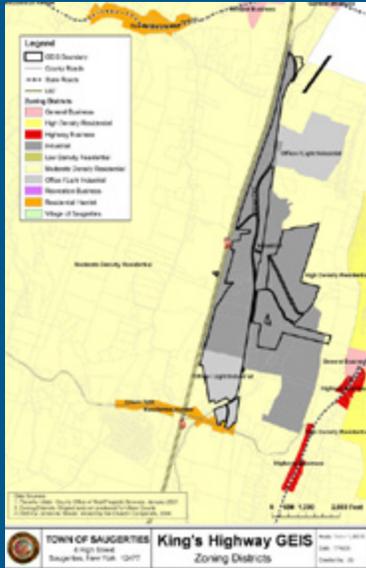


ULSTER COUNTY'S READY2GO PROGRAM CASE STUDY: SAUGERTIES

Ready2Go worked with the Town of Saugerties to obtain site plan approval for a 98,000 square foot building at 997 Kings Highway. The Kings Highway Corridor has water and sewer and the property was covered by a Generic Environmental Impact Statement. The site is now being marketed as truly Ready2Go.



"Approvals were granted within 4 months and at a total cost of under \$50,000," said Leading Edge Developers Representative, Edwin Cooper.

READY2GO PROGRAM



County Executive
Mike Hein

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Ulster County Office Building
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ULSTER COUNTY

READY2GO PROGRAM

A collaborative approach to streamlining the planning process



Ulster County
Office of Economic Development
845-340-3556

ULSTER COUNTY

READY2GO

WHAT IS READY2GO?

The program seeks to expedite site plan approval on commercial or industrial sites throughout Ulster County in order to facilitate the attraction of new businesses and the expansion of existing businesses with a preference for manufacturing. The Ready2Go Program is a partnership of Ulster County Executive, Ulster County Legislature, Central Hudson, and the Ulster County Industrial Development Agency.

WHO IS ELIGIBLE?

Eligible applicants are property owners and developers of sites the area as suitable for commercial or industrial use, with acreage sufficient to accommodate a high bay structure of at least 40,000 and preferably 80,000 square feet with appropriate parking and stormwater requirements. Preferred sites will have water and sewer within 1/4 mile (with a preference of infrastructure to the lot line). Applicants must be current on all taxes for all properties owned in Ulster County.

WHAT IS THE PROCESS?

A Ready2Go Committee is established for each property in the program. The Committee consists of the original Ready2Go Team (Ulster County Planning, Ulster County Executive's Office, Central Hudson, the Ulster County Legislature, and the Ulster County Industrial Development Agency) as well as the property owner, the Chief Elected Official, Planning Board Chair and Building Inspector/Code Enforcement Officer of the local municipality.

HOW DOES READY2GO WORK?

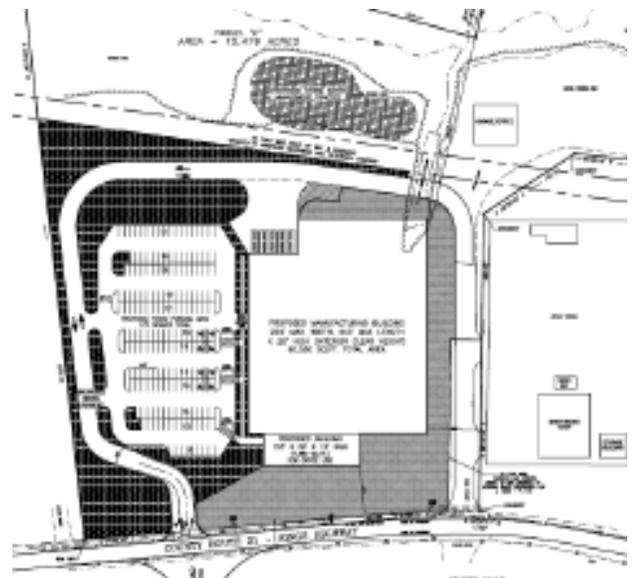
The Ready2Go program hires a single set of consultants to represent the project and the applicant as well as operate in a consensus building environment prior to submissions. Agreement on objectives from the start including those of both the applicant and the community.

The program matches 50% private property owner funding with 50% program dollars to pursue site plan approvals on the relevant property. The Ready2Go program takes a mortgage on the property for the Ready2Go portion of the funding (50%) which will be reimbursed at the time the property is either developed or sold. Thus, the Ready2Go program funding is revolving and self-replenishing.

Municipalities participating in Ready2Go are asked to waive escrow and application fees in the interest of reducing costs. The result is that the engineering and legal consultants to the Ready2Go Committee serve as consultants to both the applicant (the Ready2Go Committee) and the Planning Board. This reduces the costs of review and expedites the process.

BENEFITS OF READY2GO

- Targets development in priority growth areas
- Targets developments to meet market demands
- Assists property owners with technical assistance
- Reduces the cost of approvals by shared consultants and fee waivers
- Reduces the time for approval by creating collaboration
- Creates sites that are building permit away from development



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