PRE-NOMINATION STUDY

2019

Revitalization Opportunities Report for the Ellenville North Study Area

Prepared for
The Town of Wawarsing and Village of Ellenville,
Ulster County, New York

Ellenville - North
Revitalization Opportunities
Ulster County BOA

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Ellenville - North Revitalization Opportunities

Ulster County BOA

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1. PROJECT DESCRIPTION AND OVERVIEW

Ulster County is conducting a countywide revitalization planning process with funding from the New York State Department of State (NYSDOS) Brownfield Opportunity Area Grant program. The project identifies five study areas within communities across the county, evaluates study area conditions, and identifies barriers and potential opportunities for advancing revitalization efforts for these areas. Study area revitalization opportunity report identify underutilized sites and groups of underutilized sites with potential for revitalization to support community and economic development goals.

This report outlines findings for the Ellenville North Study Area (Study Area). This is one of two areas in Ellenville and includes portions of the Village of Ellenville and the Town of Wawarsing. The preliminary analysis and recommendations support the Village of Ellenville, Ulster County, key stakeholders and partners in evaluating revitalization opportunities for underutilized areas in the Village.

LEAD PROJECT SPONSORS

Ulster County is the lead project sponsor for the revitalization opportunities project and has been working with the Village through a project steering committee. Convened by the County Planning Department, the steering committee includes Ulster County Offices of Planning, County Executive, along with the Department of Environment, Department of Budget, and Planning Board. The recommendations outlined in this report are intended to provide local leaders with a package of targeted opportunities that can bring new private and public investment to the area.

REGIONAL CONTEXT

The Village of Ellenville and the Town of Wawarsing are in southwestern Ulster County, roughly 100 miles from New York City. The land area of each community is estimated at 8.7 and 131.0 square miles, respectively. U.S. Route 209 and NYS Route 52 converge in the Village of Ellenville. Route 209 provides access to the Kingston interchange of the NYS Thruway about an hour north, while Route 52 connects Ellenville with many of the communities that once hosted the traditional "Borscht Belt" resorts on the west.

One of only three villages in Ulster County, Ellenville has a history inexorably linked to the Catskill resort industry. The construction of the railroad put Ellenville and other nearby communities within comfortable reach of the New York City metropolitan area, and inns, boarding houses, and hotels were established to accommodate a growing number of visitors. The Village experienced an era of prosperity in the first half of the twentieth century as the tourism industry expanded. After World War II, the development of manufacturing facilities like

ELLENVILLE – NORTH STUDY AREA

Ellenville-North (393 acres): Areas North of the Beer Kill levee along Route 209 including the airport and commercial and industrial areas.

Related Initiatives

- Ellenville Million Initiative
- O&W rail trail
- Wawarsing zoning update
- Water and sewer district improvements
- Nevele resort redevelopment
- Schrade/Hydro Market Study

that of the Channel Master Corporation just outside Village limits in the Town of Wawarsing provided an additional boost to the local economy.

Prosperity was followed by an extended period of decline, however, as changing travel trends all but killed off the Catskill resort industry and many structures fell into disrepair. Then, major employers such as Imperial Schrade closed their doors, leaving hundreds of unemployed workers and a legacy of empty buildings and potential brownfields. Some residents moved to newer housing in nearby towns, while others left the area altogether in search of employment. The Town of Wawarsing is also home to two state correctional facilities, the primary employer in the Town.

Today, Ellenville is experiencing significant economic disinvestment, leading to high vacancy, poverty and unemployment rates and decreasing home values. Manufacturing declines combined with increasing home foreclosures have left many abandoned and underutilized properties throughout area neighborhoods. As of July 2017, there were 8 in the Town of Wawarsing in some stage of foreclosure.

The community has also struggled financially as property values have declined. In September 2017, the NYS Office of the State Comptroller listed the Village of Ellenville as being in "moderate fiscal stress" based on financial reports for the fiscal year ending 2016. Several studies have been conducted to determine the feasibility of dissolving the Village, though each has concluded with no action taken.

2. COMMUNITY PARTICIPATION

SUMMARY OF OUTREACH TO DATE

Representatives of Rochester and Wawarsing have participated in Steering Committee discussions held from November 2016 through March 2018. Initial outreach efforts in October 2016 through May 2017 focused on countywide conditions and led to the selection of five study areas across Ulster County, including areas in Saugerties, Kingston, Kerhonkson, Ellenville, and Wawarsing. Preliminary analysis and recommendations presented in this report are based on stakeholder recommendations and outcomes of recent steering committee study area working sessions held in September and November 2017, March 2018 and community forums held on April 23 and May 16, 2018.

KEY STAKEHOLDERS AND TECHNIQUES TO ENLIST PARTNERS

Local government, private sector and non-profit organizations are listed below for the five focus groups and the County and Mid-Hudson region.

Ellenville and Wawarsing

- Ulster County Economic Development Alliance
- Ellenville Village Building, Street, Water and Sewer Departments
- Ellenville Village Board of Trustees/Mayor
- Ellenville Regional Hospital
- Ellenville Central School District
- Wawarsing Town Board/Supervisor

- Wawarsing Building and Highway Departments
- Wawarsing Environmental and Youth Commissions
- Joseph Resnick Airport
- Rondout Valley Business Association
- Open Space Institute

COMMUNITY VISION

A working vision statement for the study area is outlined below, based on the Town of Wawarsing's 2015 Comprehensive Plan, and recent community input.

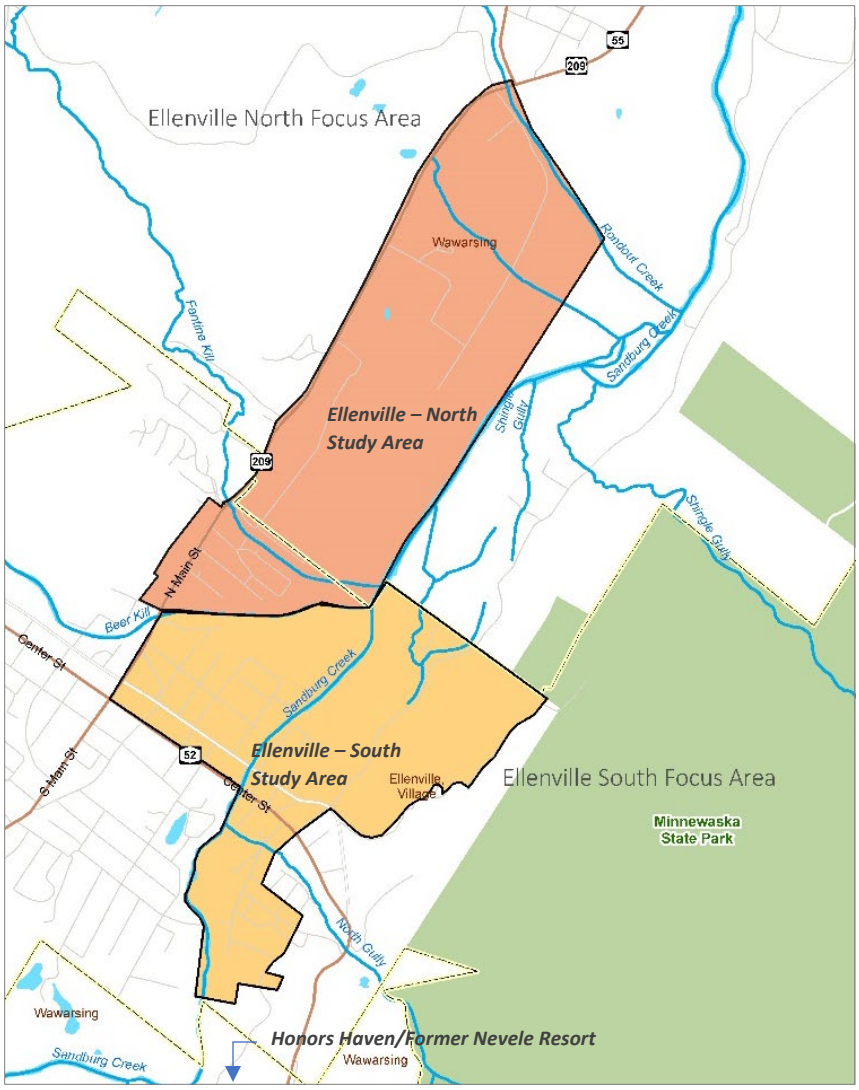
Wawarsing's airport industrial zone and Route 209 corridor are prioritized as a future employment center focused around commerce, industry and recreation. A multi-use industrial park with potential accommodate new development and large footprint helps to meet community priorities outlined in the Town's 2015 Comprehensive Plan Update, which envisions "creative redevelopment" of an industrial revitalization zone -- incorporating the former Hydro Aluminum and Channel Master/Imperial Schrade sites and the Town-operated Joseph Resnick Airport – complemented by resort revitalization zone at the former Nevele Resort property south of Ellenville and related tourism and recreational uses. The Town and Village envision Route 209 gateway corridor that reflects the communities' shared interests in celebrating and building on the region's ethnic and economic diversity; tourism opportunities and the arts.

3. PRELIMINARY ANALYSIS OF THE PROPOSED BOA

STUDY AREA BOUNDARY AND JUSTIFICATION

The Ellenville North Study Area is defined by surface water features, transportation routes, and a group of vacant former industrial property and industrial-zoned, undeveloped land adjacent to Wawarsing's municipal airport (Joseph Resnick Airport). The area encompasses approximately 393 acres and is defined by the following natural and infrastructure corridors: Rondout Creek to the north; Sandburg Creek/former D&H Canal to the east; Beer Kill to the south and Route 209 to the west. The study area was designed to be consistent with the zoning boundaries of the commercial/industrial corridor and specifically those parcels within those zoning districts that have targeted for development and redevelopment opportunities.

Municipalities and the project steering committee prioritized properties in the area as strategic opportunities for future economic development with potential to benefit both the Village of Ellenville and Town of Wawarsing. The areas are identified as priorities in existing planning documents, utilities are in place, and there are redevelopment plans for underutilized sites in the area that could benefit from an areawide approach, coordination of public investments and marketing approaches. Existing assets in the area such as the Ellenville Regional Hospital, Wawarsing Airport, combined with nearby attractions such as Sam's Point at Minnewaska State Park, the planned O&W Rail Trail extension and potential redevelopment of the former Nevele resort property are regional tourism initiatives that are likely to define future redevelopment opportunities within the Study Area.



Ellenville North Study Area Context Map

DISTRESSED COMMUNITIES

As part of a countywide evaluation of municipal-level data conducted with funding from the NYS Department of State's Brownfield Opportunity Areas Program, the Village of Ellenville met all three criteria for economic distress (poverty level at 125% or more of the Ulster County rate; per capita income at 80% or less of the County per capita ; and median housing value at 80% or less

With approximately 13,200 residents, the Town of Wawarsing is one of the largest townships in Ulster County by population. Wawarsing has several hamlets, including Kerhonkson and Napanoch, that have historically been the focus of more intensive development.

Most commercial and high-density residential uses in the town are concentrated along the Route 209 corridor. These are also the areas served by water and sewer infrastructure. However, the Town's last vestige of large-scale manufacturing shut down in 2007, and there is a need to transform vacant and underutilized industrial properties into a catalyst for economic development.

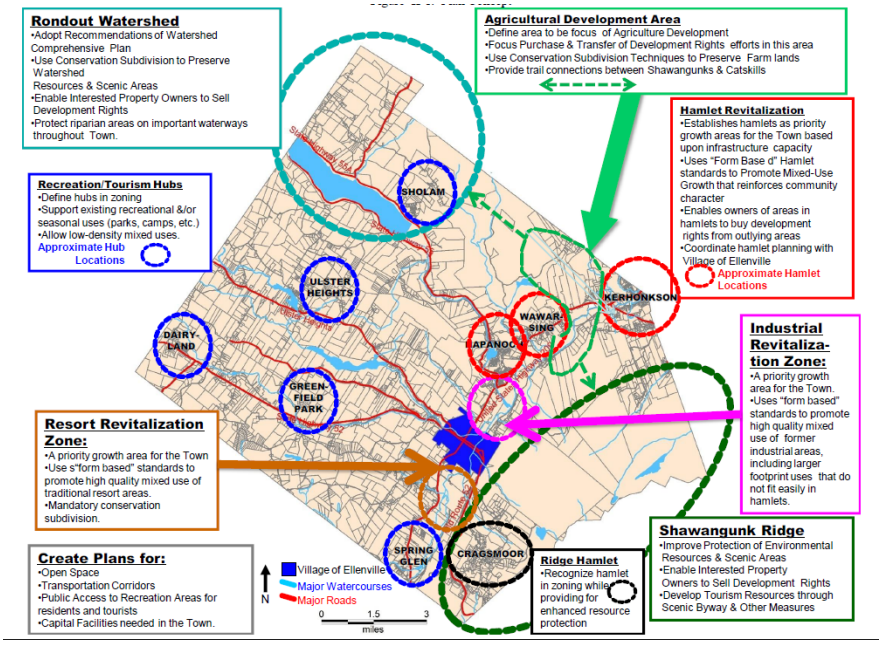
Ellenville and Wawarsing are like Sullivan County; they are relatively distant from the NYS Thruway and the economic opportunities available in the Hudson Valley. They also have strong geographic and transportation ties to Sullivan County.

PLANNING AND REVITALIZATION INITIATIVES

The Village of Ellenville and the Town of Wawarsing have long acknowledged the need for community investment and revitalization. Most of the Study Area is in the Town of Wawarsing; only the southwestern-most portion includes areas in the Village of Ellenville.

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) addresses several priority growth areas and referenced in the Town's 2015 conceptual plan graphic included below.

- An industrial revitalization zone incorporating the former Hydro Aluminum and Channel Master/Imperial Schrade sites and the Town airport off Route 209 is envisioned as a location for new and existing businesses.
- A resort revitalization zone focuses on the former Nevele Resort property south of Ellenville and related tourism and recreational uses.



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.

Ellenville's Comprehensive Plan (2009) calls for the village to build upon and strengthen its ethnic and economic diversity and provide economic opportunities for existing residents and newcomers in tourism, niche manufacturing, specialty retail, services and the arts. These goals are most likely relevant to the portion of the study area in the Village, known as the Route 209 gateway or Main Street gateway, the primary road access to Ellenville from the north.

DEMOGRAPHIC CHARACTERISTICS

The Ellenville North Study Area includes portions of Block Group 2, Census Tract 9548. As part of a countywide review of Block Group-level data in conjunction with the Brownfield Opportunity Area Program, it was determined that Block Group 2, Census Tract 9548 met two out of the three criteria used to identify economic distress in Ulster County. Census Tract 9548 is also in a NYSDEC Environmental Zone.

The study area's demographic characteristics are highlighted below and detailed in Appendix A – Demographic Tables.

Population: With an estimated population of 363, the Ellenville North Study Area includes parts of both the Village of Ellenville and the Town of Wawarsing, one of the most populous townships in Ulster County. Since the 1960s, the Village of Ellenville has experienced a steady decline in population due in part to the loss of tourism and manufacturing jobs.

Race/Ethnicity: In general, the Ellenville North Study Area, and the Village of Ellenville, are more racially and ethnically diverse than the broader Ulster County population. Nearly 38% of all Ellenville North residents are non-white, and fully one-third are of Hispanic origin. Ethnic diversity makes the community unique and is a factor that could play a greater role in the village's revitalization.

Age: As the Baby Boom generation ages, many communities are experiencing significant increases in the percentage of residents aged 65 and over. While seniors account for 16% of the population in both the Village of Ellenville and the Town of Wawarsing, they make up nearly 18% of residents in the Ellenville

North Study Area. The study area also has a higher proportion of children ages 5 to 14 than the comparison areas.

Educational Attainment: Educational attainment levels among individuals aged 25 and over in the Ellenville North Study Area lag behind those of residents in the Village of Ellenville, Town of Wawarsing, and Ulster County overall. Nearly 30% of adults in the study area lack a high school diploma or GED, and only 12.4% have a bachelor's degree or higher.

Income and Poverty: Resident income levels in the Ellenville North Study Area tend to skew towards the lower ranges. Nearly 80% of households in the study area earn less than $50,000 per year, while 27.7% have annual incomes below $15,000. The median household income in the study area is estimated at $26,301, well below the village ($38,644), town ($46,878), and county ($61,302) medians. Poverty data is not available for the defined study area, but the block group in which Ellenville North is located had a poverty rate of 23.3%, according to American Community Survey (ACS) Five-Year Estimates from the U.S. Census Bureau. This is well above the village, town, and county poverty rates. Unemployment among residents of the block group was 11.7%, above the county rate.

Housing Characteristics: The housing supply in the Ellenville North Study Area is characterized by many older units, limited reinvestment, and low property values. Residential construction in Ellenville peaked in the 1950s. There is a disproportionate number of rental units in the study area, and the Village in general, compared to the surrounding area. Rental housing fulfills an important need in the community, but additional owner-occupied housing could help to diversify the population base. Based on ACS Five-Year Estimates, the median home value for the block group in which Ellenville North is located is $183,400. It should be noted, however, that the block group includes areas outside the defined Study Area and represents a somewhat larger area of the Town and Village.

EXISTING LAND USE AND ZONING

The study area encompasses commercial, industrial, residential and open space areas. The current land-use types are listed below by acres and percent of the study area and shown in Figure 2.

EXISTING LAND USE		
Land Use	Total Acreage	Percentage of Total Acreage
Commercial	77.64	19.56%
Community Services	12.23	3.08%
Entertainment & Recreation	2.05	0.52%
Industrial	18.68	4.71%
Public Services	83.60	21.06%
Residential	22.83	5.75%
Vacant Land	168.92	42.55%
Wild, Forested, Conservation Lands & Public	8.14	2.05%
No Land Use Description	2.90	0.73%
Grand Total	**397.01**	**100.00%**

The Study Area is primarily zoned for industrial and business uses as described below and shown in Figure 3. Commercial business districts encompass the western half of the Study Area, including properties with frontage on Route 209, as well as the Ellenville Regional Hospital, Shoprite grocery store and surrounding retail and office uses. Industrial zoning districts encompass the eastern and central portions of the study area, including the Wawarsing Airport and vacant former industrial properties. Much of the industrial zoned land around surrounding the airport is also located in the 100-year floodplain. Rural and single-family residential areas are primarily located north and west of Route 209, and at the southern end of the study area between the Beer Kill and Fantine Kill streams.

Key Land Use and Zoning Considerations

- Land uses in the Study Area are spread along Sandburg Creek and Route 209 corridor. The linear pattern of commercial, vacant land, public utilities (airport) and former industrial properties creates a sparse development pattern.
- The study area is primarily zoned for industrial and commercial uses.
- Vacant land accounts for almost half of the study area, including most of the land between the airport and Route 209. Town of Wawarsing plans anticipates redevelopment of industrial zoned vacant land in the Study Area as an industrial park and future economic development center. There is an opportunity to define cohesive nodes, or development centers to create more efficient land use patterns and infrastructure networks in the area.
- Route 209 entering the Village of Ellenville is characterized by small and fragmented commercial lots, parking areas on the east and west sides of the corridor. Coordinated re-investment across properties in this area could establish a more attractive and vibrant gateway to the Village and central business district further to the south.
- The Study Area's vacant land can accommodate both large lot singe-business uses, as well as smaller footprint commercial uses in areas that could be accessed from multiple streets. For example, an existing commercial business cluster around the Ellenville Regional Hospital could be expanded to the south. Vacant industrial zoned land south of Shoprite Boulevard could likely accommodate a diverse range of uses and is accessible from Airport Road and Route 209. At properties further south that are accessible from Schrade Court, redevelopment plans anticipate reuse of the former Schrade and Hydro industrial properties for a regional indoor sports and entertainment complex. The area could benefit from distinguishing commercial expansion opportunities in the north from planned redevelopment to the south.

LAND OWNERSHIP

Most of the land in the study area is privately owned, with several essential services, a school, a park and an airport making up the public land in the area.

LAND OWNERSHIP		
Land Use Type	Acres	Percent Study Area Total Acreage
Private	302	77%

Public	91	23%

Key Ownership Considerations:

- The Town of Wawarsing is the only public landowner within the study area and owns the airport and a small informal park along the southern boundary of the study area. These Town properties are located along the eastern and northeastern sections of the study area and fall within the floodway and 100-year floodplain.
- The majority of the publicly held land is zoned for industrial land use.
- Privately-owned businesses are scattered along Route 209. Most of the vacant acreage in the Study Area situated between Airport Road and Route 209 is owned by two parties – Ellenville Development Partners and VAW Hydro. These private properties are considered part of a potential redevelopment plan outlined in conjunction with the revitalization of the former Nevele resort property (located outside of the Study Area in part of Wawarsing on the south side of Ellenville).

NATURAL RESOURCES

The primary natural resource features identified in the study area include open space resources, surface water, flood-prone areas. The area is generally flat, except for a sloped embankment along the east side of Route 209 in the southern half of the study area. Flood plains and flood risk considerations are highlighted below.

Flood Plains

Flood zones along the Beer Kill and Sandberg Creek impact eastern and southern parts of the study area. The Wawarsing Airport facility occupies most of the flood zone land within the study area and uses at the airport are unlikely to change.

Flood Zone Considerations: Flood-prone areas at the airport account for almost 100 acres that are expected to remain in public use for low-volume, noncommercial aviation. County and regional stakeholders support the current municipal uses. Future uses of the will need to consider flood impacts if land uses change.

TRANSPORTATION AND INFRASTRUCTURE

The study area includes transportation infrastructure and services and municipal and private utilities.

Transportation infrastructure in the study area includes road networks and a municipal airport.

Highway and Roads

The area is accessible via US Route 209, the principal highway, for the region. Local roads serving commercial areas, former industrial areas, and the airport.

Ulster County allocated funding for a highway corridor study in 2018 to the Town of Wawarsing. The funds will be used to evaluate surface transportation enhancements along Route 209 extending from

Napanoch to Ellenville Village. Along Route 209, several highway accessible commercial properties areas are located on the east side, rural and sparsely developed land is located on the west side.

Airport

The Joseph Resnick Airport is a public Federal Aviation Administration-regulated facility that provides general aviation service. There are currently no commercial carriers providing service at the airport. In 2017, the airport's total operations included 5900 flights. There are 27 small aircraft based at the airport. Additional facility information is listed below:

- Runways include a single asphalt landing strip, 75' wide and 3,838 feet long.
- Repair services at the airport provide limited capacity for minor power plant and airframe repairs.
- Flight instructional services and private aircraft storage are available.

Water System Infrastructure

Most of the Ellenville North study area within the Town of Wawarsing to the north of the Fantine Kill is served by the Napanoch Water District. The Village and Town maintain a shared emergency interconnection located immediately north of the municipal boundary. System capacity and distribution information are summarized below for the area.

- Napanoch District - Supply and Capacity: This Napanoch water district maintains a well supply and recently installed a new iron removal facility. The district currently operates two wells, one rated at 100 GPM and the second with a lesser capacity 80 GPM ±. The district presently serves approximately 1,000 residents with an average daily demand of approximately 125,000± GPD. The system and has no excess capacity currently. The Town of Wawarsing, through a 7 million-dollar grant from the NYC Department of Environmental Protection, is actively pursuing a well exploration program to develop additional water supplies to serve additional users along Route 209 north of the Village of Ellenville and throughout the Hamlet of Napanoch.
- Napanoch District - Distribution: The water district maintains a 750,000-gallon water storage tank to the north of Routes 209 and 55, above the north focus area. From the storage tank, a 12" transmission main from the Napanoch district runs south through the study area along Airport Road. This distribution system serves the airport, hospital and a few commercial establishments north of the village. Available system pressure throughout the north focus area is approximately 100 PSI.
- Ellenville District: The Village of Ellenville supplies water to approximately 4,300 residents through 1,362 service connections, both residential and commercial. The average daily system demand is 0.91 MGD and is consistent throughout the year. The Village system is principally supplied through two independent well supplies, the Fallsview well and the Harris well. The Village also obtains water from a separate surface water source, the North Gully Reservoir. Following filtration water from the reservoir is pumped to a 150,000-gallon holding tank prior to supplying the distribution system. The combined yield from all sources is limited and virtually no excess capacity is available. An existing distribution system serves the Village and currently supplies water to areas throughout the Ellenville South Focus area and the northern portion of the Village within the Ellenville North Focus area. The Village maintains two storage tanks, a 1-million-gallon tank located in the northern part of the village and a 150,000-gallon tank in the easterly section of the Village. Both tanks distribute water by gravity throughout the distribution system. As the

piping network is relatively old, a hydraulic analysis of the system would be required to determine the flow and pressure capabilities of the system.

Wastewater Infrastructure

Sewage collection and treatment system information is for the area is summarized below.

- Sewage Collection System: The Ellenville North Focus area lies principally in the Town of Wawarsing. A limited sewage collection system exists in the area to serve the needs of the local hospital, airport, Shop-Rite Plaza and Channel Master plant. Current sewage flow from this area is between 20,000 to 25,000± GPD. Wastewater from the respective facilities is conveyed by three separate pump stations to a collection manhole near routes 209 and 55. From here the sewage flow is conveyed through a gravity main to a wastewater treatment facility.

- Sewage Treatment: The treatment plant is owned by the NYS Department of Corrections (DOCS). Through a lease agreement, the plant is operated by the Town of Wawarsing. The plant serves the Hamlet of Napanoch, including the Study Area, and the Eastern and Ulster Correctional Facilities located outside of the Study Area. The combined wastewater flow from the correctional facilities and the town is approximately 450.000 GPD, with the town contributing approximately 125,000 GPD. The rated capacity of the treatment facility is just 525,000 GPD, accordingly, only limited excess capacity is available. As the facility is owned by the DOCs principally to serve the correctional facilities, the state may be unwilling to accept any additional increase in volume to the existing plant.

UNDERUTILIZED SITES

The study area encompasses approximately 15 underutilized sites, as listed in the table below. Sites were identified based on a county-wide screening and include vacant properties in commercial/ industrial areas, properties enrolled in state or federal environmental assessment or remediation programs, and tax-delinquent properties eligible for tax foreclosure, as of October 2016.

Underutilized properties considerations:

- The underutilized sites listed below account for 153 acres or 38% of the study area.
- Clusters of underutilized properties are identified based on the preliminary analysis presented the revitalization opportunities map.

The underutilized sites listed below are also shown in Figures 6 and 7 and discussed further in Section 4, as well as in Appendix B. Descriptive Profiles.

MAP ID	Address	Owner	Acres	Underutilized Site Status
1	11 Aluminum Dr	Hydro Aluminum NA, Inc	26.2	NYSDEC Assessment Site
2	Schrade Court	Ellenville Development Pa	4.3	Vacant

3	4 Dewitt Street	Moza, Thomas A III	0.2	Vacant
4	Dewitt Street	Hydro Aluminum NA, Inc.	2.5	NYSDEC Remediation Site
5	9 Aluminum Dr	Hydro Aluminum NA, Inc.	9.7	NYSDEC Remediation Site
6	17 Main Street	Kzone Properties, LLC	0.4	Vacant
7	Main Street	Kzone Properties, LLC	0.2	Vacant
8	Main Street	Avani Realty Corp.	0.3	Vacant
9	Backman Ave	Callejas, Orlando	0.2	Vacant
10	Airport Road	Town of Wawarsing	2.2	Vacant I
11	7 Schrade Court	Ellenville Development Pa	70.9	NYSDEC Remediation Site / Vacant
12	Route 209	Future-Wawarsing LLC	29.5	Vacant
13	Route 209	Westchester-Ellenville, Hospital Inc.	2.2	Vacant
14	Route 209	Cipollone, Nicholas K	0.6	Vacant
15	8065 Route 209	Gorr, Ronald	0.2	Vacant

MARKET AND ECONOMIC OPPORTUNITIES

Support from Ulster County has been used to assist Ellenville and Wawarsing in revitalizing the Rondout Valley economy. The two communities have been the focus of a comprehensive marketing campaign launched by the Ulster County Economic Development Alliance in 2016. The campaign features a new website, social media accounts, and digital and print advertising designed to attract new businesses and tourists to the area. Funding for the marketing campaign is through the Ellenville Million, a $1 million initiative established by Ulster County following news that the state Gaming Commission would not grant a casino gaming license to the Nevele Hotel. Other projects funded through the Ellenville Million have included new lighting and façade improvements in the downtown historic district, restoration of the historic George and John R. Hunt Memorial Building, parks and rail trail improvements, and engineering work to hook the town into the village water and sewer system.

Another initiative being pursued is the creation of the O&W Rail Trail that would connect Kingston and Ellenville along the old Ontario & Western line, and eventually, push south from Ellenville into Sullivan County. Although it is expected to be years before the entire route is complete, segments of the trail are being acquired and easements are being negotiated. In June 2017, the Open Space Institute announced the acquisition of land that will protect 12 miles of the trail near Ellenville. The Rondout Valley Business Association has called the completion of the O&W Rail Trail “one of the strongest potential drivers for the [regional] economy.”

Existing business located in the study area are listed below and include approximately 16 commercial enterprises across the following sectors: retail, health care, hospitality, transportation and professional services.

BUSINESSES & EMPLOYERS IN THE ELLENVILLE NORTH STUDY AREA

Name	Street Address	Industry
Aero Transporters Inc.	8093 U.S. Route 209	Transportation
B&H Garage and Body Shop	8073 U.S. Route 209	Other Services
Barthel's Farm Market	8057 U.S. Route 209	Retail
Dan Couse - State Farm Insurance Agent	106 Shoprite Boulevard	Finance/Insurance
Dunkin' Donuts	2 1/2 N. Main Street	Hospitality
Ellenville Regional Hospital	10 Healthy Way	Health/Social Services
European Deli	54 N. Main Street	Hospitality
Family Dollar	16 N. Main Street	Retail
Freskeeto Frozen Foods	8019 U.S. Route 209	Wholesale
Hollywood Cuts Hair Salon	108 Shoprite Boulevard	Other Services
Il Paradiso Pizza & Restaurant	110 Shoprite Boulevard	Hospitality
Joseph Y. Resnick Airport	119 Airport Road	Transportation
Marv's Service Station	2 N. Main Street	Retail
Rite Aid Pharmacy	50 N. Main Street	Retail
Shop-Rite	100 Shoprite Boulevard	Retail
The Cottage Hair & Nail Salon	42 N. Main Street	Other Services

4. SUMMARY OF PRELIMINARY ANALYSIS AND RECOMMENDATIONS

Clusters of underutilized properties in the Town of Wawarsing and Village of Ellenville are identified and grouped into sub-areas as potential revitalization opportunity zones (listed to the right). Draft findings indicate these targeted areas would benefit from coordination among municipalities, partnerships between land and business owners, and incentives and support from New York State and local government agencies.

REVITALIZATION OPPORTUNITIES

A. Industrial Revitalization Zone

Two large former industrial facilities are identified as community priorities and targets for redevelopment by local leaders and regional partners.

- VAW/Hydro Aluminum – 315,000 s.f. former manufacturing building
- Channel Master/Imperial Schrade – 430,000 s.f. concrete slab paved parking area (building demolished in 2016)

The two facilities are five properties located at the southern end of the Joseph Resnick Airport, with access to Route 209 and once served as key regional manufacturing anchors.

Redevelopment Potential: Potential uses an include indoor sports complex proposed in conjunction with the redevelopment of the former Nevele resort as a sports and hotel complex. Ulster County IDA has partially funded a market study to evaluate feasibility of the proposed sports complex development and various other alternatives.

B. Utility Corridor and Infill Development

Located just off Route 209 between the Ellenville Regional Hospital and Joseph Resnick Airport, several vacant properties along the Airport Road municipal infrastructure corridor along Airport Road are zoned for industrial use. The area is a transitional zone between the Route 209 commercial corridor and former industrial areas and could provide flexible space to accommodate a range of uses.

The redevelopment potential:
Improved access to this area could support large footprint commercial/industrial uses, or alternately a planned unit development that could accommodate a mix of commercial or industrial uses.

C. Main Street Gateway

A cluster of vacant properties along Route 209 extends across the municipal boundary from Town of Wawarsing into the Village of Ellenville. The area would benefit from corridor streetscape improvements. Underutilized properties in the area have potential to become part of a gateway to the Village.

RECOMMENDED STEPS

Several strategic actions to support revitalization in this area are outlined below.

- Evaluate the potential for street extensions and new connections linking Airport Road and Aluminum Drive. Creating new street connections between Airport Road and Route 209 in conjunction with plans for redevelopment of industrial properties to the south could create a cohesive commercial or industrial park.
- Coordinate needs for inter-district utility upgrades between the Ellenville Village and regional district in Napanoch. Village of Ellenville water district lines could be extended from airport road to Route 209 to better serve the hospital and surrounding areas. In addition, wastewater treatment capacity for the Airport Road is likely a limiting factor that would need to be addressed to support further development. The Ellenville Village Sewer District does not extend this far north. Existing sewer lines on Airport are part of the NYS Corrections wastewater treatment facility in Napanoch Village and once served the former Channel Master and VAW Hydro facilities. The regional wastewater treatment facility in Napanoch has limited capacity.
- Revisit potential land use and zoning scenarios for industrial areas within the Ellenville North Study Area based on outcomes of Ulster County IDA's market and economic feasibility study for the Schrade / Hydro redevelopment project.

The Town of Wawarsing and Ellenville Village and partners could initiate the steps outlined below through an application to the NYS BOA program. Village and Town could consider submitting a joint application focused on strategic inter-municipal investments. If additional funding can be secured, the outcome of this step would likely be an areawide revitalization plan (Step II BOA).

FIGURES

Figure 1. Study Area

Figure 2. Land Use

Figure 3. Zoning

Figure 4. Land Ownership

Figure 5. Natural Features

Figure 6. Underutilized Sites

Figure 7. Revitalization Opportunities

APPENDIX A – DEMOGRAPHIC TABLES

The information below provides an overview of the demographic characteristics of the Ellenville North Study Area, with comparisons to the Village of Ellenville, Town of Wawarsing, and Ulster County. The data presented is derived from the U.S. Census Bureau and ESRI, a leading provider of market information whose proprietary methodology relies on both federal and private data sources to develop demographic estimates and projections.

Population -

POPULATION TRENDS				
	Ellenville North Study Area	Village of Ellenville	Town of Wawarsing	Ulster County
2000	311	4,089	12,889	177,749
2010	324	4,134	13,157	182,493
2017 estimates	363	4,303	13,426	185,613
2022 projections	382	4,401	13,620	187,704
% Change, 2000-10	*4.2%*	*1.1%*	*2.1%*	*2.7%*
% Change, 2010-17	*12.0%*	*4.1%*	*2.0%*	*1.7%*
% Change, 2017-22	*5.2%*	*2.3%*	*1.4%*	*1.1%*

Source: U.S. Census (2000 and 2010); ESRI (estimates and projections)

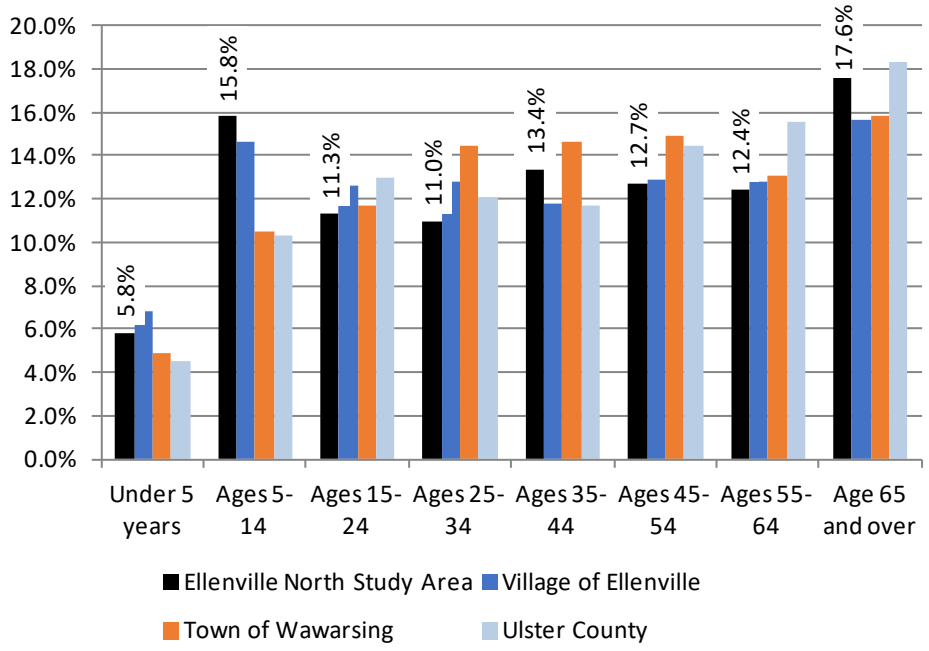
Race/Ethnicity -

RACE AND ETHNICITY								
	Ellenville North Study Area		Village of Ellenville		Town of Wawarsing		Ulster County	
2017 estimates	#	%	#	%	#	%	#	%
White Alone	227	62.5%	2,788	64.8%	9,465	70.5%	156,843	84.5%
Black Alone	58	16.0%	620	14.4%	2,135	15.9%	12,250	6.6%
American Indian Alone	4	1.1%	56	1.3%	107	0.8%	557	0.3%
Asian Alone	11	3.0%	116	2.7%	228	1.7%	4,083	2.2%
Some Other Race Alone	33	9.1%	392	9.1%	873	6.5%	5,754	3.1%
Two or More Races	30	8.3%	331	7.7%	618	4.6%	6,125	3.3%
Hispanic Origin (Any Race)	121	33.3%	1,390	32.3%	3,101	23.1%	20,046	10.8%
Total Minority Population	136	37.5%	1,515	35.2%	3,961	29.5%	28,770	15.5%

Source: ESRI (estimates)

Age -

Percent of Population by Age, 2017 (ESRI)



MEDIAN AGE

	Ellenville North Study Area	Village of Ellenville	Town of Wawarsing	Ulster County
2010	38.2	35.7	40.1	42.0
2017 estimates	39.6	37.7	41.0	43.6
2022 projections	40.1	38.0	41.4	44.2
% Change, 2010-17	*3.7%*	*5.6%*	*2.2%*	*3.8%*
% Change, 2017-22	*1.3%*	*0.8%*	*1.0%*	*1.4%*

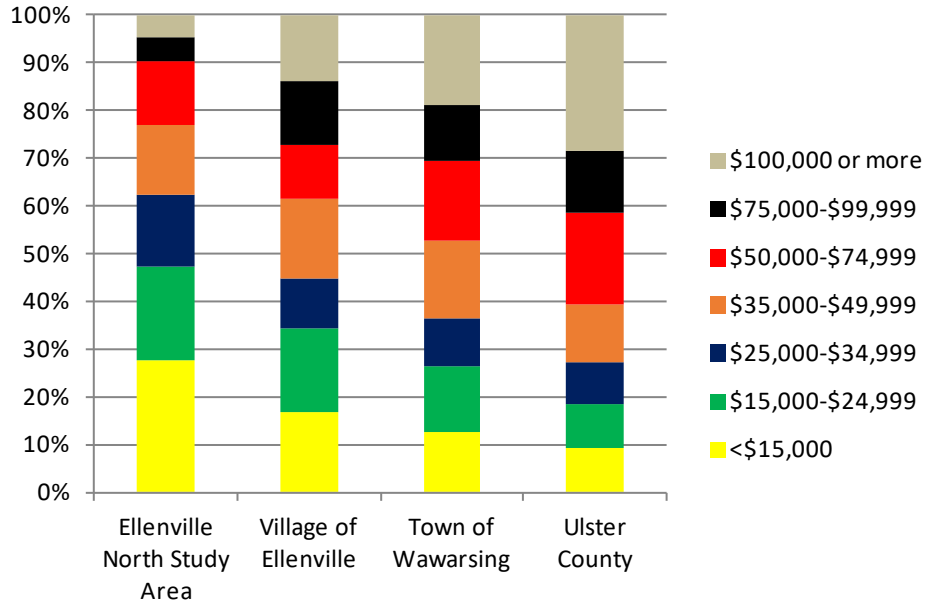
Source: U.S. Census (2010); ESRI (estimates and projections)

Educational Attainment –

EDUCATIONAL ATTAINMENT								
	Ellenville North Study Area		Village of Ellenville		Town of Wawarsing		Ulster County	
2017 estimates	#	%	#	%	#	%	#	%
Less than 9th Grade	18	7.4%	176	6.2%	382	3.9%	4,018	3.0%
Some High School	50	20.6%	256	9.0%	1,135	11.6%	9,242	6.9%
HS Grad or GED	107	44.0%	977	34.4%	3,445	35.2%	40,050	29.9%
Some College/ND	32	13.2%	747	26.3%	2,144	21.9%	25,316	18.9%
Associate's Degree	6	2.5%	136	4.8%	822	8.4%	13,395	10.0%
Bachelor's Degree	5	2.1%	256	9.0%	1,106	11.3%	23,173	17.3%
Graduate Degree	25	10.3%	292	10.3%	754	7.7%	18,752	14.0%
% high school diploma or higher		*72.1%*		*84.8%*		*84.5%*		*90.1%*
% bachelor's degree or higher		*12.4%*		*19.3%*		*19.0%*		*31.3%*
Source: ESRI (estimates)								

Income and Poverty –

Households by Income, 2017 (ESRI)



POVERTY & UNEMPLOYMENT

	Poverty Rate	Unemployment Rate
Block Group 2, Census Tract 9548	23.3%	11.7%
Village of Ellenville	17.5%	14.6%
Town of Wawarsing	15.8%	11.2%
Ulster County	12.8%	9.3%

Source: 2011-2015 American Community Survey Five-Year Estimates, U.S. Census Bureau.

Housing Characteristics –

HOUSING UNITS

	Ellenville North Study Area		Village of Ellenville		Town of Wawarsing		Ulster County	
2010 Census	#	%	#	%	#	%	#	%
Occupied Units	155	90.6%	1,577	85.5%	4,509	72.6%	71,049	84.9%
Owner-Occupied	55	35.5%	748	47.4%	2,883	63.9%	48,781	68.7%
Renter-Occupied	100	64.5%	829	52.6%	1,626	36.1%	22,268	31.3%
Vacant Units	16	9.4%	267	14.5%	1,702	27.4%	12,589	15.1%
Total Housing Units	**171**	**100.0%**	**1,844**	**100.0%**	**6,211**	**100.0%**	**83,638**	**100.0%**

Source: U.S. Census

MEDIAN HOUSING VALUES

Block Group 2, Census Tract 9548	$183,400
Village of Ellenville	$152,400
Town of Wawarsing	$159,800
Ulster County	$222,800

Source: 2011-2015 American Community Survey Five-Year Estimates, U.S. Census Bureau.

FIGURES

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Figure 4. Land Ownership

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Figure 6. Underutilized Sites

Figure 7. Revitalization Opportunities

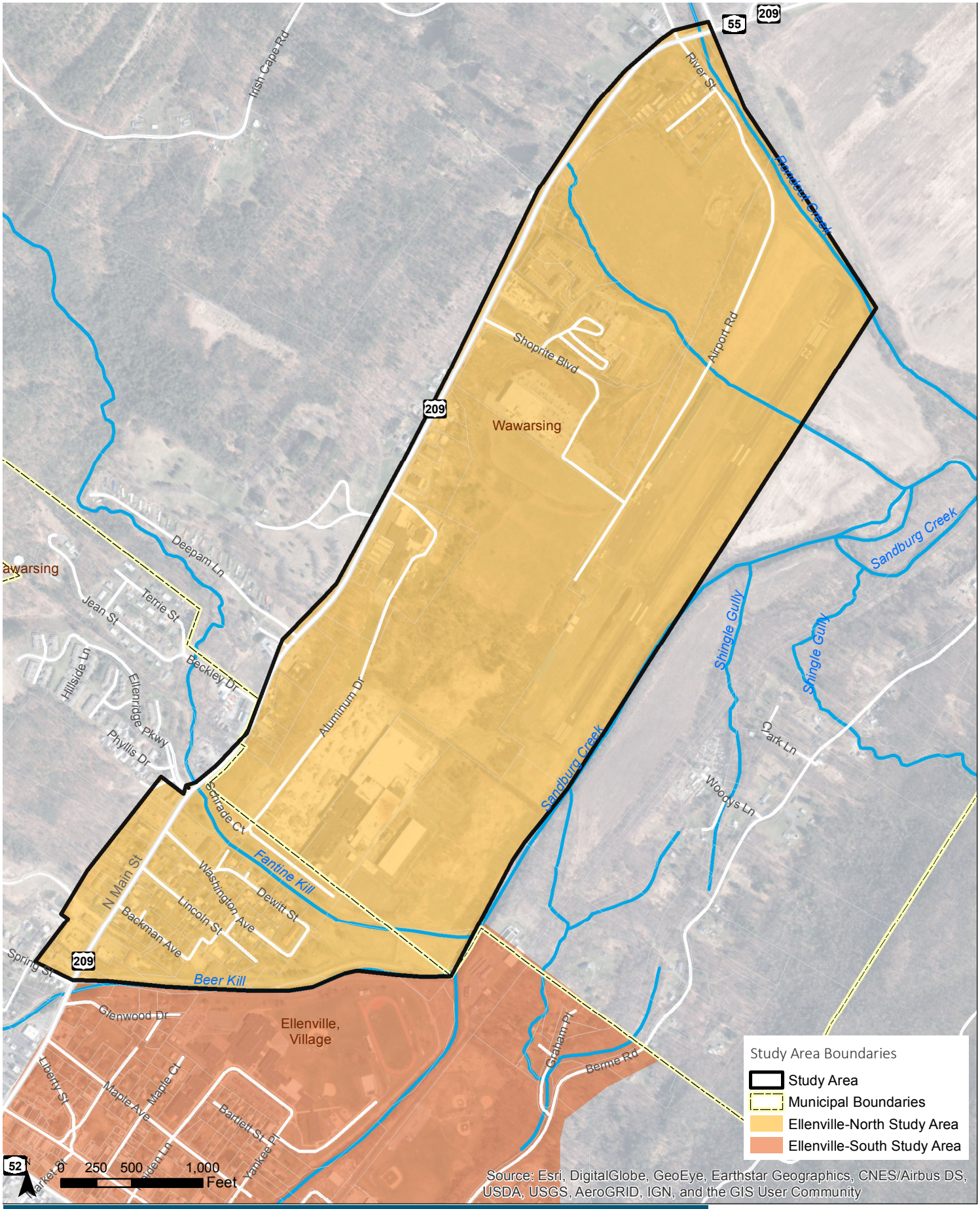

Figure 1. Ellenville North Study Area

Ellenville - North
Revitalization Opportunities
Ulster County BOA

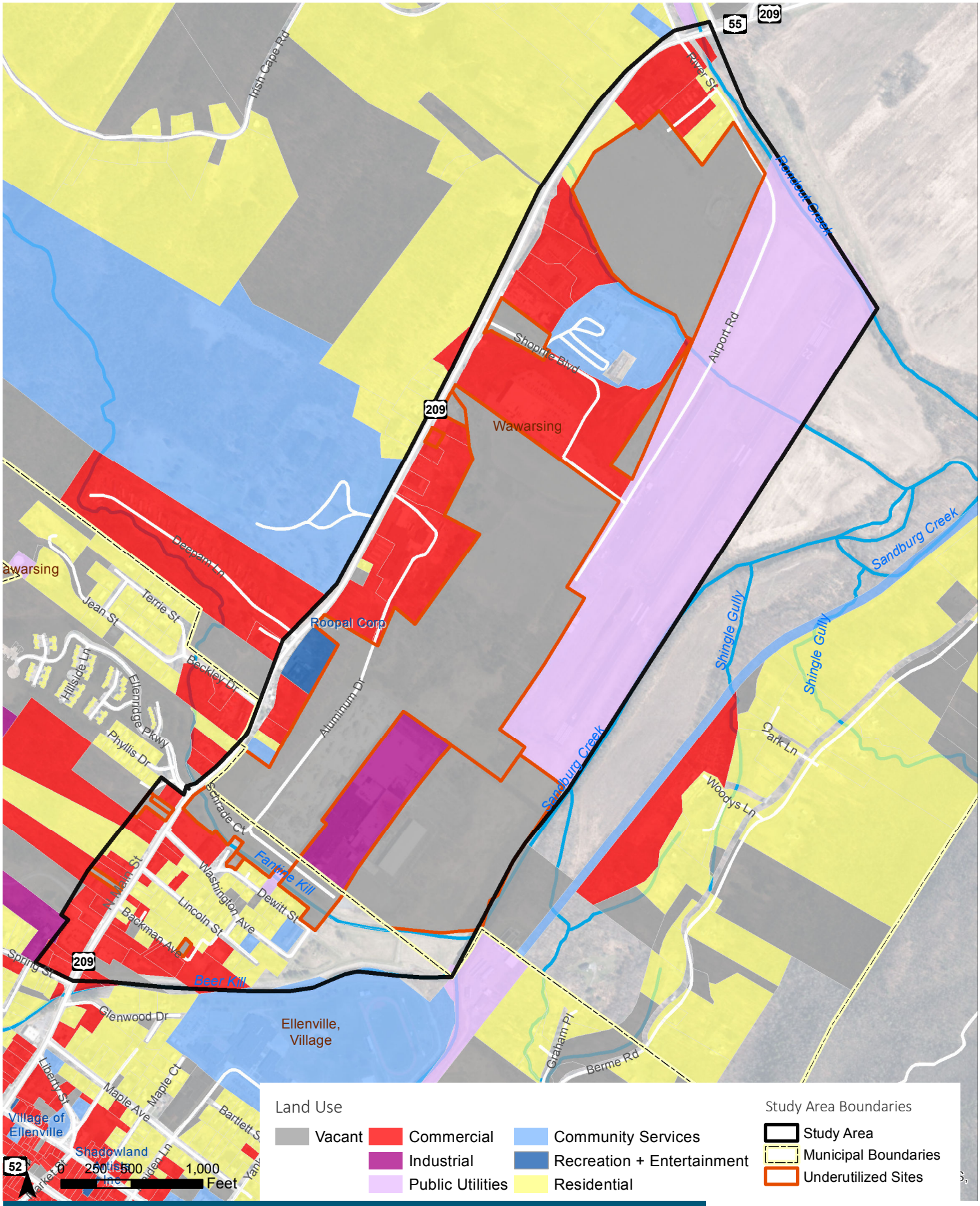

Figure 2. Land Use

Ellenville - North Revitalization Opportunities
Ulster County BOA

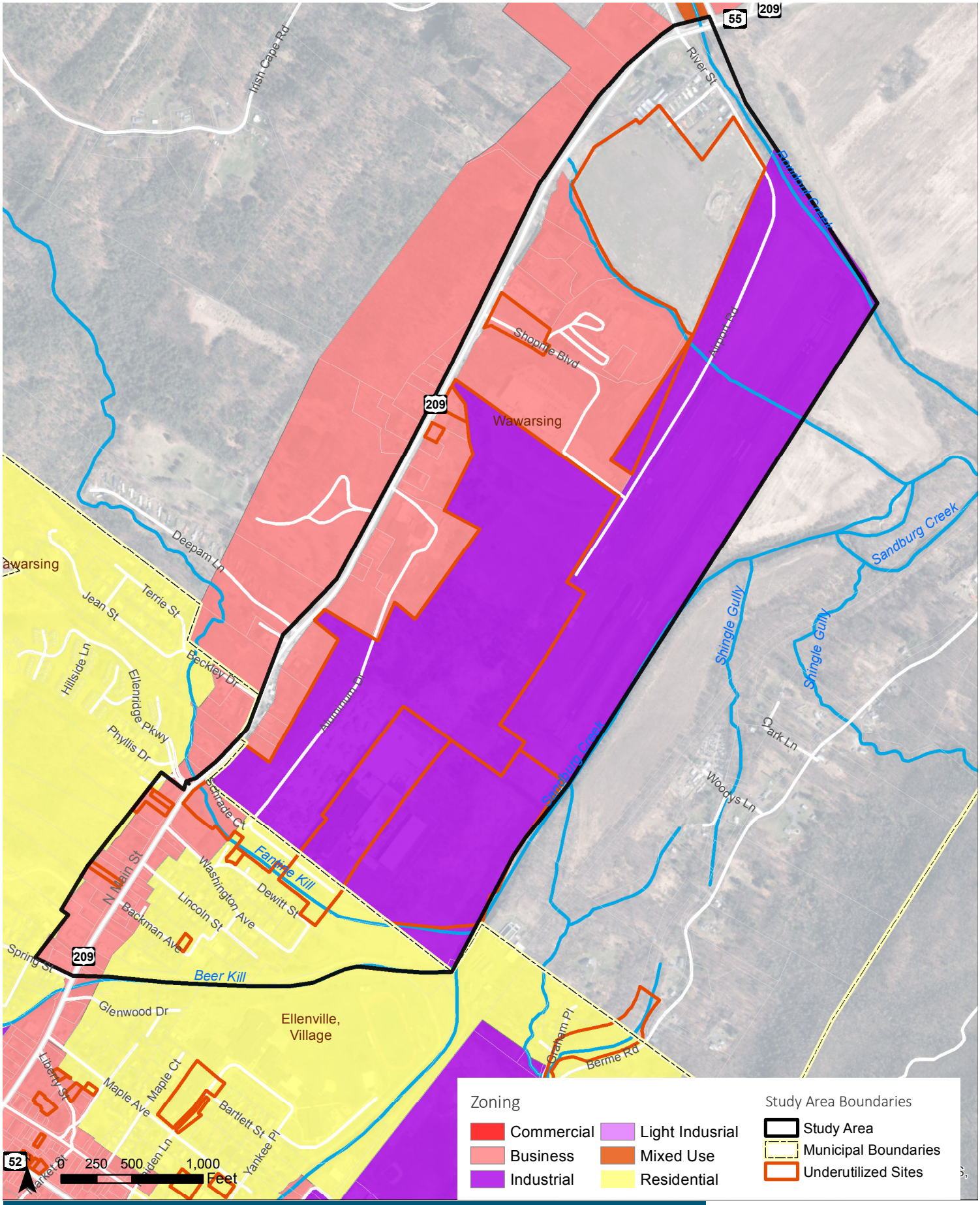

Figure 3. Zoning

Ellenville - North Revitalization Opportunities
Ulster County BOA

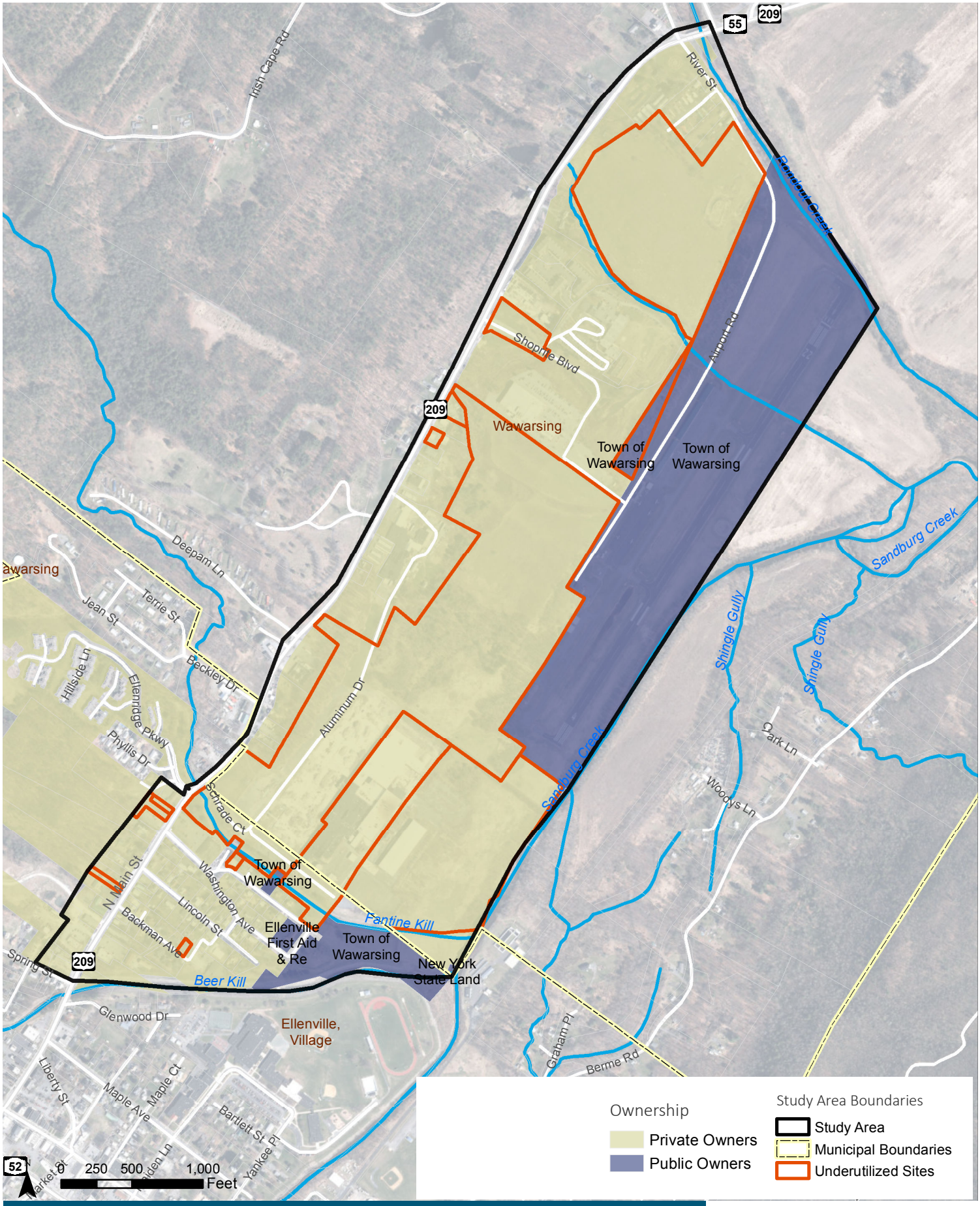

Figure 4. Land Ownership

Ellenville - North
Revitalization Opportunities
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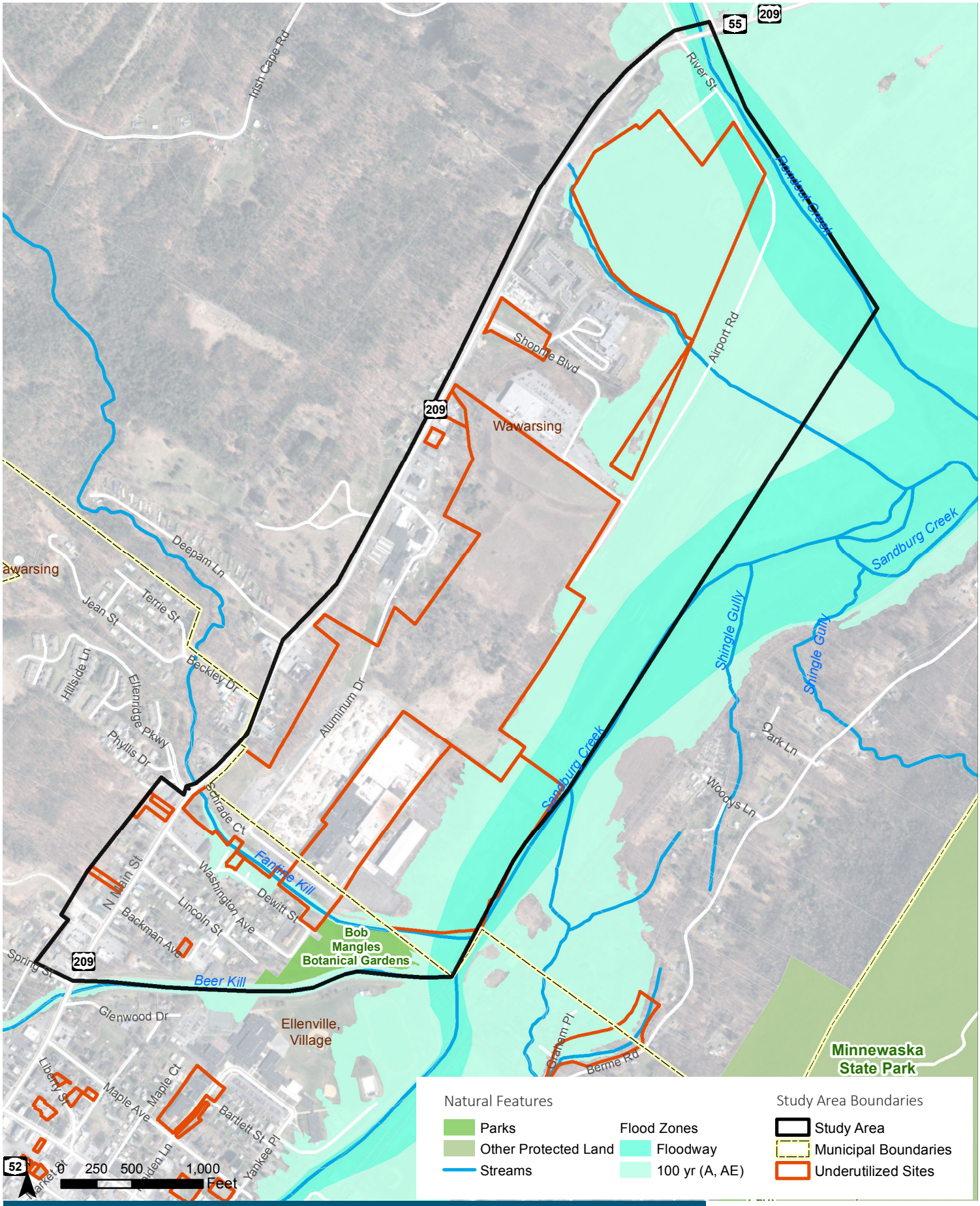


Figure 5. Natural Features

Ellenville - North
Revitalization Opportunities
Ulster County BOA

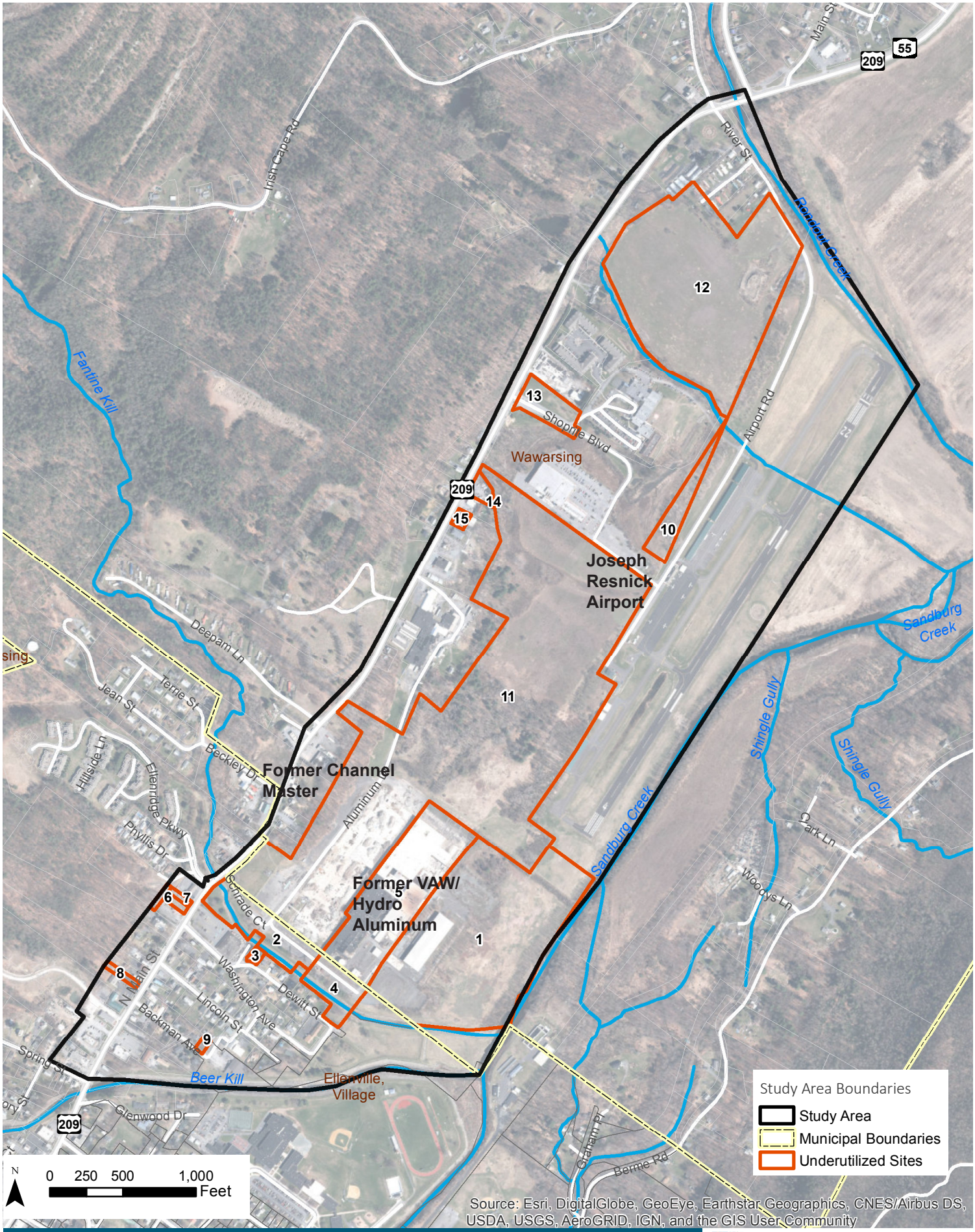
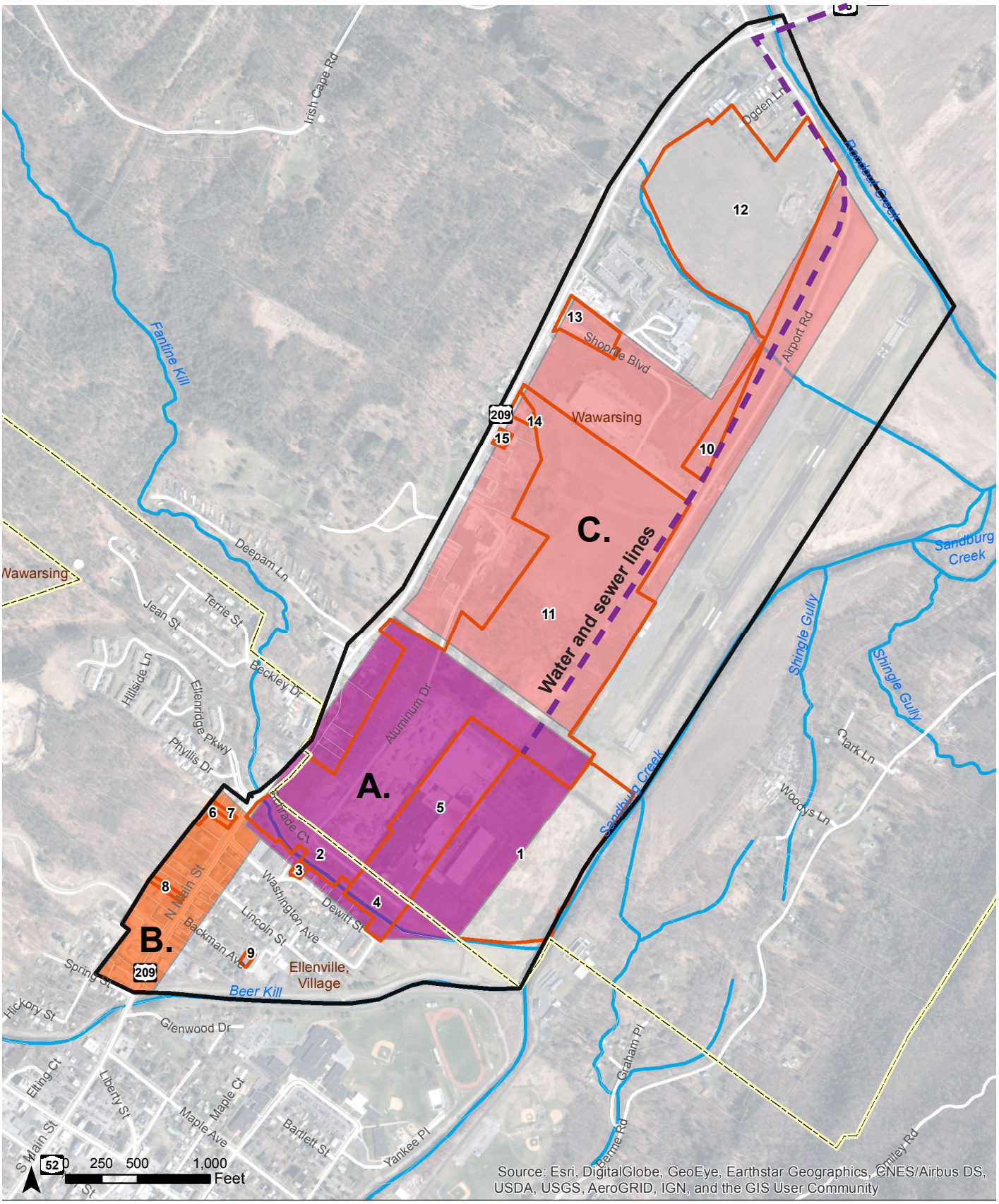


Figure 6. Underutilized Sites

Ellenville - North Revitalization Opportunities
Ulster County BOA



Study Area Boundaries

- Study Area
- Municipal Boundaries

Revitalization Opportunities

- A. Industrial Revitalization
- B. Main Street Commercial
- C. Utility Corridor with Potential Infill Development

Figure 7. Revitalization Opportunities

Ellenville - North Revitalization Opportunities
Ulster County BOA

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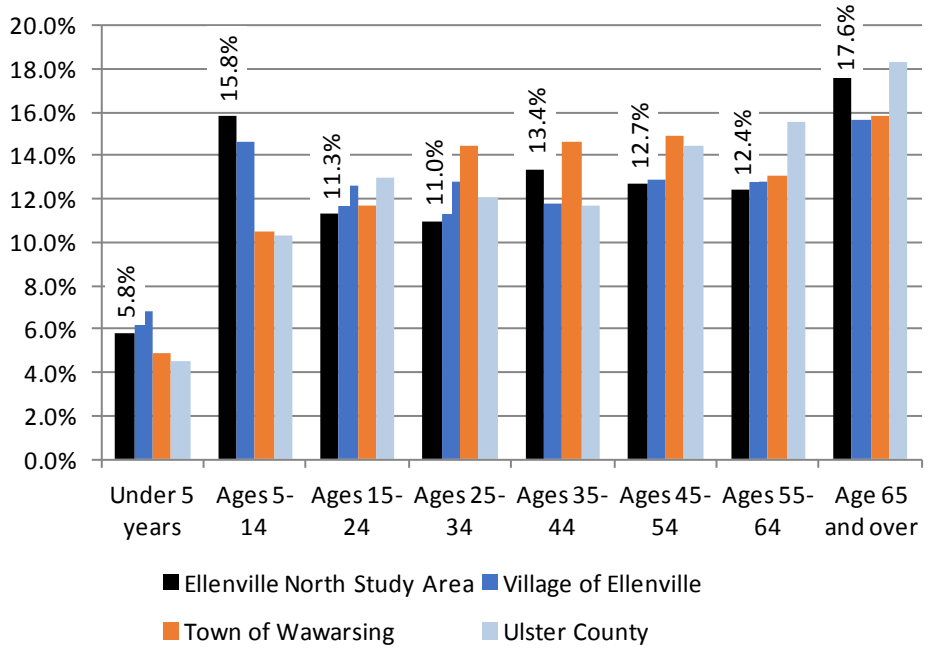
Percent of Population by Age, 2017 (ESRI)



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% Change, 2017-22	*1.3%*	*0.8%*	*1.0%*	*1.4%*

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% bachelor's degree or higher		*12.4%*		*19.3%*		*19.0%*		*31.3%*
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Income and Poverty –

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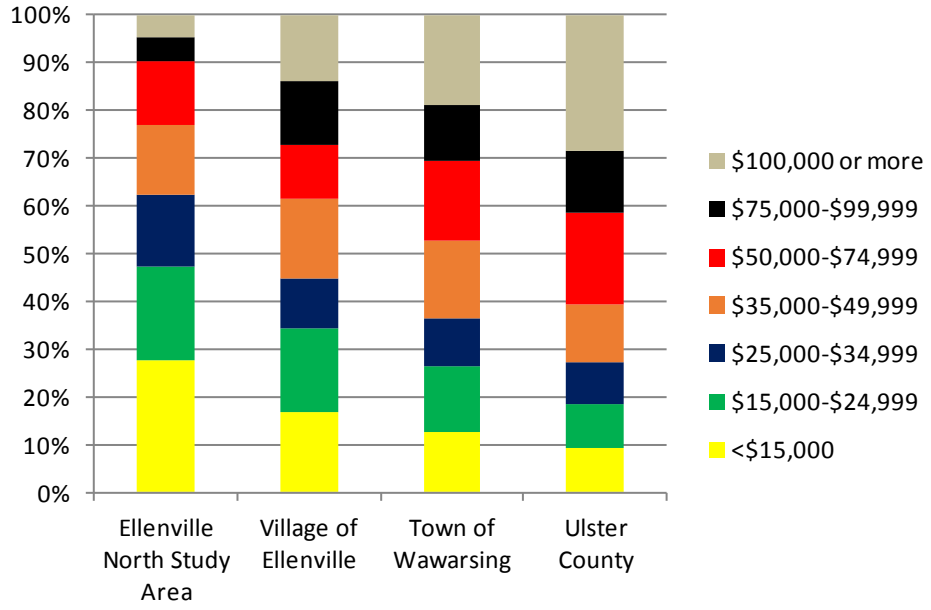

POVERTY & UNEMPLOYMENT

	Poverty Rate	Unemployment Rate
Block Group 2, Census Tract 9548	23.3%	11.7%
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Town of Wawarsing	15.8%	11.2%
Ulster County	12.8%	9.3%

Source: 2011-2015 American Community Survey Five-Year Estimates, U.S. Census Bureau.

Housing Characteristics –

HOUSING UNITS

	Ellenville North Study Area		Village of Ellenville		Town of Wawarsing		Ulster County	
2010 Census	#	%	#	%	#	%	#	%
Occupied Units	155	90.6%	1,577	85.5%	4,509	72.6%	71,049	84.9%
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Renter-Occupied	100	64.5%	829	52.6%	1,626	36.1%	22,268	31.3%
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Total Housing Units	**171**	**100.0%**	**1,844**	**100.0%**	**6,211**	**100.0%**	**83,638**	**100.0%**

Source: U.S. Census

MEDIAN HOUSING VALUES

Block Group 2, Census Tract 9548	$183,400
Village of Ellenville	$152,400
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Ulster County	$222,800

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APPENDIX B – DESCRIPTIVE PROFILES

A. Downtown Revitalization
B. Open Space Connections
C. Clinton Avenue Corridor

APPENDIX B. DESCRIPTIVE PROFILES APPENDIX

Ellenville North Study Area

Based on the analysis of the study area and revitalization goals, opportunities and recommendations have been organized into the following three geographic zones.

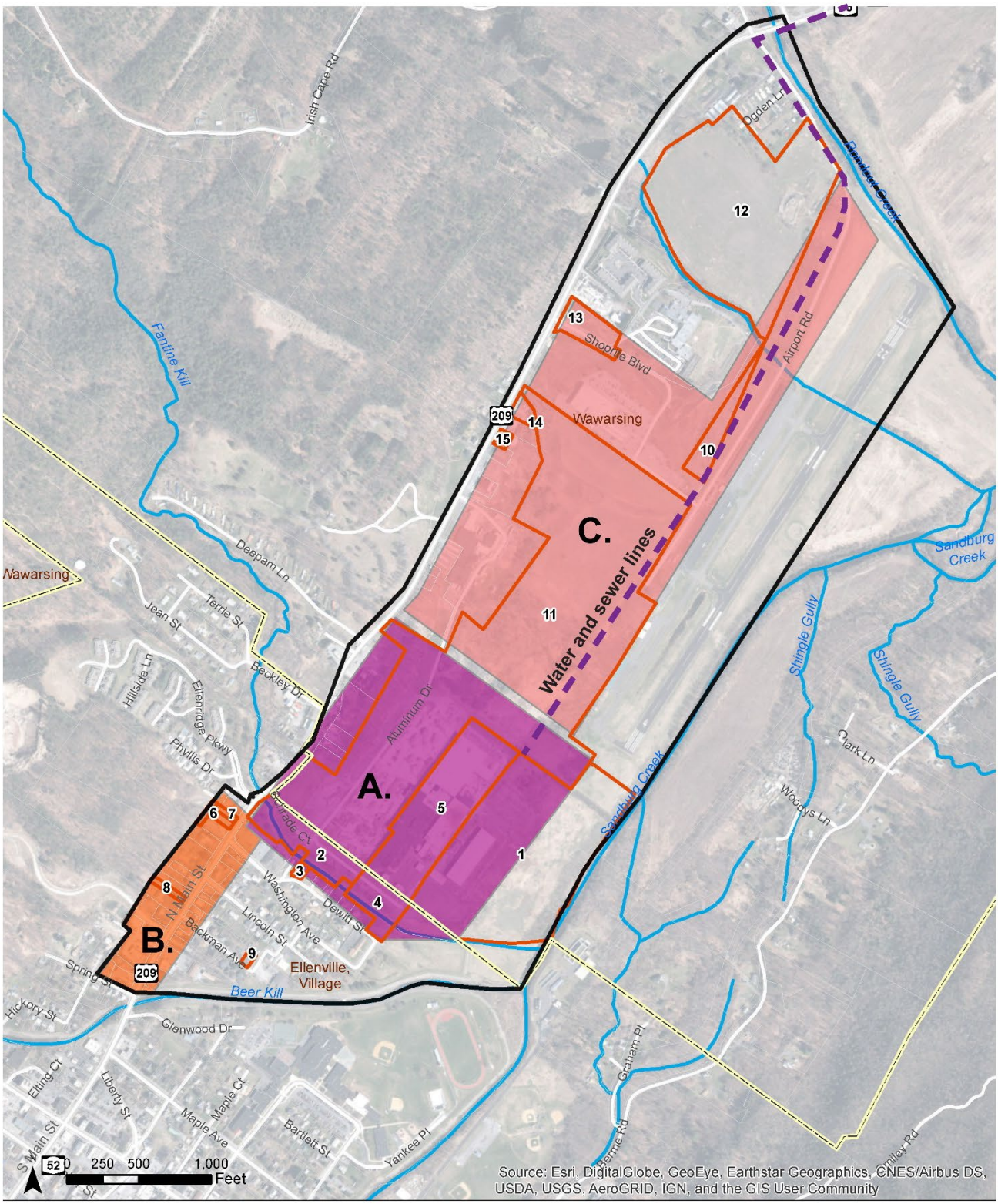
- Industrial Revitalization
- Main Street Commercial
- Utility Corridor with Potential Infill Development

Each of the three zones contains a cluster of underutilized properties with similar land-use trends and potential revitalization opportunities as listed below and shown in Figure 7.

The following pages provide more detail for each zone including:

- A descriptive profile, detailed maps, underutilized sites list,
- Description of the underutilized sites, and;
- Specific opportunities and recommended actions to advance these opportunities.

Ellenville South Study Area Revitalization Opportunities			
Revitalization Opportunity Zone	**Zone Size**	**Underutilized Sites**	
		Underutilized Acres	Number of Sites
A. Industrial Revitalization	69 acres	47	6
B. Main Street Commercial	14 acres	0.8	3
C. Utility Corridor with Potential Infill Development	100 acres	75	5



Study Area Boundaries

- Study Area
- Municipal Boundaries

Revitalization Opportunities

- A. Industrial Revitalization
- B. Main Street Commercial
- C. Utility Corridor with Potential Infill Development

A. INDUSTRIAL REVITALIZATION

OVERVIEW

In a 69-acre area, located just off Route 209 between the Ellenville Regional Hospital and Joseph Resnick Airport, recently completed water and sewer infrastructure extensions offer the potential for revitalization and infill development of former industrial properties. The area is accessible from Airport Road and Aluminum Drive. Areas are zoned
for industrial use. The area is a transitional zone between the Route 209 commercial corridor and former industrial areas.

OPPORTUNITY

The study area encompasses five underutilized sites, as listed in the table below. Sites were identified based on a county-wide screening and include vacant properties in commercial/industrial areas, properties enrolled in state or federal environmental assessment or remediation programs, and tax-delinquent properties eligible for tax foreclosure, as of October 2016. The strategic sites in this area are two former aluminum fabrication facilities, known as the former Schrade and Hydro plants.

Descriptive Profile	
Current Uses	Vacant industrial land
Publicly owned:	N/A
Size:	69 acres
Buildings:	315,000 s.f. manufacturing building
Zoning:	Industrial
Utilities:	Water (Napanoch District) Sewer (Wawarsing/NYS Corrections)
Access Roads:	Route 209, Airport Road, Schrade Court, Aluminum Drive.
Closest Highway:	Route 209
Miles to Highway:	0
Closest Interstate:	I-87
Miles to Interchange:	59 Miles (New Paltz interchange)
Rail service:	N/A
Closest Airport:	Robert Resnick Airport (municipal) Stewart International, Newburgh, NY. (30 mi.)

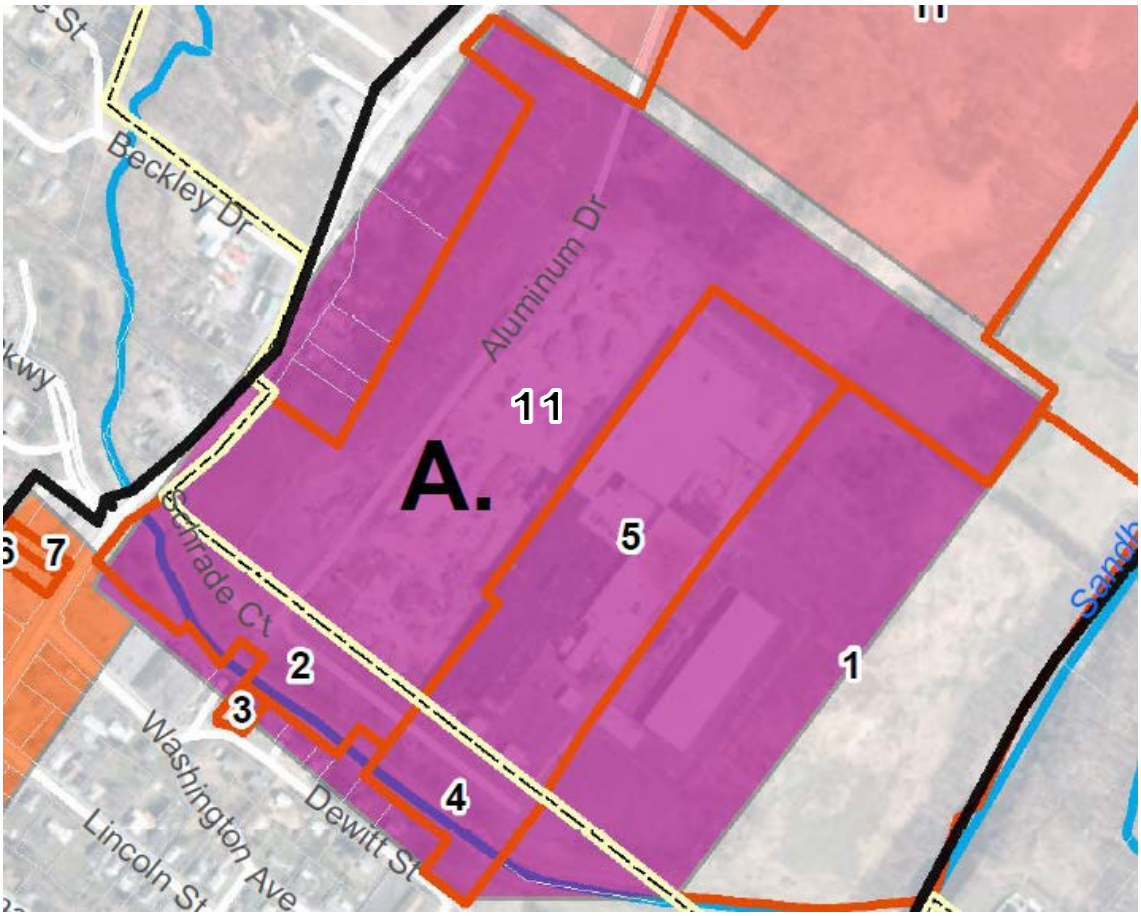


Figure 1. Industrial Revitalization Zone Detail Map

MAP ID	Address	Owner	Acres	Zoning	Underutilized Status
1	11 Aluminum Dr	Hydro Aluminum NA, Inc	26.2	Industrial	NYSDEC Assessment Site
2	Schrade Court	Ellenville Development Pa	4.3	Commercial	Vacant
3	4 Dewitt Street	Moza, Thomas A III	0.2	Residential	Vacant
4	Dewitt Street	Hydro Aluminum NA, Inc.	2.5	Residential	NYSDEC
5	9 Aluminum Dr	Hydro Aluminum NA, Inc.	9.7	Industrial	NYSDEC Remediation Site
11	7 Schrade Court	Ellenville Development Pa	25	Industrial	NYSDEC Remediation Site

SITE DESCRIPTION

The strategic site with potential for redevelopment and revitalization in the industrial revitalization zone is comprised of four parcels 1, 2, 5 and 11 totaling approximately 70 acres. The environmental status and reuse potential for this cluster is summarized below.

Environmental Status

This area was historically used for industrial manufacturing in aluminum fabrication and audiovisual equipment.

Former Channel Master Site – Parcels 11 and 5[1]

The former television components manufacturing facility operated as the Channel Master fabrication facility and later Imperial Schrade. The facility included a 430,000 s.f. building, which was demolished in 2016 leaving a concrete slab in place.

Site Status: Wastewater was treated in a chemical treatment system within the plant building and in an outdoor surface impoundment (lagoon). 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 compounds (VOCs), the primary of which was 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. Site Geology and Hydrogeology: The geology of the Ellenville area consists of sedimentary rock units overlain by glacially deposited soils. The soils overlying the bedrock north and northwest of the lagoon are interbedded silt and clay with layers of increased sand and gravel content. The soils to the southeast of the lagoon are chiefly sand and gravel with varying amounts of silt and clay. Groundwater, in the vicinity of the Channel Master plant, flows to the southeast.

Former Hydro Aluminum Facility - Parcel 1

An aluminum fabrication facility located east of the Channel Master site includes a 315,000 s.f. building and several outbuildings. NYSDEC's remediation program assessed the property in conjunction with adjacent property assessments and found filter sludge cakes stockpiled on the property (from a nearby municipal wastewater treatment plant in Ellenville).

Site Status: Materials were sampled and found to be non-hazardous.

OPPORTUNITIES

Ellenville Development partners own about 25-acres including vacant parcels 2 and 11 within the area. The development group has proposed an indoor sports complex for the vacant parcels and concrete slab areas on parcel 5. The proposal has been outlined in conjunction with the planned redevelopment of the Nevele resort, located further south in Wawarsing. Ellenville Development Partners, which owns the Schrade property Site 5, has proposed redevelopment plans for former Nevele resort property as a sports and hotel complex. Ulster County IDA is conducting a market study to evaluate the feasibility of the proposed development and various other alternatives. Wawarsing and Ellenville officials anticipate that the outcomes of the market study could determine the range of viable options, in addition to the proposed sports complex. Next door, the formerly vacant VAW Hydro building (parcel 1) is now in operation as a truss manufacturing and assembly facility.

B. MAIN STREET COMMERCIAL

OVERVIEW

Zone B – Main Street Commercial includes several vacant lots located along Route 209 / North Main Street. This cluster of properties is entirely within the Village of Ellenville and located along the northern gateway to the Village.

The area includes auto-oriented commercial uses, storage, residential and commercial businesses. There may be an opportunity to use the North Main Street / Route 209 streetscape, and several adjoining vacant lots to create an attractive entrance corridor to Ellenville from the north.

OPPORTUNITY

This cluster includes three underutilized sites, as listed in the table below. Sites were identified based on a county-wide screening and community input gathered during community forums held on April 26 and May 16. They include vacant commercial properties.

Descriptive Profile	
Current Uses	Vacant commercial and parking
Publicly owned:	Main Street Right of Way
Size:	100 acres
Buildings:	Municipal airport administration and maintenance buildings
Zoning:	General Business
Utilities:	Ellenville Village Water/Sewer District, electric, gas
Access Road:	Main Street Route 209
Closest Highway:	Route 209
Miles to Highway:	N/A
Closest Interstate:	I-87
Miles to Interchange:	59 Miles (New Paltz interchange)
Rail service:	N/A
Closest Airport:	Robert Resnick Airport (municipal) Stewart International, Newburgh, NY. (30 mi.)

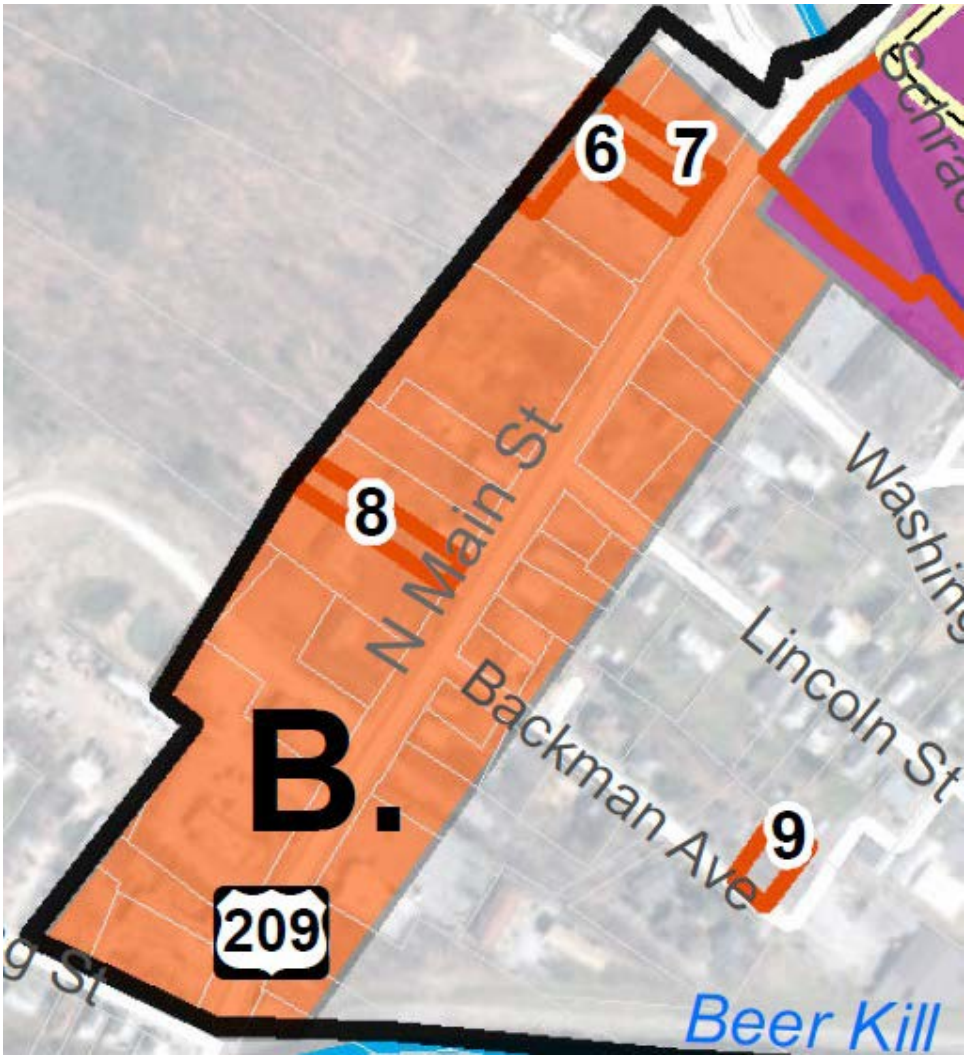


Figure 2. Main Street Commercial Detail Map

MAP ID	Address	Owner	Acres	Zoning	Underutilized Status
6	17 Main Street	Kzone Properties, LLC	0.4	Commercial	Vacant
7	Main Street	Kzone Properties, LLC	0.2	Commercial	Vacant
8	Main Street	Avani Realty Corp.	0.3	Commercial	Vacant

C. UTILITY CORRIDOR WITH INFILL DEVELOPMENT POTENTIAL

OVERVIEW

Several large vacant lots are located along an existing municipal utility corridor just off Route 209 between the Ellenville Regional Hospital and Joseph Resnick Airport.

The area is accessible from Airport Road and Aluminum Drive. Areas are zoned for industrial use. The area is a transitional zone between a mix of commercial shopping, a regional hospital and professional offices to the north, and the former Channel Master/Schrade and VAW Hydro industrial facilities to the south.

The study area encompasses six underutilized sites, as listed in the table below. Sites were identified based on a county-wide screening and include vacant properties in commercial/industrial areas, properties enrolled in state or federal environmental assessment or remediation programs, and tax-delinquent properties eligible for tax foreclosure, as of October 2016.

Descriptive Profile	
Current Uses	Vacant Commercial / Industrial Land
Publicly owned:	Partially owned by Town of Wawarsing
Size:	100 acres (75 acres vacant)
Buildings:	Municipal airport administration building and
Zoning:	Industrial
Utilities:	Water/Sewer
Access Road:	Airport Road and Aluminum Drive
Closest Highway:	Route 209
Miles to Highway:	0.1 mile
Closest Interstate:	I-87
Miles to Interchange:	59 miles (New Paltz interchange)
Rail service:	N/A
Closest Airport:	Robert Resnick Stewart – Newburgh (30 mi.)

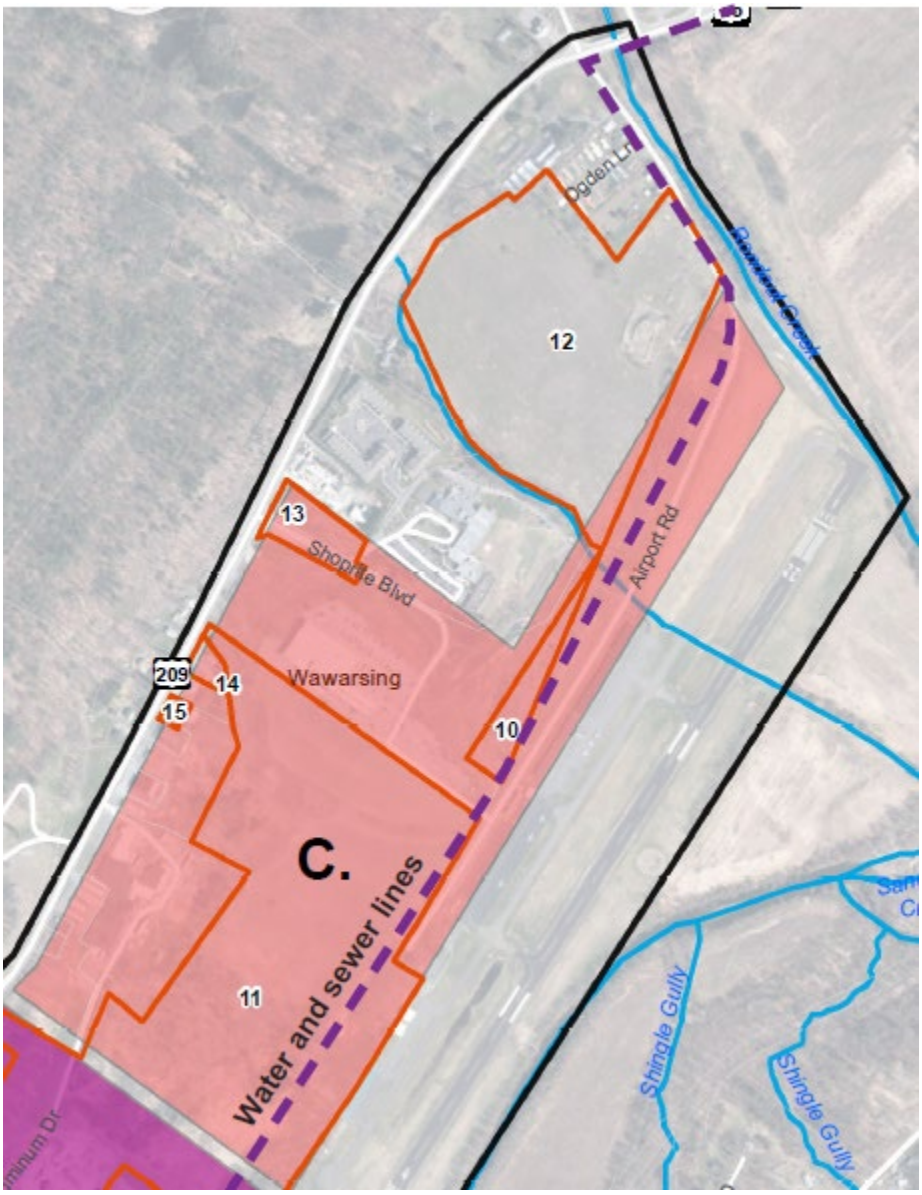


Figure3. Utility Corridor with Potential Infill Development

MAP ID	Address	Owner	Acres	Zoning	Underutilized Status
10	Airport Road	Town of Wawarsing	2.2	Industrial	Vacant commercial/industrial
11	7 Schrade Court	Ellenville Development Pa	70.9	Industrial	Vacant commercial/industrial
12	Route 209	Future-Wawarsing LLC	29.5	Industrial	Vacant commercial/industrial
13	Route 209	Westchester-Ellenville, Hospital Inc.	2.2	Commercial Business	Vacant commercial/industrial
14	Route 209	Cipollone, Nicholas K	0.6	Commercial Business	Vacant commercial/industrial
15	8065 Route 209	Gorr, Ronald	0.2	Commercial Business	Vacant commercial/industrial

SITE DESCRIPTION

The cluster of six sites includes three large properties zoned for industrial use accessible from Airport Road, and three smaller vacant properties zoned for commercial business with access to Route 209.

Industrial Utility Corridor Properties

Parcels 10, 11 and 12 as shown in Figure 3 have frontage on Airport Road in Wawarsing.

Parcel 11 (top right) – Totaling 70 acres, the largest parcel in the Study Area includes 35 acres of vacant undeveloped land on the property accessible from both Airport Road and Aluminum Drive; the remaining 25 acres of parcel 11 are accessible from Schrade Court and part of the proposed sports complex redevelopment profiled in Zone A.
Reuse potential: With utilities accessible Airport Road, parcel 11 offers an opportunity to accommodate the expansion of existing commercial area from the north, or new industrial uses, or potential for a planned unit development and new street connections between Airport Road, Shoprite Boulevard, Route 209, Aluminum Drive and Schrade Court.

Parcel 10 (middle right) – Town of Wawarsing's municipal airport property located along east and west sides of the northern section of Airport Road serves as the water and sewer utility corridor. The airport is a strategic asset for the region, with no commercial aviation services.
Reuse potential: Opportunity to expand aviation services to support tourism, and economic development in the region.

Parcel 11 – An approximately 29-acre portion parcel 11 encompasses vacant land accessible from Airport Road, and Route 209. Utilities are accessible from Airport Road. The eastern half of the property is within a 100-year floodplain, but western portions have potential expand transportation connections between Airport Road and Route 209 creating the potential for infill development.
Reuse Potential: With high visibility and excellent road access, this property may be well-suited to flood-resilient recreational or open space uses.

High-Visibility Commercial Properties
Parcels 13, 14 and 15 (Figure 3 and images below) have frontage on Route 209 and are zoned for commercial business. All three properties are privately owned. Reuse potential: Commercial retail or professional office space in close vicinity to the Ellenville Hospital, are a regional employment center.