

# Ellenville Revitalization Opportunities Forum

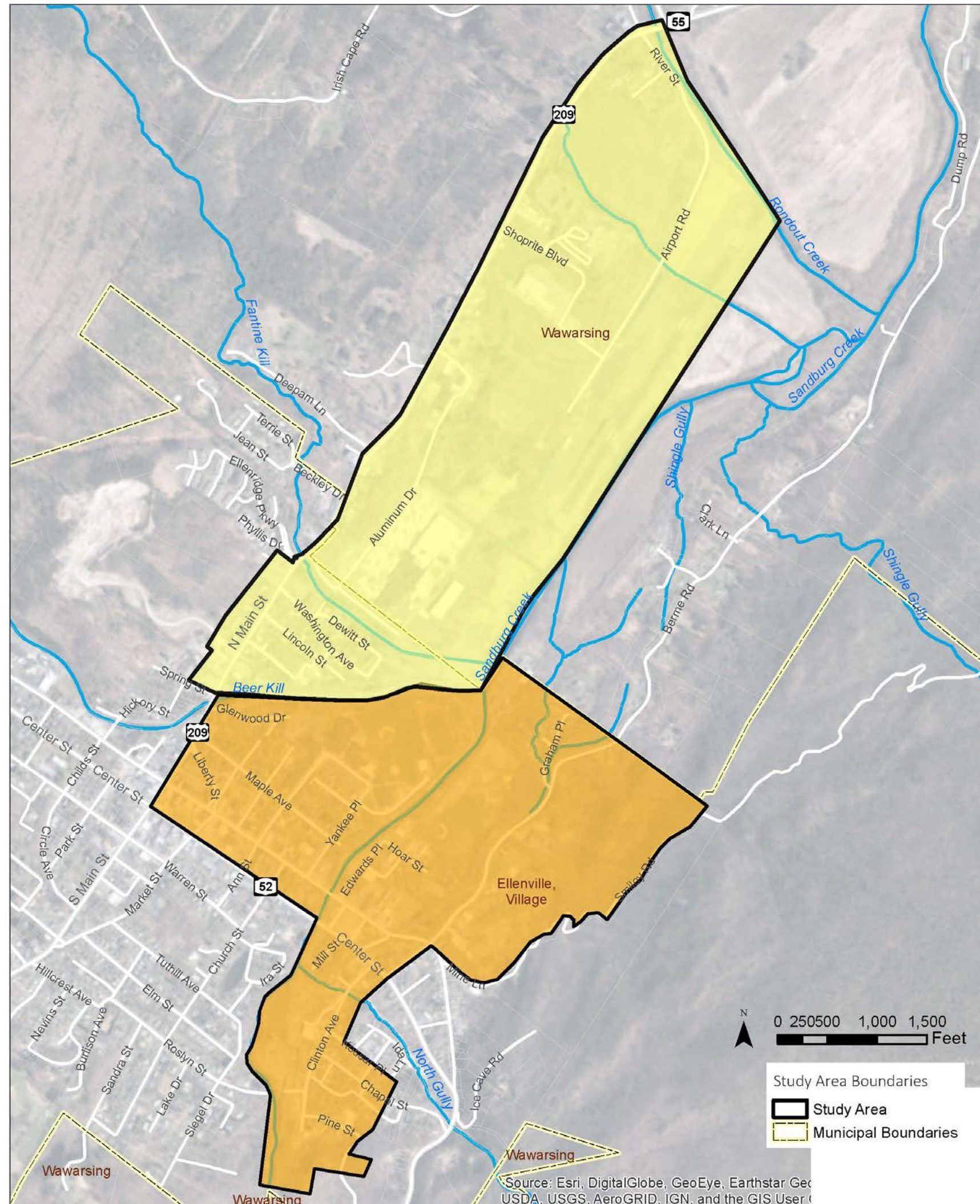
April 23, 2018

Ellenville Government Center  
2 Elting Court, Ellenville, NY

# Revitalization Opportunities Overview

Countywide Screening process identified 2 areas in Ellenville and Wawarsing for further study.

- Ellenville – North (393 acres)
- Ellenville – South (307 acres)



Revitalization Opportunities  
■ Ellenville North Study Area  
■ Ellenville South Study Area

# Project Overview

## Preliminary Analysis

- Economic distress 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



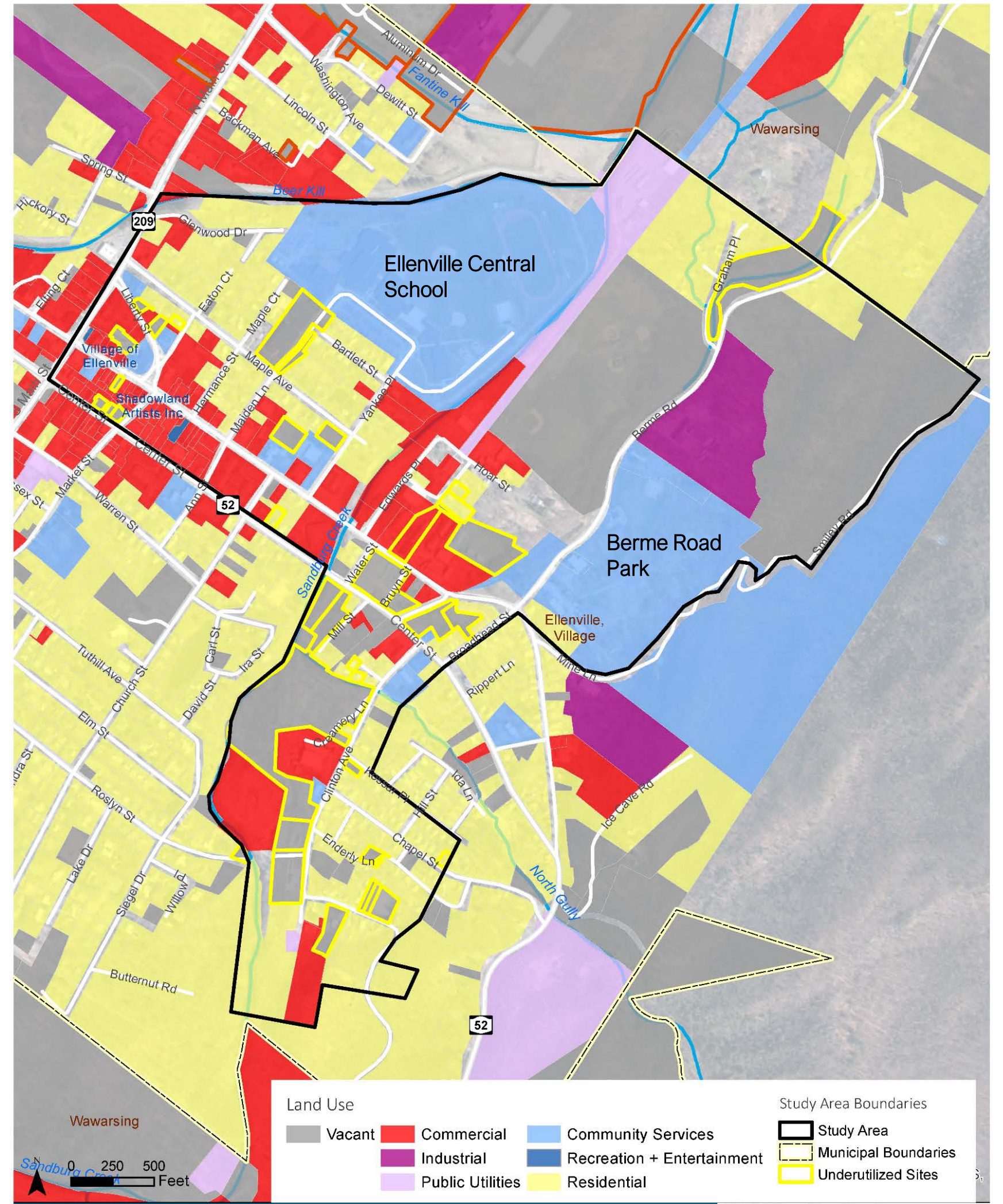
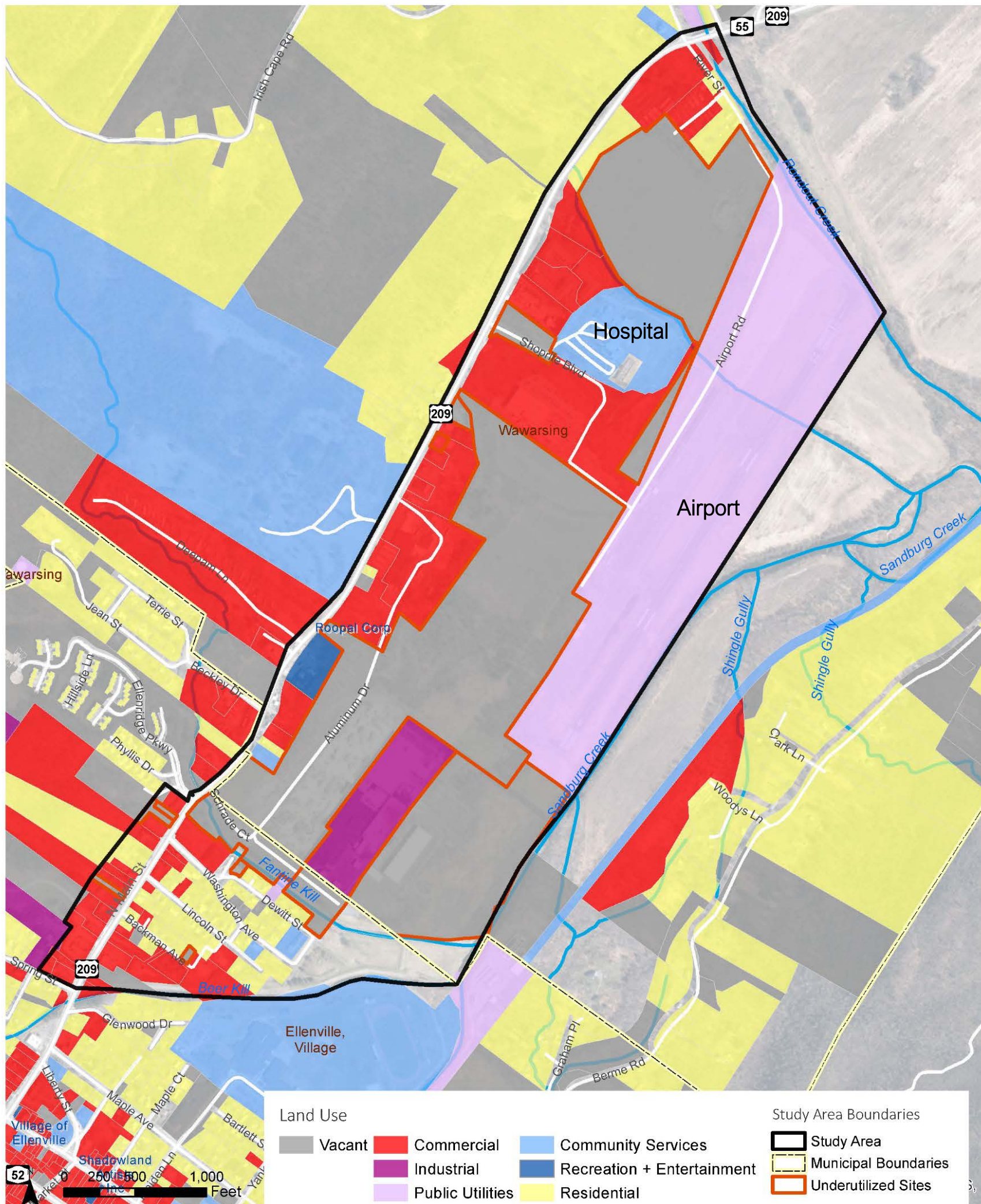
## Revitalization Opportunities

- Clusters of underutilized properties identified as zones within each study area.
- Strategies may focus on key properties or area as whole.
- Private-public partnerships and investments.
- Input from tonight's meeting will help to define these opportunities.

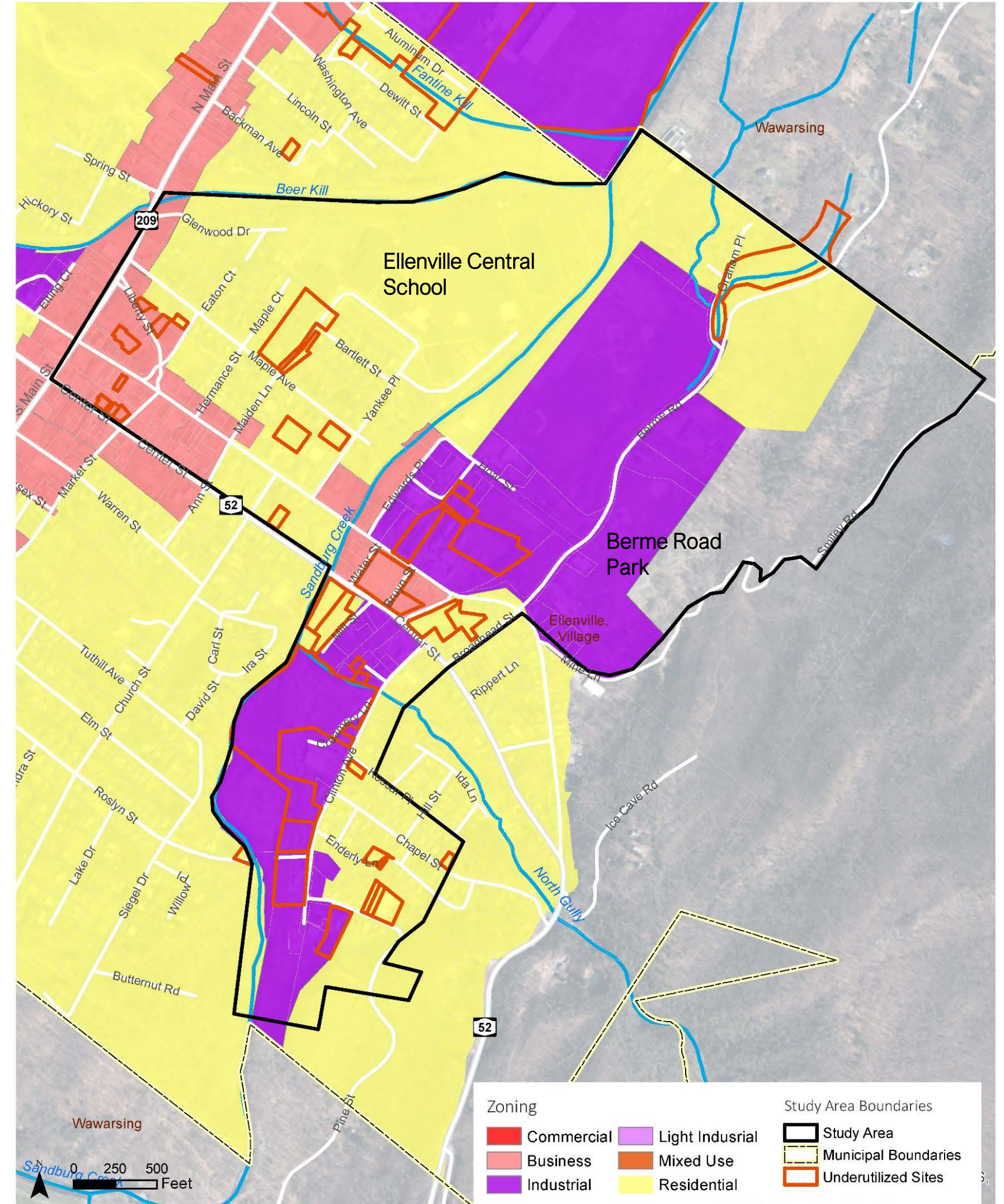
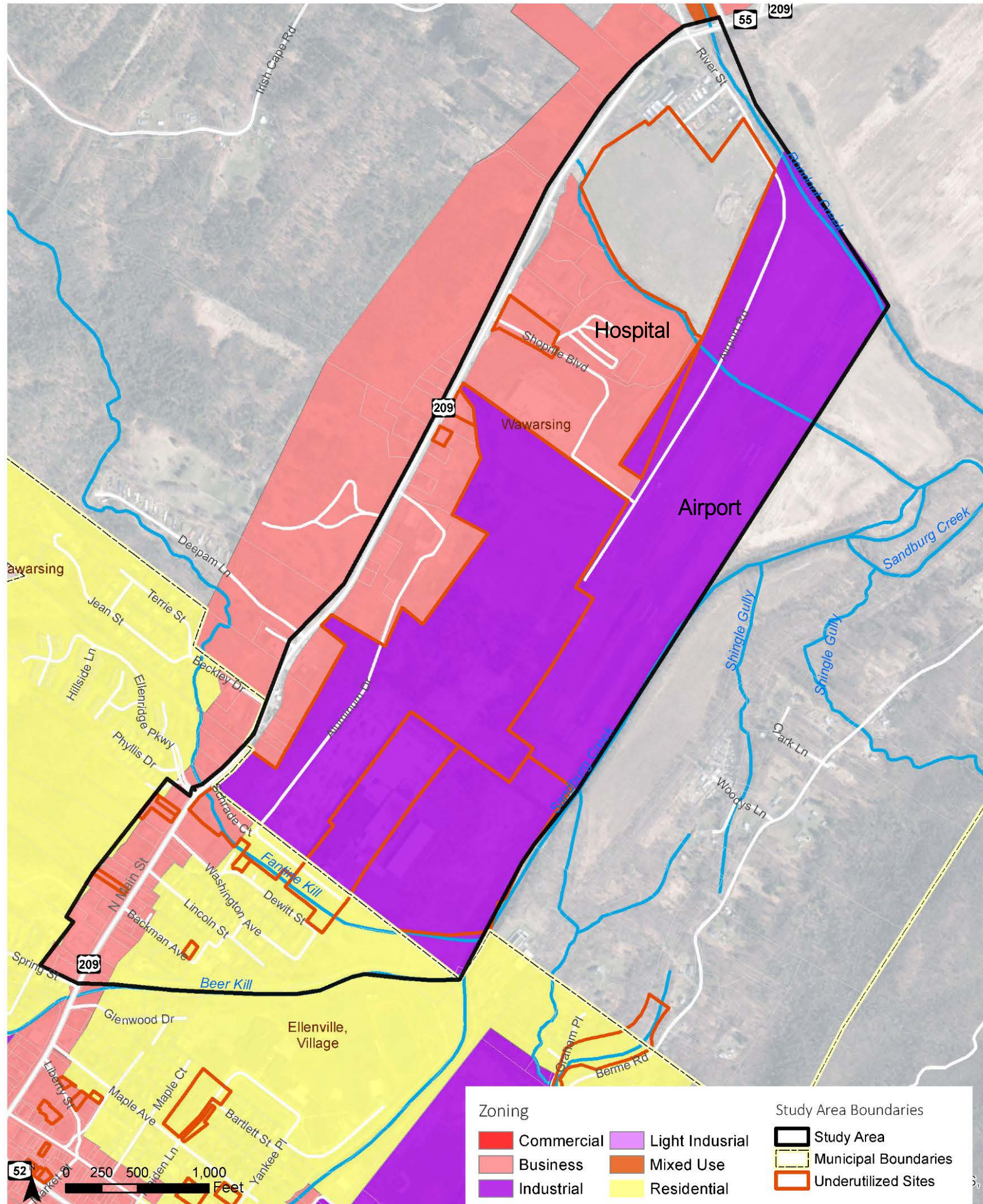
## Draft Revitalization Opportunities Report Available Online:

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

# Land Use



# Zoning



# Ownership

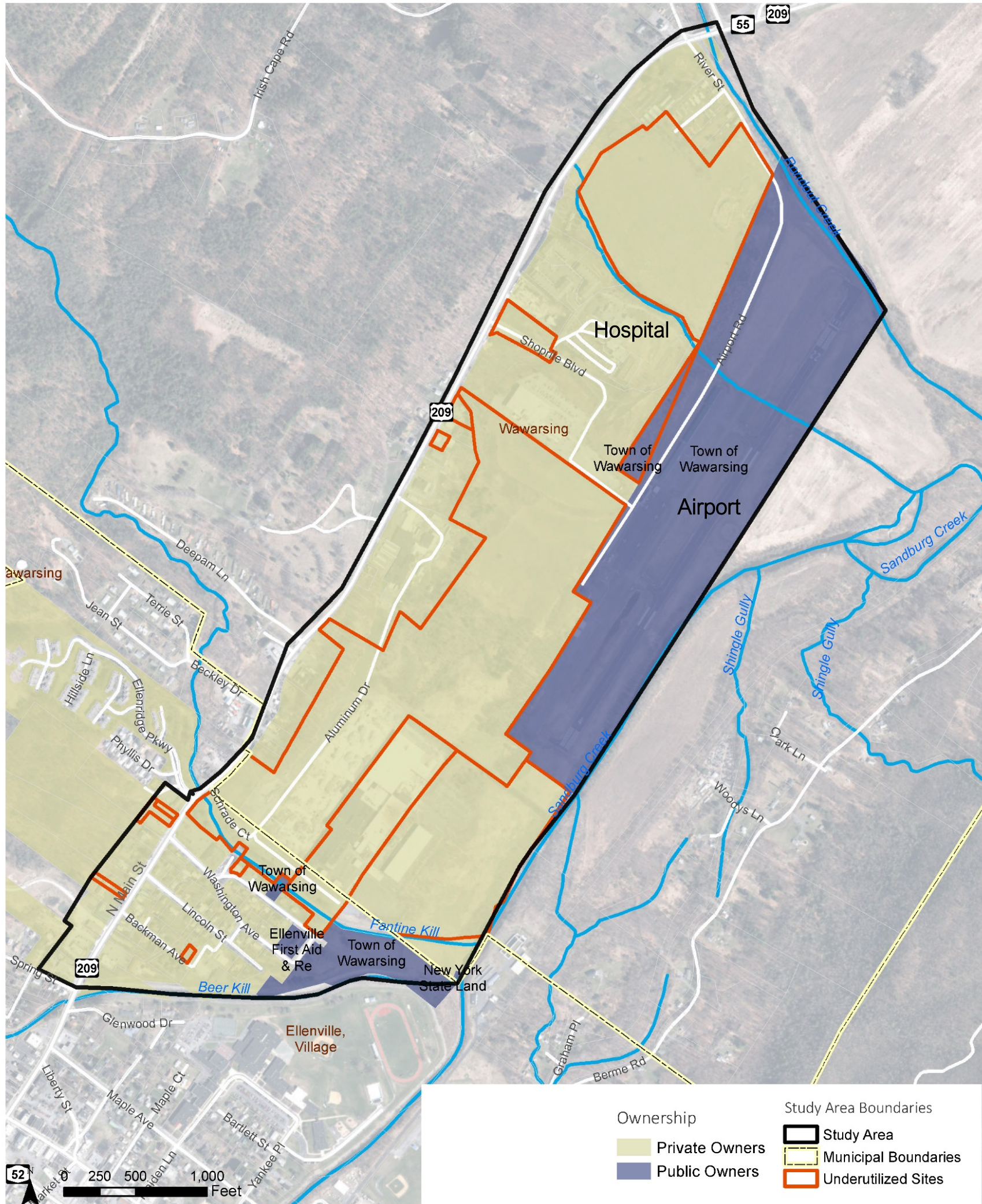


Figure 4. Land Ownership

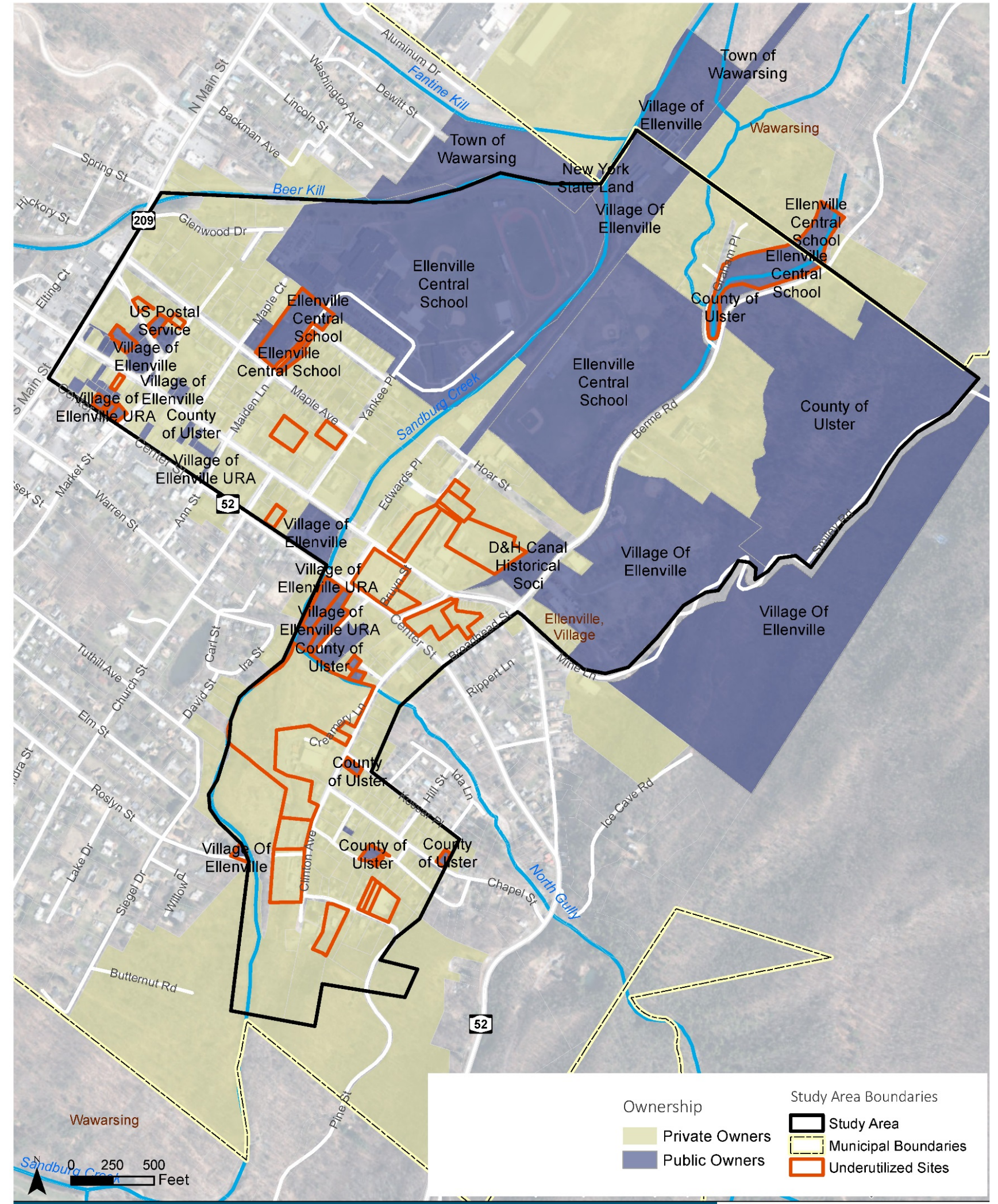
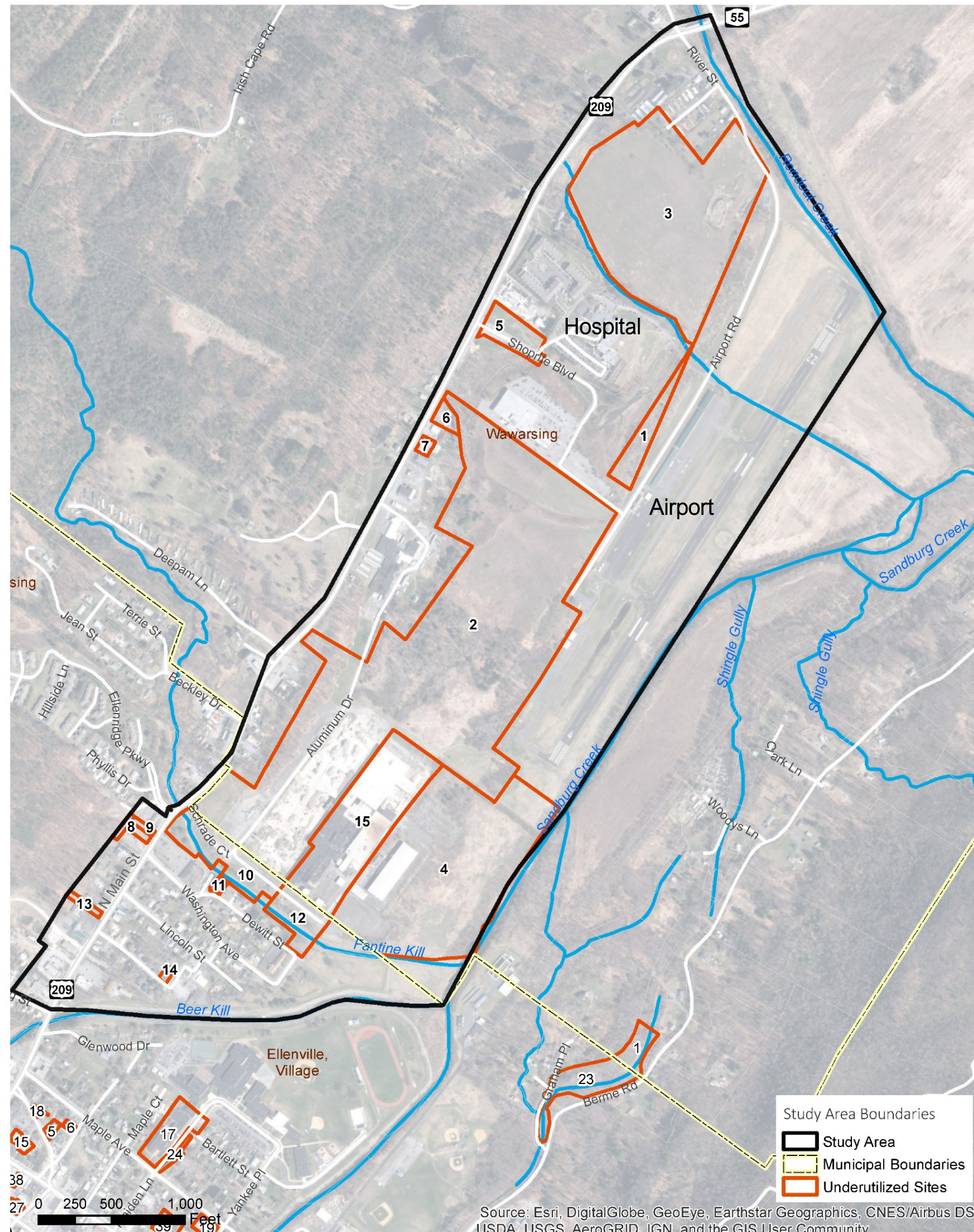


Figure 4. Land Ownership

# Underutilized Sites – Ellenville North



## Underutilized properties

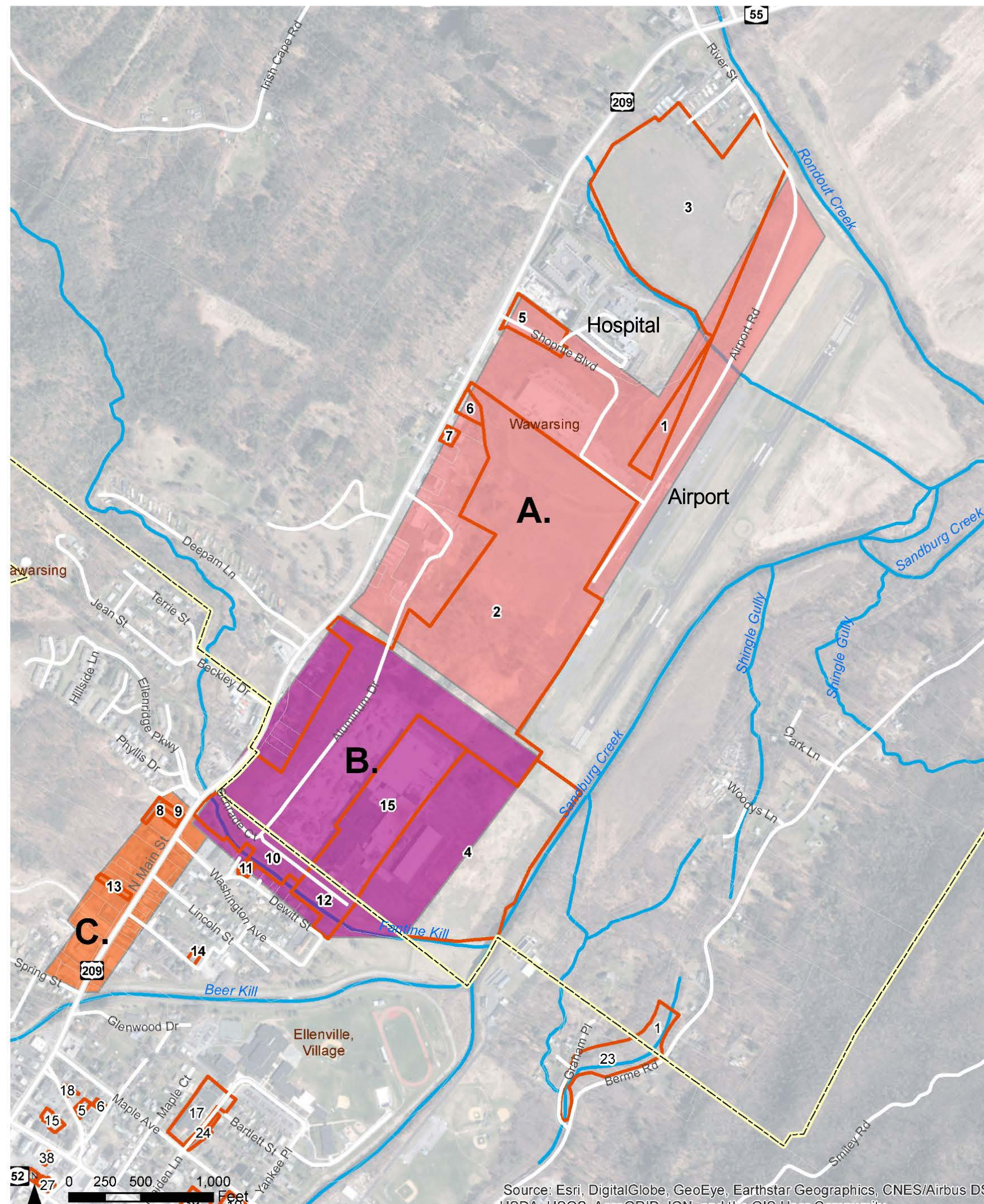
- 15 properties
- Mostly privately-owned
- 38% of study area
- 153 acres

Figure 6. Underutilized Sites

# Revitalization Opportunities – Ellenville North

## Revitalization Opportunities

- A. Utility Corridor and Infill Development Zone
- B. Industrial Revitalization Zone
- C. Main Street Corridor and Village Gateway













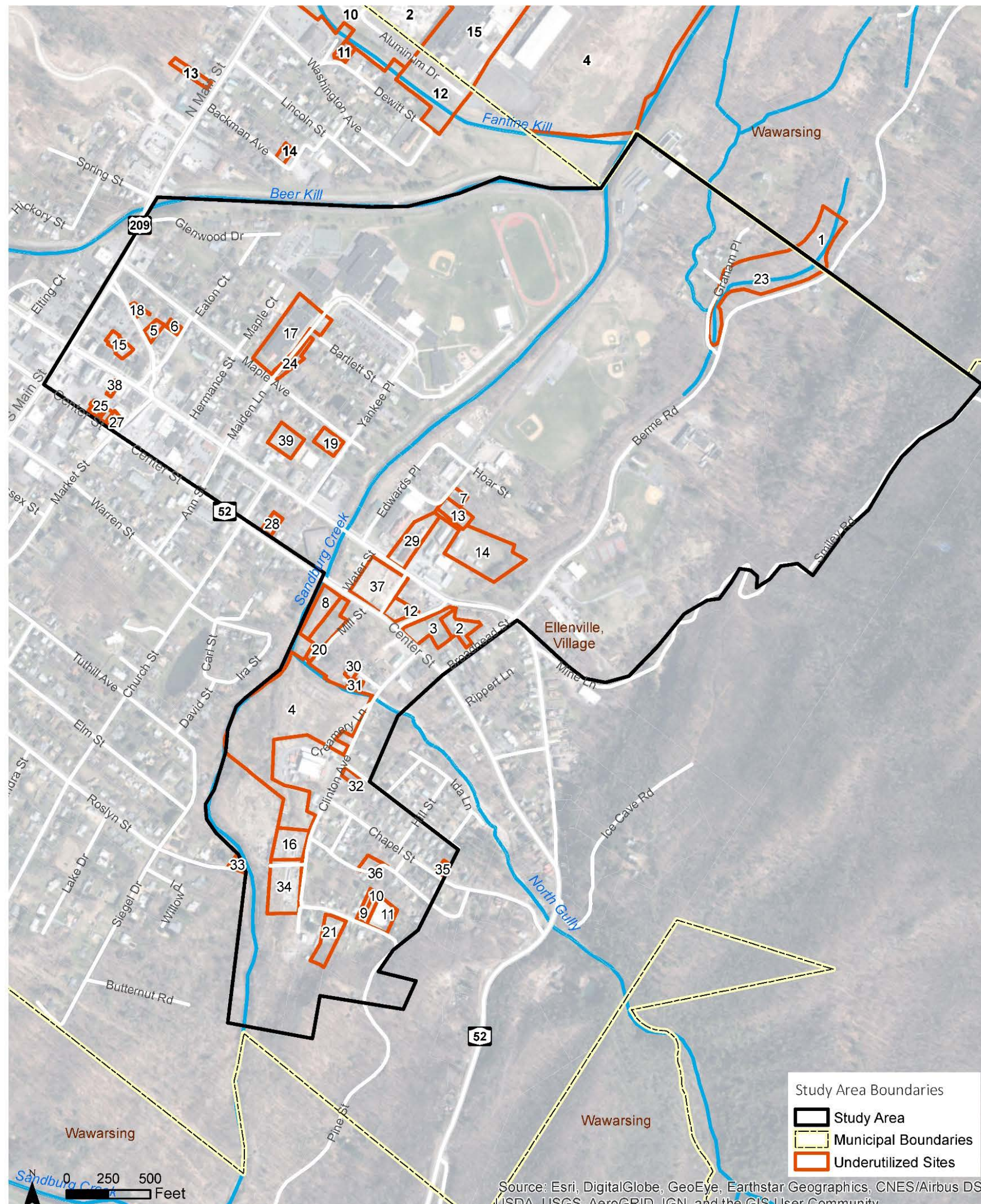
MOTEL

AutoZone

WALKER VALLEY 7  
FINE HUNTS 10  
SECOND LEFT  
RODGOROUND 12

ONE WAY

# Underutilized Sites – Ellenville South



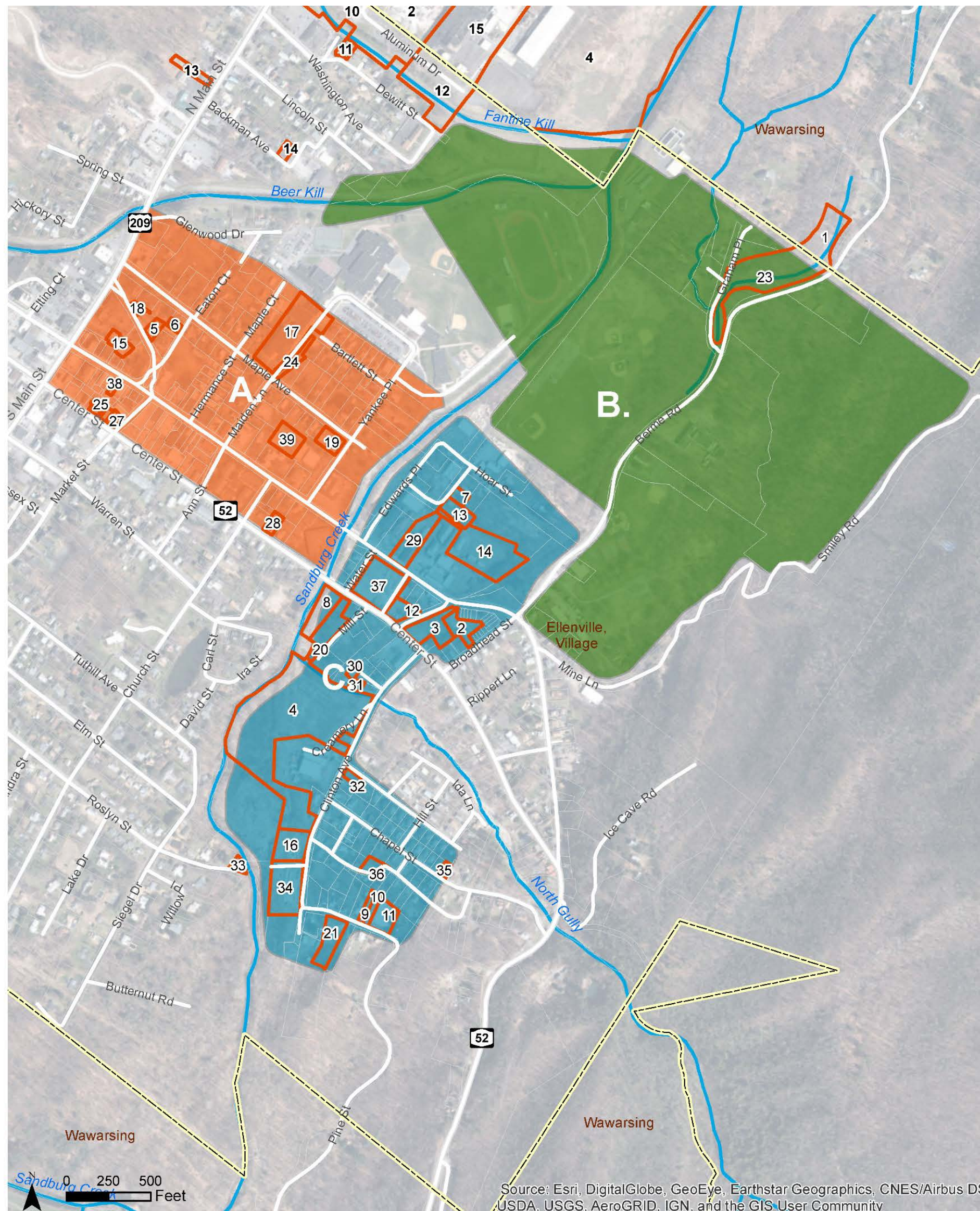
## Underutilized properties

- 39 properties
- Mix of public and privately-owned
- 9% of study area
- 28 acres

# Revitalization Opportunities – Ellenville South

## Revitalization Opportunities

- A. Downtown Revitalization
- B. Open Space Connections
- A. Clinton Avenue Industrial Corridor





NU-DESIGN

FURNITURE



KIMBLE HOSE CO.  
HOME OF THE MACK







# | Open House

## Questions for Discussion

- Hopes for your community in the future?
- What would you like to see in the Village that is missing?
- Priorities for improvement?
- Potential development or redevelopment opportunities?
- What are obstacles to reuse of underutilized sites?

*Draft Revitalization Opportunities Report Available Online:*

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

## | For More Information

### **Project website:**

<http://www.ulstercountyny.gov/planning>

Draft Report

Maps

Presentation to be posted

### **Ulster County Planning Contacts**

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