

Highest and Best Use Study for Schrade and Hydro Properties

July 18, 2018

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Ellenville, Ulster County, New York

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1 OVERVIEW

1.1: Project Background and Purpose

The purpose of this study is to evaluate the highest and best use for an underutilized industrial area located along U.S. Route 209 just north of the Village of Ellenville. The study analyzes redevelopment opportunities and constraints and examines reasonable reuse scenarios. The goal is to help the property owner and Ulster County officials understand what type of development the site is best suited for and what would benefit the region most. The study was partially funded through a grant from Ulster County.

As seen in Figure 1, the Imperial Schrade site (“Schrade site”) is located along U.S. Route 209 in Ulster County, primarily within the Town of Wawarsing. A small portion of the property on the south side of Aluminum Drive is located within the Village of Ellenville. Despite being largely within Wawarsing, the property is informally considered to be in Ellenville.

This study is primarily focused on the Schrade site, a 75.8-acre property formerly utilized by Channel Master, a manufacturer of television antennas. It also looks at the adjacent “Hydro Site” which was also once part of the Channel Master facility before it was subdivided into separate sites with different users. Both sites share the same access road off of U.S. 209, Aluminum Drive. While the Schrade and Hydro sites currently have different owners, this study considers both sites, as there may be a reuse scenario that would benefit from the merging or co-development of both sites.

Imperial Schrade Property Address:

7 Schrade Court
Ellenville, NY 12428

Parcels:

Town of Wawarsing:
Section 83.3, Block 1, Lot 2
Village of Ellenville:
Section 83.7, Block 6, Lot 19

Site Area

75.84 acres
(3,303,590 square feet)

Site History

The study area was originally developed by Channel Master, whose manufacturing facility previously had both an assembly plant, a structure of about 550,000 square feet, and a separate aluminum smelting plant. In 1984, Channel Master, which was owned at the time by Avnet Inc., relocated its operations out of state and sold the facility to Imperial Schrade, a knife manufacturer. Hydro North America took over a portion of the site and a building that was formerly utilized for aluminum processing. Imperial Schrade went out of business in 2004, and a couple of years later, Hydro North America pulled out of its Ellenville operation. Hydro North America still owns the 9.7-acre portion of the site that previously contained the Aluminum smelting plant along with an adjacent 26-acre parcel to the east.

In 2016, the former Imperial Schrade building was demolished; only the 429,000-square-foot concrete slab remains. Demolition of the former Hydro Aluminum building is underway next door, which will leave a 315,000-square-foot slab. A vacant 53,000-square-foot warehouse remains on the adjacent 26-acre property to the east, owned by Hydro North America. The dimensions of the warehouse are provided in section 2.1.

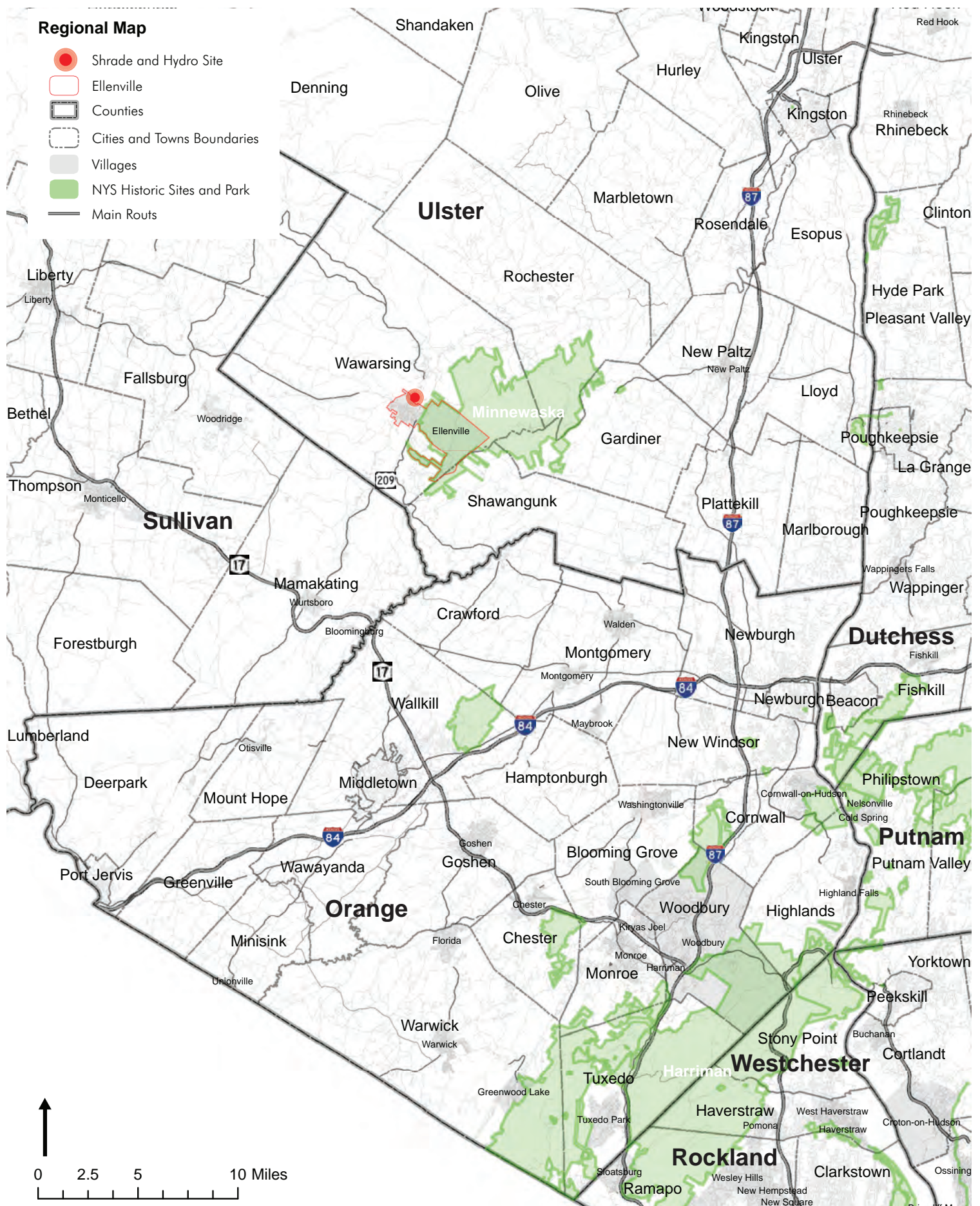


Figure 1: Regional Location

Ulster County, The Village of Ellenville and the Town of Wawarsing have long acknowledged the need for investment and revitalization at the former Schrade site. The Town of Wawarsing is one of four municipalities in Ulster County with plans in which brownfield redevelopment and/or clean-up of legacy industrial sites are identified as priorities. Wawarsing's Comprehensive Plan Update (2015) calls for the creation of an industrial revitalization zone incorporating the former Hydro Aluminum and Channel Master/Imperial Schrade sites and the Town airport off Route 209, to serve as a location for new and existing businesses. Ulster County has sponsored a number of revitalization efforts, including a Brownfield Opportunity Area (BOA) study for the Ellenville North Area, which is centered around the project site. This study is discussed further in Section 2.2.

1.2: Regional Location

The study area is located in the southwestern portion of Ulster County (see Figure 1). Major urban centers in the general region include Newburgh, located 24 miles to the southeast; Kingston, located 25 miles northeast; Poughkeepsie, located 25 miles to the east; New York City, located 70 miles to the south; and Albany, located 70 miles to the north. The western third of the county is home to Catskill Park, one of the largest parks in the United States. Nearby sites of note include (see Figure 1 and Figure 2):

- **Joseph Y Resnick Airport**
The Joseph Y. Resnick Airport was originally constructed in 1968 in conjunction with the business of Channel Master Corporation. The airport has been operated and under the ownership of the Town of Wawarsing since 1988, with funds contributed by the Federal Aviation Administration (FAA). The airport is one of 27 airports in the Downstate Regional Airport system. The facility has a runway for small aircrafts, "tie-down" spaces to rent, and provides aviation fuel for purchase.
- **Ellenville Regional Hospital**
Ellenville Regional Hospital is a critical access and surgical hospital located just north of the site on U.S. Route 209. The hospital is a 25-bed facility where approximately 13,000 emergency department patients are treated annually. It offers a wide range of services including inpatient services, rehabilitation, emergency care, physical therapy, orthopedics, gastroenterology, cardiology, cardiac rehab, cardio-stress testing, pulmonary, pain management, ambulatory surgery, laboratory, diabetes education, clinical pharmacy services, medical nutrition therapy, hospice care, women's health including bone density, mammography, ultrasound, and imaging.
- **Shawangunk Ridge State Forest/Minnewaska State Park**
The property is located just west of the Shawangunk Mountain Ridge, also known as "The Gunks," and Minnewaska State Park. The Gunks has become known for its outdoor recreation for its biodiversity, scenic character, and notably as a major rock climbing area.
- **Monticello – Resorts World Catskills**
The Resorts World Catskills opened in January 2018, and is anticipated to be a significant economic boon to the Catskills region. The \$1.2 billion project includes a casino and hotel (built); an entertainment village, projected to be built in late 2018; and a water park, hotel and golf course to be built in 2019.
- **Nevele Resort**
The former Nevele Resort is located along U.S. 209, 2 miles to the south of the Schrade Site. The high-rise hotel and property was once the site of the famed Nevele Grand resort, until it shut down in 2009. Developers of the property have plans to redevelop the site as a Nevele ProSport Campus, which would include 467 hotel rooms with restaurants, a 40,000-square-foot conference hall, restoration of the 18-hole golf course with a golf school, an indoor spa, indoor pools and waterpark, skiing, restoration of the ice skating rink, and recreational fields situated on the grounds. The project is on hold, reportedly as the developer is in the process of securing financing.

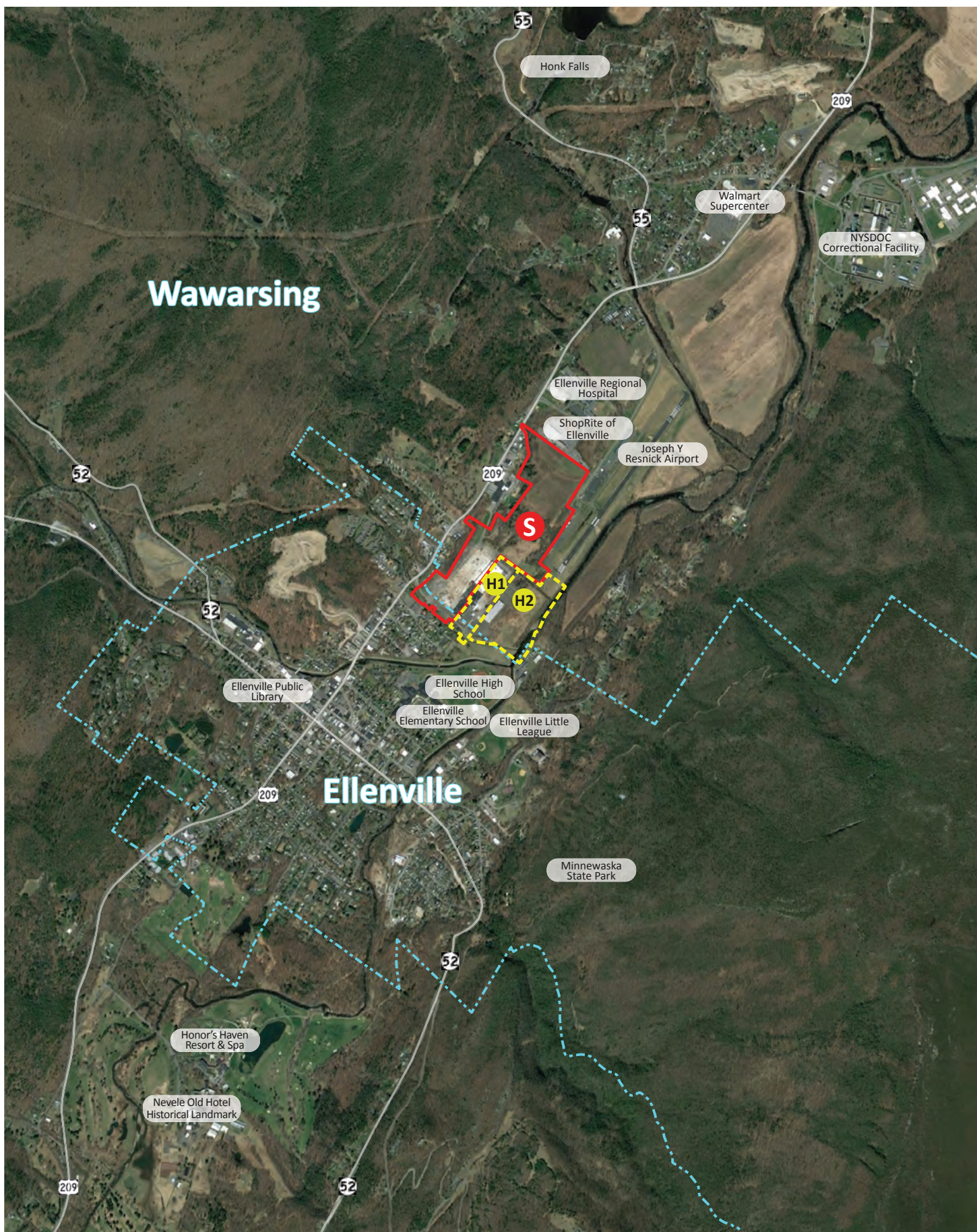


Figure 2: Local Context

2 SITE DESCRIPTION AND CONSTRAINT ANALYSIS

2.1: Property Description

The 75.8-acre Schrade property is situated parallel to, and largely behind, the commercial buildings that front on U.S. Route 209. The property has frontage on Route 209 at three locations, all of which are undeveloped. The site is accessed by Aluminum Drive, and Schrade Court, which runs north-south through the western side of the site. Figure 3 provides an aerial of the site.

The southern third of the property includes the industrial areas associated with the former Channel Master building. This area contains the slab of the former building, which is currently being utilized for storage and recycling of materials from the former Imperial Schrade building.



Former Imperial Schrade building



Current entrance to property at Schrade Court, building demolished

There are two parcels to the east which are owned by Hydro North America. The parcel directly adjacent to the Schrade site, (parcel 83.3-1-7, shown as “H1” in Figure 3) includes a 300,000-square-foot remaining portion of the former Channel Master building. The parcel to the east of that (parcel 83.3-1-6.1, shown as “H2”) includes a 53,000-square-foot vacant warehouse and a surface parking lot.

The Hydro warehouse has the following dimensions and features:

- Clear Span, 26’ ceiling height
- Column spacing 30’x90’
- Sprinklers
- Doors:
 - Drive in @ 14’ wide x 16’ high
 - 1 Drive in @ 8’ wide x 10’ high
 - Enclosed dock height doors



Hydro site

The northern portion of the Schrade property (roughly two-thirds of the site) is largely vacant and undisturbed, with small trees and patches of wetland areas. The northern boundary of the site is adjacent to the ShopRite of Ellenville, and the eastern boundary is adjacent to the Joseph Y Resnick Airport.

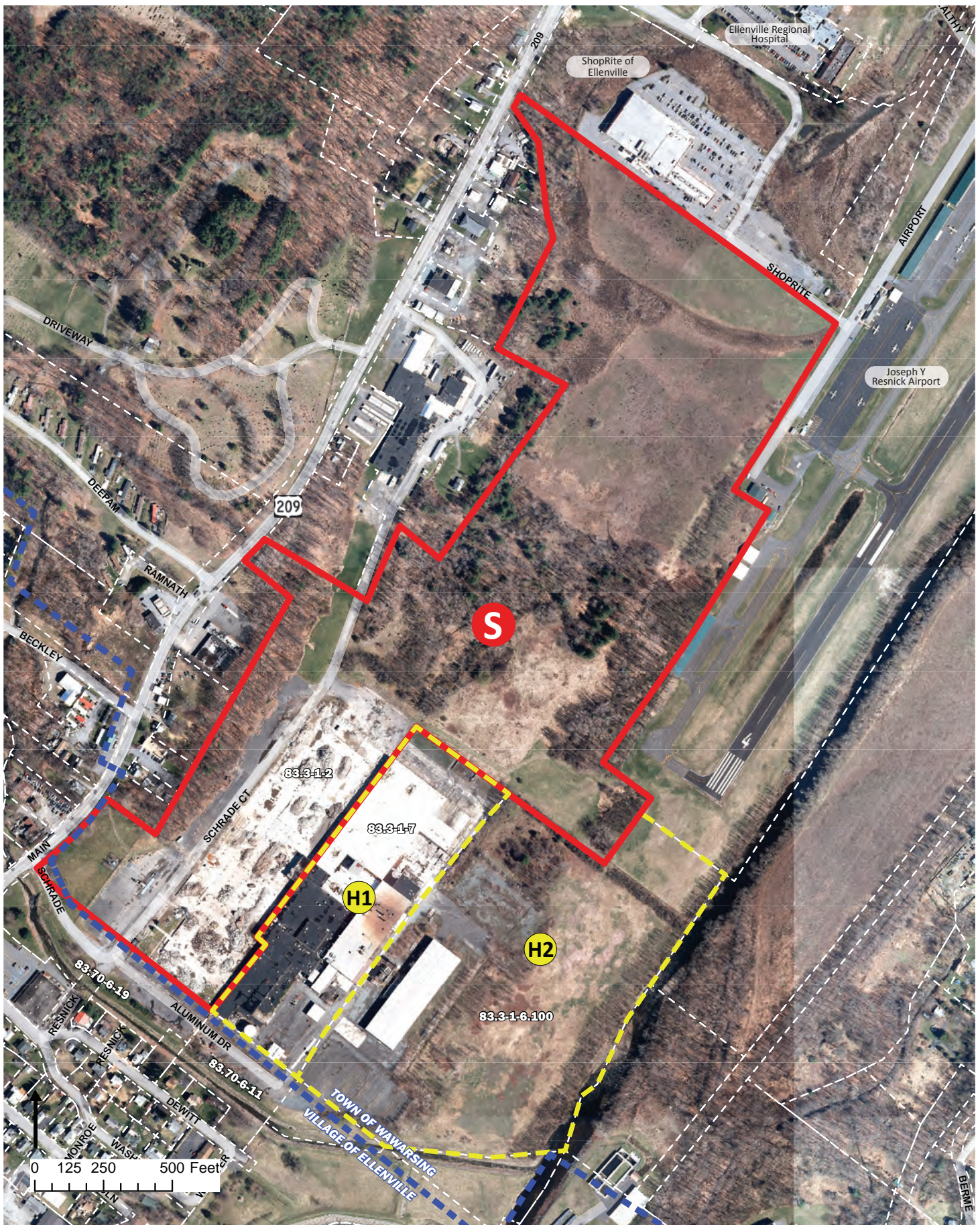


Figure 3: Schrader and Hydro Properties - Aerial

2.2: Development Constraint Analysis

Transportation

As seen in Figure 1, the Imperial Schrade site ("Schrade site") is located along U.S. Route 209 in Ulster County. The site is approximately 30 minutes from Middletown and I-84 to the south and 45 minutes from Newburgh and I-87 to the east. At a local scale, shown in Figure 3, the site has great access to transportation, with a signalized intersection to Route 209 at Aluminum Drive. This intersection used to support truck traffic from the manufacturing facility along with over 500 workers at the site.

The northern vacant portion of the site can be accessed by Schrade Court, which runs along the western side of the site. The portion of that road adjacent to the former industrial area closed to public traffic. Ulster County has expressed interest in reconnecting this road to the network should the site be redeveloped. In addition to Schrade Court, the northern portion of the can be accessed through the Shopright parking lot to the north via Shopright Boulevard. An agreement with Shoprite would be required in this instance.

Wetlands and Floodplains

As can be seen in Figure 4 and Figure 5, the site is directly adjacent to Sandburg Creek to the east and Fantine Kill to the south. The Schrade site is largely out of the 100-year floodplain, aside from a small portion of the property near the airport. Portions of the northern area of the site are within the 500-year floodplain. In the northern area, there are also 4.3-acres of wetlands that are classified in the National Wetlands Inventory (NWI).

The Hydro site, shown as H2, has more area within the 100-year floodplain, as it is closer to the Fantine Kill and the New York State Department of Environmental Conservation (DEC) floodway. The flood-prone areas on this parcel are generally undeveloped or contain surface parking. In the surrounding areas, there are DEC-certified levees which reduce flood risk to surrounding properties at and around the Sandburg Creek, Fantine Kill, and Beer Kill junction.



Wetland area in northern portion of Schrade site

Infrastructure

Electricity is provided to the site by Central Hudson Gas and Electric Corp. Central Hudson does not provide natural gas to Wawarsing at this time. According to Ulster County's Planning Department, the property has access to both central water and sewer infrastructure provided by the Town of Wawarsing. The Town and Village operate separate water and wastewater systems.

The site is in the Napanoch Water district (NWD), which serves a portion of users within the Town that were initially connected to the Village's water system as outside users. There is an existing interconnection between the Napanoch and Village system which can be opened to allow water flow in either direction during emergencies. The existing water supply and demand figures provided by Ulster County are shown

in Tables 1 & 2. As previously noted, the NWD has sufficient supply to meet current demand, however, it may not meet projected demand, especially during extended dry periods when the NWD yield diminishes.

Table 1: Existing Source Water Capacity Summary – Napanoch Water District

	Permitted Capacity	Yield During Dry Period (Fall 2012)
Maximum Permitted Well Field Yield	0.41 mgd	0.086 mgd

Source: Ulster County Economic Development Alliance: Village of Ellenville and Town of Wawarsing Shared Infrastructure Feasibility Study, January 2017. ¹

Table 2: Water Demand Projection – Napanoch Water District

	2016 Demand	Projected Water Demand
Town Average Day Demand	0.075 mgd	0.288 mgd
Town Maximum Day Demand	0.090m gd	0.346m gd

Source: Ulster County Economic Development Alliance: Village of Ellenville and Town of Wawarsing Shared Infrastructure Feasibility Study, January 2017.

The Town’s Napanoch Sewer District (NSD) conveys wastewater to the Napanoch Wastewater Treatment Facility (WWTF), operated by the Town of Wawarsing. Several treatment components at the WWTF are past their useful life and require replacement. According to District personnel, the NSD is primarily built-out. However, additional flows could be expected due to construction of additional senior housing units, re-development of the Imperial Schrade or Hydro-Aluminum sites, and/or expansion of the Ellenville Hospital. The Town has the ability to redirect flows within the WWTF to free up capacity. Assuming such flow management, the WWTF has capacity for growth of approximately 0.15 mgd.

Ulster County is considering a new sewer connection between the NSD to the Village WWTP, which was recently upgraded, has excess capacity, and can meet projected Village loadings. A Shared Infrastructure Feasibility Study conducted by the County looked at two potential connections from the Napanoch WWTF to the Ellenville WWTP. Total costs for this connection have been estimated at around \$4 million dollars.

Airport Development Restrictions

The location of Joseph Y. Resnick Airport is not anticipated to be a significant hindrance to development as allowed under the zoning code. The runway approach plan and profile is shown in Figure 6. The yellow area indicates restricted areas under the approach, which limits development to a 20:1 slope from the end of the runway (i.e. 20 feet of horizontal feet to 1 vertical foot). The approach area is within the undeveloped area of the Hydro “H2” site. There is also a horizontal easement that limits development to be below a 7:1 slope (blue area in Figure 6). The horizontal easement would not affect allowable building for most



Joseph Y. Resnick Airport

¹ Source: Ulster County Economic Development Alliance: Village of Ellenville and Town of Wawarsing Shared Infrastructure Feasibility Study, January 2017.

of the site. The only area where the horizontal easement would slightly limit allowable heights (to be less than the 45 feet allowed in the Town's Zoning Code), would be the easternmost portion of the Schrade site adjacent to the runway. The allowable height of a structure in this area would depend on the proposed height as well as the elevation difference in relation to the runway.

While development at the site would most likely not be an issue, any proposed construction would have to be filed with the FAA. According to FAA guidelines, notification is required for all construction within a 100:1 horizontal distance from the runway. The FAA provides feedback on land use planning to ensure "safe, efficient use and preservation of the navigable airspace." For example, the FAA discourages open water because it attracts wildlife; anything creating electromagnetic fields which impacts navigational systems; and smoke which effects visual guidance for aircraft users. General guidance on FAA regulations on and around airports is outlined in CFR Part 77.

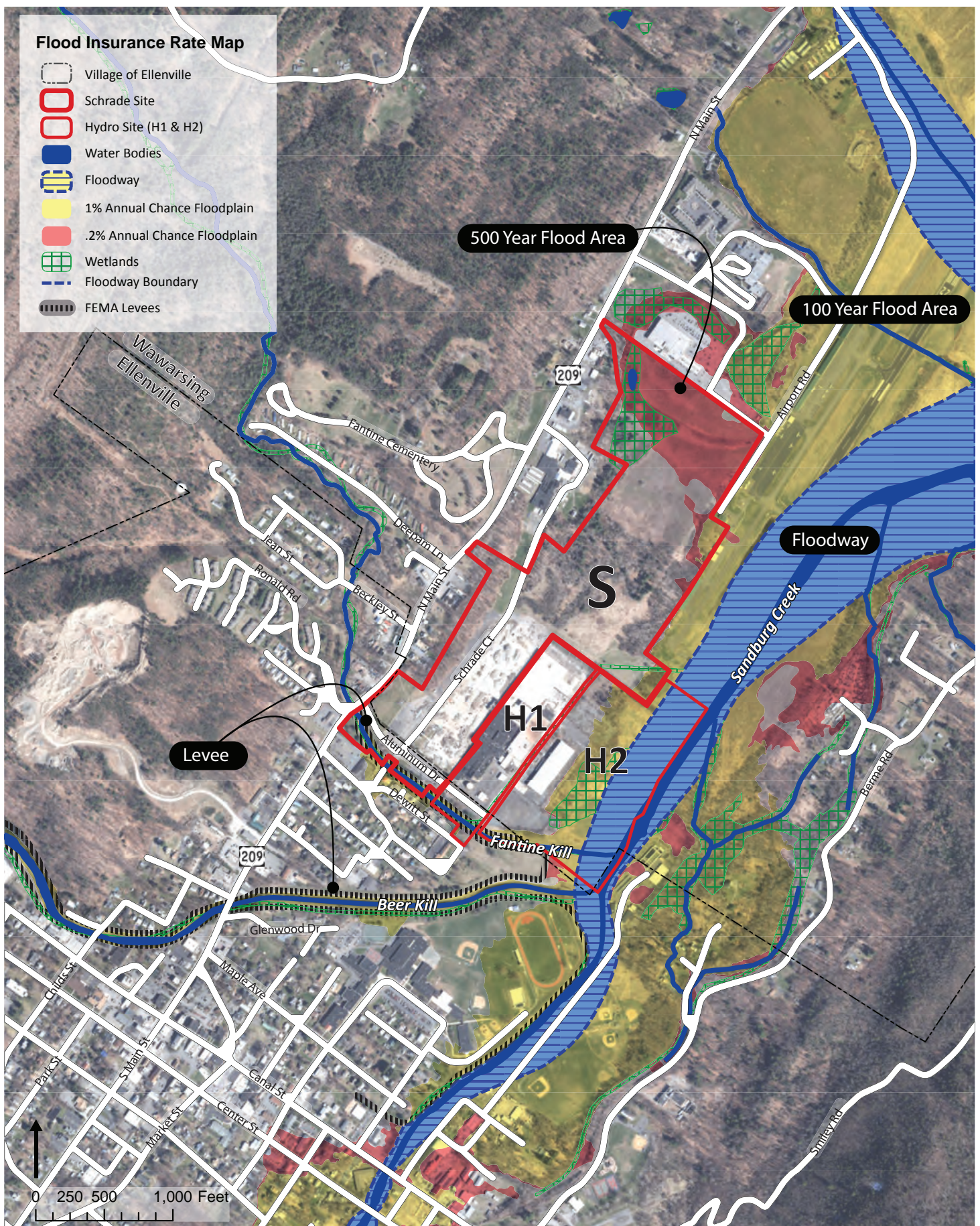


Figure 5: Wetlands and Floodplains

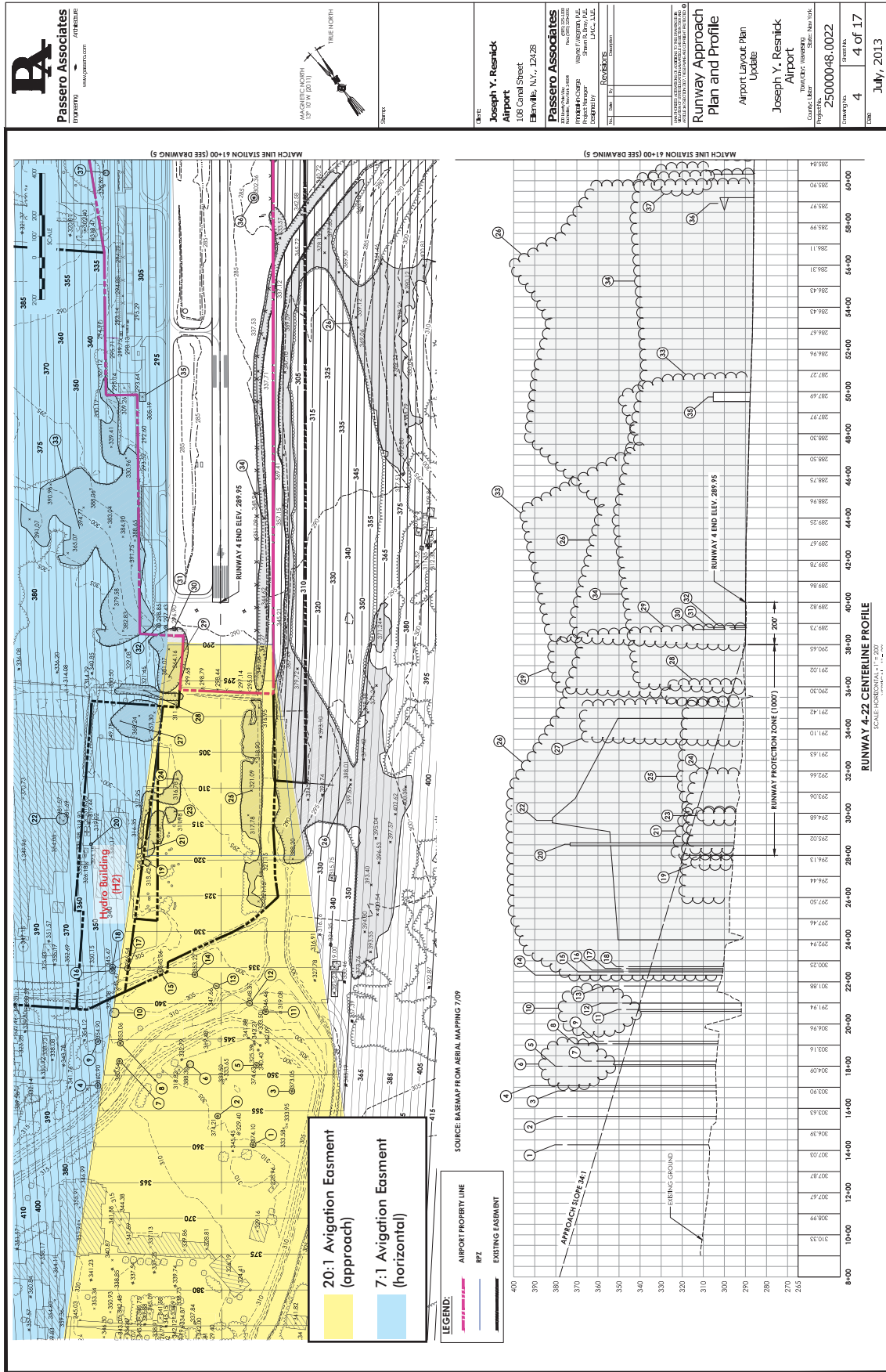


Figure 6: Avigation Map

Soil Conditions (Environmental Cleanup and Monitoring)

Schrade Site

Channel Master owned and operated a manufacturing facility at the project site (Site “S” in Figure 3 on page 9) until the facility was sold to Imperial Schrade in 1984. At that time, Channel Master, which was then owned by Avnet Inc., relocated its operations out of state and agreed to retain responsibility for identified environmental conditions associated with the site. In October 1997, Avnet sold its Channel Master Division but again retained its responsibilities associated with its former operations at the Ellenville site, including assuming the role of permittee for the Part 373 post-closure permit originally issued by the New York State Department of Environmental Conservation (NYSDEC) to Channel Master. In February 2018, the permit was re-negotiated by Avnet and NYSDEC and was cancelled in lieu of an administrative Consent Order.

During its period of operation, Channel Master treated its wastewater in a chemical treatment system within the plant building and in an outdoor surface impoundment (lagoon) on its property. The plant and the surface impoundment were decommissioned under the Resource Conservation and Recovery Act (RCRA) in accordance with Channel Master's approved Closure Plan. Groundwater beneath the building was found to be contaminated with several volatile organic compounds (VOCs), primarily 1,1,1-trichloroethane (TCA), a solvent used in degreasing. A groundwater recovery and treatment system was installed and has been operating since January 1987 to remedy the groundwater contamination beneath the building pad.

In March 1991, NYSDEC issued a Post-Closure Permit for the facility (NYSDEC # 3-5156-91/4-0). This five-year permit described the post-closure monitoring requirements for the former surface impoundment (lagoon area) and the monitoring and evaluation requirements for the groundwater treatment and recovery system (plant area); the permit referred to the latter as a corrective action program.

Since that time, the NYSDEC received authorization from the U.S. Environmental Protection Agency (EPA) to administer corrective actions. Anticipating that the permit would expire in March 1996, Channel Master submitted a permit renewal application in December 1995. Pending review of the application by the NYSDEC, Channel Master was directed to continue operating under the existing permit conditions (as modified by the NYSDEC) until a new permit is issued.

Channel Master developed a Chemical Effectiveness Monitoring Plan (CEMR) to assess the effectiveness of the corrective action program. The purpose of the plan is to determine the rate of groundwater cleanup and verify that groundwater elevation gradients are being maintained toward the recovery well. To satisfy these objectives, the plan proposed use of water quality and water level data collected from the recovery well and eight monitoring wells located formerly inside the plant building. These features are shown in Figure 7.

The most recent semiannual Chemical Effectiveness Monitoring Report (CEMR) was developed by Arcadis for the July 1, 2017, to December 31, 2017, reporting period. The Arcadis report also presents a historical summary of corrective actions at the site through the second half of 2017. The Arcadis report is the primary source for information within this section.



Figure 7: CEMR – Site Plan and Monitoring Wells

Source: Arcadis

In 2015-2016, AmTrust Realty, the site's owner at the time, performed a demolition of the former Channel Master manufacturing buildings. The demolition activities removed all above-ground structures and maintained the integrity of the building floor/pad to avoid potential issues of disrupting the groundwater flow patterns as well as the effectiveness of the groundwater recovery and treatment system. Arcadis monitored the progress of the demolition work to assure no disturbance of the well structures or the creation of infiltration pathways within the building pad occurred during the performance of the work. The relocation of the groundwater treatment system and the establishment of a new operational center on the building pad between the recovery well a new recovery well were performed in a manner that averted operational shutdowns. The semi-annual monitoring of the facility have found no groundwater flow disturbances/impacts related to the demolition of the building structure for the well structures installed beneath the former building floor slab.

Water quality and water level data collected from the shallow wells located beneath the pad of the former plant building indicate that pumping the recovery well continues to remove contaminants from the groundwater. Groundwater quality in monitoring wells has improved significantly as a result of the pumping. The contaminant plume appears to be effectively contained by the recovery well and established capture zones. Avnet will continue to monitor concentrations of VOCs in the deep groundwater, thereby addressing the concern with downward and/or deep lateral migration. The Arcadis report states that the current corrective action program is effectively controlling the contaminant plume in the shallow groundwater and therefore should continue.

While a remediation program has been developed for the area underneath the former Channel Master building, an environmental site assessment has not been conducted for the site. This assessment would need to be conducted to determine environmental conditions that may affect future use and redevelopment. The environmental site assessment would include a review of historical records, an inspection of the site and, likely an analysis of soil and groundwater samples. Federal and state funding is available for environmental site assessments and site investigations.

Environmental site assessments are typically conducted in phases, and are used to determine whether or not a site is contaminated. A Phase I environmental assessment is a review of all the records and knowledge associated with the property's historical record to see whether there is the potential for the presence of contamination. If Phase I indicates there is a potential for contamination, then the assessment of the site proceeds to the next phase. Phase II involves sampling of the site and will help determine: the extent of contamination, the types and probable sources of contamination, the level of risk to humans and the environment associated with the contamination and whether the contamination needs to be cleaned up.

Hydro Site

The Hydro site includes two parcels; a 9.7 acre parcel which was the former site of a portion of the Channel Master building, which has been removed, and a 26-acre parcel with a vacant warehouse (parcels shown as "H1" and "H2" in Figure 3). The corrective action program discussed above for the Schrade site does not include the Hydro site. According to the Department of Environmental Conservation (DEC), there was a documented spill at the Hydro site in 2016.² The spill was cleaned up by the owner and the case was closed

² DEC Spill Incidents Database, DEC Region 3, spill number 1602925. Date spill closed: 12/08/2017.

by DEC; no further action is necessary at this time. While a Phase 1 Environmental Site Assessment has been conducted by the owner of the site, the document was not made available for the purposes of this report. It is understood that the complete environmental history for the Hydro site parcels would be provided to a potential buyer as part of due diligence should that situation arise.

Brownfield Opportunity Area – Pre-Nomination Study

Ulster County is conducting a countywide revitalization planning process with funding from the New York State Department of State (NYSDOS) Brownfield Opportunity Area (BOA) Grant program. The BOA Program provides municipalities and community based organizations with assistance, up to 90 percent of the eligible project costs, to complete revitalization plans and implementation strategies for areas or communities affected by the presence of brownfield sites, and site assessments for strategic brownfield sites.

Five areas within the County were selected to receive revitalization opportunities evaluations for the purposes of developing pre-nomination studies: Midtown Kingston, Kerhonkson, Ellenville North (Wawarsing), Ellenville South, and Saugerties. The Ellenville North study area, shown to the right, is focused on industrial, commercial and vacant areas north of Beer Kill in the Village of Ellenville and Town of Wawarsing, which includes the Schrade and Hydro properties.

- The BOA Step 1: Pre-Nomination Study will provide a preliminary description and analysis of the proposed BOA and sets the stage for more detailed work. The study looks at current conditions and community priorities and identify ideas for the Town, Village and property owners to consider. According to the County, priorities for the Ellenville North study area include of the priorities for this study area is to:
 - Attract state funding and private investment incentives.
 - Revitalize underutilized sites and areas
 - Increase access to recreation areas, trails, and open space.

The study is anticipated to be completed by July 2018. shows a preliminary overview of revitalization opportunities for the area. The map shows the former industrial area as an “Industrial Revitalization Zone,” indicating that these industrial properties are undergoing cleanup and present opportunities for future industrial development with access to the Airport Road utility corridor. The vacant areas to the north is identified as a “Utility Corridor and Infill Development Zone,” which indicates opportunities for market-based infill and potential adaptive reuse.

Figure 8: Revitalization Opportunities – Ellenville North

Source: Ulster BOA Community Forum Presentation, April 23, 2018.



A: Utility Corridor and Infill Development Zone

B: Industrial Revitalization Zone

C: Main Street Corridor and Village Gateway

2.3: Zoning

The property is primarily located with the Town of Wawarsing's IND (Industrial) district Table 3 below provides the permitted/conditional uses and building height/bulk regulations. According to the Town's Zoning Code, The IND district is intended to provide area for the development of industry and heavy commerce in locations where residential uses will not conflict with such activity. As can be seen in Table 3, the IND district allows for a variety of industrial and commercial uses, all of which require site plan review by the Planning Board.

Development standards for IND are provided in Table 4. Since the site has access to both central sewage and water, it falls under category D. The maximum lot coverage is 75% and the maximum building height is 3.5 stories or 45 feet.

Table 3: IND (Industrial) District Uses

Principal Permitted Uses	Special Uses	Accessory Uses
Airports* Banks* Bulk fuel storage* Business, professional office buildings* Drive-in theaters* Flea markets* Hotels and motels* Laundry and dry-cleaning establishments* Light industrial uses* Minor-impact light industrial uses* Places of worship* Public and semipublic uses* Public utility facilities* Restaurants* Retail stores, shops* Self-storage warehousing* Transportation terminals* Vehicle and equipment sales, repair and service* Wholesale businesses*	Adult uses Ground-mounted export solar energy systems Roof-mounted export solar energy systems Senior care projects Single-family dwellings Telecommunications facilities per § 112-28 Multifamily dwellings Industrial uses	Off-street parking areas Signs Other customary accessory uses to principal and special uses permitted in district

* Site plan review by Planning Board required.

Table 4: Development Standards

Scenario	A On-site sewage and water	B Central water only	C Central sewage only	D Central sewage and water
<u>Minimum</u>				
Lot area (square feet)	40,000	30,000	20,000	10,000
Lot width (feet)	100	100	100	100
Lot depth (feet)	150	150	150	150
Front yard (feet)	50	50	50	50
Front yard (feet)	0	0	0	0
Rear yard (feet)	25	25	25	25
<u>Maximum</u>				
Lot coverage	75%	75%	75%	75%
Building stories	3.5	3.5	3.5	3.5
Building height (feet)	45	45	45	45

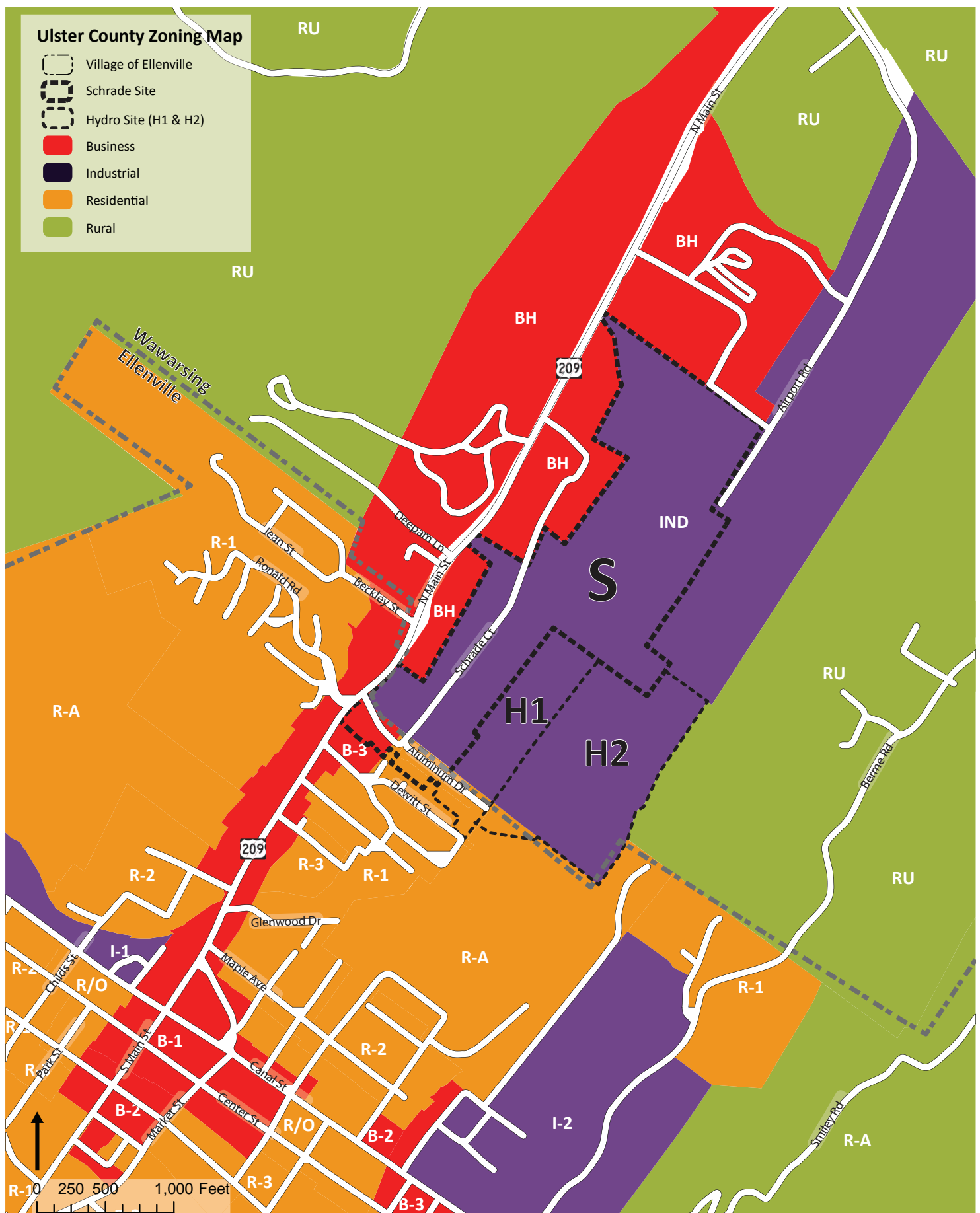


Figure 9: Zoning Map

2.4: Community Character/Community Concerns

The site has a long history in Ulster County. At its peak, the Channel Master facility employed about 1,200 people before dwindling and closing in 1983. The Imperial Schrade company which followed, employed about 250 people before closing in 2004. The loss of jobs at the Schrade site, the resort industry and other major employers corresponded with a general period of decline in the Catskills.

There is a high degree of public support for reinvestment and revitalization of the Schrade property. The site has a long history of acceptance in the community and redevelopment from its current condition redevelopment, especially in a form that would bring employment to the area would be looked on favorably.

The Town of Wawarsing is one of four municipalities in Ulster County with plans in which brownfield redevelopment and/or clean-up of legacy industrial sites are identified as priorities. Wawarsing's Comprehensive Plan Update (2015) calls for the creation of an industrial revitalization zone incorporating the former Hydro Aluminum and Channel Master/Imperial Schrade sites and the Town airport off Route 209, to serve as a location for new and existing businesses. Zoning revisions to align with the Comprehensive Plan Update are currently under development. Although Wawarsing has "long been a manufacturing center for Ulster County," the plan acknowledges the need to support the existing resort and tourism industry, clean up blighted properties, and seek regional approaches to economic development.

The Village of Ellenville's Comprehensive Plan (2009) calls for the village to build upon and strengthen its ethnic and economic diversity; provide economic opportunities for existing residents and newcomers in tourism, niche manufacturing, specialty retail, services and the arts; promote pedestrian-friendly, intergenerational neighborhoods; and re-establish the central business district as a regional commercial and cultural center.

Ulster County has sponsored a number of revitalization efforts in Ellenville and Wawarsing, including a Brownfield Opportunity Area (BOA) study for the Ellenville North Area, which is centered around the project site. This study is discussed further in Section 2.2. Ulster County has also supported a number of projects in partnership with Ellenville and Wawarsing aimed at revitalizing the Rondout Valley economy.

2.5: Summary of Development Constraints and Opportunities

The following key conclusions are offered with regard to development constraints and opportunities at the Schrade and Hydro sites.

Summary of Development Constraints and Opportunities

- **Redevelopment Opportunities**
 - The 75.8-acre site has two distinct areas; the southern third of the site contains the former industrial land, with concrete slabs where the former Imperial Schrade building was demolished. The northern two-thirds of the site is vacant. These two areas could be developed in tandem or as separate areas.
 - The property has three different frontages along U.S. Route 209 which are undeveloped.
 - Location adjacent to the Joseph Y. Resnick Airport presents a unique opportunity
 - There may be opportunities tied in with nearby sites including the Ellenville Regional Hospital, Montecello – Resorts World Catskills, and the Nevele World Resort
 - The area has terrific access to nearby parks and open space areas including the Shawangunk Ridge State Forest and Minnewaska State Park.
- **Transportation**
 - Site is relatively distant from regional highways (30 minutes from I-84 and 45 minutes from I-87)
 - The site has excellent access to the local transportation network with its own signalized intersection at Route 209/Aluminum Drive.
 - The northern vacant portion of the property can be accessed at Schrade Court or at a potential new access point from Shoprite Boulevard.
- **Flooding**
 - The Schrade site is predominantly outside of the 100-year floodplain.
 - There are 4.3-acres of wetlands in the northern portion of the Schrade site.
 - The Hydro site has areas located within the 100-year floodplain (which are currently undeveloped)
- **Infrastructure**
 - The site is not serviced by natural gas.
 - The site has access to both central water and sewer infrastructure.
 - Ulster County is evaluating the feasibility of a link between the Town and Village Wastewater Treatment Facilities, which will increase capacity for the Town.
- **Environmental Conditions**
 - Channel Master has the underlying responsibility for identified environmental contamination at the Imperial Schrade site.
 - A remediation program has been implemented under the former building. The current corrective action program is effectively controlling the contaminant plume in the shallow groundwater.
 - While a remediation program is in place for the former industrial area, a Phase I environmental site assessment has not been conducted for the entire site. It is recommended that this be done.

- The site is located within the Ellenville North Brownfield Opportunity Area (BOA) Step 1: Pre-Nomination Study currently being developed by Ulster County (anticipated to be completed in the summer of 2018).
- **Zoning**
 - The IND district allows for a variety of industrial and commercial uses, all of which require site plan review by the Planning Board.
 - The maximum lot coverage in IND is 75% and the maximum building height is 3.5 stories or 45 feet.
 - It is not anticipated that a development would be restricted by easements associated with the adjacent airport.
- **Community Support**
 - The site has a long history of acceptance in the community and in its current condition redevelopment would be looked on favorable.
 - The community has also shown the ability to move projects through the approval process as seen in the Resort World Casino approval.

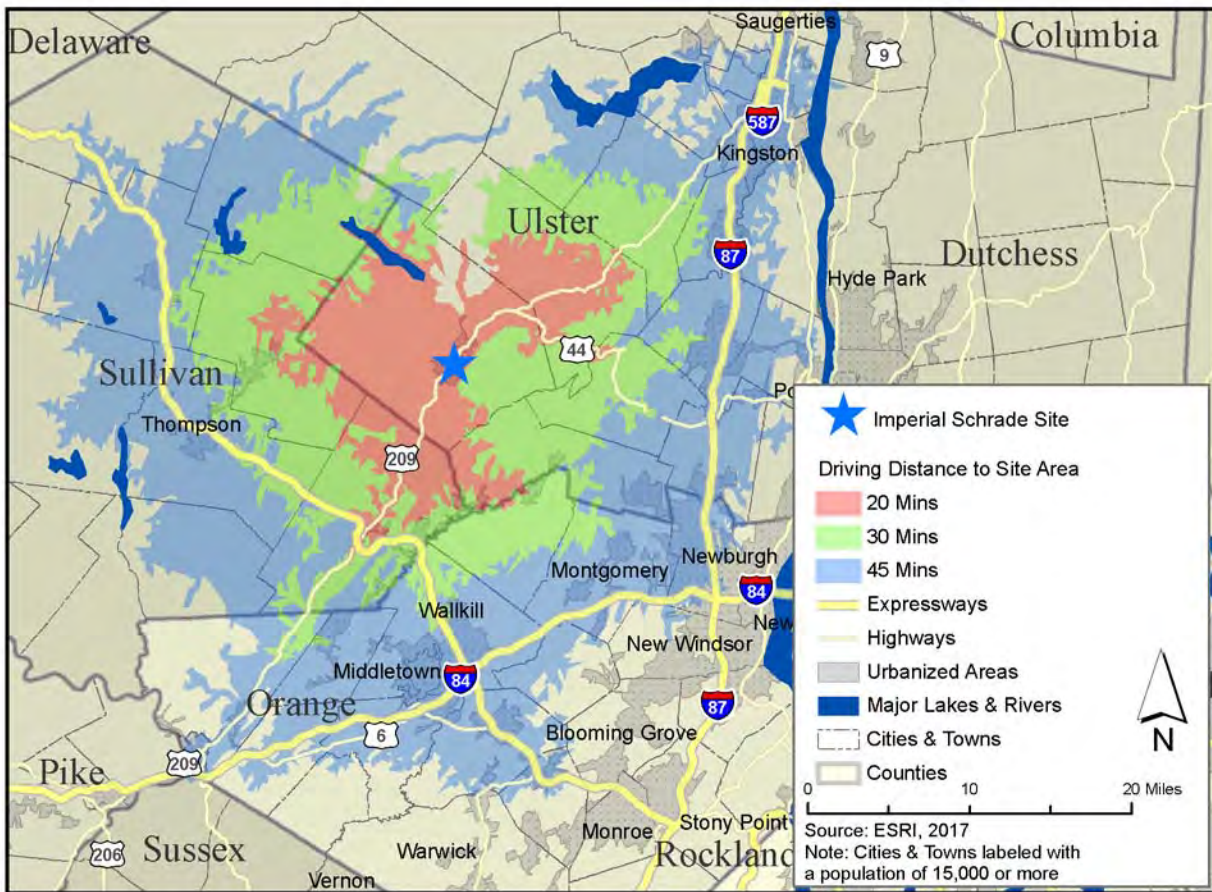
3 MARKET CONDITIONS OVERVIEW

3.1: Market Area

For purposes of assessing the proposed development potential of the Imperial Schrade site, several unique market area definitions (see Figure 10) are used throughout the market analysis. The driving distance area (DTA) is the geographic boundary for a trip to the site at 8:00 AM on a typical Monday morning.

- 20-minute DTA
- 30-minute DTA
- 45-minute DTA
- Three-County Region: including Ulster, Sullivan and Orange Counties

Figure 10: Travel Time to Imperial Schrade Site



Source: ESRI & U.S. Census Bureau, 2017

Located between the Catskills and Shawangunk Mountains, the site is in an area of great natural beauty in proximity to some 44,000 acres of State Parks as well as the agricultural lands of the Rondout and Walkill Valleys. The area is a natural tourist attraction and is home to 97 hotels with some 6,158 rooms. While the market area is primarily rural, the site is within 45 minutes of the larger urbanized areas of Kingston, Newburgh and Middletown. The following sections detail the assets of the three DTAs.

3.2: Population

The 20- and 30-minute DTAs are home to rural communities with a total population density of 151 and 142 persons per square mile, respectively; while the 45-minute DTA contains several small cities including Middletown and Kingston and is considerably denser, with 244 persons per square mile (see Table). Just 20,881 residents live in the 20-minute DTA; the 30- and 45-minute DTAs are home to 71,601 and 316,011 residents, respectively. The median age of residents in the 20- and 30-minute DTAs is 41.9 in both areas, while the population is slightly younger in the 45-minute DTA with a median age of 40.6. Household income is highest in 45-minute DTA at \$62,919, compared with \$51,966 in the 20-min DTA.

According to population forecasts by ESRI, modest population growth is expected over the next five years in all three DTAs, ranging from +0.8% in the 30-minute DTA to +1.7% in the 45-minute DTA. During this time, the median age will rise in all three areas by less than two percent while median household income is expected to rise sharply from +6.4% in the 20-minute DTA to +9.8% in the 45-minute DTA.

Table 4: General Demographic Characteristics by Travel Time Area, 2017-2022

	2017 (Estimated)			2022 (Projected)			2017-2022 % Change		
	20 Min	30 Min	45 Min	20 Min	30 Min	45 Min	20 Min	30 Min	45 Min
Total Population	20,881	71,601	316,011	21,223	72,146	321,336	+1.6%	+0.8%	+1.7%
Population Per Square Mile	150.7	141.6	243.8	153.2	142.7	247.9	+1.7%	+0.8%	+1.7%
Median Age	41.9	41.9	40.6	42.6	42.6	41.2	+1.7%	+1.7%	+1.5%
Median Household Income	\$51,966	\$60,199	\$62,919	\$55,280	\$65,536	\$69,111	+6.4%	+8.9%	+9.8%
Educational Attainment									
% with High School/GED	34.1%	33.8%	30.9%	NA	NA	NA	NA	NA	NA
% with Some College or Higher	52.7%	54.3%	57.6%	NA	NA	NA	NA	NA	NA

Source: ESRI & U.S. Census Bureau, 2017

While forecasts of educational attainment are not available, the population in the market areas is well educated with almost 90% of residents having graduated from high school or acquired a GED and more than half having education beyond high school.

3.3: Labor Force Trends

There are 152,810 people over the age of 16 either working or seeking work within the three drive time market areas, according to recently released estimates. As shown in Table 5, the greatest share of these live within the 31-45 minute drive-time area; however, the closer to the Imperial Schrade site, the higher the unemployment rate. Within the 20 minute drive time area, there is an unemployment rate of 9.5%, indicating more than 840 individuals seeking work.

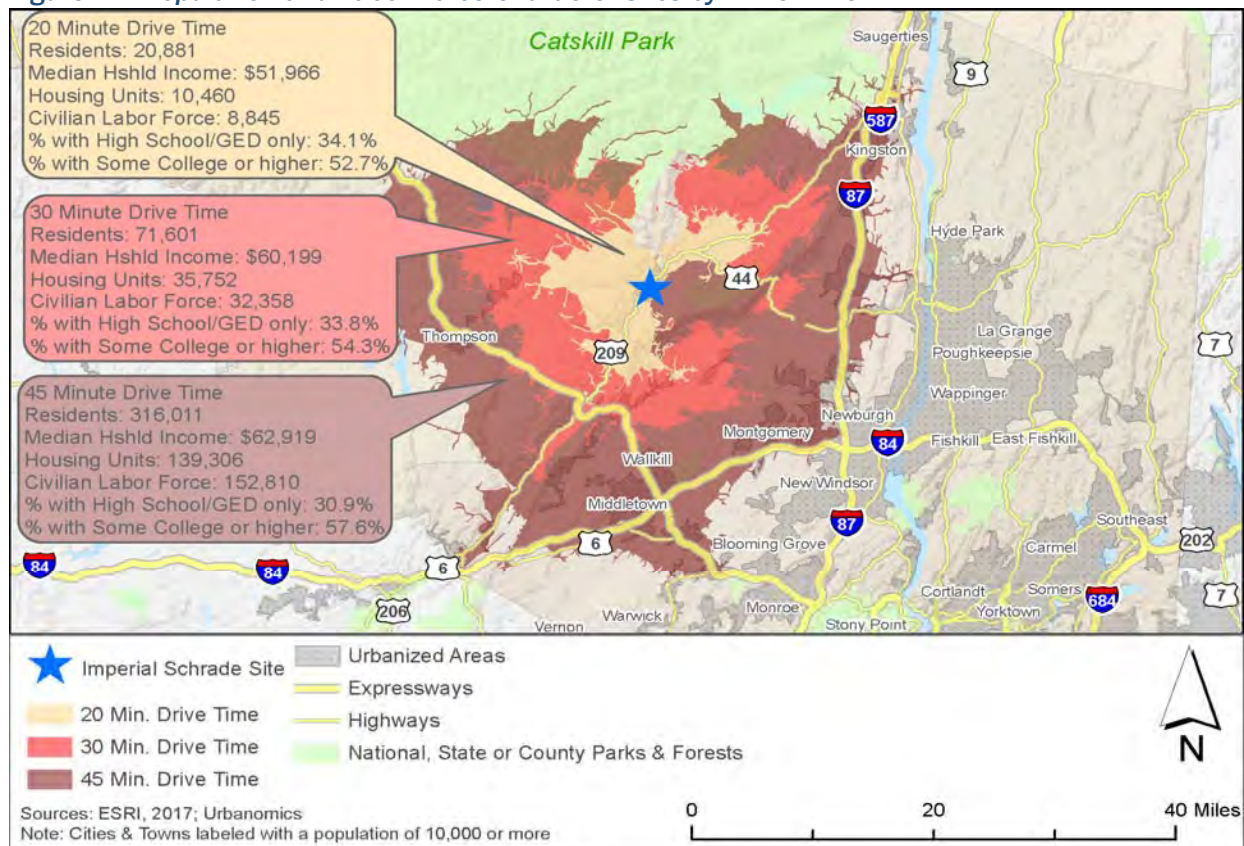
Table 5: 2018 Civilian Labor Force (Age 16+) Characteristics

	20 Min. DTA	30 Min. DTA	45 Min. DTA
Total Civilian Labor Force	8,845	32,358	152,810
Employed	8,003	30,034	142,649
Unemployed	842	2,324	10,161
Unemployment rate	9.5%	7.2%	6.6%
Employed residents with work trips of 45 minutes or more	22.2%	22.3%	22.2%

Source: ESRI Business Analyst 2018, U.S. Census Bureau American Community Survey 2016.

The unemployment rate for the full area is 6.6 %, indicating that more than 10,000 people seeking work are located within a 45 minute driving distance. The distance of workers to the site should not be considered prohibitive as one in five employed residents throughout the market areas have work trips of more than 45 minutes.

Figure 11: Population and Labor Force Characteristics by Drive Time



Tables 6 and 7 detail the commutation patterns of workers and residents in the DTA regions over time. Since 2005, the region's employed resident workforce has increased along with its population, although since 2010, the resident workforce has seen only modest growth (see Table 6). The number of workers employed in the region have expanded since 2010, especially in the 20-minute DTA (+20.9%) and 45-minute DTA (+7.6%). Over a longer term, from 2005 to 2015, job growth was somewhat less strong.

Table 6: Workers Employed or Residing in the DTAs, 2005-2015

Workers Employed in the DTA	Annual Workers			Percent Change	
	2005	2010	2015	2005-2015	2010-2015
20 Min. DTA	4,099	3,629	4,387	+7.0%	+20.9%
30 Min. DTA	13,623	13,846	14,324	+5.1%	+3.5%
45 Min. DTA	111,564	102,440	110,180	-1.2%	+7.6%
Workers Living in the DTA	Annual Workers			Percent Change	
	2005	2010	2015	2005-2015	2010-2015
20 Min. DTA	6,568	6,729	6,846	+4.2%	+1.7%
30 Min. DTA	20,085	23,296	23,288	+15.9%	-0.0%
45 Min. DTA	113,437	116,548	120,651	+6.4%	+3.5%

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics (LEHD) Program, 2005-2015.

Table 7 describes the share of work locations of the DTA's resident workforce and share of home locations of the DTA's workers that may or may not live within the DTAs. Among both worker groups, between 70 and 80 percent of workers either reside or work in the Mid-Hudson Region³ and between 60 and 70 percent of workers either reside or work in the Three-County Region. Among resident workers, nearly 10 percent of workers commute to New York City, while roughly half the share of workers employed in the DTA regions reside in New York City. Whereas nearly 20 percent of the resident workforce in the 20- and 30-minute DTAs also work there, more than double that share of resident workforce in the 45-minute DTA (43.2%) also work there, owing to the diversity and the strength of economy in the 45-minute DTA.

Table 7: Distribution of Residence & Work Locations of Workers in the DTAs, 2015

Work Locations of Workers Living in the DTA Regions			
	20 Min DTA	30 Min DTA	45 Min DTA
Respective DTA	17.1%	19.3%	43.2%
New York City	9.4%	9.9%	11.3%
Three-County Region	63.8%	63.5%	60.3%
Mid-Hudson Region	73.8%	73.5%	72.8%
Residence Locations of Workers Employed in the DTA Regions			
	20 Min DTA	30 Min DTA	45 Min DTA
Respective DTA	26.6%	31.3%	47.3%
New York City	5.8%	5.2%	4.5%
Three-County Region	67.4%	68.6%	70.5%
Mid-Hudson Region	73.2%	73.8%	78.0%

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics (LEHD) Program, 2005-2015.

³ Including Ulster, Sullivan, Orange, Rockland, Dutchess and Westchester Counties.

3.4: Employment

Within the Three-County Region, employment has increased from 211,603 to 226,709 (+7.1%) from 2010 to 2016. More than half of the gain (64.4%) was in the Services super-sector, followed by Goods Production (17.9%), Trade (10.0%) and Transport/Warehousing/Utilities (8.2%). While all super-sectors added workers over this period, there were large losses in individual industry sectors including Other Services⁴ (-5,578), Educational Services (-3,615), Wholesale Trade (-1,878), and Information (-922). Those sectors with large gains in workers included Health Care/Social Assistance (+8,572), Government (+4,435), Retail Trade (+3,395), Manufacturing (+2,310), Administrative/Support/Waste Services/Remediation (+3,045), Accommodations/Food Services (+2,600) and Transport/Warehousing (+1,415).

Table 8: Employment Trends in the Three-County Region, 2010-2016

Industry	Count		Share of Total		Change, 2010-2016	
	2010	2016	2010	2016	Absolute	Percent
Total, All Industries	211,603	226,709	100.0%	100.0%	+15,106	+7.1%
Total, All Private	163,770	182,002	77.4%	80.3%	+18,232	+11.1%
Agriculture, Forestry, Fishing and Hunting	2,152	2,404	1.0%	1.1%	+252	+11.7%
Mining	247	261	0.1%	0.1%	+14	+5.7%
Utilities	3,354	3,182	1.6%	1.4%	-172	-5.1%
Construction	9,112	9,242	4.3%	4.1%	+130	+1.4%
Manufacturing	8,880	11,190	4.2%	4.9%	+2,310	+26.0%
Wholesale Trade	18,437	16,559	8.7%	7.3%	-1,878	-10.2%
Retail Trade	23,929	27,324	11.3%	12.1%	+3,395	+14.2%
Transportation and Warehousing	6,245	7,660	3.0%	3.4%	+1,415	+22.7%
Information	4,667	3,745	2.2%	1.7%	-922	-19.8%
Finance and Insurance	4,386	4,197	2.1%	1.9%	-189	-4.3%
Real Estate and Rental and Leasing	3,267	3,691	1.5%	1.6%	+424	+13.0%
Professional and Technical Services	5,455	6,092	2.6%	2.7%	+637	+11.7%
Management of Companies and Enterprises	3,224	3,387	1.5%	1.5%	+163	+5.1%
Administrative and Waste Services	5,984	9,029	2.8%	4.0%	+3,045	+50.9%
Educational Services	16,313	12,698	7.7%	5.6%	-3,615	-22.2%
Health Care and Social Assistance	20,909	29,481	9.9%	13.0%	+8,572	+41.0%
Arts, Entertainment, and Recreation	9,625	9,325	4.5%	4.1%	-300	-3.1%
Accommodation and Food Services	11,807	14,407	5.6%	6.4%	+2,600	+22.0%
Other Services, Ex. Public Admin	25,302	19,724	12.0%	8.7%	-5,578	-22.0%
Total, All Government	27,687	32,122	13.1%	14.2%	+4,435	+16.0%
Unclassified	292	753	0.1%	0.3%	+461	+157.9%

Note: Individual industry employment does not add up to total employment because values in some industry sectors are repressed due to reasons of confidentiality.

Source: NYSDOL, QCEW, 2010-2016

⁴ Establishments in the other services industry category are primarily engaged in activities, such as equipment and machinery repairing, promoting or administering religious activities, grant-making, advocacy, and providing dry-cleaning and laundry services, personal care services, death care services, pet care services, photofinishing services, temporary parking services, and dating services.

3.5: Major Employers

Within the 45-minute DTA, there are 11 employers with 1,000 or more workers, primarily in the Health Care sector. These large employers are primarily concentrated in Orange County (9 firms) and to a lesser extent Ulster (4 firms) and Sullivan (2 firms) Counties.

The region's largest employers include the Greater Hudson Valley Health System (3,300 workers), which provides healthcare services to the Three-County Region at three hospital locations (Catskill Regional Medical Center in Harris, Catskill Regional Medical Center in Callicoon and Orange Regional Medical Center in Middletown) and several outpatient facilities and the U.S. Military Academy at West Point (3,120 workers), one of the four U.S. military service academies. Other large employers in the Health Care Sector include Crystal Run Health Healthcare (group-practice), the Center for Discovery (school/group practice for disabled persons), Access: Supports for Living (assisted living), St. Luke's Cornwall Hospital (general hospital), Elant Healthcare (health care and senior living), HealthAlliance of the Hudson Valley (multi-campus health care system) United Healthcare and Empire Blue Cross/Blue Shield (both insurance providers). Other major employers include the Counties of Ulster and Sullivan, Mohonk Mountain House (spa resort and hotel), C&S Wholesale Grocers (food distribution), and Spectrum Enterprise (cable/internet provider).

Table 9: Largest Employers in the 45-minute DTA

Company Name	City	County	Industry	Workers
Greater Hudson Valley Health System	Middletown	Orange	Health Care	3,300
US Military Academy at West Point	West Point	Orange	Education	3,120
Crystal Run Health Healthcare	Middletown	Orange	Health Care	1,800
Center for Discovery	Monticello	Sullivan	Health Care	1,504
County of Ulster	Kingston	Ulster	Government	1,367
Access: Supports for Living Non-Profit Organizations	Middletown	Orange	Health Care	1,289
St Luke's Cornwall Hospital Healthcare	Newburgh	Orange	Health Care	1,247
Elant Healthcare	Goshen	Orange	Health Care	1,200
Mohonk Mountain House	New Paltz	Ulster	Accommodations	1,100
Sullivan County Government Offices	Monticello	Sullivan	Government	1,051
Health Alliance of the Hudson Valley	Kingston	Ulster	Health Care	1,000
United Healthcare	Kingston	Ulster	Health Care	800
C & S Wholesale Grocers	Chester	Orange	Wholesale Trade	800
Empire Blue Cross/Blue Shield Service	Middletown	Orange	Health Care	795
Spectrum Enterprise Communications	Middletown	Orange	Telecommunications	750

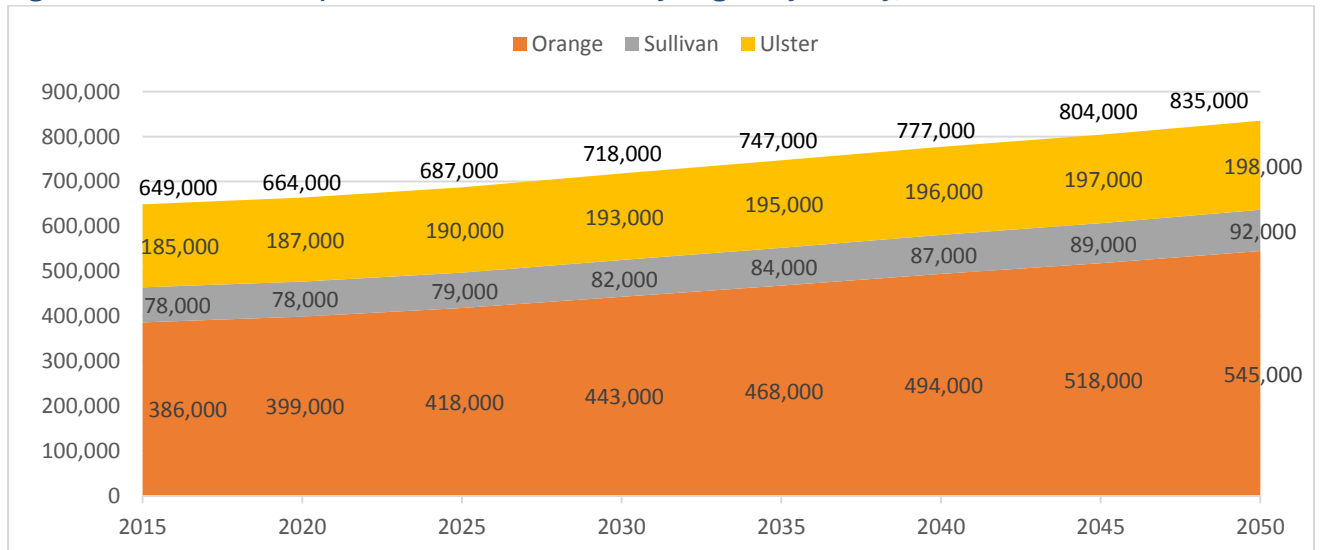
Source: ESRI, Infogroup, A to Z Databases, Sullivan County Treasurer's Office, Ulster County Officials & Orange County Partnership

3.6: County/Subregional Forecasts of Population and Employment

While the current population is sufficient in number and education to meet the needs of most employers, examining forecasts of population and employment in the near- and long-terms allows businesses to determine growth potential in terms of both market and labor force. Illustrated in

Figure 12, according to New York Metropolitan Transportation Council's (NYMTC) latest 2010-2050 Socio Economic and Demographic (SED) Forecast, the Three-County Region is expected to see its population expand from 649,000 in 2015 to 835,000 (+186,000 or +28.7%). The majority of the gain will occur in Orange County (85.5%), while Sullivan and Ulster Counties will see 7.5% and 7.0% of the gain, respectively.

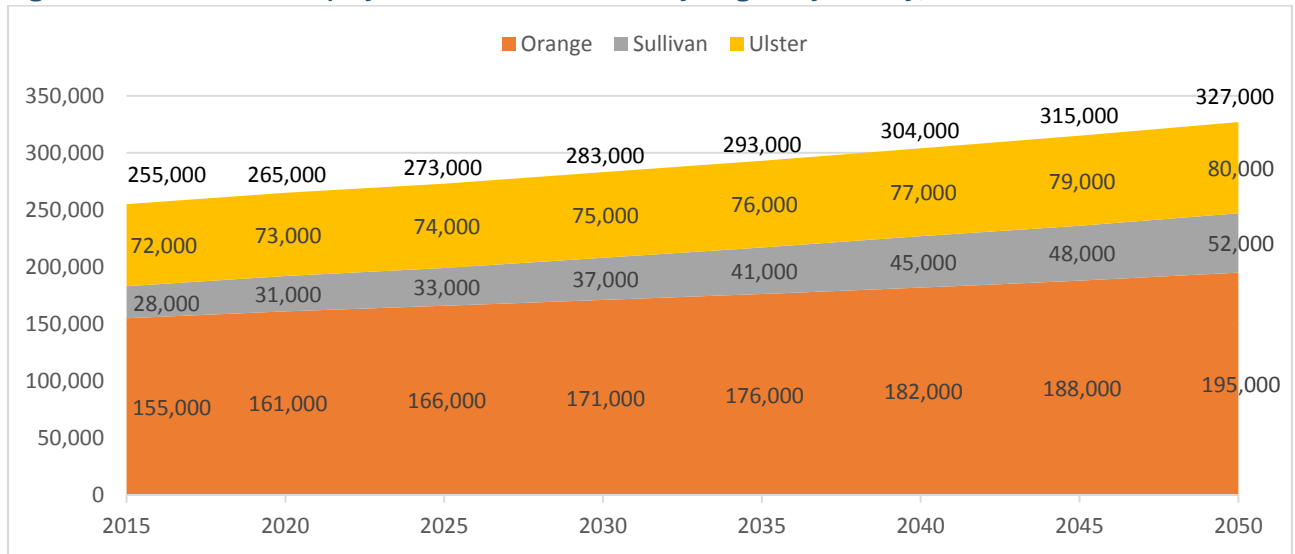
Figure 12: Forecasted Population in the Three-County Region by County, 2015-2050



Source: NYMTC, 2010-2050 SED Forecast.

As Sullivan and Ulster Counties are expected to retain their rural character over the long-term while Orange County will grow as an employment center, regional job growth (see Figure 13) is projected to expand from 255,000 in 2015 to 327,000 (+72,000 or +28.2%). More than half of the gain will occur in Orange County (55.6%), while Sullivan and Ulster Counties will receive 33.3% and 11.1% of the gain, respectively.

Figure 13: Forecasted Employment in the Three-County Region by County, 2015-2050



Source: NYMTC, 2010-2050 SED Forecast.

If the drive time areas maintain existing shares of the three-county population (48.7%), the area within the 45 minute drive time will see an increase of 26,294 new residents in the near future (by 2030) and an additional 56,970 residents between 2030 and 2050 according to the NYMTC forecasts. Maintaining the current average household population of 2.61 persons per household, the population forecasts translate into demand for 10,074 housing units by 2030, and an additional 21,828 units in the subsequent 20 year period.

If the drive time areas maintain existing shares of the three-county employment (43.2%), the area within the 45 minute drive time will see an increase of 7,777 new jobs by 2030 and an additional 19,011 jobs between 2030 and 2050 according to the NYMTC forecasts.

4 LOCAL REAL ESTATE TRENDS

4.1: Existing Stock Available/Prices

As of April 2018, commercial property available for sale in the Three-County Region ranged from \$6.63 per square foot for industrial property to as high as \$635 per square foot for retail property, according to Loopnet, a major source of commercial property listings. Roughly one-third of property floorspace for sale was industrial, followed by office and retail at 23.4 and 21.4 percent, respectively, although by number of listings available, retail space was the most abundant at 93 listings, followed by industrial and office space with 49 and 35 listings, respectively. A wide range of asking prices were present among all major property types; in terms of median asking price per square foot, retail property was the most expensive at \$141, while industrial was the most affordable at \$67.18, less than half the price of retail property. The median asking price for office, multifamily, hospitality and specialty property ranged from \$96.39 to \$111.68 per square foot.

Table 10: Commercial Property Available for Sale by Type in the Three-County Region, 2018

Property Type	Lowest Asking Price (\$/SF)	Highest Asking Price (\$/SF)	Median Asking Price (\$/SF)	Average Asking Price (\$/SF)	Total Listings Available	Total SF Available
Industrial	\$6.63	\$246.59	\$67.18	\$79.00	49	1,161,833
Office	\$36.91	\$250.00	\$108.00	\$124.64	35	734,652
Retail	\$6.89	\$635.00	\$141.00	\$171.00	93	673,533
Multifamily	\$57.41	\$190.00	\$96.39	\$107.05	18	140,482
Hospitality	\$50.60	\$261.26	\$111.68	\$127.32	16	174,139
Specialty	\$16.50	\$662.50	\$100.25	\$171.17	17	260,751

Source: Loopnet, April 2018.

Among properties available for lease in the Three-County Region, the majority of floorspace was in industrial or office, both with roughly one million square feet available for lease, followed by retail with 454,868 square feet. Retail property was the most expensive in terms of median asking rent at \$15 per square foot annually, compared with \$14 and \$6.75 per square foot annually for office and industrial floorspace, respectively. Just 34 listings were available for lease among industrial properties, ranging from \$2.50 to \$16 per square foot.

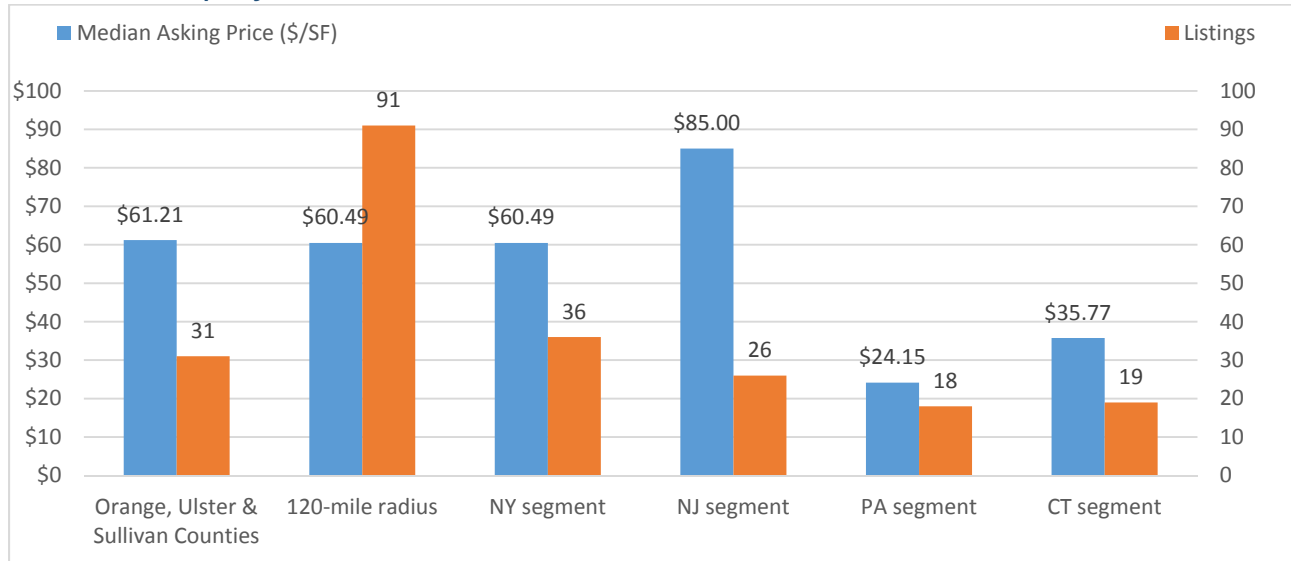
Table 11: Commercial Property Available for Lease by Type in the Three-County Region, 2018

Property Type	Lowest Asking Rent (\$/SF)	Highest Asking Rent (\$/SF)	Median Asking Rent (\$/SF)	Average Asking Rent (\$/SF)	Total Listings Available	Total SF Available
Industrial	\$2.50	\$16.00	\$6.75	\$7.45	34	1,061,575
Office	\$5.00	\$27.20	\$14.00	\$14.41	63	1,008,392
Retail	\$6.00	\$33.65	\$15.00	\$16.09	93	454,868

Source: Loopnet, April 2018.

As shown in Figure 14, median asking prices for warehouse and distribution property within 120 miles of the site area were generally lower than the median asking price of such property the Three-County Region at \$61.21 per square foot. Only New Jersey had a higher median asking price at \$85 per square foot, while the lowest asking price was in the Pennsylvania segment of the 120 mile radius, at \$24.15 per square foot.

Figure 14: Median Asking Price PSF and Listings within 120 Miles of Site Area of Warehouse & Distribution Property for Sale



Source: Loopnet, April 2018.

As shown in Table 12, the cost of constructing new commercial buildings in the Kingston NY region ranges from \$143.73 psf for Warehouse space to \$210.97 for Office property. Industrial property construction costs vary from \$143.74 psf for a warehouse/distribution site to \$150.62 for a factory building. Single story retail space can be constructed for \$151.58 psf. While costs of new construction exceed current sales listings per square foot for all property types but retail, the ability to customize specifications to meet current technology and workplace trends make new construction an attractive proposition for some companies.

Table 12: Construction Costs per Square Foot by Property Type, 2018

Property Type	Average Construction Cost (\$/SF)
Industrial	
Manufacturing	\$150.62
Warehouse/Distribution	\$143.74
Office	\$210.97
Retail	\$151.58

Source: RS Means 2016 Square Foot Costs (Kingston NY cost index), inflated to 2018 estimates using ENR cost increases.

4.2: Recent Development Activity

Recent development in Ulster, Sullivan and Orange Counties has been identified and is shown in Table 13 below. The development is classified by land use, number of sites, and total floorspace in square feet; it is further classified by driving distance from the Imperial Schrade site. Distance categories of less than 45 minutes are in the market area of the site. Developments within the three counties, but more than 45 minutes away, are included for reference.

A total of 68 new developments have been constructed within 45 minutes of the Imperial Schrade site in the last 10 years. The vast majority of development is in the Orange County portion of the 31-45 minute driving range of the site. Thirty-three are classified as industrial with a total of 5.3 million square feet. General industrial space accounts for 2.3 million square feet, while an additional 2.1 million square feet are in distribution centers. There are also 12 manufacturers averaging 58,333 square feet in size. Five new breweries and cideries are located in the 45-minute drive time, a result of the craft brewing trend as well as New York State support for the sector. There are also 12 office sites with a total of 586,700 square feet of space; 6 hotels with 504 rooms; 4 housing developments with 813 units; and 3 agricultural sites (cannabis-related), totaling 273,000 square feet.

Table 13: Tri-County Development Activity Constructed in the Last 10 Years by Number of Sites & Floorspace and Drive Times of Imperial Schrade Site

Type	Sites					Floorspace (sf)				
	Total	<20 min	21-30 min	31-45 min	>45 min	Total	<20 min	21-30 min	31-45 min	>45 min
Agricultural	3	-	-	3	-	273,000	-	-	273,000	-
Community	1	-	-	-	1	-	-	-	-	-
Conference Center	5	-	1	-	4	-	-	-	-	-
Film	1	-	-	1	-	2,000	-	-	2,000	-
Health Care	5	-	1	1	3	505,000	-	25,000	354,000	126,000
Hotels*	9	-	1	5	3	1,344	-	14	490	840
Housing**	6	1	-	3	2	4,688	91	396	326	3,875
Industrial	44	2	2	29	11	6,327,158	4,500	25,808	5,304,400	992,450
Mixed-use***	3	-	1	1	1	44,688	-	-	14,688	30,000
Office	22	-	-	12	10	1,137,900	-	-	586,700	551,200
Recreation	3	-	-	-	3	-	-	-	-	-
Retail	5	-	1	2	2	134,000	-	-	81,000	53,000
Utility	1	-	-	1	-	-	-	-	-	-
Wholesale Trade	1	-	-	-	1	62,000	-	-	-	62,000
Industrial Sub-Classes										
Brewery	4	1	-	3	-	81,200	-	-	81,200	-
Cidery	1	1	-	-	-	4,500	4,500	-	-	-
Distillery	1	-	-	-	1	4,650	-	-	-	4,650
Distribution	11	-	-	7	4	2,728,000	-	-	2,065,000	663,000
Flex	4	-	-	3	1	75,800	-	-	12,000	63,800
General Industry	5	-	-	4	1	2,350,000	-	-	2,290,000	60,000
Manufacturing	15	-	2	10	3	870,508	-	25,808	673,700	171,000
Storage	1	-	-	-	1	30,000	-	-	-	30,000
Warehouse	1	-	-	1	-	12,500	-	-	12,500	-

Source: Orange, Ulster, and Sullivan County Departments of Economic Development and Urbanomics.

Notes: (*) Floorspace in quantified in terms of hotel rooms. (**) Floorspace quantified in terms of housing units. (***) Includes floorspace in mixed-use sites of all use types.

4.3: Development in the Pipeline

Development in the pipeline (approved and expected to be constructed in the next several years) is shown in Table 14. Categorized in the same manner as recent development, there are 79 sites, totaling 2.5 million square feet, within 45 minutes of the Imperial Schrade site. These developments have a more residential bent, with 19 hotels (2,876 rooms) and 17 housing developments (2,721 units). Industrial development is shown on 12 sites and totaling just over 1 million square feet, including almost 400,000 square feet of manufacturing, 275,000 square feet of flex space, 241,000 square feet of general industrial and a 100,000-square-foot brewery.

Table 14: Tri-County Approved Development Activity in the Pipeline by Number of Sites & Floorspace and Drive Times of Imperial Schrade Site

Type	Sites					Floorspace (sf)				
	Total	<20 min	21-30 min	31-45 min	>45 min	Total	<20 min	21-30 min	31-45 min	>45 min
Agricultural	1	1	-	-	-	259,000	259,000	-	-	-
Conference	4	1	-	-	3	-	-	-	-	-
Film	1	-	-	1	-	-	-	-	-	-
Hotels *	29	2	-	17	10	3,549	513	-	2,363	673
Housing**	32	1	4	12	15	10,490	99	579	2,043	7,769
Industrial	17	0	1	11	5	4,351,379	-	15,000	1,032,379	3,304,000
Office	4	-	1	2	1	368,000	-	210,000	3,000	155,000
Mixed-Use***	18	1	-	10	7	2,893,200	40,000	-	673,200	2,180,000
Recreation	2	-	-	2	-	125,000	-	-	125,000	-
Retail	20	1	-	10	9	326,200	-	-	153,200	173,000
Utility	1	-	-	1	-	-	-	-	-	-
Industrial Sub-Classes										
Brewery	1	-	-	1	-	100,000	-	-	100,000	-
Distillery	1	-	-	1	-	-	-	-	-	-
Flex	4	-	-	3	1	724,579	-	-	274,579	450,000
General Industrial	5	-	-	2	3	1,095,800	-	-	241,800	854,000
Manufacturing	4	-	1	3	-	396,000	-	15,000	381,000	-
Mixed-Use	2	-	-	1	1	2,035,000	-	-	35,000	2,000,000

Source: Orange, Ulster, and Sullivan County Departments of Economic Development and Urbanomics.

Notes: (*) Floorspace in quantified in terms of hotel rooms. (**) Floorspace quantified in terms of housing units. (***) Includes floorspace in mixed-use sites of all use types.

4.4: Proposed Development

Proposed development indicates that a developer has put forth a plan for a property, but has not yet secured financing and/or the necessary municipal approvals. These proposals have a greater number of recreational uses including educational spaces, event venues, film and theater spaces. The other development of note among the proposed projects includes eight solar energy developments, three of which are within 45 minutes of the Imperial Schrade site.

Table 15: Tri-County Proposed Development Activity in the Pipeline by Number of Sites & Floorspace and Drive Times of Imperial Schrade Site

Type	Sites					Floorspace (sf)				
	Total	<20 min	21-30 min	31-45 min	>45 min	Total	<20 min	21-30 min	31-45 min	>45 min
Education	2	-	1	1	-	-	-	-	-	-
Event Space	1	-	-	1	-	6,000	-	-	6,000	-
Film	2	-	-	1	1	87,000	-	-	70,000	17,000
Health Care	2	-	-	1	1	118,400	-	-	8,400	110,000
Hotels *	12	-	2	3	7	763	-	70	290	403
Housing**	18	-	4	6	8	8,873	-	5,562	919	2,392
Industrial	3	-	1	1	1	10,000	-	-	10,000	-
Office	5	-	-	4	1	1,097,000	-	-	897,000	200,000
Mixed-Use***	10	-	3	3	4	598,600	-	-	336,000	262,600
Retail	17	-	3	5	9	671,520	-	17,320	249,700	404,500
Solar	8	1	-	2	5	-	-	-	-	-
Theater	1	-	-	1	-	-	-	-	-	-
Industrial Sub-Classes										
Cidery	1	-	-	-	1	-	-	-	-	-
General Industrial	1	-	-	1	-	5,000	-	-	5,000	-
Mixed-Use	1	-	1	-	-	5,000	-	-	5,000	-

Source: Orange, Ulster, and Sullivan County Departments of Economic Development and Urbanomics.

Notes: (*) Floorspace in quantified in terms of hotel rooms. (**) Floorspace quantified in terms of housing units. (***) Includes floorspace in mixed-use sites of all use types. Among housing units in the pipeline, 5,000-7,000 are proposed at Chestnut Ridge in Mamakating and Bloomingburg.

4.5: Development Forecast

Provided a market-based comparison to the demographic-based population and employment projections, the development forecast is estimated by aggregating the total square feet of new development in the recent past (constructed in the past 10 years), development in the pipeline (likely to be built in the next 5 years), and proposed development (likely to be built in the next 10 years) within a 45-minute drive time of the Imperial Schrade Site, and dividing by the number of years to gain an average annual level of development.

As shown in the table below, the market-driven development to be expected in the market area ranges from 538,815 to 667,110 square feet of total commercial space, 50 to 225 hotel rooms, and 81 to 501 housing units per year. Recent development shows a more robust commercial forecast, especially in the industrial and health care categories; however there are proposals that will increase the pace of growth for retail and other commercial development to increase pace. Housing development, as usual, has lagged behind commercial; however the lag has been further exacerbated by the slow recovery from the housing bust in 2008-2009. Therefore, the pipeline and proposed development-based housing forecasts far outpace that of construction in the recent past.

Table 16: Annual Average Development Forecast within 45 Minute Drive of Imperial Schrade Site

	Recent Development- Based (10 Year Average)	Recent and Pipeline- Based (15-Year Average)	Recent, Pipeline, Proposed-Based (20- Year Average)
Total Commercial Floorspace	667,110	612,125	538,815
Agricultural	27,300	35,467	26,600
Industrial	533,471	425,472	319,604
Office	58,670	53,313	84,835
Health Care	37,900	25,267	19,370
Retail	8,100	15,613	25,061
Other Commercial	1,669	56,993	63,344
Hotel Rooms	50	225	187
Housing Units	81	236	501
Derived Job and Population Growth per Year			
Jobs⁵	915	886	958
Population⁶	211	616	1,308

Source: Urbanomics

To put these projections into the context of the socioeconomic forecasts, by 2030 there would be between 10,637 and 11,498 new jobs—very close to the forecasted 12,098 from the NYMTC projections. The development-based housing projections however would yield 15,691 new residents by 2030 at the most—less than half of the NYMTC forecasts. If housing development does not occur at a faster pace in the future, it may stifle economic development.

⁵ Jobs based on floorspace per worker standards by commercial use.

⁶ Population based on 45-min DTA average of 2.61 persons per household.

5 POTENTIAL DEVELOPMENT SCENARIOS

Urbanomics evaluated the existing market and development trends (e.g., proliferation of distribution centers, casino and accommodations, and green energy), site characteristics, discussions with the property owner and Ulster County Planning, as well as available business incentives. to arrive at a short list of eight potential development opportunities at the Imperial Schrade site as follows:

- Distribution Center
- Film Studio Space
- Green Industry Manufacturing
- Entertainment/Recreation Venue
- Accommodations Support
- Airport/Transportation Related Uses
- Casino Game Repair
- Housing

The redevelopment opportunities focused on the potential for re-use of the former industrial areas. The northern two-thirds of the property is vacant and has far fewer constraints on development. For example, while residential uses may not be appropriate for the former industrial areas, they could be a viable use for the northern portion of the site. Also, it is possible that the site could be developed as two or more uses (such as the example above). This report does not consider scenarios where more than one use are located on-site.

5.1: Distribution Center

Over the past 15 years, changes in the structure of retail operations, including the reduction in both size and number of brick-and-mortar retailers and the rapid expansion of e-commerce business activity, has led to a demand for a new class of warehouse, distribution and logistics centers driven by automation technologies. E-commerce retailers now require ever-increasing needs for warehouse space, especially facilities capable of meeting next-day-or-less delivery requests. Demand has been strongest in the big-box distribution market, where spaces of 500,000 square feet are commonplace.

According to Newmark Knight Frank, over the past five years absorption of industrial space has far surpassed office and retail at the national level; more than 1.5 times more industrial space was absorbed in 2016 and the first half of 2017 than office and retail combined. Much of the demand for industrial space is from large e-commerce retailers such as Amazon and Walmart, both seeking millions of square feet in industrial space each year.

The nation's largest distribution hubs include those in Central Pennsylvania and Northern New Jersey. These areas are considered highly desirable for their proximity to major northeast markets. Central Pennsylvania's steady growth in population, highway and rail infrastructure, and surplus of developable land located near full-service interchanges of major highways are all contributing factors to its growing market with 114.4 million square feet currently occupied and 11.3 million square feet of big-box distribution space currently in the pipeline. Northern New Jersey benefits from the Port of New York/New Jersey, the second largest port in the United States; its close proximity to New York City; and major

transportation infrastructure including Newark-Liberty International Airport, a major cargo hub for FedEx, its extensive highway network and rail systems ideally located to serve northeast corridor markets. Northern New Jersey currently maintains 79.5 million square feet of big box distribution space in the pipeline with another 5.8 million square feet in the pipeline.

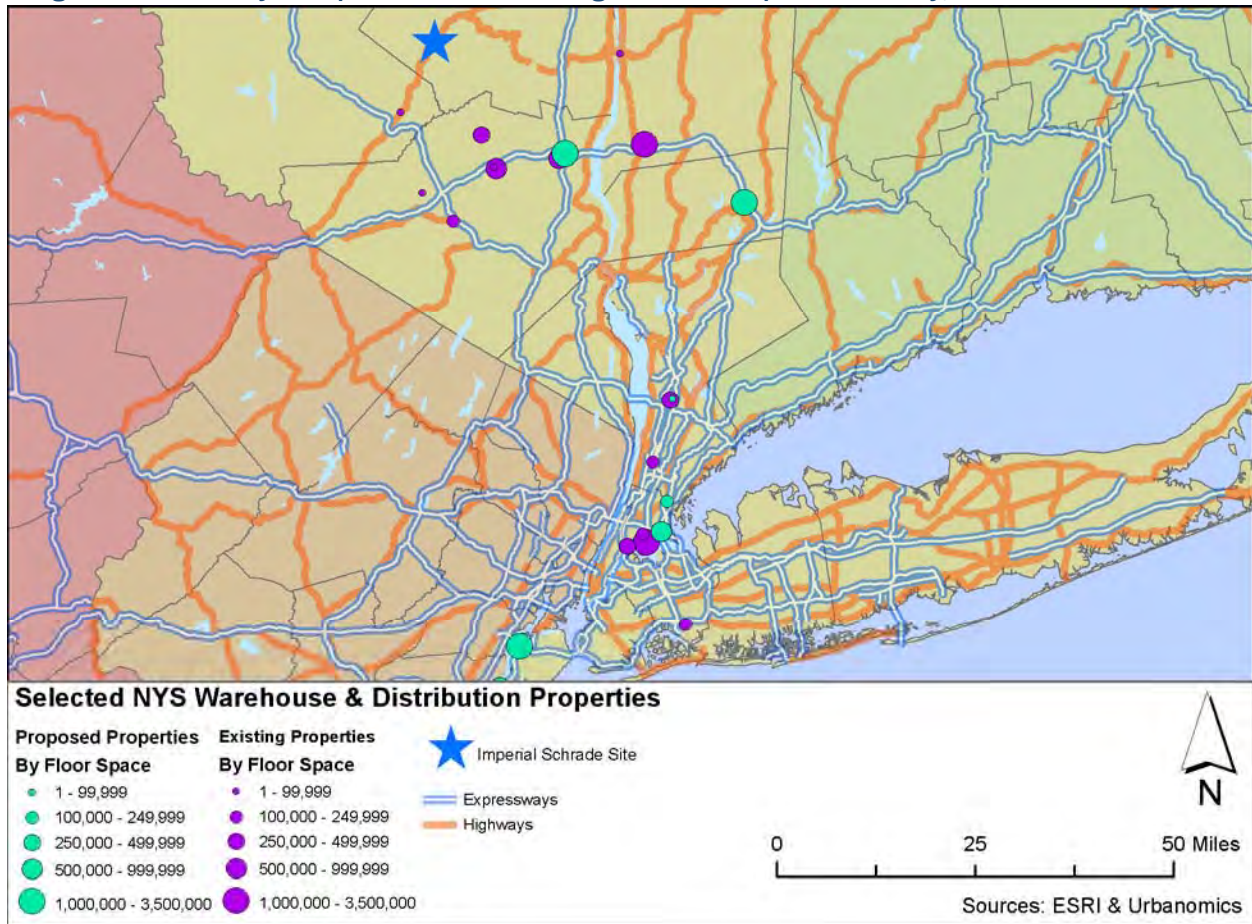
In New York City, “last mile” distribution space is currently being located in Staten Island and the Bronx, while regional distribution centers in the Mid-Hudson region are being sited primarily in Orange County. According to Mansfield Commercial Real Estate, industrial vacancy rates are very low in Orange County, at 1.8 percent as of March 2018; rates are in the single digits in Westchester and Putnam Counties as well. Such low vacancies have increased leasing rates and have encouraged a new era of industrial property construction in the region led primarily by the demand for logistics space as demand for office space has waned. Since Orange County’s industrial office market bottomed out in 2009, the vacancy rate has declined by two-thirds, with inventory expanding by more than 10 percent. Developers are now building speculative industrial sites for the first time in more than a decade. It should be noted that given the lack of inventory in Ulster and Sullivan Counties, little is known about past trends in the industrial sector.

Table 17: Recently Completed & Planned Logistics Development Activity, Mid-Hudson & NYC Regions

Developer	Tenant	Municipality	County	Distribution Type	SF Added	Build Year
Gap/Old Navy	Gap/Old Navy	Fishkill	Dutchess	Apparel	2,500,000	2001
Dana Distributors	Dana Distributors	Goshen	Orange	Beverages	115,000	2002
Kohl's	Kohl's	Wurtsboro	Sullivan	Home Imp.	64,000	2006
United National Foods	United National Foods	Montgomery	Orange	Food	525,000	2014
Kp Hv / Sabila Corp	Kp Hv / Sabila Corp	Middletown	Orange	Beverages	74,000	2014
FedEx	FedEx	Yonkers	Westchester	Mail	121,883	2016
FedEx	FedEx	Elmsford	Westchester	Mail	323,502	2016
FreshDirect	FreshDirect	New York City	Bronx	Food	423,530	2016
McKesson	McKesson	Hamptonburgh	Orange	Pharma	340,000	2017
Matrix	AmerisourceBergen	Newburgh	Orange	Pharma	567,000	2017
Matrix	Amazon, Ikea	New York City	Richmond	E-commerce	3,500,000	2019
Unknown	Unknown	Southeast	Putnam	Unknown	1,100,000	2019
Innovative /Square Mile	Unknown	New York City	Bronx	Unknown	840,000	2020
Matrix	Unknown	Newburgh	Orange	Unknown	1,200,000	Planned
Dana Distributors	Dana Distributors	Goshen	Orange	Beverages	55,000	Planned

Source: Urbanomics.

Figure 15: Recently Completed & Planned Logistics Development Activity, New York State



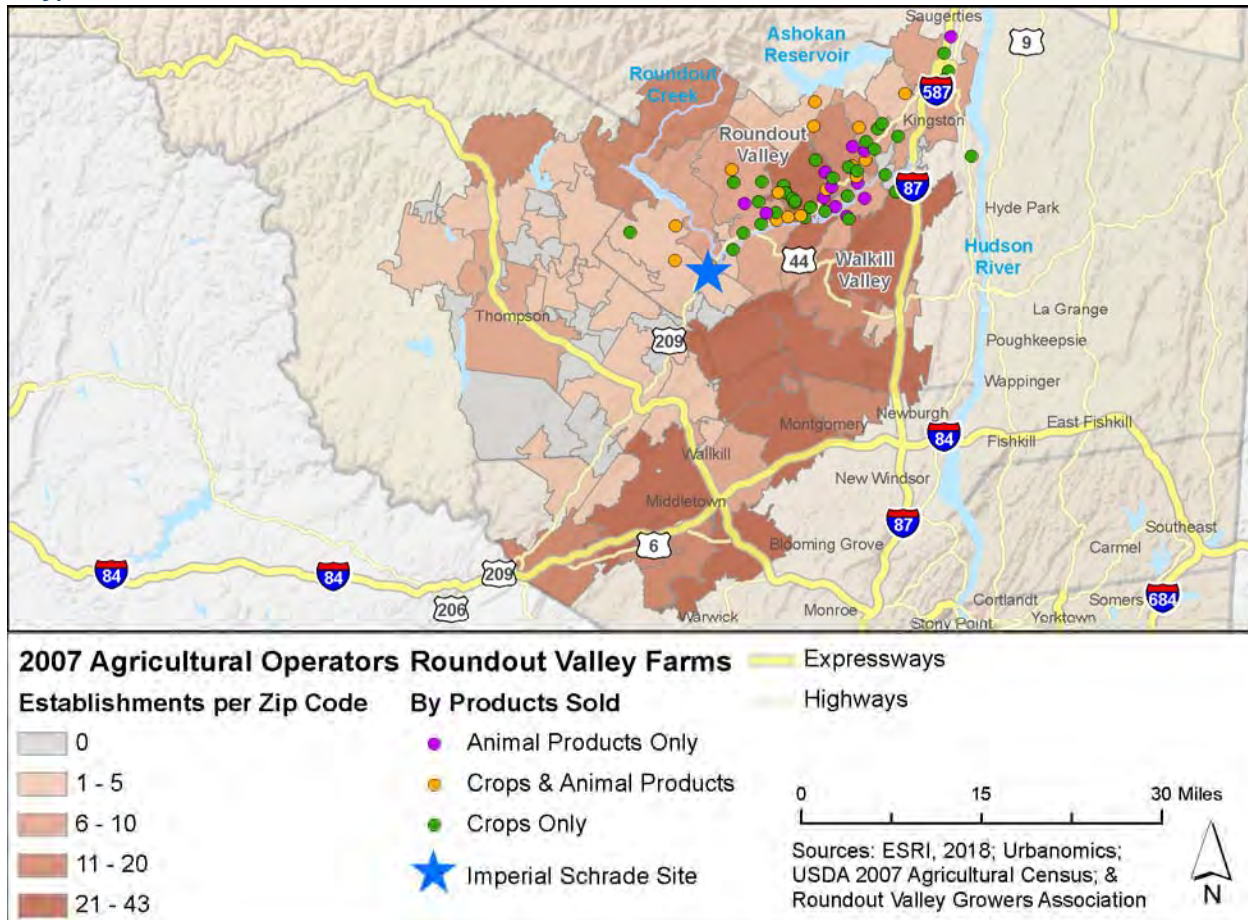
Agricultural Distribution

The 45-minute DTA is notable for its rich agricultural activity. According to the 2007 U.S. Agricultural Census, the DTA had 813 farms, of which 766 harvested crops and 596 raised animals. The largest share of farms generated sales from cattle (31.9%) followed by vegetables (25.1%), fruit, nuts or trees (19.2%), equine animals (18.2%), and sheep or goats (12.1%). It should be noted that milk or dairy sales were generated from 12.5 percent of farms including those with cattle, sheep or goats. In close vicinity to the site area (see Figure 16), farms are concentrated in two agricultural districts of Ulster County: District 3: Rondout Valley (Marbletown, Rochester and Wawarsing) and District 2: Walkill Valley (New Paltz, Gardiner, Plattekill and Shawangunk). The Rondout Valley Growers Association is home to 64 goods producing farms of which 38 (59.4%) produce vegetables, fruit and other crops and 26 (40.6%) produce meat and other animal products. Among them, nearly half (31 farms) distributed products via on-farm sales. Other popular distribution activities included sales to: wholesalers and retailers (both 24 farms), farmers markets (14 farms), farm stands (13 farms) and Community-Supported Agriculture (CSA) organizations (10 farms).

Given the site area's close proximity to the clusters of farms in the Rondout and Walkill Valley regions, a centralized agricultural goods distribution center located at the site area could benefit local farms with efficiencies in distribution, potentially lowering delivery costs and reducing organizational barriers to expanding sales opportunities beyond the Mid-Hudson Region. Although the site is not located on a major

interstate, it is well-positioned between the two agricultural districts. According to the Ulster County Office of Economic Development, a number of Rondout Valley farms have recently expressed the need for such a distribution facility.

Figure 16: Farms per Zip Code in the 45-minute DTA & Rondout Valley Growers Association Farms by Type



The majority of local farms are relatively small operations, so the site could provide a location for consolidation for less than truck load shipments to New York. Given the number of growers in the region, there may be additional potential for food processing and storage before shipping—an option that would require further study.

Alcoholic Beverage Distribution

The 45-minute DTA is home to a large concentration of alcoholic beverage manufacturers (38 in total) that source many of their ingredients from New York State farms (see Figure 17) including 15 breweries, 10 wineries, nine cideries and six distilleries. Within the Three-County Region, there are 73 such manufacturers, of which the largest concentration is among wineries (32 or 43.8%), followed by breweries (24 or 32.9%), cideries (16 or 21.9%) and distilleries (10 or 13.7%). Compared with other agricultural producers in the region, alcoholic beverage manufacturers are generally clustered in close proximity to

major interstates, especially Interstate 87, where 12 Ulster County manufacturers are located within a 5-mile proximity. Only a few manufacturers are located in the Rondout Valley near the site area; however, a large cluster of wineries and cideries are located just south of the Shawangunk Ridge in the Walkill Valley. In total, four manufacturers are located within the 20-minute DTA, including Arrowood Farms, Westwind Orchard, Rough Cut and New Paltz Brewing Companies; while another 10 manufacturers are located within the 30-minute DTA.

There are currently four major alcoholic beverage distribution facilities in the Three-County Region totaling nearly 250,000 square feet in floorspace: Gasko & Meyer (25,000 SF) in Lake Huntington, Southern Glazer's Wine and Spirits (48,000 SF) in Middletown, Dutchess Beer Distributors (60,000 SF) in Kingston, and Dana Distributors in Goshen (115,000 SF existing and 55,000 SF planned). It is notable that Southern Glazer's, North America's largest wine and spirits distribution company, has a regional distribution facility in the area in addition to its main New York distribution center in Syracuse (924,000 SF) and several other facilities in the New York metropolitan area: Syosset (350,000 SF) and Port Elizabeth (286,000 SF).

It is not clear to what extent local alcoholic beverage manufacturers demand additional distribution facilities to transport their products to major market areas; however, consolidation among major alcoholic beverage wholesalers and distributors has reduced competition in the marketplace and provided fewer opportunities for small craft producers to distribute their products, especially at the national level.⁷

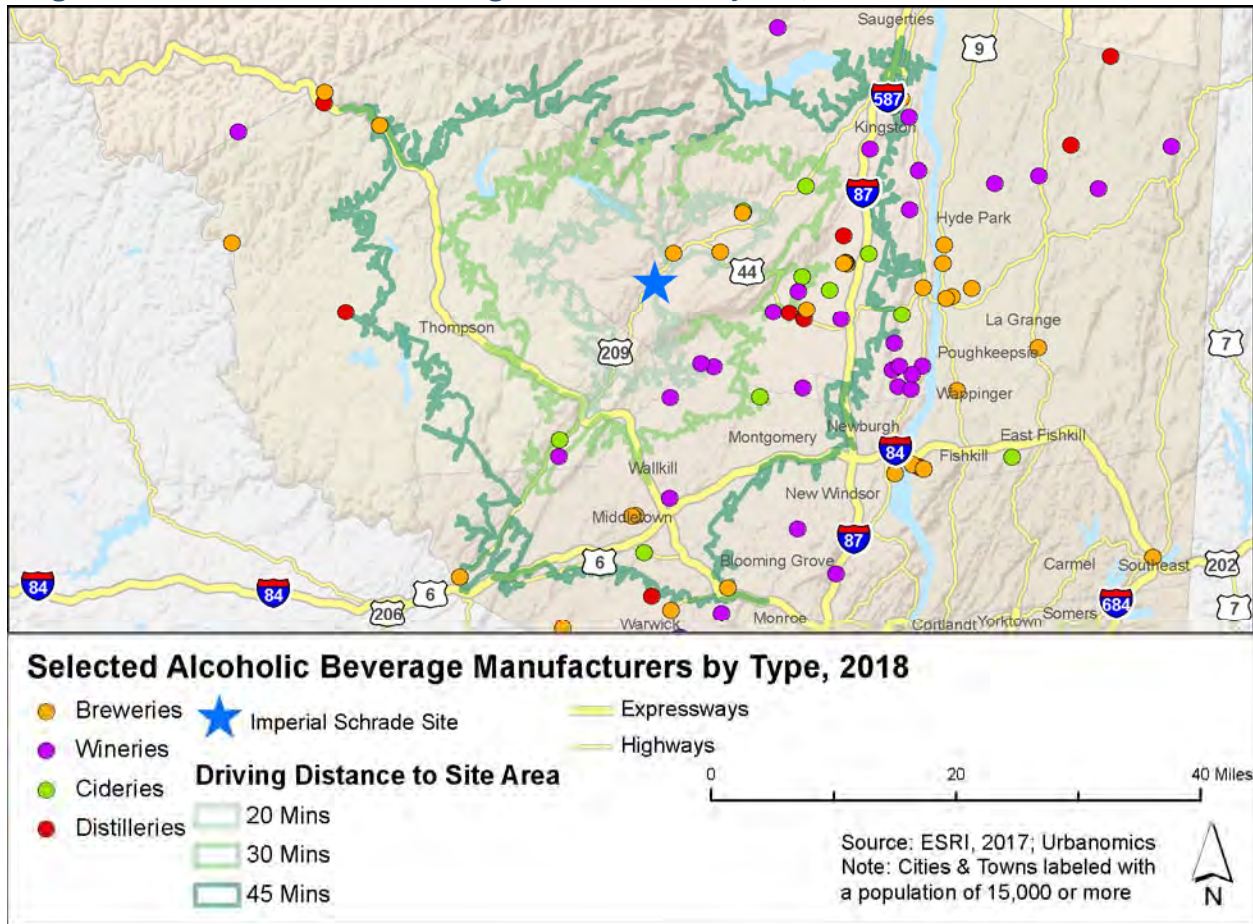
Local farms and beverage manufacturers currently require additional facility space for storage and processing of raw materials. One of the primary obstacles to growth for the local craft beer industry is the scarcity of locally available hops and barley malt, which are largely imported from other states and abroad.⁸ New York State currently has 32 farms growing hops (including three in Orange County), but farmers currently lack adequate storage space and report barriers to market growth due to transportation and delivery issues. Among other issues, raw hops and barley producers need local processing facilities for pelletizing, storage and drying while craft breweries and distilleries currently lacks adequate malting facilities. New York State's 14 malt houses are not yet operating at full capacity due to lack of storage capacity. Demand exists for specialty malts which are under-produced as of 2016.⁹

⁷ <https://www.newyorkwines.org/Media/Default/documents/FullNatIEclmpactStudy2007Revised-1.pdf>

⁸ https://www.governor.ny.gov/sites/governor.ny.gov/files/atoms/files/NYCraft_Beer_2013_Impact_Study_FINAL4.15.15.pdf

⁹ http://harvestny.cce.cornell.edu/pdf/submission/pdf21_pdf.pdf

Figure 17: Selected Alcoholic Beverage Manufacturers by DTA, 2018



Best Practice Standards

- Size: 50,000 - 3,500,000 SF depending on facility type
- Infrastructure requirements: Water/Sewer
- Transportation access preferences: immediate accessibility to limited-access highways, and major rail, air or deep water shipping ports; less than eight hour drive to several major cities

Site Suitability

The site has suitable space, access, and the benefit of airport proximity. However, the site does not have the proximity to major highways necessary to be a likely distribution point for national goods distribution.

There is greater potential for local artisanal products. Alcoholic beverage makers are prolific within the market area, however the majority of producers are located on the other side of the mountain ridge, with greater proximity to Highway 87.

The site as a collection/distribution point for agricultural goods is much more likely, as the majority of Rondout Valley and Walkill Valley farms are clustered along Route 209 from Ellenville up to Kingston and Saugerties. The density of small farms suggests potential for food processing and freezing operations on the site as well, but a more detailed study would be required.

5.2: Film Studio Space

In recent years, New York State has spurred economic growth in the film industry through the use of the Film Production Tax Credit Program, which provides tax credits of 30% of qualified production costs in the state and an additional 10% of credits for qualified labor expenses incurred in the Upstate region which includes Sullivan, Ulster and Orange Counties. In Ulster County, tax credits are available for up to 45 percent of production and post-production costs. Considered the most generous of its kind in the nation, these credits have been widely reported to have a major impact on the Mid-Hudson region's film industry. Since the expansion of the tax credit program targeting the Upstate region occurred in November 2016, Laurent Rejto, commissioner of the Hudson Valley Film Commission, reported that the Hudson Valley Film Commission has seen a 50 percent increase in film production¹⁰ with film production in the Hudson Valley area generating nearly \$9 million in spending in 2016 alone.¹¹ Ulster County has provided further incentives of the film industry with the launch of an \$8 million film finance program in October 2017 to encourage more film, media and television productions to film in the County.

Regional development activity in the film industry has ramped up in recent years. Two film production studios were recently built in Sullivan County: the Yonderbarn in the Town of Monticello (built in 2016), a rustic 2,000-square-foot studio for dance, film, music and the visual arts; and Beaverkill Studio in the Town of Liberty (built in 2018) with a concept combining lodging and dining with film and media production. In Ulster County, Woodstock Film Studios recently converted a former Kawasaki dealership in the Town of Ulster into a 20,000-square-foot film studio. Stockade Works is currently investing \$12 million to convert 70,000 square feet of underutilized factory space in the City of Kingston into two TV/film sound stages, a post-production studio and film industry job training center. Additionally, a 17,000-square-foot sound studio in Ulster County is expected to qualify for IDA assistance in the coming months.

A number of different venues in Ulster and Orange Counties are certified as soundstages by ESD, which includes both properties used primarily for soundstage purposes and those that serve a range of purposes such as the Orange County Correctional Facility, Motorcyclepedia Motorcycle Museum, Newburgh Armory Unity Center, and Tech City, which are all certified. These include six venues in Orange County totaling 265,250 square feet, and three venues in Ulster County totaling 63,000 square feet. ESD has certified 98 venues in New York State as certified soundstages, including 24 locations in the Mid-Hudson region, 41 in New York City, 4 in Long Island and 29 in other Upstate locations.

As shown in Table 18, New York State currently has the second highest concentration in North America of production and sound stage facilities whose primary use is film, after Greater Los Angeles, according to Film L.A., a nonprofit organization acting as the official film office of Los Angeles. As of 2017, New York had 178 production facilities and 105 sound stages. The average facility size in New York was just 6,781 square feet, considerably less than all other major film centers, likely due to the high cost of land in New York City. Average facility spaces in other regions range from 11,667 square feet in Ontario to 20,395 square feet in British Columbia. New York State's film industry is concentrated primarily in New York City, where four major studios are located: Silvercup Studios, Steiner Studios, Kaufman Astoria Studios and Broadway

¹⁰ <http://wamc.org/post/ulster-county-launches-film-finance-program>

¹¹ <https://www.poughkeepsiejournal.com/story/news/local/new-york/2017/12/07/measure-would-end-nys-film-tax-credit-program/108408784/>

Stages. New development activity includes construction of the State’s only backlot space (35,000 SF) at Kaufman Astoria Studios in 2013, and four new stages in the South Bronx (54,000 SF) built by Silvercup Studios in 2016. Steiner Studios is currently building six new stages with plans for 11 more stages.

Table 18: Sound Stages & Studio Infrastructure in North America, 2017

	Facilities		Floorspace	
	Total Production Facilities	Sound Stages	Total Square Feet	Average Square Feet
Greater Los Angeles	440	334	5,700,000	12,955
New York	178	105	1,223,000	6,871
Ontario	120	89	1,400,000	11,667
British Columbia	86	47	1,754,000	20,395
Georgia	78	60	1,221,000	15,654
Louisiana	32	15	436,000	13,625

Note: Does not include sound stages used for occasional use.

Source: Film L.A. Inc., Sound Stage Production Report, 11/2017.

Best Practice Standards

- Size: 5,000 – 40,000 SF
- Infrastructure requirements: additional facility space for accessory uses such as makeup areas, dressing rooms, production office space, a full broadcast operations center, editing suites and graphics rooms as well as communications infrastructure including high speed internet, pre-installed data and voice services time
- Transportation access preferences: within a 20 minute driving of a range of residential and commercial filming locations for as-needed on-site shooting

Site Suitability

The Imperial Schrade site has sufficient area for studio space and proximity to the airport would be an asset; and State funding is available. There is access to quaint downtowns and areas of natural beauty within a 20 minute driving range, and some extraordinary locations within the 45 minute driving range. Local accommodations are sufficient to house cast and crew for extended shoots. However, current industry focus is farther north, nearer to Kingston.

5.3: Green Industry Manufacturing Plant

As the United States undergoes a major revolution in the development of renewable energy, New York State has become both a major source of renewable electricity generation and a center for manufacturing of materials used to generate renewable energy. Among the primary sub-sectors of the renewable energy industry sector (see Table 19), the majority of electrical generation within 100 miles of the site area is in the form of hydroelectricity and pumped storage (82.4%), followed by solar (14.5%), wind (3.0%) and anaerobic digestion (0.04%). Blenheim-Gilboa Hydroelectric Power Station in the Catskill Mountains provides roughly half of the electrical generation in the region, generating 1,166 megawatts. Within the 45-minute DTA, hydroelectric and pumped storage provide two-thirds of power generation while solar supplies the remaining third of power.

Table 19: Residential & Non-Residential Renewable Electricity Generation (MW) by Region & Type

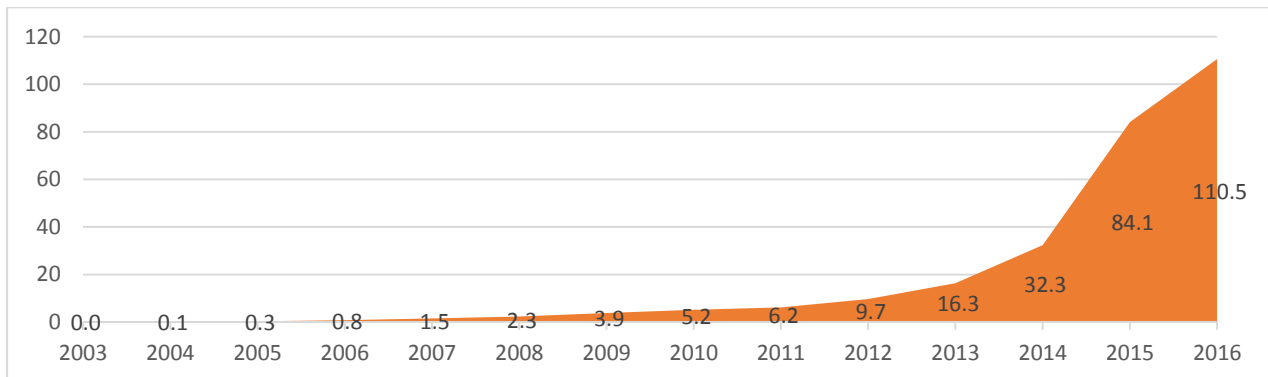
	20 Min. DTA	30 Min. DTA	45 Min. DTA	<100 Miles*
Hydroelectric/Pumped Storage	-	48	74	1,882
Solar	2	7	37	332
Wind	-	-	-	69
Anaerobic digestion	-	-	-	1

Note: (*) Solar and Anaerobic digestion NYSED data for New York State only.

Sources: FracTracker Alliance, Environmental Entrepreneurs, US Energy Information Administration, Annual Electric Generator Report, Monthly Update to the Annual Electric Generator Report & Power Plant Operations Report; New York State Research and Development Authority, Solar Electric Programs Reported by NYSED.

As shown in Figure 18, since 2003, the region within 100 miles of the site area has seen tremendous growth in solar energy generation capacity with the residential sector having increased from less than 0.1 to 110.5 megawatts in electrical capacity. Capacity in the non-residential sector, including commercial businesses and utilities, is more than double that of the residential sector at 219 megawatts. It should be noted that the vast majority (88.9%) of capacity is concentrated beyond the 45-minute DTA.

Figure 18: New York State Residential Solar Capacity by Megawatt within 100 Miles of the Site Area, 2003-2016

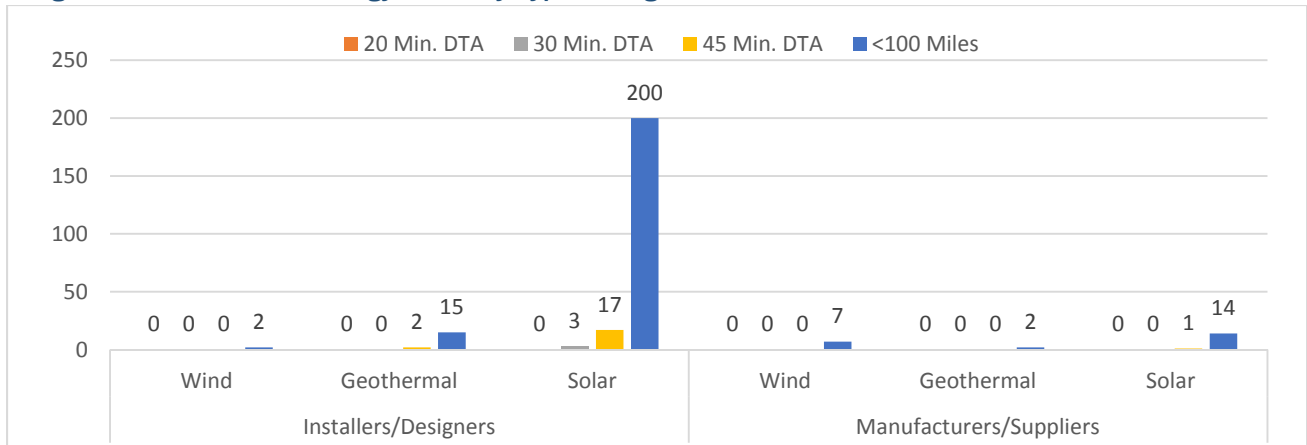


Source: New York State Research and Development Authority, Solar Electric Programs Reported by NYSED.

Within 100 miles of the site area, the largest concentration of renewable energy firms is in the solar design/installation field (see Figure 19) with 200 firms, followed by geothermal and wind design/installation firms with 15 and 2 firms, respectively. Among manufacturing and supply firms that provide services to renewable energy industries there are 23 firms located within 100 miles of the site area

including 14 firms serving solar industries, two serving geothermal and seven serving wind energy sub-sectors.

Figure 19: Renewable Energy Firms by Type & Region



Source: FracTracker Alliance, Environmental Entrepreneurs, Posharp.com & Urbanomics.

As New York State continues to develop its renewable energy sector to meet goals outlined in its State Energy Plan, demand is expected to grow exponentially for solar, wind, and hydroelectric power generation equipment and materials. The three county region may not be well-suited for the development of wind farms which are largely being developed in Western New York; however, several large-scale solar farms are planned for Sullivan and Ulster Counties. The Imperial Schrade site is an unlikely location for a solar farm given it abuts the ridge to the East.

Demand for residential and private-sector solar panel installations remains strong in the Three-County Region, but nowhere near as high as that in New York City and its surrounding communities. The existing spatial distribution of renewable energy suppliers and manufacturers in the New York metropolitan area suggests that optimal locations for such industries is in relatively close proximity to New York City; no such establishments serving the renewable energy sector are located within the 30-minute DTA. There are a number of renewable energy systems installers and designers, but such firms generally lack the need for large operational facilities.

Best Practice Standards

- Size: 25,000-150,000 SF
- Infrastructure requirements: varies by type of manufacturer; however given past uses, site will be suitable
- Transportation access preferences: site will be suitable to service local market

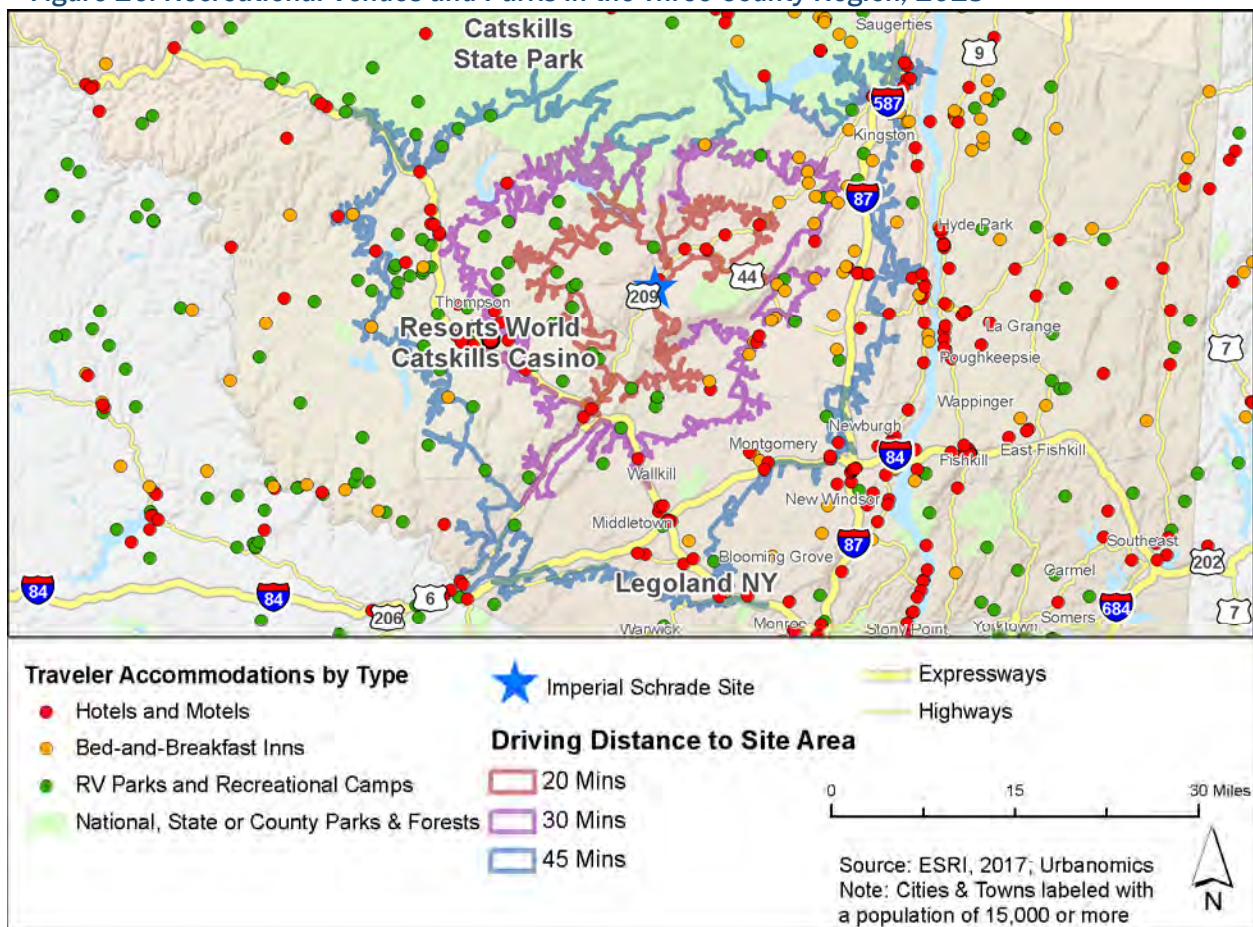
Site Suitability

As the number of solar farms and residential developments within the market area continues to grow, so does the feasibility of a green industry manufacturing plant.

5.4: Entertainment/Recreational Venue

The region has some 97 hotels with 6,158 hotel rooms, but will add several thousand new hotel rooms (including 2,876 approved and another 360 rooms proposed within the 45-minute DTA) in the coming years to meet demand from tourists to the Catskills Mountains, the newly opened Resorts World Catskills Casino, and Legoland New York. As the numbers of regional visitors increases, demand for a diverse range of family-friendly adventure and entertainment activities will be on the rise. The range of existing outdoor recreation attractions in the region is extensive, with 36 unique sites within the 45-minute DTA, including four New York State Historic Sites and Parks totaling 26,000 acres, 11 unique points of interest identified by the NYSDEC, seven public fishing sites recommended by the NYSDEC, and 26 NYSDEC lands totaling more than 18,000 acres. The region is a highly desirable area for outdoor camping, with more than 2,300 RV and tent camp sites within 40 miles of the site area.

Figure 20: Recreational Venues and Parks in the Three-County Region, 2018



Although unique destination entertainment venues continue to remain popular, the recent trend for Family Entertainment Centers (FECs), such as amusement or theme parks, play zones, fun centers or edutainment experiences, is to be located in the vicinity of hotels or casinos. Within the FEC segment, adventure parks are increasing in popularity. Such venues may offer zip lines, canopy tours, rock-climbing and rope courses, as well as traditional outdoor activities located in artificial indoor environments such as skiing, waterskiing, mountain biking, skydiving and skating. Of specific local interest would be an indoor climbing gym given the proximity to the Shawangunks. Because single-use facilities for such activities may not be capable of generating a steady stream of revenue, resort developers typically incorporate a range of features to ensure success. These include incorporating several activities into a single venue that can be enjoyed year-round despite a range of adverse weather conditions.

Virtual reality (VR) technology is becoming ever more popular and affordable. In major markets such as New York City, cinemas are creating 360 degree VR spaces in lobbies for patrons to reserve and play in alone and with friends before, after, or instead of attending movies. There are opportunities to customize the VR experience to complement Ellenville's unique characteristics. Ellenville is one of several top destinations on the East Coast for hang gliding air sports—others are in New Hampshire and Virginia. The Village is home to both a flight park and a school for hang gliding and paragliding enthusiasts. Joseph Y. Resnick Airport, located next to the site area, is a popular destination for single-propeller aircraft. Nearby Wurtsboro–Sullivan County Airport is the oldest airport for glider aircraft in the nation that remains still in operation, with opportunities for both first-time flyers and seasoned pros to rent vintage and contemporary sailplanes and single-propeller aircraft. Given the expected demand for adventure activities and the region's popularity as a center for gliding aviation, an FEC focused on the edutainment aspects of aviation could serve as a popular destination for a wide range of visitors. With the rapid development of virtual reality (VR) and multiplayer gaming technologies in recent years, realistic group flight simulation experiences are now possible in a family friendly adventure park setting, catering to both those seeking an educational or entertainment experience with opportunities for indoor and outdoor activities.

While this niche business concept may be unique, other businesses with similar features exist:

- **iFLY:** A modern indoor skydiving entertainment company, since 1999 iFLY has expanded to 37 locations in the US, Canada, Europe and Asia. iFLY facilities include stable, wall-to-wall cushions of air in a flight chamber that allow visitors aged 4 and older to enjoy indoor skydiving experiences at low cost. Facilities cater to families, birthday parties, corporate events, primary school field trips and professionals in the military. Local facilities are located in Yonkers, NY and Paramus, NJ, with individual flights available starting at \$90 per person.
- **Museum of Flight:** Located in Seattle, the Museum of Flight is the largest independent, non-profit air and space museum in the world with over 175 aircraft and spacecraft, tens of thousands of artifacts, millions of rare photographs, dozens of exhibits and experiences and a world-class library, the Museum and its people bring mankind's incredible history of flight to life. The museum contains three types of flight simulators available for individuals or groups with experiences ranging from \$1 to \$9 per ride and \$14 to \$22 per museum admission.
- **VR Park:** Home to the over 20 virtual attractions, VR Park in Miami, FL is a 14,000 square foot arcade with 50 games including go-kart racing, downhill skiing, an escape room and mystery games. Game tickets range from \$10 to \$50.
- **Hitec Simulator Park:** This park in Alicante, Spain contains several VR simulators for Formula One auto racing, roller coaster rides, aviation and role-playing with game tickets available from \$3 to \$25.
- **Flight Schools:** Several flight schools exist in the New York metropolitan area catering to novice pilots with flight simulator machines available including Century Air's Simulator Training Center in Flight Club in Midtown Manhattan, and Aero Safety Training in simulation experiences range from \$40 to \$199 per hour.



Best Practice Standards

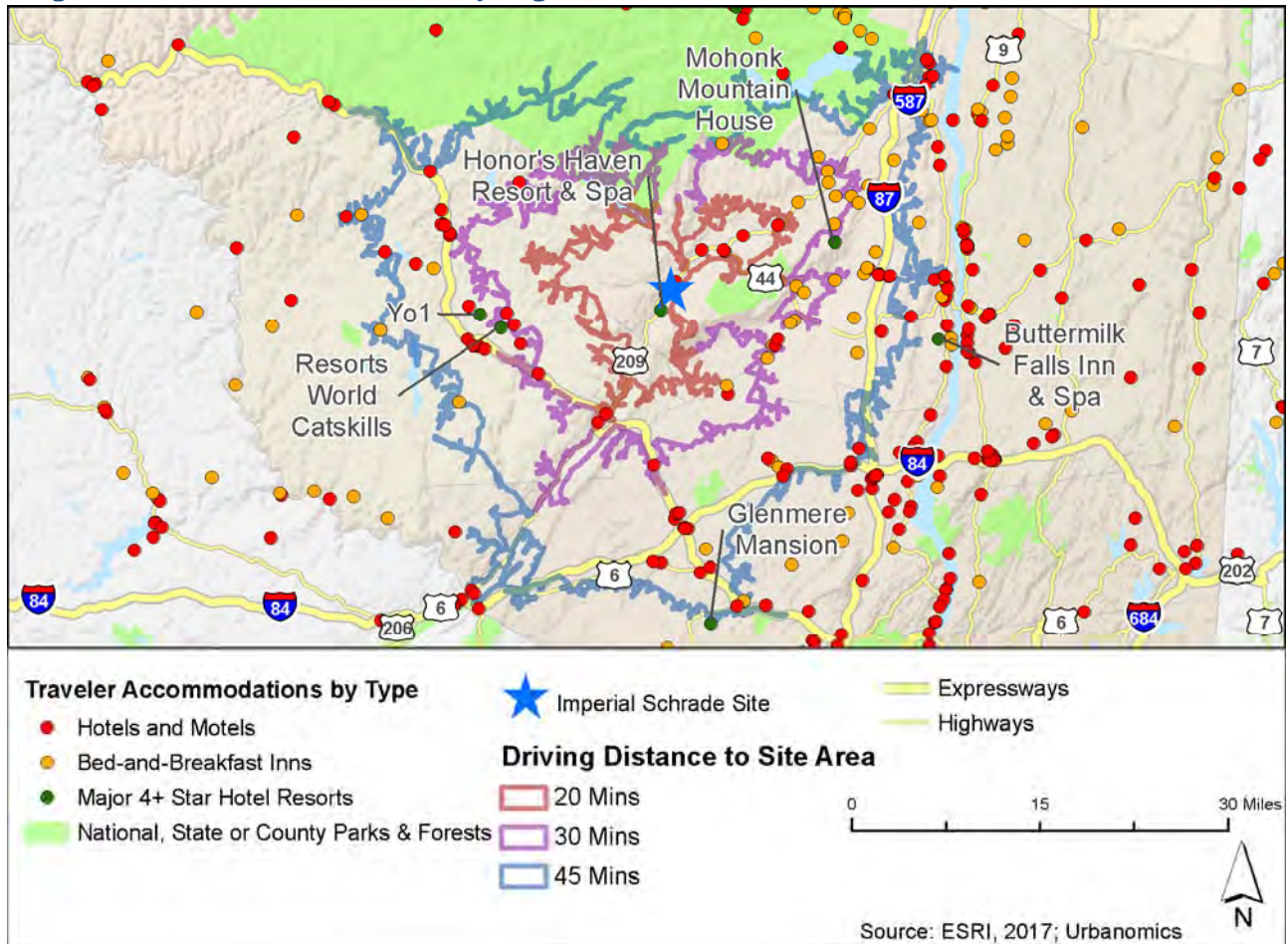
- Size: 15,000-40,000 SF
- Infrastructure requirements: Parking for at least 20 personal vehicles, high speed internet access
- Transportation access preferences: Less than 30 minute drive distance from major centers of recreation. Close proximity to high-income communities

Site Suitability

The site has the capacity for the facility and the proximity to hotels, rv and camping sites, and thousands of acres of outdoor recreational activities. While outdoor recreational activities abound in the area, there are few options for inclement weather. The local airport, hang gliding and rock climbing provide opportunities for indoor training simulations or facilities for each of these sports.

5.5: Accommodations Support

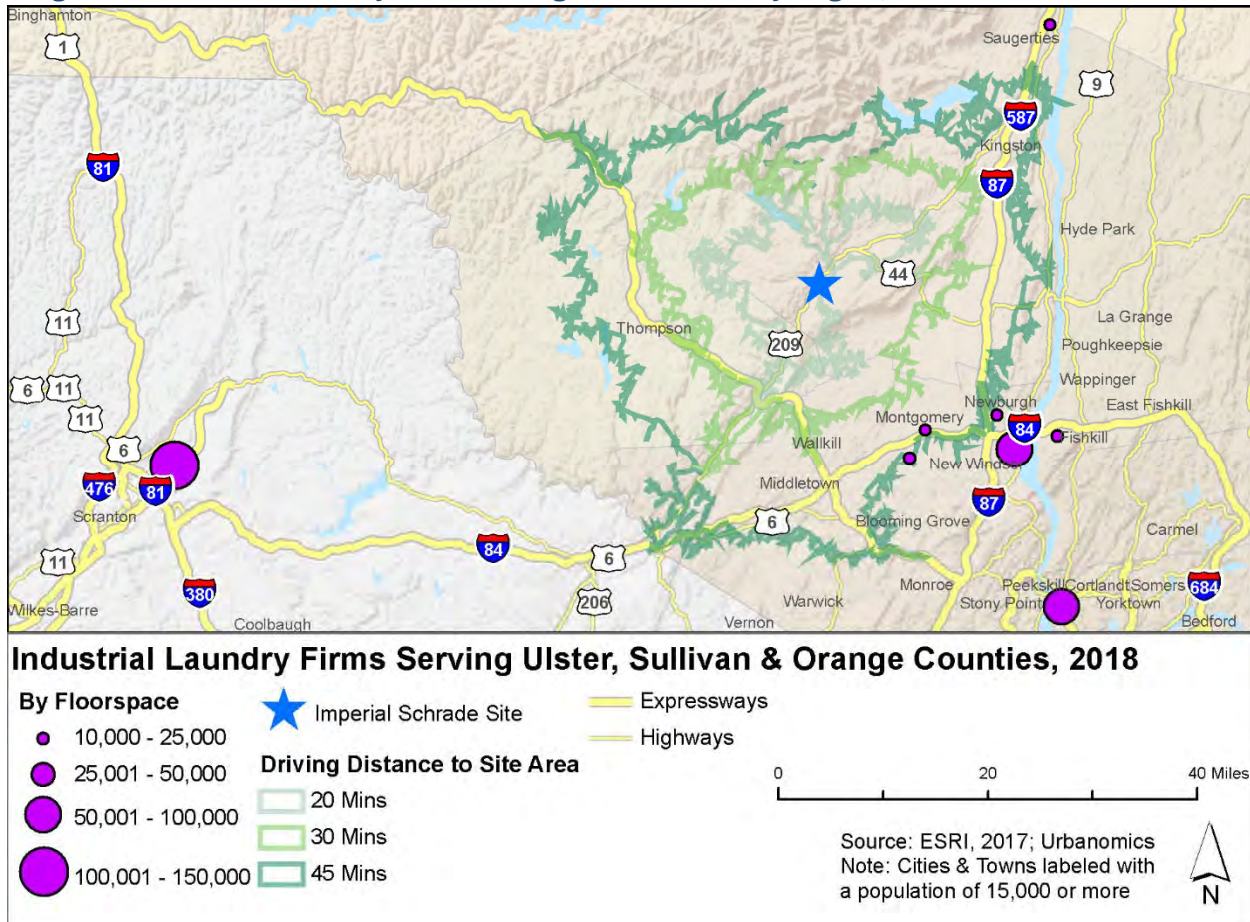
Figure 21: Hotels in the Three-County Region, 2018



There are currently 97 hotels with a total of 6,158 hotel rooms within the 45 minute drive time area of the site ranging from the newly opened Resorts World Casino and Hotel as well as the venerable Mohonk Mountain House. Nine of these hotels, with 621 rooms among them, have been constructed in the last 10 years. With another 3,740 rooms in the pipeline or proposed for construction within the overall market area in the next 20 years, off-site support facilities for these accommodations are a potential site use worthy of further consideration.

There are currently eight industrial laundry firms providing linen or uniform supply and cleaning services serving communities in the Three-County Region (see Figure 22). All serve Orange County, while six and two firms serve Ulster and Sullivan Counties, respectively. Dempsey Uniform & Linen Supply is the largest such firm serving the region, with 132,000 square feet of floorspace in Jessup, PA. Other major laundry firms include White Plains Linen with a 100,000 square foot facility in Peekskill, and Unitex, a national laundry services firm serving the health care industry with a 65,000-square-foot location in Newburgh. Five other locations that serve the Three-County Region each contain 15,000 square feet of floorspace or less.

Figure 22: Industrial Laundry Firms Serving the Three-County Region, 2018



All eight firms provide uniform rental and cleaning services, including pick-up and delivery services, and all but one provide linen laundry services. All provide services specific to the restaurant sector, while roughly half serve hotel, health care and industrial clients. Just one firm, Dempsey Uniform & Linen Supply, provides services specific to casino clients in the Three-County Region. It should be noted that Atlantic City Linen Supply provides services to major casino-hotels in the greater Northeast region with laundry facility locations in Atlantic City, NJ (63,000 SF); Pleasantville, NJ (43,600 SF); and Norwich, CT (35,000 SF). In addition to laundry services, four firms serving the Three-County Region offer facility maintenance services which includes stocking of restroom supplies and maintenance of towels, floor mops and mats.

Industrial laundries are known for consuming a significant amount of energy and water during operations, and using chemical cleaning agents that are difficult to remove from the water supply. According to

Laundry Consulting, an engineering and design consulting firm specializing in industrial laundry services, a single 250-room hotel may require 5,000 pounds of laundry to be washed per day, using 15,000 gallons of water and consuming 17,000 cubic feet of natural gas in electricity on a daily basis. Since the 1960s, industrial laundries have been designed to recycle both heat and chemical agents. Local industrial laundries, White Plains Linen and Dempsey Uniform & Linen Supply, are both notable for having received Clean Green Certification by the Textile Rental Services Association (TRSA), which quantifies a firm's commitment to eco-friendly business practices. Certifying firms must successfully demonstrate efficiencies in water and energy conservation and adopt best management practices for reusing, reclaiming and recycling resources.

According to Ed Kwasnick, Director of Business Development for ARCO/Murray, a design-build construction firm, specializing in commercial laundry facilities across North and Central America, commercial laundry facilities generally range in size from 15,000 to 150,000 square feet with facilities in the range of 40,000 to 80,000 square feet being the most common. A laundry facility serving primarily serving 4- and 5-star hotels with up to 5,000 rooms in total would require a floorspace of up to 80,000 square feet, while a facility serving 3-star hotels, where considerably less laundry is required, would need up to 50,000 square feet of floorspace. With the majority of operational expenses consumed by linen, labor and utilities, transportation costs are generally considered a secondary concern.

Best Practice Standards

- Size: 15,000-150,000 SF
- Infrastructure requirements: 4" natural gas line, 4-6" water lines and 8-12" wastewater lines
- Transportation access preferences: Less than two hour drive from major customers and laundry facility accessibility for 53' tractor trailers

Site Suitability

The site does not currently have a natural gas line. All other infrastructure, transportation, and market needs are met. Hudson Central is expanding its natural gas network. If the network could be extended to this site, accommodations support would be a viable use.

5.6: Airport/Transportation

Two potential transportation-related uses that would benefit from site's immediate proximity to Joseph Y. Resnick Airport in Ellenville are storage and rental services for specialty motor vehicles and aircraft. Both potential uses would be supported from local demand drawn from private flyers traveling to Joseph Y. Resnick Airport. Shown in Table 20, according to recent flight data collected by the FAA, Joseph Y. Resnick Airport averaged 113 flights per week over the 12 months ending May 2017, the majority from local general aviation (85%) which includes both recreational and commercial non-scheduled air service, followed by transient aviation (14%), including flights from aircraft that are temporarily on the ground at an airport other than their home base and not being used and scheduled air taxi flights (2%).

Table 20: Regional Airports by Type & Traffic Patterns

Airport Name	County	Type	Weekly Flights	Local General Aviation %	Transient General Aviation %	Local Air Taxi %	Military %	Commercial %
Joseph Y. Resnick	Ulster	Gen. Aviation	113*	85%	14%	2%	N/A	N/A
Kingston-Ulster	Ulster	Gen. Aviation	154	88%	12%	N/A	N/A	N/A
Sullivan County Intl.	Sullivan	Gen. Aviation	413	38%	61%	1%	N/A	N/A
Wurtsboro-Sullivan County	Sullivan	Gen. Aviation	1,344	72%	28%	N/A	N/A	N/A
Stewart Intl.	Orange	Commercial	903	41%	13%	18%	17%	10%
Orange County	Orange	Gen. Aviation	2,303	41%	55%	2%	1%	N/A
Hudson Valley Regional	Dutchess	Gen. Aviation	1,295	46%	52%	1%	<1%	<1%
Columbia County	Columbia	Gen. Aviation	371	36%	42%	21%	1%	N/A

Note: According to the Town of Wawarsing Supervisor's office, weekly traffic at Joseph Y. Resnick is estimated at 50 to 80 flights.

Sources: Federal Aviation Administration, GCR5010 & New York State Economic Impacts of Aviation, 2010 Technical Report, NYSDOT

Specialty Automobile Storage/Rental Services

Given the small share of scheduled air taxi flights at Joseph Y. Resnick airport, typically flown by small aircraft with up to 12 seats, demand is relatively low for flyers that may be interested in renting high-end or vintage automobiles upon arrival in Ellenville. According to the Town of Wawarsing Supervisor's office, within the first few weeks of operations at Resorts World Catskills Casino a noticeable increase in local air traffic has not yet occurred beyond perhaps a few single flights. Other regional airports with more substantial air taxi traffic include Stewart International Airport in New Windsor and Columbia County Airport in Hudson, with roughly 8,450 and 4,050 such flights annually. Of the three major car rental dealers in the area including Enterprise, Hertz and Budget, only Enterprise and Budget offers customer pickup

services at Joseph Y. Resnick airport and must be scheduled more than 24 hours in advance. None of the three rental car branches currently offer access to high-end or vintage automobiles.

In nearby Sullivan County, the 670-acre Monticello Motor Club was recently constructed at the former Monticello Airport, providing racing opportunities at a 4.1-mile asphalt race track with racing instructors and vehicle rentals specifically for high-performance racing. The facility also offers premium car storage, a complete karting facility, an expansive off-road course, a helipad and private race schools. More than 50 cars are available for rental among the club's 470 members. The Club is currently at half capacity with availability for 750 future members. Similar facilities exist at the BeaveRun Motorsports near Pittsburgh, PA and New Jersey Motorsports Park south of Philadelphia. A similar facility, the Alpine Motorsports Club, was proposed near the Poconos Mountains of Pennsylvania but never developed.

There are several other businesses in the New York City metropolitan area offering vintage and contemporary performance and specialty automobile rentals available for film shoots, leisure and special events activities. Some cater specifically to auto enthusiasts such as Classic Car Club Manhattan with 40 cars available for leasing following a \$5,000 to \$15,000 membership fee and \$180 monthly membership, and Imagine Lifestyles, a business with facilities in Southern New Jersey and Queens, NY and 40+ vehicles available for rent. Other specialty vehicle rental firms in the region generally cater to the film industry, such as Automobile Film Club of America with two storage and maintenance facilities totaling 31,000 square foot in Staten Island. The firm stores 150 vehicles in New York City and maintains a database with 10,000 vehicles available upon request. Similar firms in the region with smaller inventories include Lost Soul Firm Cars (North Haledon, NJ), Picture Car Services (Brooklyn, NY) and Cooper Film Cars (New York, NY). It is notable that most specialty vehicle rental services do not store vehicles locally but rather maintain extensive inventories with vehicles stored in various auto garages across the region. Potential renters must request vehicles several days in advance and rental service firms will deliver requested vehicles to auto garages in locations convenient to customers.

There are more than 20 high-end automobile storage facilities in the New York metropolitan area, the majority located in New York City and Hudson County, NJ. Several notable facilities are located beyond the inner suburbs including Collectors' Car Garage in Bedford Hills, NY (75,000 SF); Deluxe Car Storage in New Hyde Park, NY (20,000 SF); Motorcar Classics in Farmingdale, NY (20,000 SF); and Premier Restorations in Clifton, NJ (42,000 SF).

Best Practice Standards

- Size: 10,000 to 75,000 SF
- Infrastructure requirements: climate controlled and dust-free facility space, electrical outlets for trickle chargers
- Transportation access preferences: accessibility for 53' tractor trailers

Vintage aircraft storage/rental services

General aviation pilots, which Joseph Y Resnick Airport primarily caters to, may occasionally desire aircraft storage or rental services for specialty aircraft of luxury or vintage varieties although rentals of the industry's most common aircraft (including Cessna, Piper and Beechcraft models) are far more popular due to model-specific training requirements. Demand for aircraft storage is considered to be low, as flights are

infrequent and the Town of Wawarsing Supervisor's office has reported that requests for aircraft storage at the airport's hangar has been rare in recent months. Joseph Y Resnick (<5,000 annual flights) receives the least amount of annual general aviation traffic in the region, compared with surrounding airports such as Wurtsboro-Sullivan County Airport in Wurtsboro (50,300 flights), Orange County Airport in Montgomery (49,100 flights) and Hudson Valley Regional Airport in Wappinger (31,000 flights).

As the sharing economy has proliferated in recent years with growth in short-term rental services of all property types including homes, vehicles and furniture, demand for aircraft rental services has also increased, according to Flying Magazine.¹² Given that the majority of pilots do not own their own aircraft, co-sharing, which frees pilots from losses associated with depreciation, maintenance and repairs, is expected to provide a much-needed boost to the aviation sector which has seen a loss from around 350,000 licensed pilots throughout the United States in 1980 to roughly 200,000 today, partly due to the rising costs associated with owning and operating aircraft. Due to unique training requirements specific to each aircraft, pilots seeking to rent aircraft must obtain relevant pilot licenses or permits as well as regular flight training and personal insurance in order to be approved for model-specific aircraft rental agreements on a per-flight or long-term basis. Such barriers to leasing generally reduce demand for aircraft rental services.

In the New York metropolitan area there are several locations for aircraft rental. In Long Island, 48 aircraft are available for rent from three firms located at Republic, MacArthur and Brookhaven Airports ranging from \$85 to \$220 per hour. Just 13 aircraft are available for rent in the Mid-Hudson region from three firms at Westchester County, Hudson Valley Regional and Orange County Airports ranging from \$99 to \$275 per hour. In close proximity to Ellenville, Wurtsboro Airport does not offer aircraft rentals, but rides are available in two glider aircraft and a Cessna 172 single propeller aircraft.

Best Practice Standards

- Size: 8,000 to 36,000 SF (4 to 18 single-propeller aircraft)
- Infrastructure requirements: access to aircraft fuel and maintenance facilities
- Transportation access preferences: immediate access to airport runways

Site Suitability

While the site is suitable in terms of size and infrastructure requirements for both car and airplane storage and rentals, it is unlikely that current demand for such services would be sufficient to support a storage facility. A rental service for planes could be run out of one of the currently empty hangars at Joseph Y Resnick airport.

¹² <https://www.flyingmag.com/aircraft/ownership/shared-aircraft-ownership-new-millennium>

5.7: Casino Game Machine Repair

Both video and mechanical reel casino game machines require occasional service due to wear from moving parts and damages from heavy player use. Generally, repairs are completed on-site by game machine vendor service technicians, as all work must be completed in a secure environment under casino surveillance. Vendors may operate small regional service centers in close proximity to casinos for the purpose of administration, storing equipment and parts. According to Casinovendors.com, a major directory of more than 16,000 gaming industry vendors, there are nine major third-party vendors in the United States that provide game machine repair services as well as parts distribution. Among them, three are located in Nevada, two in Florida and one each in New Jersey, Texas, Arizona and Ohio. As new slot machines are generally computer-based, there are several repair vendors popular among casino operators that provide repair services for digital screens but whose general business does not cater specifically to the gaming industry. These include Hong Video Technology and I Technical Services, both in Georgia. Patriot Gaming & Electronics of Indiana provides parts for both casino and arcade game machines. Four additional firms provide only parts distribution for casino game machines, including two firms in Florida and one each in California, Indiana and Louisiana.

The newly opened Resorts World Catskills in Monticello currently offers 2,150 brand-new slot machines from leading manufacturers including IGT, Konami and Ainsworth. IGT and its subsidiary, G-Tech, have offices and regional service centers throughout the United States with several in the Northeast in locations such as the Bronx, NY; Buffalo, NY; Cranbury, NJ; Egg Harbor, NJ; Lincoln, RI; West Greenwich, RI; and Salem, MA. Konami may not have service centers in the Northeast region but has numerous locations in the Southwest and Midwest in areas such as Las Vegas and Reno, NV; Akron, OH; Oklahoma City, OK; Joplin and St. Louis, MO; Albuquerque, NM; and Sacramento, CA. Ainsworth generally does not maintain offices or service centers in close proximity to casinos. While some game machine vendors such as IGT may maintain facilities for equipment and parts storage, others such as Konami and Ainsworth maintain a limited physical presence.

As third-party game machine repair technicians complete the majority of work on-site, facility space for such major game machine vendors such as IGT and Konami is typically less than 5,000 square feet. Parts distributors serving the game machine industry maintain facilities ranging from less than 5,000 square feet to 130,000 square feet, depending on the array of parts offered and whether the facility serves a regional or international market.

Best Practice Standards

- Size: 2,500 to 5,000 SF for game machine repair facilities; 2,500 to 130,000 SF for parts distributors
- Infrastructure requirements: climate controlled and dust-free facility space
- Transportation access preferences: within a 100 mile driving distance of several small casinos for local game machine repair facilities; within 150 miles of major casino clusters for large parts and repair facilities serving national or international markets

Site Suitability

The site is suitable for both game machine repair and parts distributors, given proximity to Resorts World and Monticello Casino and Raceway, as well as three others within 100 miles: Mount Airy Casino Resort in Stillwater, NJ; Rivers Casino & Resort in Schenectady, NY; and, Casino Games for Fun in Mohegan Lake, NY.

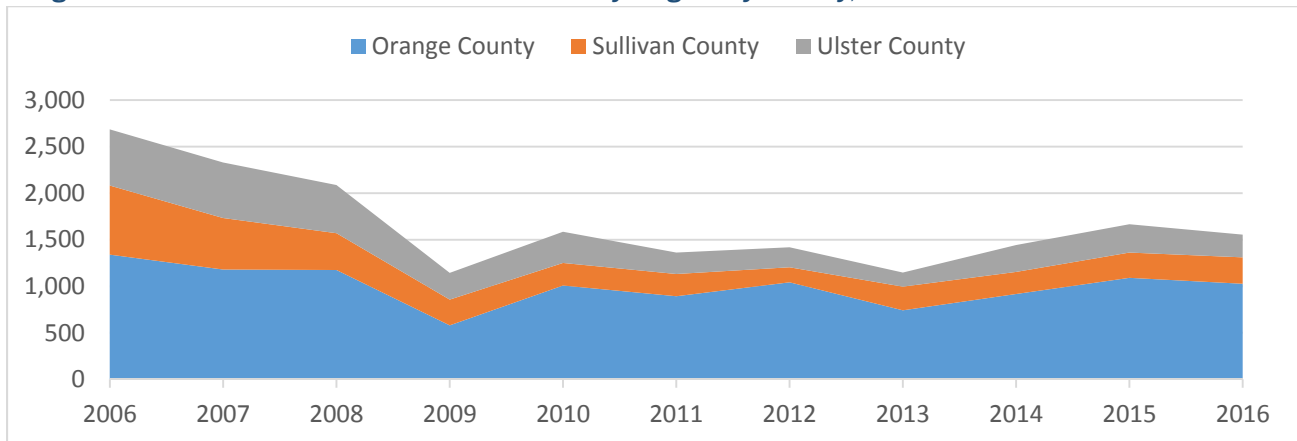
An additional benefit of this site is the immediate proximity of the airport for express delivery of necessary parts.

5.8: Housing

While housing may be an option for portions of the site, the environmental remediation that will likely be required given its former use does not make this a recommended use for the former industrial areas. A limited amount of housing may be feasible for the northern portion of the property that is undeveloped.

In recent years, housing development activity has slowed in the Three-County Region, compared with 2006 levels when permits for more than 2,500 units were issued annually (see Figure 23). Since 2010, annual permits have remained somewhat consistent, ranging from 1,144 to 1,666 units annually, with the share of units issued in Orange County at roughly two-thirds of the area total. The loss in housing permits since 2006 is due to reduced construction of single-family permits, which dropped in the Three-County Region from 2,118 in 2006 to 866 in 2016. The annual number of multi-family building permits has largely remained stable over this period, averaging 634 units annually.

Figure 23: Residential Units in the Three-County Region by County, 2006-2016

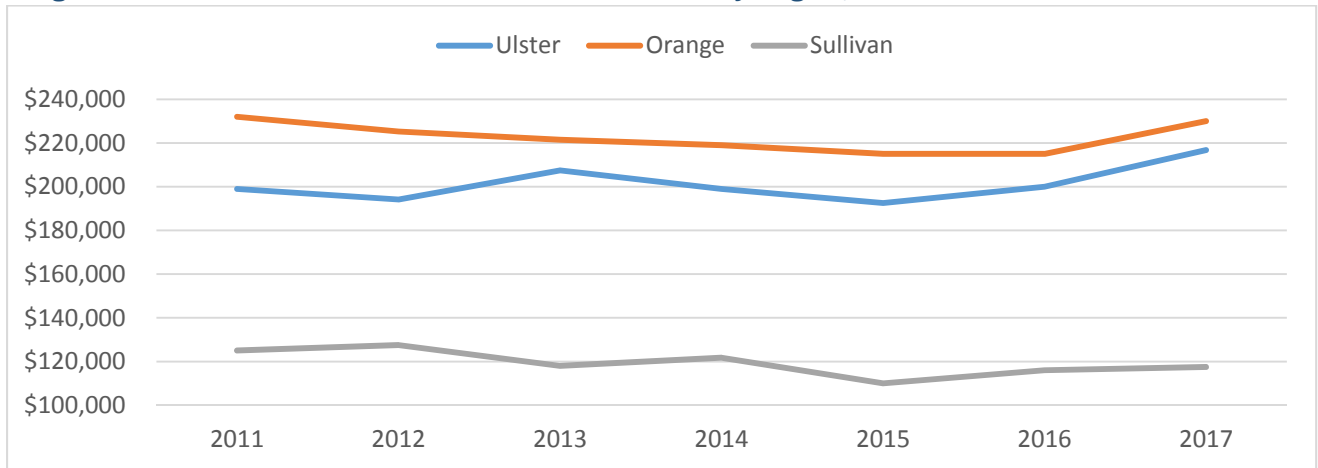


Source: US Census Bureau, Building Permits Survey, 2006-2016

According to the New York State Association of Realtors, median home sales prices are highest in Orange County compared with Ulster and Sullivan Counties (see Figure 24); however, home prices in Ulster County have been on the rise, increasing 8.9 percent from 2011 to 2017 as home prices in Orange and Sullivan declined by 0.9 and 6.0 percent, respectively. The gain among home values has not been distributed equally in Ulster County. Because demand in the County is strongest for vacant land where homeowners can live in relative isolation, Ellenville has not fared as well as other more rural communities. Jim Allred at Mary Collins Real Estate opined in March 2018 to the *Shawangunk Journal* that there is noticeable growth in “weekender” commuters within Ulster County, or those workers that telecommute and choose to reside in rural communities away from their workplace during the weekdays and travel home to urban locations during the weekend. This trend does not favor housing demand in Ellenville, however, as such workers are seeking privacy with preferences for locations near State land which will remain rural over the long-term.

Relatively little multi-family development activity has been proposed in close proximity to the site area. Within the 20-minute DTA, Rachves II in the Town of Fallsburg will include 99 seasonal duplex units and is expected to be completed within the next year or so. Another 1,854 units have been approved within the 45-minute DTA.

Figure 24: Median Home Sales Prices in the Three-County Region, 2011-2017



Source: New York State Association of REALTORS, 2018

Best Practice Standards

- Size: NA
- Infrastructure requirements: high speed internet access, public sewer access, adequate drinking water supply.
- Transportation access preferences: five to 20 minute driving distance from major interstate highways with preferences for rural communities in areas with protected open space.

Site Suitability

Forecasts of housing demand demonstrate need for housing in the area over the course of the next 10 to 30 years; however further environmental testing and potential remediation will be required before establishing the suitability of the site for residential purposes.

5.9: Summary of Development Feasibility

The table that follows provides a summary of the suitability of the Imperial Schrade site for each of the examined uses.

Table 21: Development Potential Summary Table

	Market Suitability	Site Suitability	Comments
Distribution Center	Yes, for agricultural only	Yes	There is potential for an agricultural distribution center serving the Rondout Valley. The distance from major highways makes it an unlikely site for other distribution uses.
Film/ Studio Space	Yes	Yes	The site has suitable space, access, and the benefit of airport proximity. Local accommodations are many and varied. A wide variety of natural, commercial and residential locations are within a 45-minute drive.
Green Industry Manufacturing Plant	Yes	Yes	The site has sufficient infrastructure. As long as alternative energy continues to grow, this is a viable option.
Entertainment/ Recreation Venue	Yes	Yes	The site has the capacity for the facility and the necessary proximity to accommodations and thousands of acres of outdoor recreational activities. There are few options for inclement weather. The local airport, hang gliding and rock climbing provide opportunities for indoor training simulations or facilities for each of these sports.
Accommodation Support	Yes	No	The growing hotel market indicates continuing demand for off-site services such as laundry facilities. However, there is not the natural gas access that would be required to run commercial laundry machines.
Airport/ Transportation Storage	No	Yes	While the site is suitable, the current market will not support these operations.
Casino Game Machine Repair	Yes	Yes	The site has sufficient infrastructure with the additional advantage of proximity to the airport for specialty parts.
Multifamily Housing	Yes	Uncertain (see comments)	The former manufacturing portion of the site may be environmentally unsuitable. The northern undeveloped portion is suitable for housing provided there are no environmental conditions that would preclude this use. Further examination is needed, potentially as part of a Phase 1 EAS.

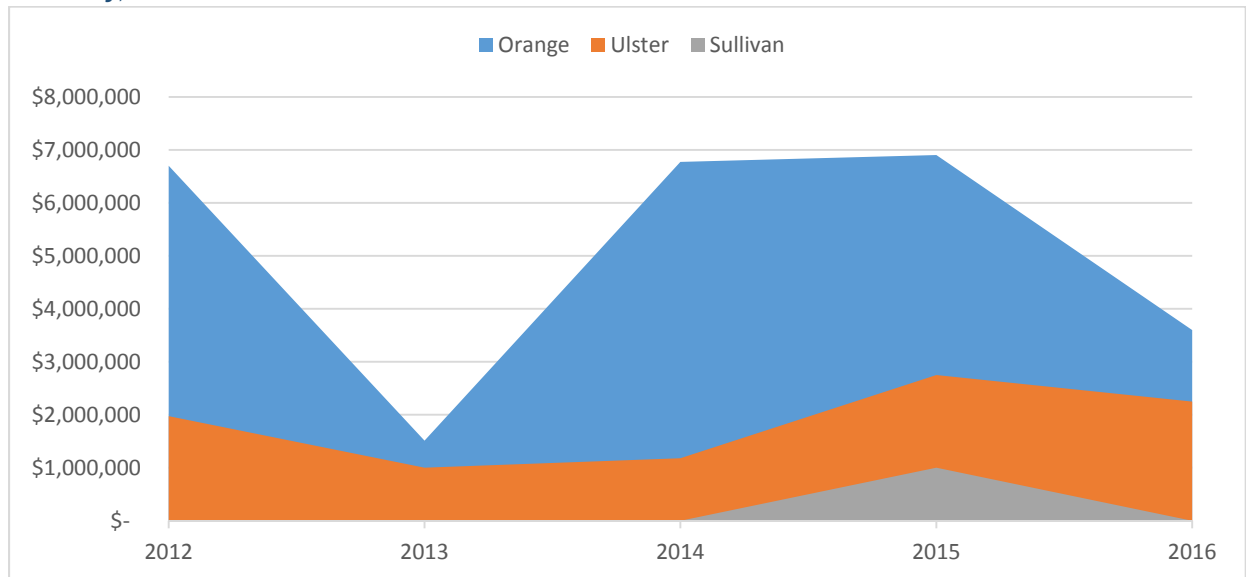
Under current conditions, the uses with the greatest and most immediate potential for the former industrial area are an agricultural goods distribution center, film/studio space, indoor entertainment/recreation venue, green industry manufacturing, and casino game machine repair. The northern portion of the site is currently vacant and does not have the same environmental constraints as the former industrial area. This portion may be suitable for residential uses.

6 DEVELOPMENT INCENTIVES

There are a number of Federal, State, County and local development incentives available to assist development on the site, including the recently created Federal Opportunity Zone tax break.

Each year since 2011, Empire State Development (ESD) has awarded project funds as part of the Consolidated Funding Application (CFA) program across a variety of grant programs, including Federal CDBG and HOME funds, New York State Industrial Development Bond Cap and ESD Excelsior Jobs and Capital Grant Funds, among others, to projects throughout the State that match a range of criteria to support economic development for the benefit of residents, businesses and visitors. Figure 25 illustrates the value of ESD priority project funds, which represent the largest and most economically significant of CFA grant funds awarded by ESD. Of the \$36.5 million in priority project funding awarded to the Three-County Region since 2012, Orange County has received the majority of funds (\$23.4 million) with \$8.1 million awarded to Legoland which is being constructed in Goshen. Ulster County received \$9.2 million, and Sullivan County received \$1.0 million. Over this time period, the largest share of priority funds in the Three-County Region were awarded to existing or future major employers (44.8%), followed by tourism projects (39.4%) and projects targeting residents (15.9%).

Figure 25: Empire State Development Priority Project Funds Awarded in the Three-County Region by County, 2012-2017



Source: Empire State Development Corporation, Mid-Hudson Region Economic Development Council, 2017 Progress Report.

Below are a few additional incentives are available for a wide range of Ulster County businesses located in Wawarsing and Ellenville through Federal, New York State, County and local programs:

- **Opportunity Zone Designation:** A federal designation extending from the 2017 tax law, it provides a developer bonus in that it allows temporary deferral of any capital gains tax derived from investment

in an Opportunity Zone-designated Census Tract or any tract contiguous with median family income that does not exceed 125% of its designated neighbor.

- **Energize NY:** A Property Assessed Clean Energy (PACE) finance program of New York State with programs available to assist private sector businesses and non-profit organizations with making energy improvements that reduce building energy and maintenance costs.
- **Ulster County Industrial Development Agency:** Offers bonding, sales, mortgage and real property tax abatements for qualified projects that make significant investments in industrial or commercial property or other program criteria.
- **Ulster County Revolving Loan Funds:** Offering low-cost flexible financing for eligible businesses that create jobs and leverage other private investment while helping a community diversify and stabilize its economy.
- **Ulster County Shovel Ready Program:** The Ulster County Shovel Ready Program offers municipalities access to funding for road, water, sewer and other infrastructure needed for industrial development.
- **Ulster County Ready 2 Go Program:** Matches public sector funding and technical assistance with private sector investment to pro-actively encourage site plan approvals.
- **Venture Capital:** Venture capital is currently available in Ulster County to high-tech and agribusiness ventures through sources such as the Hudson Valley Startup Fund, Upstate Venture Association of New York, and Hudson River Ventures.
- **Catskill Watershed Corporation – Catskill Fund for the Future:** Provides financial assistance to businesses within the boundaries of the Ulster County towns in the Catskill Watershed including Wawarsing. Loans are available for up to fifty percent (50%) of the total project costs.
- **Village of Ellenville Revolving Loan Fund:** Provides financial assistance to businesses within the boundary of the Village of Ellenville. Loans are available for up to 33% of the total project costs up to a maximum of \$50,000. The interest rate is between two percent (2%) and four percent (4%) with variable term lengths, based on project needs. Loans must help create and/or retain jobs.
- **Ellenville Million:** Depending on the timing and parameters of the proposed project, a range of additional incentives may be available.

7 FISCAL IMPACTS OF POTENTIAL DEVELOPMENT SCENARIOS

Urbanomics evaluated the potential fiscal impacts for all eight potential uses of the Imperial Schrade site using the 2018 estimated tax rates as found in the *Ulster County 2017 Real Property Data Report* prepared by the Ulster County Department of Finance Division of Real Property Tax Service along with estimates of value for commercial properties.

It should be noted that these valuations are based on existing tax rates and valuations. The assessed value of any new construction will vary given the specifications of the structure and the tax rates are subject to change.

7.1: Valuations and Equalization Rate

In order to determine the assessed value of each use, real property data for comparable uses from throughout the Town of Wawarsing were acquired, including Land Value, Total Value, and Total Floorspace of buildings. Property Class Codes found in the Town of Wawarsing 2018 Tentative Assessment Roll were identified to approximate the potential development scenarios.

- **710 Manufacturing**
Green Industry Manufacturing
Accommodations Support
Casino Game Machine Repair
- **449 Other Storage, Warehouse and Distribution**
Distribution Center
Film Studio Space
Airport/Transportation Storage
- **411 Apartment Buildings**
Multifamily Housing
- **Recreation Center¹³**
Entertainment/Recreation Venue

Because of the wide variation in land value, the value per square foot of the buildings on the property were determined by subtracting the land value from total value and dividing the resulting building value by the sum of the floorspace. The average value per square foot is shown in Table 22 on the following page.

¹³ No comparable indoor recreational facilities were found in the Wawarsing rolls, so the valuation used is for the Wood'n Wheel Family Fun Center in Ulster Park, NY.

Table 22: Average Improvement Values of Potential Use Property Types

	Average Value PSF
Manufacturing	\$6.29
Other Storage, Warehouse and Distribution	\$11.33
Apartment Buildings	\$39.08
Recreation Center	\$47.62

Source: Ulster County Search online tool <http://imo.ulstercountyny.gov/search.aspx?advanced=true>

These values were applied on a per square foot basis for each of the potential site uses before being added to the current listed land value of \$612,700. (To ensure an “apples to apples” comparison of uses, each potential use was assumed to be 20,000 square feet.) The resulting total market value estimates were then multiplied by the Wawarsing 2018 tentative equalization rate of 105.41% to determine the total taxable value.

7.2: Tax Rates

The Tax Rates applicable to the 7 Schrade Court site include County, Town, Town Highway, and the Wawarsing School District, as well as the five “special districts” of Wawarsing Ambulance, Naponoch Fire, Naponoch Light, Naponoch Sewer and Naponoch Water. The rates for each of these are as shown in Table 23.

Table 23: 2018 Estimated Tax Rates for 7 Schrade Ct

County	3.841883
Town	2.464556
Town Hwy	3.315339
School	22.17
Wawarsing Ambulance	0.188923
Naponoch Fire	0.814072
Naponoch Light	0.668982
Naponoch Sewer	1.245232
Naponoch Water	2.324109

Source: Ulster County 2017 Real Property Data Report

These 2018 tax rates were applied to the total assessed value for each development scenario to yield total fiscal impacts ranging from \$23,918 under existing conditions to \$37,178 for the Entertainment/Recreational Venue and \$54,429 for Multifamily Housing. The expected taxes for each development scenario are shown for each applicable taxing district in Table 24 on the following page. An hypothetical 20,000 square foot facility was used for each scenario in order to show a direct comparison.

Table 24: 2018 Estimated Taxes by Proposed Development Scenario

	Existing Vacant Commercial	Distribution Center	Film/ Studio Space	Green Industry Manufacturing Plant	Entertainment/ Rec Venue	Accommodation Support	Airport/ Transportation Storage	Casino Game Machine Repair	Multifamily Housing
Size (SF)	NA	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
Land Value	\$612,700	\$612,700	\$612,700	\$612,700	\$612,700	\$612,700	\$612,700	\$612,700	\$612,700
Improvement Value PSF	NA	\$11.33	\$11.33	\$6.29	\$47.62	\$6.29	\$11.33	\$6.29	\$39.08
Total Market Value	\$612,700	\$839,300	\$839,300	\$738,500	\$952,400	\$738,500	\$839,300	\$738,500	\$1,394,300
Equalization Rate	105.41%	105.41%	105.41%	105.41%	105.41%	105.41%	105.41%	105.41%	105.41%
Taxable Value	\$645,847	\$884,706	\$884,706	\$778,453	\$1,003,925	\$778,453	\$884,706	\$778,453	\$1,469,732
Total Taxes*	\$23,918	\$32,763	\$32,763	\$28,829	\$37,178	\$28,829	\$32,763	\$28,829	\$54,429
County	\$2,481	\$3,399	\$3,399	\$2,991	\$3,857	\$2,991	\$3,399	\$2,991	\$5,647
Town	\$1,592	\$2,180	\$2,180	\$1,919	\$2,474	\$1,919	\$2,180	\$1,919	\$3,622
Town Hwy	\$2,141	\$2,933	\$2,933	\$2,581	\$3,328	\$2,581	\$2,933	\$2,581	\$4,873
School	\$14,318	\$19,614	\$19,614	\$17,258	\$22,257	\$17,258	\$19,614	\$17,258	\$32,584
Wawarsing Ambulance	\$122	\$167	\$167	\$147	\$190	\$147	\$167	\$147	\$278
Naponoch fire	\$526	\$720	\$720	\$634	\$817	\$634	\$720	\$634	\$1,196
Naponoch light	\$432	\$592	\$592	\$521	\$672	\$521	\$592	\$521	\$983
Naponoch Sewer	\$804	\$1,102	\$1,102	\$969	\$1,250	\$969	\$1,102	\$969	\$1,830
Naponoch Water	\$1,501	\$2,056	\$2,056	\$1,809	\$2,333	\$1,809	\$2,056	\$1,809	\$3,416

*Totals may not add up due to rounding.

Summary: Any of the proposed uses will provide a tax benefit to the County, Town, School and each of the other taxing districts. Multi-family housing would provide the greatest fiscal benefit, but would also likely create the greatest costs to each of the districts. Before moving forward with any site plan, the County and Town should examine the costs of each as well.

Appendix A: Recently Constructed, Approved & Proposed Development Activity

Table 25: Projects in the 3-County Region Built from 2008 to 2018 by Type

Project Name	City	County	Build Status	Built Year	Project Type
Unitex	Newburgh	Orange	Built 2008-2018	2008	Industrial
Grainger	Newburgh	Orange	Built 2008-2018	2008	Distribution
Armor Dynamics	Stone Ridge	Ulster	Built 2008-2018	2008	Manufacturing
United Technologies	Mineola	Orange	Built 2008-2018	2008	Manufacturing
Orange County Choppers Showroom	Newburgh	Orange	Built 2008-2018	2008	Manufacturing
Unknown	Walkill	Orange	Built 2008-2018	2008	Office
Best Mexican Food	Chester	Orange	Built 2008-2018	2009	Distribution
F.W. Webb	Newburgh	Orange	Built 2008-2018	2009	Distribution
Medline Industries	Middletown	Orange	Built 2008-2018	2009	Distribution
Hudson Valley Ophthalmology	New Windsor	Orange	Built 2008-2018	2009	Health Care
First Columbia	New Windsor	Orange	Built 2008-2018	2009	Health Care
Wallkill II Professional Commons	Middletown	Orange	Built 2008-2018	2009	Health Care
Roberta Glinton Medical Office Building	Port Jervis	Orange	Built 2008-2018	2009	Health Care
Crystal Run Healthcare	Middletown	Orange	Built 2008-2018	2009	Health Care
Real Estate Solutions And Blustein, Shapiro, Rich & Barone	Goshen	Orange	Built 2008-2018	2009	Office
Grace Church Of God	Newburgh	Orange	Built 2008-2018	2009	Office
Unknown	Newburgh	Orange	Built 2008-2018	2009	Office
Walkway Over The Hudson	Highland	Ulster	Built 2008-2018	2009	Recreation
Woodland Pond	New Paltz	Ulster	Built 2008-2018	2010	Health Care
Taylor Biomass Energy Facility	Montgomery	Orange	Built 2008-2018	2010	Utility
Courtyard By Marriott Kingston	Town of Ulster	Ulster	Built 2008-2018	2010	Hotel
Greater Hudson Valley Family Health Center	Newburgh	Orange	Built 2008-2018	2010	Health Care
Pediatric Specialty Practices	Middletown	Orange	Built 2008-2018	2010	Health Care
C&S Wholesale Grocers	Chester	Orange	Built 2008-2018	2011	Distribution

North Jersey Trailer And Truck Service	Hampton	Orange	Built 2008-2018	2011	Manufacturing
Orange County Iron Works	Montgomery	Orange	Built 2008-2018	2011	Manufacturing
Catskill Brewery	Livingston Manor	Sullivan	Built 2008-2018	2012	Manufacturing
Auro Chemicals	Washingtonville	Orange	Built 2008-2018	2012	Manufacturing
Fairbanks Manufacturing	Middletown	Orange	Built 2008-2018	2013	Manufacturing
Hunter Panels	Montgomery	Orange	Built 2008-2018	2013	Manufacturing
Crystal Run Healthcare	Middletown	Orange	Built 2008-2018	2013	Health Care
Mediacom	Blooming Grove	Orange	Built 2008-2018	2013	Office
Walmart	Napanoch	Ulster	Built 2008-2018	2013	Retail
Kp Hv Distribution	Middletown	Orange	Built 2008-2018	2014	Distribution
United Natural Food	Montgomery	Orange	Built 2008-2018	2014	Distribution
Middletown Auto Wreckers	Middletown	Orange	Built 2008-2018	2014	Industrial
TAM Enterprises	Goshen	Orange	Built 2008-2018	2014	Manufacturing
Mandarin Soy Sauce	Middletown	Orange	Built 2008-2018	2014	Manufacturing
Bethel Woods Performing Arts Center	Bethel	Sullivan	Built 2008-2018	2014	Recreation
Coach Use	Chester	Orange	Built 2008-2018	2014	Transportation
Pharmacann Site	Hamptonburgh	Orange	Built 2008-2018	2015	Agricultural
New Paltz Brewing Company	Wawarsing	Ulster	Built 2008-2018	2015	Manufacturing
Piller USA	Wallkill	Orange	Built 2008-2018	2015	Flex
Federal Bureau Of Investigation	New Windsor	Orange	Built 2008-2018	2015	Government
Angry Orchards	Walden	Orange	Built 2008-2018	2015	Manufacturing
Crystal Run Healthcare	Newburgh	Orange	Built 2008-2018	2015	Health Care
Lace Factory	City of Kingston	Ulster	Built 2008-2018	2015	Residential
Independence Square I	Newburgh	Orange	Built 2008-2018	2015	Residential
Pharmacannis	Montgomery	Orange	Built 2008-2018	2016	Agricultural
Clemson Bros. Brewer	Middletown	Orange	Built 2008-2018	2016	Manufacturing
Yonderbarn	Town of Monticello	Sullivan	Built 2008-2018	2016	Film
Unknown	Goshen	Orange	Built 2008-2018	2016	Flex
Valley View Center For Nursing Care And Rehabilitation	Valley View	Orange	Built 2008-2018	2016	Health Care

Marriot Residence Inn	Kingston	Ulster	Built 2008-2018	2016	Hotel
Homes2 Suites By Hilton	Wallkill	Orange	Built 2008-2018	2016	Hotel
Piller USA	Middletown	Orange	Built 2008-2018	2016	Manufacturing
Allstate Manufacturing	Chester	Orange	Built 2008-2018	2016	Manufacturing
Crystal Run Healthcare	Monroe	Orange	Built 2008-2018	2016	Health Care
Orange Regional Medical Center	Wallkill	Orange	Built 2008-2018	2016	Health Care
Holiday Inn Express	Town of Ulster	Ulster	Built 2008-2018	2016	Mixed-Use
The Greenhouses Hotel	Shawangunk	Ulster	Built 2008-2018	2016	Mixed-Use
Bruderhof Communities	Town of Esopus	Ulster	Built 2008-2018	2016	Mixed-Use
635 Broadway BOA Redevelopment	City of Kingston	Ulster	Built 2008-2018	2016	Office
Empire Bluecross Blueshield	Wallkill	Orange	Built 2008-2018	2016	Office
Mill At Middletown	Middletown	Orange	Built 2008-2018	2016	Residential
Greenfield Resorts	Wawarsing	Ulster	Built 2008-2018	2016	Residential
Lexus Of Middletown	Waywanda	Orange	Built 2008-2018	2016	Retail
Suresky	Goshen	Orange	Built 2008-2018	2016	Storage
Valley Agriceuticals	Wallkill	Orange	Built 2008-2018	2017	Agricultural
Equilibrium Brewery	Middletown	Orange	Built 2008-2018	2017	Manufacturing
Westwind Orchard Cidery	Rochester	Ulster	Built 2008-2018	2017	Manufacturing
Catskill Stills / Dancing Cat Distillery Expansion	Town of Bethel	Sullivan	Built 2008-2018	2017	Manufacturing
Old Dominion Freight Lines	Wallkill	Orange	Built 2008-2018	2017	Distribution
FedEx Ground	Montgomery	Orange	Built 2008-2018	2017	Distribution
McKesson Corporation	Montgomery	Orange	Built 2008-2018	2017	Distribution
Amerisourcebergen	Newburgh	Orange	Built 2008-2018	2017	Distribution
Selux Corp Expansion	Town of Lloyd	Ulster	Built 2008-2018	2017	Flex
Servpro Corp Expansion	Town of Lloyd	Ulster	Built 2008-2018	2017	Flex
Hampton Inn Newburgh	Newburgh	Orange	Built 2008-2018	2017	Hotel
Sloatsburg Garden Hotel	Sloatsburg	Orange	Built 2008-2018	2017	Hotel
Sleep Inn & Suites Monroe-Woodbury	Monroe	Orange	Built 2008-2018	2017	Hotel
Sleep Inn & Suites Middletown - Goshen	Middletown	Orange	Built 2008-2018	2017	Hotel

Steris Facility	Chester	Orange	Built 2008-2018	2017	Industrial
Revere Smelting & Refining	Middletown	Orange	Built 2008-2018	2017	Manufacturing
Monroe Cable	Middletown	Orange	Built 2008-2018	2017	Manufacturing
Ridge Apartments	New Paltz Village	Ulster	Built 2008-2018	2017	Residential
Watchtower Bible And Tract Society World Headquarters Mixed Use Site	Warwick	Orange	Built 2008-2018	2017	Residential
Begnal Motors	Town of Ulster	Ulster	Built 2008-2018	2017	Retail
Healey Kia	Newburgh	Orange	Built 2008-2018	2017	Retail
Dana Distributors	Goshen	Orange	Built 2008-2018	2017	Warehouse
Restaurant Depot	Newburgh	Orange	Built 2008-2018	2017	Wholesale Trade
Tech City	Kingston	Ulster	Built 2008-2018	2017	Industrial
Diamond Mills	Saugerties	Ulster	Built 2008-2018	2017	Hotel
Town Of Chester Senior Center	Chester	Orange	Built 2008-2018	2018	Community
Center For Discovery, Inc.	Town of Fallsburg	Sullivan	Built 2008-2018	2018	Health Care
CRVI	Middletown	Orange	Built 2008-2018	2018	Office
Safeshoot LLC	Ulster	Ulster	Built 2008-2018	2018	Recreation

Project Name	City	County	
Unitex	Newburgh	Orange	Bu
Grainger	Newburgh	Orange	Bu
Armor Dynamics	Stone Ridge	Ulster	Bu
United Technologies	Mineola	Orange	Bu
Orange County Choppers Showroom	Newburgh	Orange	Bu
Unknown	Walkill	Orange	Bu
Best Mexican Food	Chester	Orange	Bu
F.W. Webb	Newburgh	Orange	Bu
Medline Industries	Middletown	Orange	Bu
Hudson Valley Ophthalmology	New Windsor	Orange	Bu
First Columbia	New Windsor	Orange	Bu
Wallkill II Professional Commons	Middletown	Orange	Bu
Roberta Ginton Medical Office Building	Port Jervis	Orange	Bu
Crystal Run Healthcare	Middletown	Orange	Bu
Real Estate Solutions And Blustein, Shapiro, Rich & Barone	Goshen	Orange	Bu
Grace Church Of God	Newburgh	Orange	Bu
Unknown	Newburgh	Orange	Bu

Walkway Over The Hudson	Highland	Ulster	Bu
Woodland Pond	New Paltz	Ulster	Bu
Taylor Biomass Energy Facility	Montgomery	Orange	Bu
Courtyard By Marriott Kingston	Town of Ulster	Ulster	Bu
Greater Hudson Valley Family Health Center	Newburgh	Orange	Bu
Pediatric Specialty Practices	Middletown	Orange	Bu
C&S Wholesale Grocers	Chester	Orange	Bu
North Jersey Trailer And Truck Service	Hampton	Orange	Bu
Orange County Iron Works	Montgomery	Orange	Bu
Catskill Brewery	Livingston Manor	Sullivan	Bu
Auro Chemicals	Washingtonville	Orange	Bu
Fairbanks Manufacturing	Middletown	Orange	Bu
Hunter Panels	Montgomery	Orange	Bu
Crystal Run Healthcare	Middletown	Orange	Bu
Mediacom	Blooming Grove	Orange	Bu
Walmart	Napanoch	Ulster	Bu
Kp Hv Distribution	Middletown	Orange	Bu
United Natural Food	Montgomery	Orange	Bu
Middletown Auto Wreckers	Middletown	Orange	Bu
TAM Enterprises	Goshen	Orange	Bu
Mandarin Soy Sauce	Middletown	Orange	Bu
Bethel Woods Performing Arts Center	Bethel	Sullivan	Bu
Coach Use	Chester	Orange	Bu
Pharmacann Site	Hamptonburgh	Orange	Bu
New Paltz Brewing Company	Wawarsing	Ulster	Bu
Piller USA	Wallkill	Orange	Bu
Federal Bureau Of Investigation	New Windsor	Orange	Bu
Angry Orchards	Walden	Orange	Bu
Crystal Run Healthcare	Newburgh	Orange	Bu
Lace Factory	City of Kingston	Ulster	Bu
Independence Square I	Newburgh	Orange	Bu
Pharmacannis	Montgomery	Orange	Bu
Clemson Bros. Brewer	Middletown	Orange	Bu
Yonderbarn	Town of Monticello	Sullivan	Bu
Unknown	Goshen	Orange	Bu
Valley View Center For Nursing Care And Rehabilitation	Valley View	Orange	Bu
Marriot Residence Inn	Kingston	Ulster	Bu
Homes2 Suites By Hilton	Wallkill	Orange	Bu
Piller USA	Middletown	Orange	Bu
Allstate Manufacturing	Chester	Orange	Bu
Crystal Run Healthcare	Monroe	Orange	Bu
Orange Regional Medical Center	Wallkill	Orange	Bu

Holiday Inn Express	Town of Ulster	Ulster	Bu
The Greenhouses Hotel	Shawangunk	Ulster	Bu
Bruderhof Communities	Town of Esopus	Ulster	Bu
635 Broadway BOA Redevelopment	City of Kingston	Ulster	Bu
Empire Bluecross Blueshield	Wallkill	Orange	Bu
Mill At Middletown	Middletown	Orange	Bu
Greenfield Resorts	Wawarsing	Ulster	Bu
Lexus Of Middletown	Waywanda	Orange	Bu
Suresky	Goshen	Orange	Bu
Valley Agriceuticals	Wallkill	Orange	Bu
Equilibrium Brewery	Middletown	Orange	Bu
Westwind Orchard Cidery	Rochester	Ulster	Bu
Catskill Stills / Dancing Cat Distillery Expansion	Town of Bethel	Sullivan	Bu
Old Dominion Freight Lines	Walkill	Orange	Bu
FedEx Ground	Montgomery	Orange	Bu
McKesson Corporation	Montgomery	Orange	Bu
Amerisourcebergen	Newburgh	Orange	Bu
Selux Corp Expansion	Town of Lloyd	Ulster	Bu
Servpro Corp Expansion	Town of Lloyd	Ulster	Bu
Hampton Inn Newburgh	Newburgh	Orange	Bu
Sloatsburg Garden Hotel	Sloatsburg	Orange	Bu
Sleep Inn & Suites Monroe-Woodbury	Monroe	Orange	Bu
Sleep Inn & Suites Middletown - Goshen	Middletown	Orange	Bu
Steris Facility	Chester	Orange	Bu
Revere Smelting & Refining	Middletown	Orange	Bu
Monroe Cable	Middletown	Orange	Bu
Ridge Apartments	New Paltz Village	Ulster	Bu
Watchtower Bible And Tract Society World Headquarters Mixed Use Site	Warwick	Orange	Bu
Begnal Motors	Town of Ulster	Ulster	Bu
Healey Kia	Newburgh	Orange	Bu
Dana Distributors	Goshen	Orange	Bu
Restaurant Depot	Newburgh	Orange	Bu
Tech City	Kingston	Ulster	Bu
Diamond Mills	Saugerties	Ulster	Bu
Town Of Chester Senior Center	Chester	Orange	Bu
Center For Discovery, Inc.	Town of Fallsburg	Sullivan	Bu
CRVI	Middletown	Orange	Bu
Safeshoot LLC	Ulster	Ulster	Bu
Project Name	City	County	
Be-Eco, Lilac Mixed-Use Indoor Agriculture Complex	Village of Wurtsboro	Sullivan	Ap
Plans Terminated: Kikkerfrosch Brewery	Goshen	Orange	Ap

Star Estate	Town of Esopus	Ulster	Ap
Farm And Distillery	Rosendale	Ulster	Ap
Rj Baker / Beaverkill Studio	Town of Liberty	Sullivan	Ap
54 Turner Drive	Walkill	Orange	Ap
Tower Drive	Scotchtown	Orange	Ap
Hudson Valley Wine	Town of Lloyd	Ulster	Ap
Arcadia Aviation	Swan Lake	Sullivan	Ap
Residence Inn	Scotchtown	Orange	Ap
Holiday Inn Express	Middletown	Orange	Ap
Shanley Hotel	Wawarsing	Ulster	Ap
Holiday Inn Express	Town of Saugerties	Ulster	Ap
Hampton Inn Franchise	Town of Thompson	Sullivan	Ap
Williams Lake Hotel	Rosendale	Ulster	Ap
Kingston City School District Redevelopment	City of Kingston	Ulster	Ap
Biohitech Global Biological Treatment Facility	New Windsor	Orange	Ap
Warwick Valley Office & Technology Corporate Park	Warwick	Orange	Ap
Liberty Light Industry/Agricultural Park	Liberty	Sullivan	Ap
Shovel Ready Site Near Stewart Airport	New Windsor	Orange	Ap
Panattoni Pipe Lane	Middletown	Orange	Ap
Metallized Carbon Corporation	Town of Fallsburg	Sullivan	Ap
Amy's Kitchen	Goshen	Orange	Ap
Ideal Snacking Corporation	Liberty	Sullivan	Ap
Neversink Construction Corporations	White Lake	Sullivan	Ap
Yo1 Wellness Center	Town of Thompson	Sullivan	Ap
Montreign Casino Resort At Adelaar	Town of Thompson	Sullivan	Ap
Fuller Shirt Factory Redevelopment	City of Kingston	Ulster	Ap
Full Moon Resort	Town of Shandaken	Ulster	Ap
Energy Square	City of Kingston	Ulster	Ap
Blaichman Developer Boutique Hotels	City of Kingston	Ulster	Ap
The Kingstonian	Kingston	Ulster	Ap
Veria Lifestyle Wellness Resort	Town of Thompson	Sullivan	Ap
Nevele Resort & Prosport Campus Redevelopment	Village of Ellenville	Ulster	Ap
Zero Place	New Paltz Village	Ulster	Ap
Tuxedo Farms	Tuxedo	Orange	Ap
Highland Square	Town of Lloyd	Ulster	Ap
Still River	Esopus	Ulster	Ap
Esopus Farms	Town of Esopus	Ulster	Ap
Belleayre Resort At Catskill Park	Town of Shandaken	Ulster	Ap
Kingston Food Exchange	City of Kingston	Ulster	Ap
New York International Plaza	New Windsor	Orange	Ap
Deerpark Commons	Deer Park	Orange	Ap
CCP Valley Energy	Town of Wawayanda	Orange	Ap

Emerald Corporate Center	Rock Hill	Sullivan	Ap
Legoland	Goshen	Orange	Ap
Monticello Motor Club	Tá Monticello	Sullivan	Ap
290 Laurel Ave	Town of Fallsburg	Sullivan	Ap
Mountain Crest Mobile Home Park	Town of Fallsburg	Sullivan	Ap
Country Meadows	Town of Saugerties	Ulster	Ap
Rachves II	Town of Fallsburg	Sullivan	Ap
Willow Woods Condominiums	Town of Fallsburg	Sullivan	Ap
Magnolia Park	Middletown	Orange	Ap
Smith Farm	Monroe	Orange	Ap
Mill Street Partners Project	Newburgh	Orange	Ap
Mountainside Woods	Town of Lloyd	Ulster	Ap
Deerfield Common	Wallkill	Orange	Ap
BT Holdings	Chester	Orange	Ap
Yosman Tower	City of Kingston	Ulster	Ap
Greens At Chester	Chester	Orange	Ap
Former Lake Anne Country Club	South Blooming Grove	Orange	Ap
Veyoel Moshe Gardens	Kiryas Joel	Orange	Ap
MML Homes	Towns of Lloyd/Plattekill	Ulster	Ap
Titus Subdivision	Town of Shawangunk	Ulster	Ap
Ohioville Acres	Town of Gardiner	Ulster	Ap
Chestnut Ridge	Mamakating/Bloomingburg	Sullivan	Ap
Woodbury Junction	Woodbury	Orange	Ap
Landing At Ulster	Town of Ulster	Ulster	Ap
Shop Rite	Ulster	Ulster	Ap
Vacant Site	Goshen	Orange	Ap
Project Name	City	County	
Seminary Hill Ciders	Town of Callicoon	Sullivan	Ne
Green Technology Park	Loch Sheldrake	Sullivan	Ne
SUNY New Paltz	New Paltz	Ulster	Ne
Hutton Brickyards	City of Kingston	Ulster	Ne
New Sound Stage	N/A	Ulster	Ne
The Metro	City of Kingston	Ulster	Ne
Middletown Medical PC	Town of Thompson	Sullivan	Ne
HAHV Mary's Avenue Campus Expansion	City of Kingston	Ulster	Ne
Antrim Lodge	Roscoe	Sullivan	Ne
Chatwal Lounge	Town of Bethel	Sullivan	Ne
Heartwood	Gardiner	Ulster	Ne
Comfort Suites	Woodbury	Orange	Ne
Saugerties NY Development	Town of Saugerties	Ulster	Ne
Southern Catskills Red Meat Processing Facility	Liberty	Sullivan	Ne
Garden At Harriman Station	Harriman	Orange	Ne

Kingston Waterfront Plaza	City of Kingston	Ulster	Ne
Wildberry Lodge Resort	Town of New Paltz	Ulster	Ne
Wyldwyck River Camp	Town of Saugerties	Ulster	Ne
Farmhood Fields	Thompson Ridge	Sullivan	Ne
Chestnut Ridge Expansion	Mamakating/Bloomingburg	Sullivan	Ne
Bayside Mixed-Use Development	Marlboro	Ulster	Ne
Apollo Mall Redevelopment	Town of Thompson	Sullivan	Ne
China City Of America	Thompson/Fallsburg	Sullivan	Ne
Stoltz Mixed-Use Development	Goshen	Orange	Ne
Health Quest	Town of Lloyd	Ulster	Ne
Montgomery Business Park	Montgomery	Orange	Ne
Unknown	Monroe	Orange	Ne
Maplehurst Inn Redevelopment	Cornwall	Orange	Ne
Tremont Hall	Town of Lloyd	Ulster	Ne
Fortune 488	Town of Rosendale	Ulster	Ne
Green 208	Town of Gardiner	Ulster	Ne
Landmark Place	City of Kingston	Ulster	Ne
Regal Bag Waterfront Redevelopment	Newburgh	Orange	Ne
Hudson River Valley Care Center	City of Kingston	Ulster	Ne
Jonah Mandelbaum Residential Project	Warwick	Sullivan	Ne
Gan Eden Estates	Town of Thompson	Sullivan	Ne
Galley Hill Road	Middletown	Orange	Ne
Golden Towers	Kiryas Joel	Orange	Ne
Rye Hill Road Developments	Monroe	Orange	Ne
Acres Road	Kiryas Joel	Orange	Ne
Kingston Commons	Kingston	Ulster	Ne
Stone Ridge Shoppes	Marbletown	Ulster	Ne
Lia Honda Of Kingston	Ulster	Ulster	Ne
Woodbury Commons Restaurant Cluster	Woodbury	Orange	Ne
Kingwood Park Plaza	Ulster	Ulster	Ne
3 Solar Farms	Village of Ellenville	Ulster	Ne
NY Delaware II	Town of Thompson	Sullivan	Ne
NY Thompson I	Town of Thompson	Sullivan	Ne
NY Thompson II	Town of Thompson	Sullivan	Ne
Little Pond Solar	Deerpark	Orange	Ne
Daybreak Solar	Shawangunk	Ulster	Ne
Magruder Solar	Gardiner	Ulster	Ne
Blue Stone Solar	Saugerties	Ulster	Ne
Main Street Theatre	New Paltz Village	Ulster	Ne

Table 26: Projects in the 3-County Region Approved & in the Pipeline by Type

Project Name	City	County	Project Type
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Be-Eco, Lilac Mixed-Use Indoor Agriculture Complex	Village of Wurtsboro	Sullivan	Agricultural
Plans Terminated: Kikkerfrosch Brewery	Goshen	Orange	Manufacturing
Star Estate	Town of Esopus	Ulster	Manufacturing
Farm And Distillery	Rosendale	Ulster	Manufacturing
Rj Baker / Beaverkill Studio	Town of Liberty	Sullivan	Film
54 Turner Drive	Walkill	Orange	Flex
Tower Drive	Scotchtown	Orange	Flex
Hudson Valley Wine	Town of Lloyd	Ulster	Flex
Arcadia Aviation	Swan Lake	Sullivan	Flex
Residence Inn	Scotchtown	Orange	Hotel
Holiday Inn Express	Middletown	Orange	Hotel
Shanley Hotel	Wawarsing	Ulster	Hotel
Holiday Inn Express	Town of Saugerties	Ulster	Hotel
Hampton Inn Franchise	Town of Thompson	Sullivan	Hotel
Williams Lake Hotel	Rosendale	Ulster	Hotel
Kingston City School District Redevelopment	City of Kingston	Ulster	Hotel
Biohitech Global Biological Treatment Facility	New Windsor	Orange	Industrial
Warwick Valley Office & Technology Corporate Park	Warwick	Orange	Industrial
Liberty Light Industry/Agricultural Park	Liberty	Sullivan	Industrial
Shovel Ready Site Near Stewart Airport	New Windsor	Orange	Industrial
Panattoni Pipe Lane	Middletown	Orange	Industrial
Metallized Carbon Corporation	Town of Fallsburg	Sullivan	Manufacturing
Amy's Kitchen	Goshen	Orange	Manufacturing
Ideal Snacking Corporation	Liberty	Sullivan	Manufacturing
Neversink Construction Corporations	White Lake	Sullivan	Manufacturing
Yo1 Wellness Center	Town of Thompson	Sullivan	Mixed-Use
Montreign Casino Resort At Adelaar	Town of Thompson	Sullivan	Mixed-Use
Fuller Shirt Factory Redevelopment	City of Kingston	Ulster	Mixed-Use
Full Moon Resort	Town of Shandaken	Ulster	Mixed-Use
Energy Square	City of Kingston	Ulster	Mixed-Use
Blaichman Developer Boutique Hotels	City of Kingston	Ulster	Mixed-Use
The Kingstonian	Kingston	Ulster	Mixed-Use

Veria Lifestyle Wellness Resort	Town of Thompson	Sullivan	Mixed-Use
Nevele Resort & Prosport Campus Redevelopment	Village of Ellenville	Ulster	Mixed-Use
Zero Place	New Paltz Village	Ulster	Mixed-Use
Tuxedo Farms	Tuxedo	Orange	Mixed-Use
Highland Square	Town of Lloyd	Ulster	Mixed-Use
Still River	Esopus	Ulster	Mixed-Use
Esopus Farms	Town of Esopus	Ulster	Mixed-Use
Belleayre Resort At Catskill Park	Town of Shandaken	Ulster	Mixed-Use
Kingston Food Exchange	City of Kingston	Ulster	Mixed-Use
New York International Plaza	New Windsor	Orange	Mixed-Use
Deerpark Commons	Deer Park	Orange	Mixed-Use
CCP Valley Energy	Town of Wawayanda	Orange	Utility
Emerald Corporate Center	RockHill	Sullivan	Office
Legoland	Goshen	Orange	Recreation
Monticello Motor Club	TáMonticello	Sullivan	Recreation
290 Laurel Ave	Town of Fallsburg	Sullivan	Residential
Mountain Crest Mobile Home Park	Town of Fallsburg	Sullivan	Residential
Country Meadows	Town of Saugerties	Ulster	Residential
Rachves II	Town of Fallsburg	Sullivan	Residential
Willow Woods Condominiums	Town of Fallsburg	Sullivan	Residential
Magnolia Park	Middletown	Orange	Residential
Smith Farm	Monroe	Orange	Residential
Mill Street Partners Project	Newburgh	Orange	Residential
Mountainside Woods	Town of Lloyd	Ulster	Residential
Deerfield Common	Wallkill	Orange	Residential
BT Holdings	Chester	Orange	Residential
Yosman Tower	City of Kingston	Ulster	Residential
Greens At Chester	Chester	Orange	Residential
Former Lake Anne Country Club	South Blooming Grove	Orange	Residential
Veyoel Moshe Gardens	Kiryas Joel	Orange	Residential
MML Homes	Towns of Lloyd/Plattekill	Ulster	Residential
Titus Subdivision	Town of Shawangunk	Ulster	Residential
Ohioville Acres	Town of Gardiner	Ulster	Residential
Chestnut Ridge	Mamakating/Bloomingburg	Sullivan	Residential

Woodbury Junction	Woodbury	Orange	Residential
Landing At Ulster	Town of Ulster	Ulster	Residential
Shop Rite	Ulster	Ulster	Retail
Vacant Site	Goshen	Orange	Unknown

Table 27: Projects in the 3-County Region Proposed but not Approved by Type

Project Name	City	County	Project Type
Seminary Hill Ciders	Town of Callicoon	Sullivan	Manufacturing
Green Technology Park	Loch Sheldrake	Sullivan	Education
SUNY New Paltz	New Paltz	Ulster	Education
Hutton Brickyards	City of Kingston	Ulster	Event Space
New Sound Stage	N/A	Ulster	Film
The Metro	City of Kingston	Ulster	Film
Middletown Medical PC	Town of Thompson	Sullivan	Health Care
HAHV Mary's Avenue Campus Expansion	City of Kingston	Ulster	Health Care
Antrim Lodge	Roscoe	Sullivan	Hotel
Chatwal Lounge	Town of Bethel	Sullivan	Hotel
Heartwood	Gardiner	Ulster	Hotel
Comfort Suites	Woodbury	Orange	Hotel
Saugerties NY Development	Town of Saugerties	Ulster	Hotel
Southern Catskills Red Meat Processing Facility	Liberty	Sullivan	Industrial
Garden At Harriman Station	Harriman	Orange	Mixed-Use
Kingston Waterfront Plaza	City of Kingston	Ulster	Mixed-Use
Wildberry Lodge Resort	Town of New Paltz	Ulster	Mixed-Use
Wyldwyck River Camp	Town of Saugerties	Ulster	Mixed-Use
Farmhood Fields	Thompson Ridge	Sullivan	Mixed-Use
Chestnut Ridge Expansion	Mamakating/Bloomingtonburg	Sullivan	Mixed-Use
Bayside Mixed-Use Development	Marlboro	Ulster	Mixed-Use
Apollo Mall Redevelopment	Town of Thompson	Sullivan	Mixed-Use
China City Of America	Thompson/Fallsburg	Sullivan	Mixed-Use
Stoltz Mixed-Use Development	Goshen	Orange	Mixed-Use
Health Quest	Town of Lloyd	Ulster	Office
Montgomery Business Park	Montgomery	Orange	Office
Unknown	Monroe	Orange	Office
Maplehurst Inn Redevelopment	Cornwall	Orange	Residential
Tremont Hall	Town of Lloyd	Ulster	Residential
Fortune 488	Town of Rosendale	Ulster	Residential
Green 208	Town of Gardiner	Ulster	Residential
Landmark Place	City of Kingston	Ulster	Residential
Regal Bag Waterfront Redevelopment	Newburgh	Orange	Residential
Hudson River Valley Care Center	City of Kingston	Ulster	Residential
Jonah Mandelbaum Residential Project	Warwick	Sullivan	Residential

Gan Eden Estates	Town of Thompson	Sullivan	Residential
Galley Hill Road	Middletown	Orange	Residential
Golden Towers	Kiryas Joel	Orange	Residential
Rye Hill Road Developments	Monroe	Orange	Residential
Acres Road	Kiryas Joel	Orange	Residential
Kingston Commons	Kingston	Ulster	Retail
Stone Ridge Shoppes	Marbletown	Ulster	Retail
Lia Honda Of Kingston	Ulster	Ulster	Retail
Woodbury Commons Restaurant Cluster	Woodbury	Orange	Retail
Kingwood Park Plaza	Ulster	Ulster	Retail
3 Solar Farms	Village of Ellenville	Ulster	Utility
NY Delaware II	Town of Thompson	Sullivan	Utility
NY Thompson I	Town of Thompson	Sullivan	Utility
NY Thompson II	Town of Thompson	Sullivan	Utility
Little Pond Solar	Deerpark	Orange	Utility
Daybreak Solar	Shawangunk	Ulster	Utility
Magruder Solar	Gardiner	Ulster	Utility
Blue Stone Solar	Saugerties	Ulster	Utility
Main Street Theatre	New Paltz Village	Ulster	Entertainment
Camp La Guardia	Chester and Blooming Grove	Orange	Unknown
Echo Lake		Orange	Unknown

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