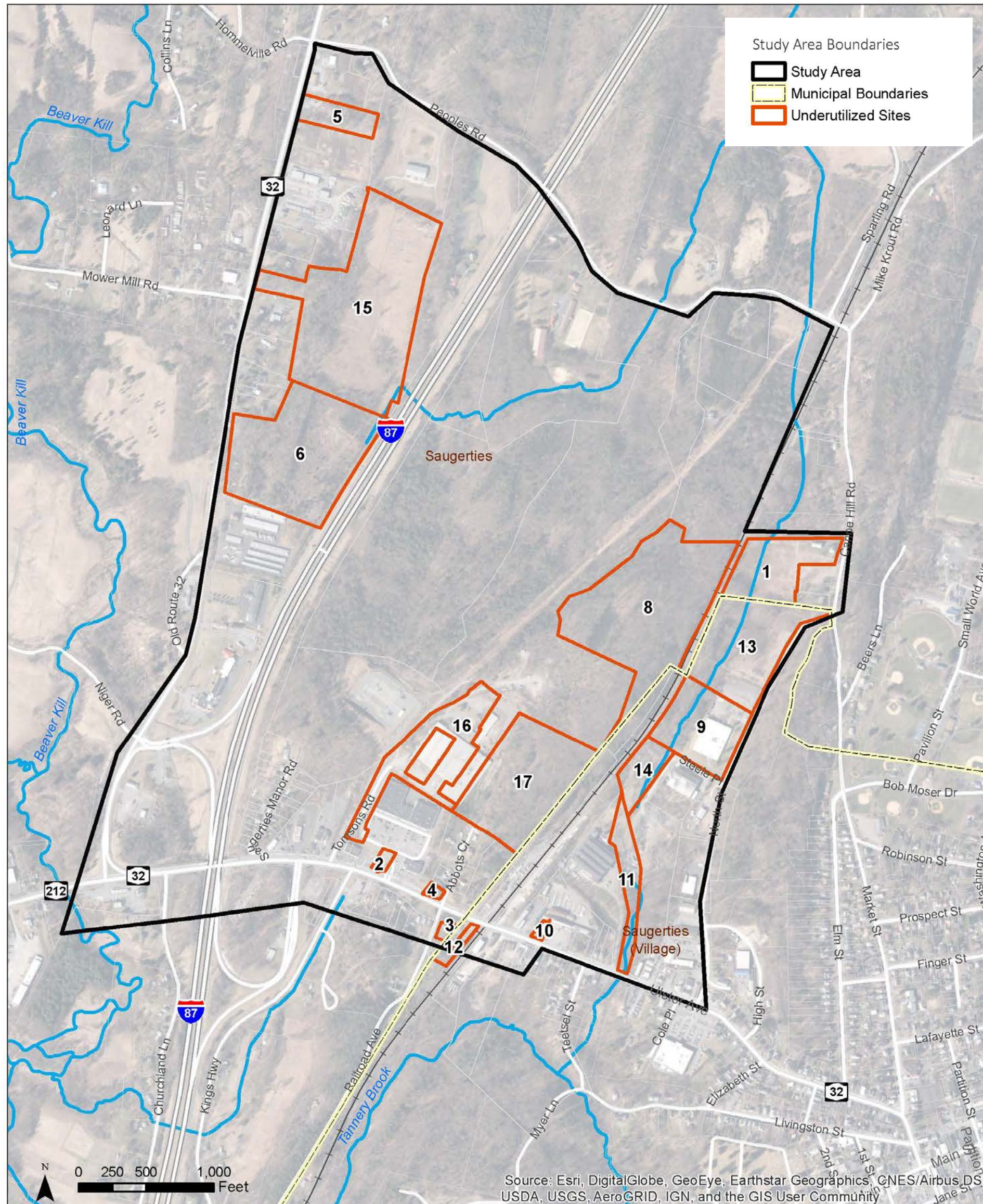
Revitalization Plan (Area-wide Plan)

- Market and real estate feasibility
- Engineering
- Architecture/Design
- Site/Property Investigation
- Zoning and Planning Analysis
- Grassroots neighborhood organization + capacity building
- Community engagement + visioning

Outcomes

- Establishes ground work for private and public investments.
- Clarifies community goals and priorities.
- Generates tax benefits, marketing tools to attract private investment.
- Builds coalitions, partnerships and support for key projects.
- Creates a clear path to implementation.

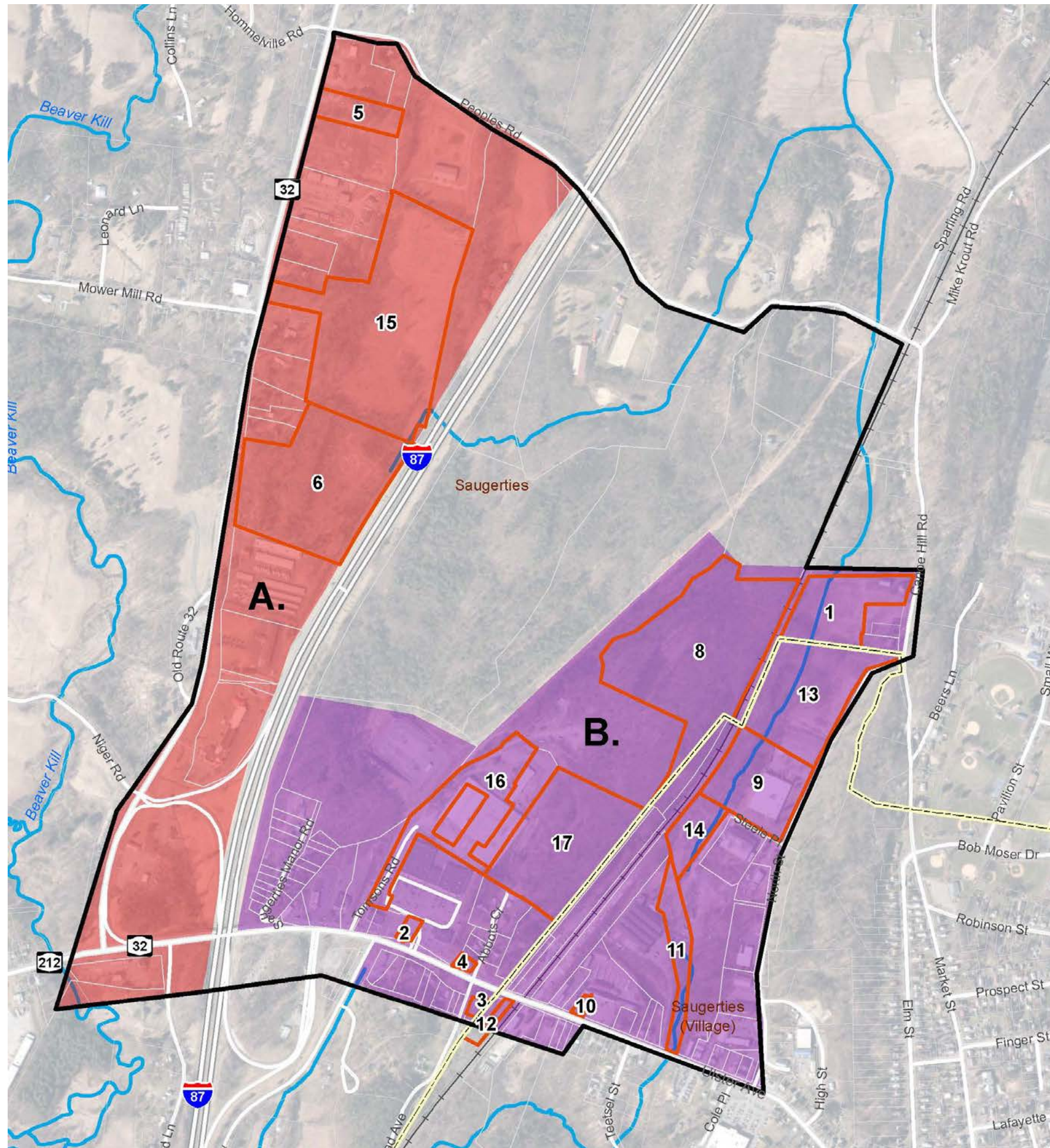
Underutilized Sites – Saugerties



Underutilized Properties

- 16 properties
- 120 + acres are potentially underutilized sites
- 32% of study area
- Many privately-owned properties

Revitalization Opportunities – Saugerties

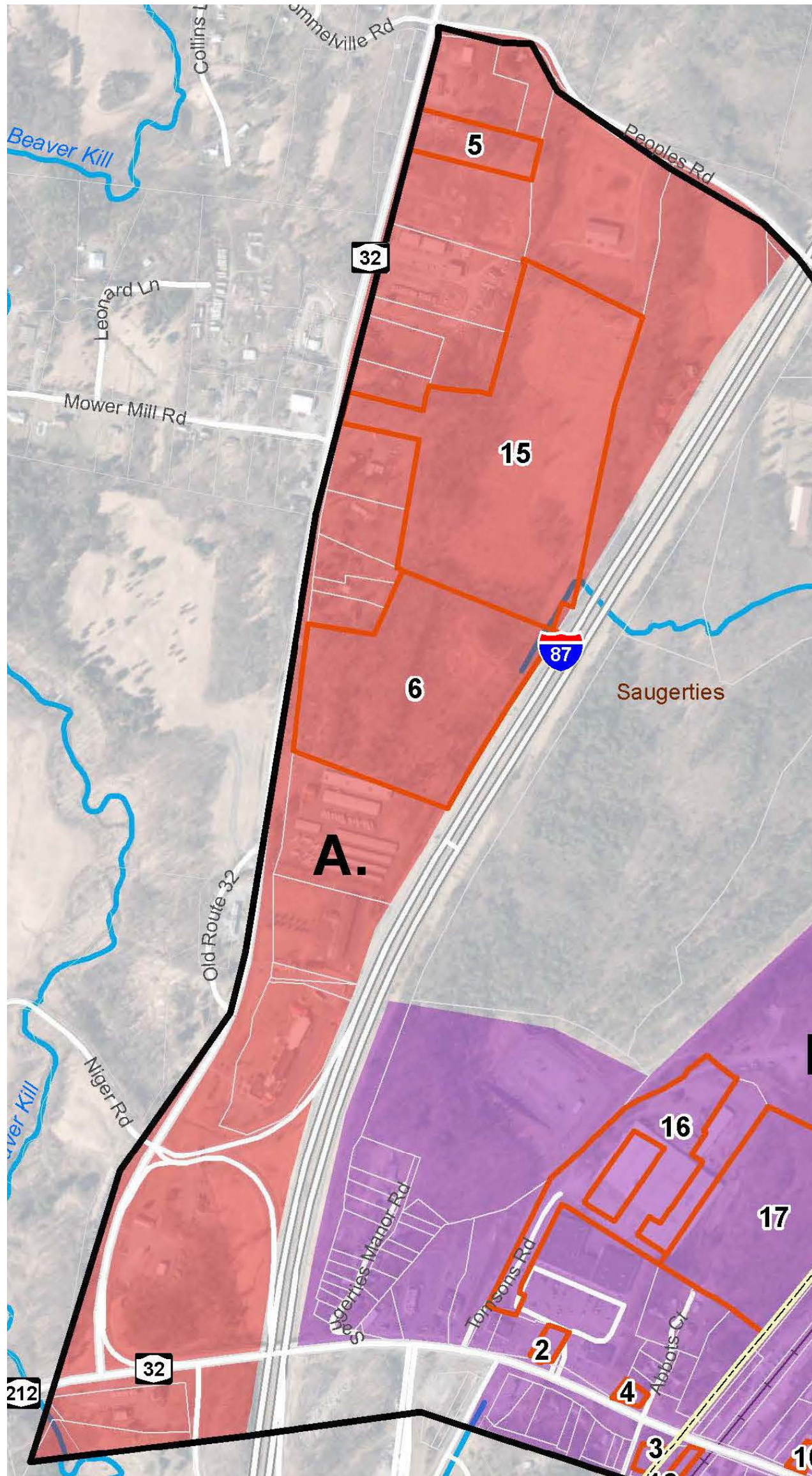


Revitalization Opportunities

A. Route 32 Corridor

B. Commercial/Industrial Growth Center

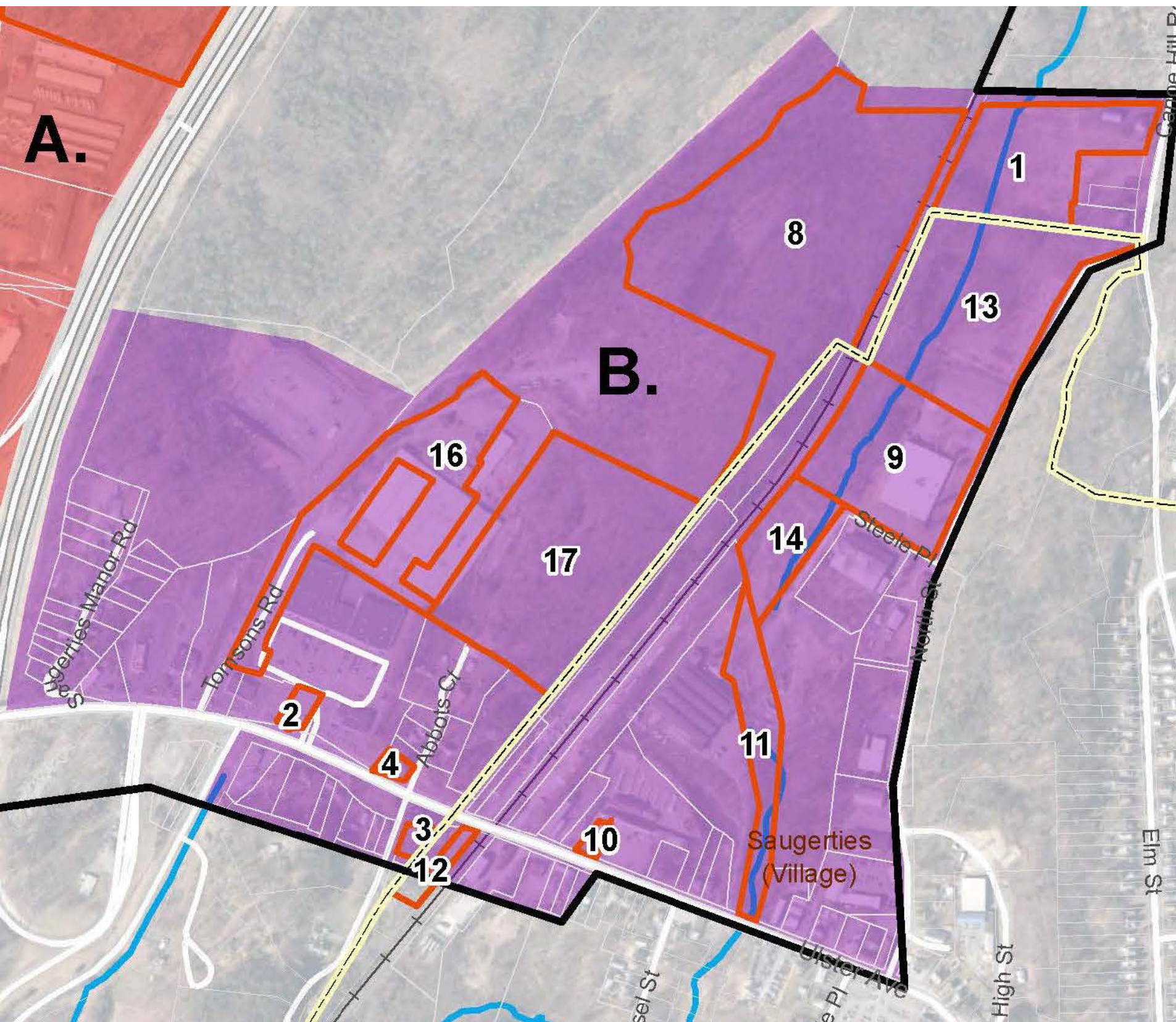
A. Route 32 Corridor



Area Opportunities

- 158 acres
- Zoned for general commercial uses.
- Incomplete water and sewer utility infrastructures.
- Proximity to Thruway and proposed economic development projects.
- Opportunities: Integrate utility, transportation and zoning evaluations into a Route 32 corridor analysis.

B. Commercial/Industrial Growth Center



Area Opportunities

- 213 acres
- Areas area zoned for commercial and industrial uses.
- Dutch Corners and Route 212 face traffic safety challenges.
- Large underutilized parcels are available north of Route 212.

| Open House Stations

- Route 32 Corridor
- Route 212 + North Street
- Exit 20 study area opportunities

Discussion Questions

- Priorities for improvement?
- Potential development or redevelopment opportunities?
- Obstacles to reuse of underutilized sites?
- Which zones stand out as priorities?

| For More Information

Project website: www.ulstercountyny.gov/planning

Draft Report

Maps

Presentation to be posted

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